

PROJECT NAME : Glenarden Hills Phase 3 - 4%			
PILOT request at \$102 fixed payment toward County tax per affordable unit per year			
94 of the units are affordable / 20 are market rate			
Assessed Value:	\$ 17,578,614	Total # of Units:	114
		# of Market Rate Units:	20
Rates Effective: July 1, 2021 through June 30, 2022		# of Affordable Units:	94

Agency Tax	Assessed Value	Do not change rates			Tax Burden - without PILOT	Normal Tax Per Unit	Tax Burden with PILOT	PILOT per Affordable Unit	Amount Deferred per Affordable Unit	Annual Amount Deferred
		2018 Rate	Per	Equ.						
County	\$ 17,578,614.49	0.8880	100	1%	\$ 156,098.10	1,369.28	\$ 36,973.63	\$ 102.00	\$ 1,267.28	\$ 119,124.47
State	\$ 17,578,614.49	0.1120	100	1%	\$ 19,688.05	172.70	\$ 19,688.05	172.70		
Park & Planning	\$ 17,578,614.49	0.2940	100	1%	\$ 51,681.13	453.34	\$ 51,681.13	453.34		
SWM/Flood Control	\$ 17,578,614.49	0.0540	100	1%	\$ 9,492.45	83.27	\$ 9,492.45	83.27		
WSSC	\$ 17,578,614.49	0.0260	100	1%	\$ 4,570.44	40.09	\$ 4,570.44	40.09		
City Tax	\$ 17,578,614.49	0.3579	100	1%	\$ 62,913.86	551.88	\$ 62,913.86	551.88		
Solid Waste Service Charge					\$9,371.94	82.21	\$ 9,371.94	82.21		
Clean Water Act Fee					\$1,474.70	12.94	\$ 1,474.70	12.94		
Total Payment					\$ 315,290.67	2,765.71	\$ 196,166.20	\$ 1,498.43		
\$ 159,192.57										

94 unit affordable portion \$ 9,588.00

Tax ID # per Parcel	Current County Tax Portion	Future County Tax Portion	Fiscal Impact (Difference)
13-1427079 and 13-1427061	\$ -	\$ 36,973.63	
TOTAL	\$ -	\$ 36,973.63	\$ 36,973.63

The parcel is still yet to be subdivided into different parcels
There is currently no tax paid on the parcel

PLEASE FOCUS ON UPDATING THE CELLS IN YELLOW - IF ANY OTHER CHANGES ARE MADE, PLEASE ADVISE DHCD

REMAINDER PARCEL "A"
GLENARDEN APARTMENTS
PLAT BOOK WWW 67, PLAT NO. 1

REDEVELOPMENT AUTHORITY OF
PRINCE GEORGES' COUNTY
LIBER 36342, FOLIO 328

PILOT CALCULATIONS
2% Annual Escalating Factor

Year	Full Amount of Annual County Tax Burden per Affordable Unit	Full Amount of Annual County Tax Burden for all 94 Affordable Units	Annual County PILOT per Affordable Unit	Annual County PILOT for all 94 Affordable Units	Annual Value of Deferred Tax	Cumulative Value of Deferred Tax
1	1,369.28	128,712	102.00	9,588	(119,124)	(119,124)
2	1,396.67	131,287	104.04	9,780	(121,507)	(240,631)
3	1,424.60	133,912	106.12	9,975	(123,937)	(364,569)
4	1,453.09	136,591	108.24	10,175	(126,416)	(490,984)
5	1,482.15	139,323	110.41	10,378	(128,944)	(619,929)
6	1,511.80	142,109	112.62	10,586	(131,523)	(751,452)
7	1,542.03	144,951	114.87	10,798	(134,153)	(885,605)
8	1,572.87	147,850	117.17	11,014	(136,837)	(1,022,442)
9	1,604.33	150,807	119.51	11,234	(139,573)	(1,162,015)
10	1,636.42	153,823	121.90	11,459	(142,365)	(1,304,380)
11	1,669.15	156,900	124.34	11,688	(145,212)	(1,449,592)
12	1,702.53	160,038	126.82	11,921	(148,116)	(1,597,708)
13	1,736.58	163,239	129.36	12,160	(151,079)	(1,748,787)
14	1,771.31	166,503	131.95	12,403	(154,100)	(1,902,887)
15	1,806.74	169,833	134.59	12,651	(157,182)	(2,060,069)
16	1,842.87	173,230	137.28	12,904	(160,326)	(2,220,395)
17	1,879.73	176,695	140.02	13,162	(163,532)	(2,383,927)
18	1,917.32	180,229	142.82	13,426	(166,803)	(2,550,730)
19	1,955.67	183,833	145.68	13,694	(170,139)	(2,720,869)
20	1,994.78	187,510	148.59	13,968	(173,542)	(2,894,411)
21	2,034.68	191,260	151.57	14,247	(177,013)	(3,071,424)
22	2,075.37	195,085	154.60	14,532	(180,553)	(3,251,977)
23	2,116.88	198,987	157.69	14,823	(184,164)	(3,436,141)
24	2,159.22	202,967	160.84	15,119	(187,847)	(3,623,988)
25	2,202.40	207,026	164.06	15,422	(191,604)	(3,815,592)
26	2,246.45	211,166	167.34	15,730	(195,436)	(4,011,029)
27	2,291.38	215,390	170.69	16,045	(199,345)	(4,210,374)
28	2,337.21	219,698	174.10	16,366	(203,332)	(4,413,706)
29	2,383.95	224,092	177.58	16,693	(207,399)	(4,621,104)
30	2,431.63	228,573	181.14	17,027	(211,547)	(4,832,651)
31	2,480.26	233,145	184.76	17,367	(215,777)	(5,048,428)
32	2,529.87	237,808	188.45	17,715	(220,093)	(5,268,521)
33	2,580.47	242,564	192.22	18,069	(224,495)	(5,493,016)
34	2,632.08	247,415	196.07	18,430	(228,985)	(5,722,001)
35	2,684.72	252,363	199.99	18,799	(233,564)	(5,955,565)
36	2,738.41	257,411	203.99	19,175	(238,236)	(6,193,801)
37	2,793.18	262,559	208.07	19,558	(243,000)	(6,436,802)
38	2,849.04	267,810	212.23	19,950	(247,860)	(6,684,662)
39	2,906.02	273,166	216.47	20,349	(252,818)	(6,937,480)
40	2,964.15	278,630	220.80	20,756	(257,874)	(7,195,354)
TOTAL		\$ 7,774,488.19		\$ 579,134.21		\$ (7,195,353.97)

