




Assistance Programs

Rehabilitation Assistance

Programs	Type	Eligibility	Contact
Federal Historic Tax Credits	20% tax credit	<ul style="list-style-type: none">• Listed or contributing to National Register• Income-producing properties only• May be carried forward for 20 yrs and back for one yr• Substantial rehabilitation equal to 100% of adjusted gross basis of building	Michael Pulice michael.pulice@dhr.virginia.gov 540-857-7586
			
Hancock Building - before	Hancock Building - after		

Rehabilitation Assistance

Programs	Type	Eligibility	Contact
State Historic Rehab Tax Credits	25% tax credit	<ul style="list-style-type: none"> Listed or contributing to VLR (VA Landmarks Register) Minimum rehab costs apply Income-producing and private residences May be carried forward for 10 yrs Substantial rehabilitation equal to 50% of assessed building value year prior to work start 	Mike Pulice michael.pulice@dhr.virginia.gov 540-857-7586

City Rehab Tax Abatement

Real Estate tax deferred on value of improvements to property



Mill Mountain Coffee - before



Mill Mountain Coffee - after

- Residential minimum age - 40 yrs old
- Commercial minimum age - 25 yrs old
- Increase value by 40% on residential bldgs
- Increase value by 60% on commercial bldgs, sq. ft. increase not to exceed 100%
- 2-yr limit to complete work
- 3-yr abatement when residential improvement value exceeds \$300,000
- 5-yr abatement citywide
- 10-yr abatement in Rehab, H1, and H2 Historical/Conservation district
- One exemption per structure

Susan Lower
susan.lower@roanokeva.gov
(540) 853-2771

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Rehabilitation Assistance

Programs	Type	Eligibility	Contact
Façade Grant	Reimbursement - 1/3 cost up to \$25,000 on entry façade	<ul style="list-style-type: none"> Within Enterprise Zone One-A Application must be approved prior to construction No more than 80% residential bldg use 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Real Estate Tax Exemption	RE tax deferred on value of improvements to property	<ul style="list-style-type: none"> Within Enterprise Zone Minimum 15 yrs old Commercial, mixed use or industrial Minimum rehab costs of \$50,000 Maximum exemption for Zone One-A is \$100,000 and \$75,000 for Zone 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405



Fork in the City - before



Fork in the City - after


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New Construction Assistance


Programs	Type	Eligibility	Contact
City New Construction Tax Abatement	RE tax exemption equal to the increase in assessed value	<ul style="list-style-type: none"> • Within a Conservation or Rehab District • Assess at 120% of median value for neighborhood • Residential or Neighborhood Commercial • Demolition of existing building if value less than \$10K 	Susan Lower susan.lower@roanokeva.gov (540) 853-2771

Assistance for Commercial Investment (Rehab or New Construction)

State Real Property Investment Grants	Grant equal to 20% of qualified improvements over specific minimum	<ul style="list-style-type: none"> • Within an Enterprise Zone • Up to 20% rebate for hard construction costs • 30% of floor area must be dedicated to business use • For rehab minimum investment \$100,000 • For New Construction minimum investment \$500,000 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
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Interactive Achievement - before



Interactive Achievement - after

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Assistance for Commercial Investment (Rehab or New Construction)

Development Fee Rebates	Percentage refund of building permit and comprehensive development plan review	<ul style="list-style-type: none"> • Within an Enterprise Zone • Receive 10%-100% rebate on building permit fees and comprehensive plan review fees • Minimum investment of \$125,000 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Water, Fire and Sewer Hookup Fee Rebates	Grant – percentage of fee based on amount invested	<ul style="list-style-type: none"> • Within an Enterprise Zone • Receive 10%-100% rebate on building permit fees and comprehensive plan review fees • Minimum investment of \$125,000 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Fire Suppression Retro-Fit Grant & Rebate	5-yr grant for a percentage of fire service charge paid	<ul style="list-style-type: none"> • Within Enterprise Zone One-A • Bldg is 20% commercial use • For rehabilitated commercial, industrial or mixed-use bldgs • Must be contributing to a fire suppression system with WWA 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405

