

THE COMMUNITY CONNECTION

HENRICO COUNTY DEPARTMENT OF COMMUNITY REVITALIZATION



Pictured: County leadership celebrating the completed HOPE Village apartments renovations back in 2018

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IN THIS ISSUE: HENRICO'S APARTMENT ENHANCEMENT INITIATIVE

WRITTEN BY: ERIC LEABOUGH, DIRECTOR OF COMMUNITY REVITALIZATION

In March 2018, the County entered into its first Memorandum of Understanding (MOU) with the owner of the HOPE Village apartment community. The new owner approached the County with their renovation plans and a number of County agencies inspected the property and subsequently negotiated a scope of work that went well beyond the owner's original plans. The County's goals for its MOUs are to improve living conditions, enhance the quality of life, and increase safety for the residents who call these communities home.

With those goals in mind, the MOUs incorporate the following:
program requirements related to health and wellness and educational and skill building, community amenity upgrades, fire prevention measures, and safety and security enhancements.

To continue reading this article, please see page seven!



DEPARTMENT CALENDAR OF EVENTS

New Entitlement Grant Year Starts - **October 1st**

Glen Allen Day - **October 8th**

Election Day - **November 8th**

Veteran's Day - **November 11th (Henrico Offices Closed)**

Thanksgiving Observance - **November 24th/25th (Henrico Offices Closed)**

Christmas Observance - **December 23rd/26th (Henrico Offices Closed)**

GLEN ALLEN DAY 2022:

October 8th 8:00 AM - 3:00 PM

The Glen Allen Ruritan Club and Henrico Recreation & Parks are hosting the 26th Annual Glen Allen Day on October 8, 2022 at Crump Park and Meadow Farm with the theme "Over 25 Years of Bringing Glen Allen Together." In support of Glen Allen High School, the day will begin at 8:00 AM in the park with the GA5K. At 9:30 AM, the parade will begin and will be enjoyed by hundreds of spectators along Mountain Road and into the park. From 10:30 AM to 3:00 PM festivities will take place in the park and will include 100+ vendors and several food stands. Throughout the day, families can enjoy bands and entertainment on the stage and a huge area with children's activities.

Questions? Visit the Glen Allen Ruritan Club website or email glenallenruritan@gmail.com.



NEED A MEETING TOPIC?

As a way of keeping in close contact with Henrico neighborhoods, the Community Maintenance Division conducts meetings with various congregations, civic associations, and neighborhood watch groups. These gatherings share information about the zoning issues we handle and the responsibilities of homeowners. We can present a slide show and distribute brochures that explain these topics in further detail.

If your group is interested in having a meeting, or if you would like brochures delivered to you, please contact Robin D'Amore at (804) 349-2674 to make arrangements. We are also available to meet via WebEx to accommodate spacing requirements.



COMMUNITY MAINTENANCE CORNER

The Division of Community Maintenance is responsible for enforcing the zoning ordinance and other code sections which relate to the condition and maintenance of privately owned residential and commercial properties. The zoning ordinance contains answers to many frequently posed questions by Henrico residents. In this issue, we will be tackling one of these many questions:

Can I operate a business in a residential district?

Sec. 24-4418 of Henrico County Zoning Code permits accessory home occupations with some of the following stipulations:

- Home occupations must be customarily incidental to a dwelling,
- All persons who work at a dwelling must reside in the dwelling,
- Must not involve the use of machinery or commercial equipment,
- Must not result in adverse noise, vibration, odor, glare, or fumes that can be detected by normal human senses off the premises.
- Only one commercial vehicle (having a gross weight under 10,000 pounds) is permitted at the property.

Home occupations that provide services must comply with the following:

- Customers may come to the site by appointment only and off-street parking must be provided,
- Must not involve the boarding or breeding of animals,
- Are not permitted in accessory structures or outdoors,
- Storage or sale of merchandise is prohibited
- Hours of operation are limited to Monday through Saturday 8:00 AM to 8:00 PM,
- Only one home occupation may be conducted on the property.

Examples of acceptable home occupations include: Bookkeeping, counseling, tutoring, music instruction, beauty culture, handicrafts made on site, clothes made or altered on site, and home cooking /preparation of packaged food items.

