

Tax Abatement Resolution (Budget Committee)

WHEREAS the Fairfax County Real Estate Tax Abatement Program (Tax Abatement Program) is described in Article 24, Chapter 4 of the Fairfax County Code, which provides for the partial abatement of real estate taxes for certain commercial structures older than 25 years located within the five Commercial Revitalization Districts (CRD's) or for certain eligible multifamily structures older than 20 years;

WHEREAS as authorized by state law, under the Tax Abatement Program the Board of Supervisors (BOS) provides a partial tax exemption incentive for renovation, rehabilitation or replacement of certain multifamily, commercial or industrial structures;

WHEREAS the added value of the improved property must be at least 25% and it is this added value that is exempt from real estate taxes at 100% over 12 years for CRD commercial structures and at 100% over 10 years for multifamily structures;

WHEREAS the Tax Abatement Program is a tool the BOS has used to promote 179 projects since its adoption in 1997;

WHEREAS 10 of the last 14 projects approved for the Tax Abatement Program since 2002 have been located in or adjacent to the Mount Vernon District and have contributed substantially to the revitalization of the Richmond Highway/Route 1 corridor;

WHEREAS the Tax Abatement Program is scheduled to expire as of September 1, 2007;

WHEREAS the Fairfax County Executive, Anthony Griffin, has sent the BOS a Memorandum (Memo) dated April 20, 2007 (attached), which explains the history of the Tax Abatement Program, provides reasons for justifying its extension through September 1, 2010, and provides reasons for extending the reach of the Tax Abatement Program to Planning Residential Mixed Use (PRM) Districts through a Zoning Ordinance Amendment (ZOA) including those in the Mount Vernon District;

WHEREAS the Planning and Zoning Committee of the MVCCA has determined that the extension of the Tax Abatement Program to abatement of taxes for new construction in a PRM District through a ZOA as set forth in the Memo is an appropriate exercise of the county's zoning authority;

NOW THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations (MVCCA) urges the Board of Supervisors to extend the Tax Abatement Program before September 1, 2007 and to adopt the ZOA that extends the reach of the Tax Abatement Program to new construction in a PRM District.