



THE HANOVER FRAMEWORK

COALITION · PRESS KIT

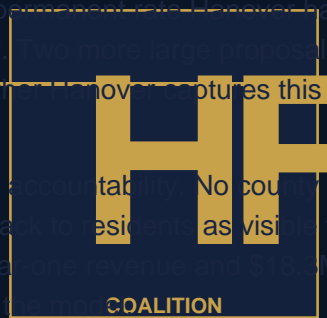
Data Center Tax & Fiscal Accountability for Hanover County

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Issued June 2026 · Updated through 2026-06-15

On June 24, 2026, the Hanover County Board of Supervisors votes on a proposed \$3.00 per \$100 data center equipment tax rate. It is the first proposed rate that Hanover has set on this kind of equipment. Mountain Road was rejected 4-3 in May. Two more large proposals are in the pipeline. The framework adopted on June 24 will determine whether Hanover captures this generational revenue or lets it slip through.

What's missing from the conversation is accountability. No county in Virginia has binding rules that say: "X% of data center revenue must flow back to residents as visible tax relief." Henrico came closest in 2024-25 — they delivered \$13.6M in year one revenue and \$12.6M in new tax relief, dropping the residential rate from 85¢ to 83¢. That is the model we want to see.



THE HANOVER FRAMEWORK

Our coalition is proposing a Hanover Framework — a binding fiscal policy with four asks: a \$3.00 ceiling (not a \$2.60 floor), a 50/20/15/15 split, a developer escrow, and a public dashboard. None of the 50% can be redirected to the general fund. Every dollar is auditable.

The math is concrete. At the proposed \$3.00 rate a typical Hanover homeowner at \$400K assessed would save \$88/yr in year one of the rate, rising to \$110/yr by 2031 and \$115/yr at full buildout. The 50% floor guarantees that.

COALITION · PRESS KIT

Why now: on June 24, the Board will address a public hearing on the \$3.00 rate. If we don't tie the rate to a binding framework at the same vote, the framework gets voted on later — and rate hikes later are politically harder than they are now. **Data Center Tax & Fiscal Accountability for Hanover County**

We welcome a 20-minute call to walk you through the proposal, the Henrico precedent, and the resident impact math. We can also put you in touch with Hanover residents willing to share their personal stakes on the record.

- **Mechanicsville Local** — local weekly, "local resident group ahead of June 24 vote"
- **Hanover Chamber of Commerce** — business community, "framework makes data centers politically sustainable"
- **Richmond Times-Dispatch** — regional daily, "Henrico model comes to Hanover"
- **VPM News** — public media, already covers Hanover politics, "the 9-day clock: what's at stake on June 24"
- **Virginia Mercury** — state policy, "Virginia's data center tax moment"
- **Richmond BizSense** — business angle, "the fiscal case for the Hanover Framework"

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EXECUTIVE SUMMARY

The Hanover Framework, in One Page

The opportunity

Hanover County is the next stop for Virginia's data center boom. The Beaverdam campus is already approved (1,200 acres). Mountain Road was rejected 4-3 on May 28, 2026, but the developer has signaled a return. Henrico, Loudoun, and Prince William have all locked in higher data center equipment tax rates. Hanover is voting on its rate on June 24, 2026.

The 4 asks

- 1. Adopt the full \$3.00 rate on June 24, 2026.** "Up to \$3.00" is the ceiling, not the target. Henrico's \$2.60 generated \$13.6M in year-one revenue. Hanover's current rate of \$0.45 is roughly one-sixth of Henrico's.
- 2. Adopt a Net Surplus Resident Relief Resolution.** 50% of audited net data center surplus flows directly to residents as rate cuts or rebates. No resolution, no guarantee. Right now, nothing legally requires a single dollar of data center revenue to reach a resident.
- 3. Require a 15% revenue-guarantee escrow from developers, before Certificate of Occupancy.** If actual revenue falls short, residents are made whole from the escrow.
- 4. Tie rate cuts to audited thresholds, published on an annual public dashboard.** Every rate reduction is triggered by audited dollars. Every project's revenue, escrow status, and resident impact is posted publicly.

The math

Home value	Year 1 relief	2031 relief	Full buildout
\$300,000	TBD	\$66/yr	\$240/yr
\$400,000	TBD	\$88/yr	\$315/yr
\$500,000	TBD	\$110/yr	\$394/yr
\$750,000	TBD	\$165/yr	\$600/yr

Year 1 numbers are TBD pending the resolution. 2031 and full-buildout numbers are projected from the 50% floor at \$3.00 and current buildout pipeline.

The proof · Henrico FY24-25

Henrico adopted a \$2.60 data center equipment tax rate in 2024. First-year net revenue: \$13.6M. Total new tax relief delivered to residents: \$18.3M. Residential rate dropped from 85¢ to 83¢. Hanover's framework is built to deliver the same floor and amplify it with a higher rate ceiling.

THE FRAMEWORK

Four Asks, in Detail

Ask 1 - Adopt the full \$3.00 rate

Henrico adopted \$2.60 in 2024 and generated \$13.6M in net revenue in its first year. Hanover's current rate of \$0.45 is roughly one-sixth of Henrico's. Adopting the full \$3.00 puts Hanover in the same league as the region's most aggressive data center jurisdictions, and creates the surplus that funds resident relief.