**For more information about Community Maintenance or this regulation, contact our Division at:
(804) 501-7631**

VOLUNTEER OPPORTUNITIES

The Department of Community Revitalization is currently recruiting volunteers to assist low-income, elderly, and/or disabled citizens. We match groups of volunteers with projects depending upon their skill level and availability. Most of our projects are more labor intensive than skill based. Examples include painting and basic yard maintenance. Scheduling is based on the availability of projects and volunteers.

If selected, you may be asked to perform light tasks such as:

1. Yard Maintenance – Grass cutting and/or trimming of shrubbery or hedges.
2. Removal of trash or yard debris from the property.
3. Minor exterior painting.

Most materials for these projects will be provided. Volunteers are required to dress appropriately for exterior yard work and bring their own personal protective equipment (e.g., face mask, gloves, and/or safety vest).

If your congregation, civic group, or business is looking for an opportunity to give back to the community, please contact Ashley Catterton at (804) 501-7632 or email her at cat016@henrico.us.



VOLUNTEER PROJECT SPOTLIGHT:

Fellowship Community Church

Volunteers from Fellowship Community Church partnered with the Department of Community Revitalization to complete three projects over the span of three days. Volunteers, both children and adults, worked exceptionally hard to complete these projects. They worked in the Highland Springs neighborhood raking leaves, cutting overgrowth, removing trash, trimming bushes, and even went above and beyond expectation by removing a fallen tree from the project property. Because of their hard work, the homeowners qualified to receive important and vital repairs from project:HOMES. This project is an excellent example of how dedicated volunteers can significantly bolster the County's efforts to revitalize mature neighborhoods!





COMMUNITY DEVELOPMENT CORNER

The Division of Community Development administers the County's federal block grant programs (CDBG, HOME, and ESG), assists businesses through the Enterprise Zone program and the new Henrico Investment Program, undertakes special revitalization projects, and serves as a resource on housing and community development issues. In this issue, we will be discussing two crucial housing resources available to Henrico residents:

Housing Resource Line

The Housing Resource Line (HRL) is a central access point to connect residents to programs and services that may assist with their housing needs. Callers will complete a brief intake process with an HRL specialist to determine their eligibility for various programs and resources. HRL does not provide direct resources, but guides residents to resources and services from 8:30 AM to 4:30 PM Monday – Friday. Spanish speaking callers may call between 1:00 PM and 3:00 PM.

Call (804) 422-5061 or visit
www.pharva.com/housing

Homeless Connection Line

The Homeless Connection Line (HCL) is a crucial community resource for those currently experiencing homelessness or who are within a few days of losing their current housing. The HCL offers trained Diversion Specialists who can assist households within three days of losing their housing to problem-solve, access community resources, and connect to homeless assistance if needed. Residents may call the HCL Monday – Friday, 8:00 AM to 9:00 PM and Saturday/Sunday, 1:00 PM to 9:00 PM.

Call (804) 972-0813 or visit
www.homewardva.org/homeless-connection-line

For more information about Community Development, contact our Division at:
(804) 501-7617

COMMUNITY DEVELOPMENT PROGRAM SPOTLIGHT:

Homeowner Repair and Rehabilitation Programs

Henrico County offers three programs to assist low- to moderate-income homeowners with health and safety related repairs. The department partners with two local non-profit agencies, project:HOMES and the Richmond Metropolitan Habitat for Humanity (RMHFH), to provide roof repair only, critical home repair, and moderate rehabilitation. These programs focus on making sure low- to moderate-income homeowners have a safe, quality place to live that meets the Department of Housing and Urban Development's housing standards as well as the County code.

For Critical Home Repairs, administered by project:HOMES, and Roof Repairs, administered by RMHFH, the homeowners must meet HUD's definition of low- to moderate-income and used the property for their primary residence for a minimum of two years. The objective of these programs is to take care of immediate needs and threats to the safety of the home or those who live in the home. Threats can include major roof damage (RMHFH), electrical hazards, plumbing hazards, and impediments to safe egress from the property, among others. These repairs are eligible for up to \$10,000 worth of work.

