



Tax Abatement Program

2021 Annual Report

Prepared by Connie Cruz, Harborcreek Township Zoning Administrator

TAX ABATEMENT HISTORY AND ACTIVITY

- Tax Abatement Ordinance was adopted in June 2010
- Every 2 years the Ordinance is reviewed by Board of Supervisors
- Due to the success of this program, it has been renewed 6 times
- Set to expire on 12/31/2023
- The ordinance will be reviewed in 2023 to evaluate the need to extend



1/1/2010 – 12/31/2021



RESIDENTIAL

# of Permits Issued	Construction Cost
164	\$34,448,403
160	\$8,866,148
<u>121</u>	<u>\$15,239,944</u>
TOTAL	
445	\$58,554,495

- New Construction – Growth Boundary Area
- Improvements – Inside Growth Boundary Area
- New or Improvement – Outside Growth Boundary Area

LERTA

COMMERICAL

# of Permits Issued	Construction Cost
41	\$17,779,111
19	\$20,347,470
<u>10</u>	<u>\$880,000</u>
TOTAL	
67	\$39,006,581

RESIDENTIAL TAX ABATEMENT ZONING PERMITS ISSUED YEAR COMPARISON

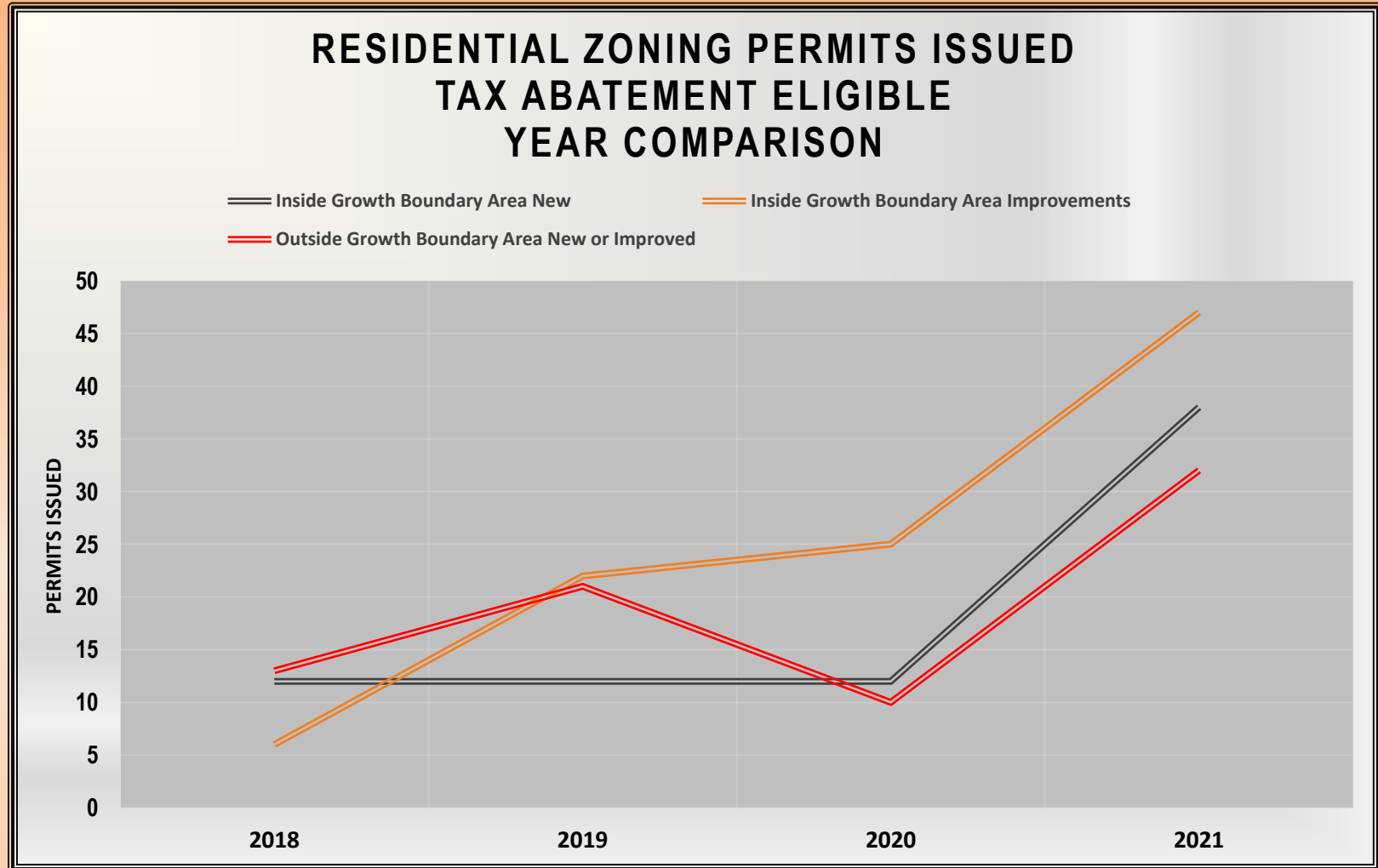
Tax Schedule

Inside Growth Boundary Area