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Environmental Programs

Programs	Type	Eligibility	Contact
Brownfield Assessment Grants	Grants for environmental assessments (Phase I/II), cleanup planning, redevelopment planning	<ul style="list-style-type: none"> • Property must be a brown-field • Owner or prospective purchaser did not contribute to contamination 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Brownfields Cleanup Revolving Loan Fund	Zero interest loans for cleanup of contaminated properties	<ul style="list-style-type: none"> • Bona fide prospective purchaser or property owner • Phase I & II must be complete • Must follow EPA/DEQ program requirements 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Energy Efficient Tax Rate	Reduced real estate tax rate	<ul style="list-style-type: none"> • Exceed energy standards by 30% 	Susan Lower susan.lower@roanokeva.gov (540) 853-2771
Solar Equipment Tax Exemption	Reduced real estate tax	<ul style="list-style-type: none"> • Certified energy equipment attached to property 	Susan Lower susan.lower@roanokeva.gov (540) 853-2771

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Site Work Assistance

Programs	Type	Eligibility	Contact
Parking Lot & Landscaping Grant	Reimbursement – 1/3 cost up to \$25,000	<ul style="list-style-type: none"> • Within Enterprise Zone 2 • Commercial, Industrial or Mixed Use • Minimum 15 yrs old, contributing to a city-owned stormwater detention pond • Unpaved parking area • Capped at \$25,000 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405

Business Assistance

Business Security Grant	up to \$500 matching grant	<ul style="list-style-type: none"> • Within Enterprise Zone One-A • 50% of costs to enact security measures recommended by the Police Department • Must have security assessment by Police Department prior to installing any security items 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
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Business Assistance

Programs	Type	Eligibility	Contact
City Job Grants	Grant amount at discretion of the City	<ul style="list-style-type: none"> • Qualify for job training assistance from DBA 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
State Job Grants	Grant of \$500 or \$800 per FT job created for a period of five yrs	<ul style="list-style-type: none"> • Within an Enterprise Zone • Applies beyond four positions added each year • Retail, local or restaurant service are not eligible • Positions paying 175% of the federal minimum wage receive \$500; positions paying 200% of the federal minimum wage receive \$800 per position • Health benefits must be provided • Positions can continue to receive grant for a period of five yrs 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405



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Business Assistance

Programs	Type	Eligibility	Contact
Telecommunications Connection Fee Grant	Up to \$1000 matching grant	<ul style="list-style-type: none"> • Within Technology Zone • 50% of actual cost of extending telecommunications to business location • Existing businesses must increase employment by 10% and assessed property/real estate increase of 20% • New businesses must create three new jobs and new capital investment of \$30,000 in personal property 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Capital Investment Grant	Grant for 50% of net increase in specific taxes	<ul style="list-style-type: none"> • Within Technology Zone • Receive 50% of net increase in business personal property and real estate taxes paid in first year following the capital investment • Existing businesses must increase employment by 10% and assessed property/real estate increase of 20% • New businesses must create three new jobs and new capital investment of \$30,000 in personal property 	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405

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Business Assistance

Programs	Type	Eligibility	Contact
Entrepreneur Training	Free training offered through area education institutions	<ul style="list-style-type: none">• Within Entrepreneur District• Training course must be approved by EDA• Business Plan is required	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Product Research Assistance	Reduction in research costs	<ul style="list-style-type: none">• Within Entrepreneur District• Proposal with VTC must be approved prior to market survey	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405
Entrepreneur Collateral Loan	Loan for collateral – up to 20% of the loan value. Max \$5,000	<ul style="list-style-type: none">• Within Entrepreneur District• Loan must be approved by qualified banking institution• Collateral approved by EDA prior to loan execution	Lindsay Hurt lindsay.hurt@roanokeva.gov 540-853-5405

City Tax Abatement



524 Day Avenue - before



524 Day Avenue - after

Historic Tax Credit



Cotton Mill - before



Cotton Mill - after

NOTE: Contact the appropriate person for more details. The information in this booklet is not comprehensive and additional rules and regulations may apply.

**For more information, please contact the
Department of Planning, Building and Development at 853-1730.**