For the Moderate Homeowner Rehabilitation program, administered by project:HOMES, homeowners are eligible for up to \$45,000 worth of work for a qualifying household. In order to qualify for this program, the homeowner must be low- to moderate-income, elderly or legally disabled. This program focuses on achieving complete compliance with HUD's housing quality standards and bringing all areas of the living space up to County code.

For more information regarding Henrico's Critical Home Repair and Moderate Homeowner Rehabilitation programs, please contact Rachael Thayer at tha006@henrico.us or (804) 501-7614.

To apply call:

Project:HOMES application number: (804) 233-2827

RMHFH application number: (804) 232-7001





HENRICO'S APARTMENT ENHANCEMENT INITIATIVE (CONT):

To date, Henrico has entered into five MOUs with the following apartment communities: Hope Village (complete), Henrico Arms (complete), St. Luke Apartments (90% complete), Newbridge Village (complete), and Place One (under construction).

Through the MOUs, the County has leveraged improvements to almost 1,100 apartment homes (17% of the County's affordable/subsidized apartments), totaling an investment of over \$242 million in the County's rental housing stock or on average \$45,644 per home in improvements. Typical upgrades include: community center and playground replacement, new roofing, upgraded HVAC and plumbing, upgraded lighting, drainage improvements, full-sized washers and dryers, security fencing, CCTV cameras, crime prevention plans, and fire prevention measures.

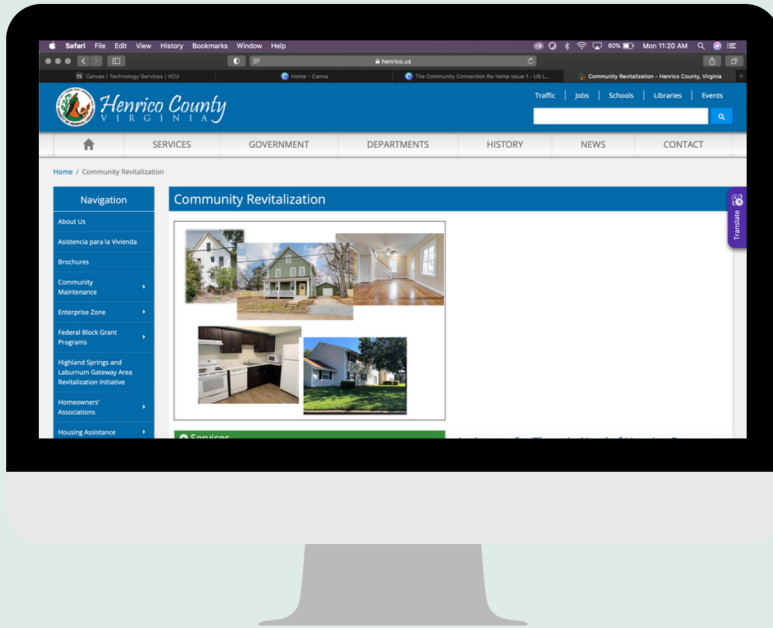
In addition to Community Revitalization, this initiative involves a number of County Agencies including: Building Inspections, Planning, Henrico Police, Henrico Fire, Public Works, Public Utilities, County Attorney's Office, County Manager's Office, the Health Department, Mental Health and Developmental Services and Social Services.

HENRICO'S HOA LOOK-UP FEATURE:

The Department of Community Revitalization offers an on-line Home Owners Association (HOA) Lookup. The research tool draws information from the County's real estate database and links to the Virginia State Corporation Commission Clerk's Information System. Searches can be conducted by subdivision name or a specific street address to identify the boundaries of an HOA through a geographic information system (GIS) map. Once the map is opened, property information for houses in the HOA can be individually accessed. In addition, a link to the SCC's Clerk's Information System provides the names and addresses of certain HOA board members and the HOA's registration status.



For step-by-step instructions, visit our website here at
<https://henrico.us/services/homeowner-association-lookup/>.



STAY
CONNECTED!

Visit our Community
Revitalization Website at:
<https://henrico.us/revit/>

OR

Give Us a Call at: (804) 501-4757

We would like to give a special thanks to everyone who has worked so diligently to make our volunteer projects successful!

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If you would like our newsletter to be sent to someone you know, please contact us at commrevit@henrico.us.