1 st year	100%
2 nd Year	80%
3 rd Year	60%
4 th Year	40%
5 th Year	20%

Outside Growth Boundary Area

1 st year	50%
2 nd Year	40%
3 rd Year	30%
4 th Year	20%
5 th Year	10%



RESIDENTIAL TAX ABATEMENT PROJECT CONSTRUCTION COST YEARLY COMPARISON

Tax Schedule
Legend



INSIDE GROWTH BOUNDARY

OUTSIDE GROWTH BOUNDARY

New Construction Cost

Improvements
Construction Cost

New or Improvements
Construction Cost

\$2,493,955

\$301,400

\$1,222,185

\$2,545,000

\$980,288

\$2,957,933

\$2,450,000

\$1,275,000

\$486,865

\$10,071,319

\$2,631,468

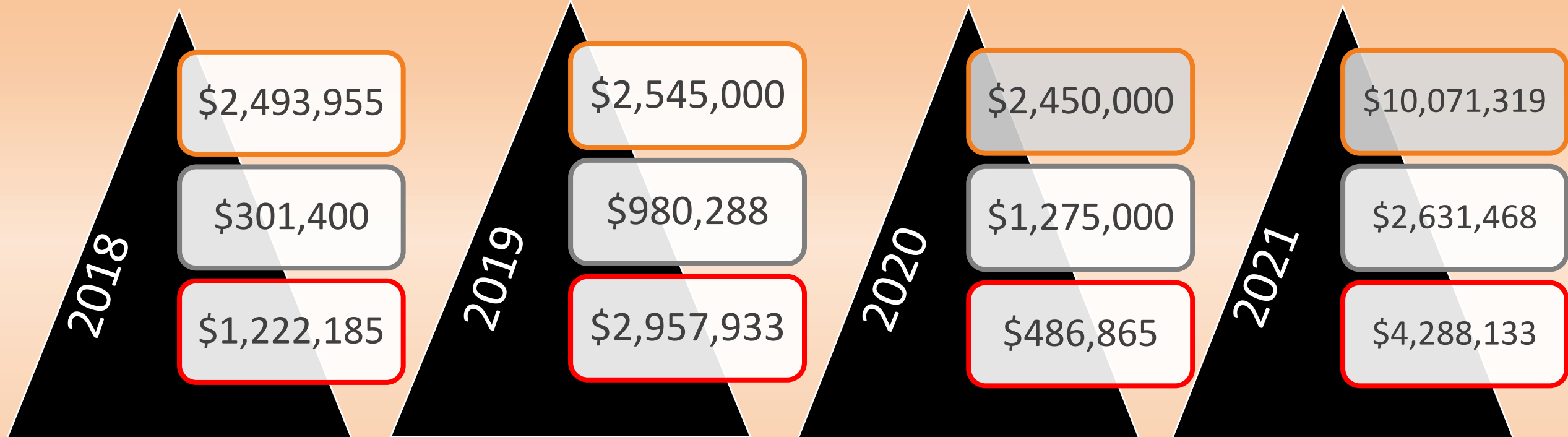
\$4,288,133

2018

2019

2020

2021



RESIDENTIAL DATA MEASUREMENT OF SUCCESS

- In the last 1 ½ years, Harborcreek has seen an increase new single family dwellings
- In 2021 Harborcreek seen a record breaking number of permits issued for single family dwellings
- Multi-family dwellings is becoming a trend...stay tuned for 2022 report
- Harborcreek experienced in 2021 a **47% increase** in residential zoning permits issued than in 2020