Ask 2 - Adopt a Net Surplus Resident Relief Resolution

No resolution, no guarantee. Right now, nothing legally requires a single dollar of data center revenue to reach a resident. The Hanover Framework changes that with a binding resolution that operates every year, audited, with thresholds that trigger automatic resident relief.

Bucket	Share	Use
Residents	50%	Direct property tax relief, rate cuts, or rebates
Capital	25%	Schools, roads, public safety, broadband
Stabilization Reserve	15%	Rainy-day fund if data centers depreciate equipment
Operations	10%	Planning, environmental monitoring, public safety

The 50% county share is split among capital, stabilization, and operations, but the exact percentages are set when the Board adopts the resolution. The key constraint: none of the 50% can be redirected to the general fund. Every dollar is auditable and traceable on the public dashboard.

Ask 3 - 15% revenue-guarantee escrow

Data center tax assessments are volatile. Equipment depreciation schedules, retroactive abatements, and partial-year occupancy can all undercut projected revenue. A 15% escrow converts paper projections into real protection for the County's general fund, and by extension, for residents.

Ask 4 - Public dashboard, audited thresholds

Transparency is the enforcement mechanism. A dashboard with project-by-project revenue, escrow balances, and resident relief delivered makes the framework self-policing. Residents can see exactly where the money comes from and where it goes.

THE PROOF

Henrico FY24-25: A Working Model

What Henrico did

In 2024, Henrico County adopted a \$2.60 per \$100 data center equipment tax rate — up from \$0.40. The rate change generated \$13.6M in net new revenue in its first year. The County then used that revenue, plus existing budget capacity, to deliver \$18.3M in new tax relief to residents, dropping the residential property tax rate from 85¢ to 83¢ per \$100.

What Hanover can deliver

Hanover's proposed \$3.00 rate is 15% higher than Henrico's \$2.60. Hanover's current rate of \$0.45 is one-sixth of Henrico's old rate. If Hanover adopts the full \$3.00 ceiling and the 50% resident relief floor, the per-resident savings by 2031 are projected at \$66-165/yr depending on home value, and \$240-600/yr at full buildout.

Metric	Henrico (FY24-25)	Hanover (projected, \$3.00)
Old data center equipment rate	\$0.40 / \$100	\$0.45 / \$100
New data center equipment rate	\$2.60 / \$100	\$3.00 / \$100
First-year net revenue	\$13.6M	TBD (pipeline: ~\$1.5M)
First-year resident relief delivered	\$18.3M	TBD pending resolution
Residential rate change	85¢ → 83¢	Pending 2027+ resolution
50% floor to residents?	No (informal)	Yes (binding resolution)
Developer escrow?	No	Yes (15% of projected revenue)
Public dashboard?	Partial	Yes (project-by-project)

Source: Henrico County FY2024–25 adopted budget; County Administrator's proposed FY2025–26 budget. Hanover numbers projected from the Beaverdam and Mountain Road pipelines at \$3.00.

Why it works

The 50% floor is the binding constraint. It guarantees that no matter how the Board sets the other 50%, residents always get half. The developer escrow converts paper projections into real protection. The public dashboard makes the entire system auditable by any resident at any time. Together: a fiscal policy that's both credible to the development community and accountable to the residents.

FAQ & CONTACT

Common Questions, Answered

Is the Hanover Framework anti-data-center?

No. We are pro-accountability. Data centers are a generational economic event for rural Virginia. The framework doesn't block projects. It ties the revenue to binding resident relief, with a developer escrow and a public dashboard. The Mountain Road project was rejected 4-3 on May 28, 2026. The Hanover Framework is the policy that should have been in place BEFORE that vote.

Why \$3.00 and not \$2.60 like Henrico?

The Hanover Framework Coalition supports the full \$3.00 ceiling. Henrico's \$2.60 is the floor. The state average for data center equipment is \$3.09; northern Virginia localities charge \$4.00+. Adopting \$2.60 would lock Hanover in at a discount for the next decade, when every other Virginia jurisdiction is moving up.

What if the Board votes no on June 24?

The framework is filed for re-introduction at the next regular meeting. Henrico's data center framework took multiple attempts over two years before it passed. The contact list, the data, and the playbook stay live. A failed vote is a postponement.

Who is behind the Hanover Framework Coalition?

Hanover County residents and small business owners concerned with long-term fiscal sustainability. The coalition is non-partisan and accepts no developer funding. We are neighbors, parents, retirees, and workers who want the data center moment to deliver for everyone, not just the developers.

Is this just NIMBYism in disguise?

No. We support data center development. We support the \$3.00 rate. We support new projects that follow the framework. What we don't support is the current arrangement, where Hanover has no policy tying data center revenue to resident relief. The framework is a yes-vote path, not a no-vote path.

What can residents do in 9 days?

Email all 7 supervisors using the prefilled mailto at thehanoverframework.org/action. Speak at the June 24 public comment period (sign up via the County Clerk). Sign the petition (link on every page). Share the 1-pager with one neighbor. Yard signs available for \$20-25 from coalition volunteers.

THE HANOVER FRAMEWORK COALITION

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