

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2017 Legislative Session**

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<b>Reference No.:</b>	CR-49-2017
<b>Draft No.:</b>	1
<b>Committee:</b>	PUBLIC SAFETY AND FISCAL MANAGEMENT COMMITTEE
<b>Date:</b>	06/29/2017
<b>Action:</b>	FAV

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**REPORT:** Favorable 5-0 (In Favor: Council Members Glaros, Harrison, Lehman, Taveras, and Turner.

CR-49-2017 approves the terms and conditions of a Payment in Lieu of Taxes (PILOT) by and between the County and MHP Parkview Manor, LLC.

The owner proposes to acquire Parkview Manor, a rental housing project located in Hyattsville, MD, to rehabilitate and subsequently operate an affordable rental housing project. The project consists of 35 apartment units and proposed rents are anticipated to be between \$486 and \$1,040 per month. Attachments A1 to A3 of the Resolution provides a description of the project.

Under the Agreement, the Owner agrees to pay an annual PILOT payment of \$150 per unit or \$7,950 per year, which shall increase by 2% each year. Over a 40 year period the estimated PILOT payments total \$480,196.

Eric Brown, Director of the Department of Housing and Community Development, provided an overview of the project.

Ms. Stephanie Roodman, Senior Project Manager, Montgomery Housing Partnership, gave a description of the renovations and the services that the project will have.

All on the Committee expressed excitement for this project.

The Office of Law finds CR-49-2017 to be in proper legislative form with not legal impediments to its adoption.

The Office of Audits and Investigations reports that CR-49-2017 will result in a negative impact to the County. The County will forgo \$687,544 in tax revenue over the 40 year PILOT agreement. However, should CR-49-2017 not be approved, the Owner of the may not decide to proceed with the rehabilitation of the project.

After a thorough discussion the Public Safety and Fiscal Management Committee, voted CR-49-2017 out favorably 5-0.