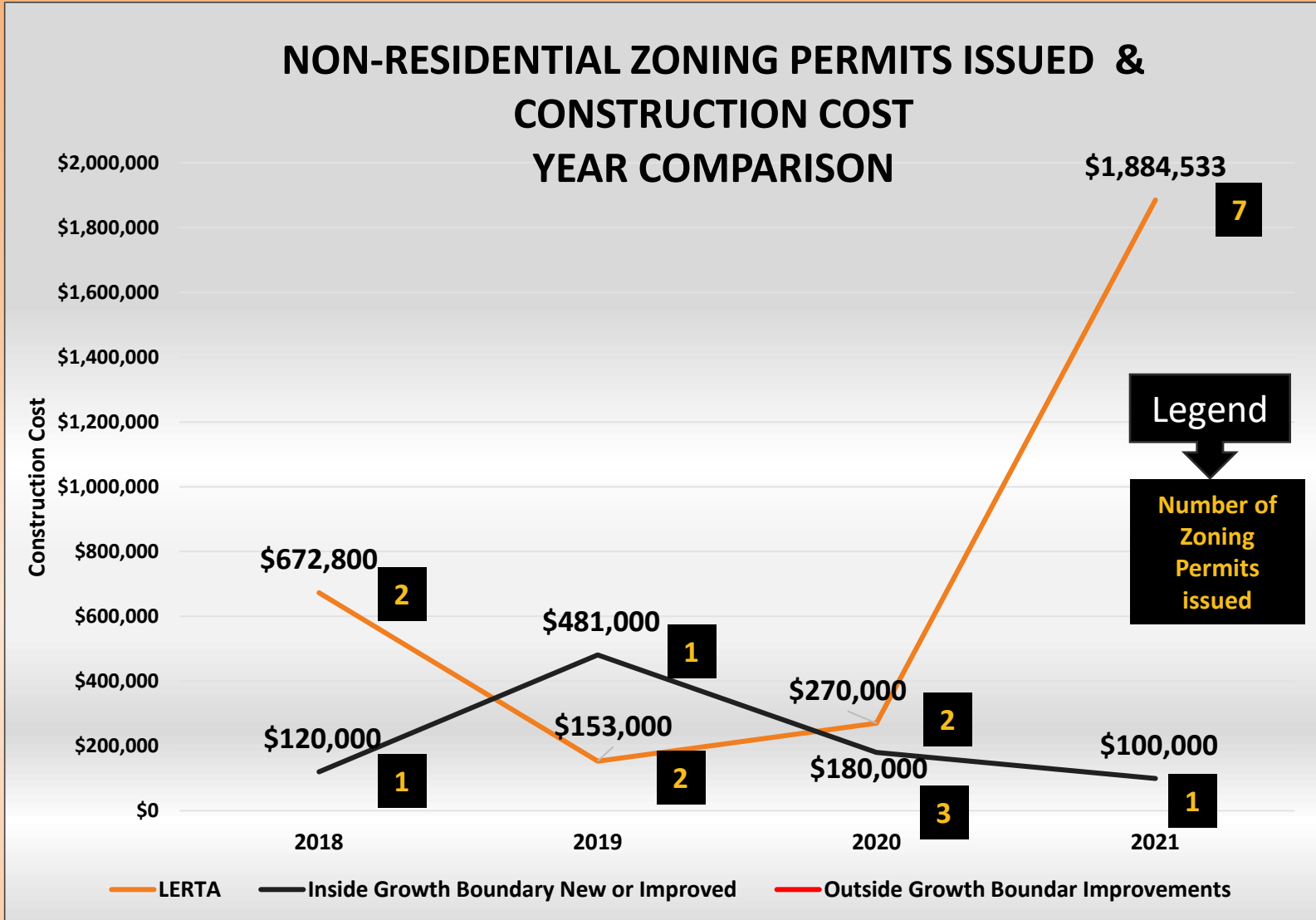
COMMERCIAL DATA MEASUREMENT OF SUCCESS

- Commercial has seen an **increase by 60%** in renovations and new commercial buildings since 2020
- More local individuals are looking at Harborcreek to operate their business

Harborcreek has planned accordingly to be competitive with the recruitment of development with tax abatement being 1 of the tools that has made Harborcreek a success.