Estimations of Assessed Value using NOI and Cap Rate

Est. Assessed Value per Capped NOI	
NOI	\$ 966,824
Cap Rate*	5.5%
Assessed Value	\$ 17,578,614
Assessment Ratio	100%

Update as appropriate

Income	<i>Total</i>	<i>Per Unit</i>
Low Income Units	\$ 1,627,908	\$ 17,318
Market Rate Units	\$ 339,347	\$ 16,967
Nonresidential	\$ 7,433	\$ 65
Gross Project Income	\$ 1,974,688	\$ 17,322
Vacancy Allowance	\$ (138,228)	\$ (1,213)
Effective Gross Income	\$ 1,836,460	\$ 16,109

Expenses		
Administrative	\$ 134,361	\$ 1,179
Management Fee	\$ 100,305	\$ 880
Utilities	\$ 39,385	\$ 345
Maintenance	\$ 207,396	\$ 1,819
Taxes and Insurance	\$ 311,582	\$ 2,733
Replacement Reserve	\$ 34,200	\$ 300
Total Expenses	\$ 827,229	\$ 7,256
Net Operating Income	\$ 1,009,231	\$ 8,853

Cap Rate	5.50%	
-----------------	--------------	--

Value	#####	\$ 160,962
--------------	--------------	-------------------

Total Units
 Affordable Units
 Market Rate Units

Clean Water Act Fee

Impervious Area (sf)	164,221		Phase 3 4%	Impervious area (acr)	3.77
Equivalent Service Unit	2,465	SF	Phase 3 9%		1.95
Impervious Area Fee Rate	\$20.90	per ESU			
Impervious Area Fee	\$1,392.38				
Estimated Number of Tax Acc	4	based on preliminary plan of subdivision and from Barr			
Administrative Fee Rate	\$20.58	per tax account per year			
Total Clean Water Act Fee	\$1,474.70				

Solid Waste Service Charge

System Benefit Charge	\$82.21	unable to find this number online
# of Units	114	
Total Solid Waste Service C	\$9,371.94	

- (1) The special assessme
- (2) The special assessme upon the amount of § and charges for adop
- (3) The special assessme residential rate alone rate for residential pr each fiscal year there medium, and high, wi
 - (A) 0 to 3.99 pounds
 - (B) 4.00 to 5.99 poun
 - (C) 6.00 & above pou

For Fiscal Year 2002, the initial ui "improved area" for commercial an assessment tax rate for commercial assessment tax rate charged for eac Assessment Tax Rate. In addition, b costs not to exceed the Consumer F

- (4) The County Executive physical measuremer (Laws 1965, ch. 802, Sec. 1; Laws 19

Bill No. _____

Chapter No. _____

Proposed and Presented by _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

1 area receiving trash and garbage
 2 discretion prescribe the method
 3 removal and disposition of trash
 4 of said service divided by the nu
 5 between individual residential ur
 6 variance for such service by the
 7 thereafter, the special assessmen
 8 collection, removal and dispositi
 9 property currently owned by org
 10 501(c)(3) of the Internal Revenue
 11 property currently owned by uni
 12 National Capital Park and Planni
 13 Commission, the Washington M
 14 by Prince George's County, or pr
 15 within Prince George's County.