COMMERCIAL TAX ABATEMENT SUMMARY AND YEARLY COMPARISON



Tax Schedule

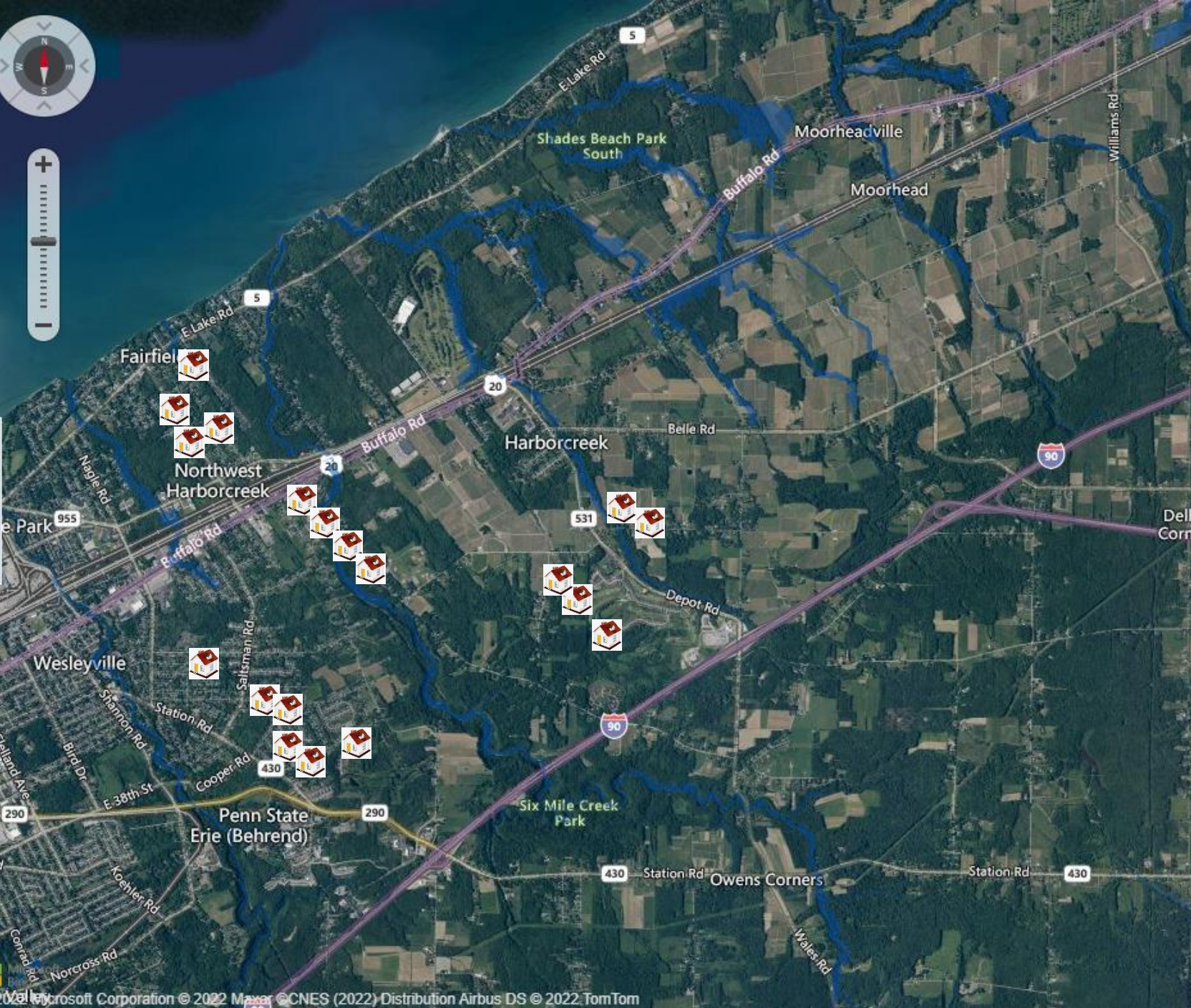
LERTA 5 Years 100%

Inside Growth Boundary Area

1 st Year	100%
2 nd Year	80%
3 rd Year	60%
4 th Year	40%
5 th Year	20%

Outside Growth Boundary Area

1 st year	50%
2 nd Year	40%
3 rd Year	30%
4 th Year	20%
5 th Year	10%



2021 NEW SINGLE FAMILY DWELLINGS LOCATION MAP



- (4) Suzanne Drive
- (2) Stoney Trace Lane
- (2) Mulligan Court
- (2) Irene Drive
- (1) Heather Trail
- (1) Sandy Trail
- (1) Windcrest Drive
- (1) Parkside Drive
- (1) Hamilton Road
- (1) Lee Ave
- (1) Fair Avenue
- (1) Walbridge Road

Total of **18** new homes