16 * * *

17

Fee Structure

The following is the Clean Water Act Fee (CWAFF) Schedule (PDF) as established by the [legislation](#). For the purpose of amount of the CWAFF, the following terms shall be used:

- The Administrative Fee rate is \$20.58 per tax account per year.
- The Impervious Area Fee rate is \$20.90 per Equivalent Service Unit.
- An Equivalent Service Unit is equal to 2,465 square feet of impervious area.

All unimproved parcels, regardless of zone, shall be charged the Administrative Fee rate, but shall not be subject to an l

More Information

Understand how your fee was calculated, and to view examples of how to calculate the CWAFF

- [All Property Zoned Open Space \(PDF\)](#)
- [Other Land Uses \(PDF\)](#)
- [Residential, Single-Family \(PDF\)](#)

ent tax rate for garbage and trash disposition and the acquisition and operation of a site or sites for the disposition of suc
ent tax rate for garbage and trash disposition and the acquisition and operation of a site or sites for the disposition of suc
garbage and trash anticipated to be generated by each type of use. The County Executive shall collect appropriate data, ai
tion by the Council in conjunction with the adoption of the annual operating budget.

ent tax rate for residential and commercial properties and commercial uses shall be established at rates that are designec
, provided, however, that the rates shall be adjusted to ensure sufficient revenue to cover the increase in the cost of prov
properties shall not exceed Thirty Dollars (\$30.00) per fiscal year per residential unit for that portion of the residential prop
after, the special assessment tax rate for commercial properties and commercial uses shall be calculated by assigning ea
ith a corresponding waste generation as follows:

per improved square foot per fiscal year - low;

ids per improved square foot per fiscal year - medium; and

inds per improved square foot per fiscal year - high.

nit dollar charge shall be \$4.40 for low generators; \$11.00 for medium generators; and \$15.40 for high generators for eac
d non-residential properties shall mean the total area in square feet of the building or buildings situated on the property
l properties and commercial uses charged is the product of the unit dollar charge and the improved square footage of ea
ch classification may be adjusted to generate sufficient revenue required to offset the \$20.00 per residential unit reductio
eginning July 1, 2003, the Commercial and Residential Solid Waste Special Assessment Tax Rate may also be adjusted eac
Price Index - all urban consumers for the Washington-Baltimore Metropolitan area using the January base index for the er
e shall provide an independent process to hear the appeal by the owner of any commercial property of the assignment of
nt of the property that is alleged to be incorrectly calculated.

66, ch. 483, Sec. 1; Laws 1969, ch. 506, Sec. 1; CB-60-1996; CB-15-2000; CB-61-2000; CB-12-2002; CB-50-2002)

2002 Legislative Session

CB-12-2002

6

Council Member Scott

Council Member Scott

March 26, 2002

BILL

removal and disposition service. The Council may in its of payment and the rate of tax for the costs of the collection, and garbage as follows: the basis of the tax to be the total costs mber of units served. The Council may vary the tax rate as nits and commercial establishments. Such decision as to any Council shall be conclusive. For Fiscal Year 2002 and each year ts levied by the Council for the costs of garbage and trash ion, including site acquisition and operation, shall not apply to anizations exempt from income taxes in accordance with Section e Code. The special assessment tax shall also not apply to ts or instrumentalities of the State of Maryland, the Maryland- ing Commission, the Washington Suburban Sanitary etropolitan Area Transit Authority, properties currently owned roperties currently owned by any incorporated municipality

* * * * *

Low Generator Category Building Types

- Armory
- Bank (main office)
- Bank (mini office)
- Bowling Alley
- Branch Post Office
- Center Unit
- Church
- City Club
- Classroom
- Cold Storage
- Computer Center
- Condo Garage
- Condo Townhouse
- Condominium
- Convalescent Hospital
- Country Club
- Discount Warehouse
- End Unit
- Finish (neighborhood shopping center)
- Finish (regional shopping center)
- Fire Station (staffed)
- Fire Station (volunteer)
- Fraternal Building
- Fraternity
- Garage (storage)
- Government Building
- Group Home Care
- Gymnasium
- Handball/Racquetball Club
- Hangar
- Health Club
- High School
- Home for Elderly
- Hospital (general)
- Hotel
- Indoor Tennis Club
- Industrial (research/engineering)
- Interior Industrial Office Space
- Jail
- Laboratory Building
- Library
- Manual Arts Building
- Mega Warehouse
- Mini-Warehouse
- Mobile Home
- Mortuary
- Motel
- **Multiple Residence**
- Multipurpose School Building

The Non-Residential Fee individual types of commercial o developed from studies conducte waste generated by individual est three level, high, medium, and lo upon square footage or improved categories are:

Generation	
Rate	Fee (\$/100

High	\$16.77/100
Medium	\$11.98/100
Low	\$4.79/100

*Generator Categories shown are

calculating the

Impervious Area Fee.

h garbage and trash shall be established on a per unit basis.
h garbage and trash for residential and commercial uses shall be based
nalyze waste generation, and recommend a reasonable system of rates

d to generate the same total revenue previously generated by the
iding services. For Fiscal Year 2002 and each fiscal year thereafter, the
erty refuse fee known as the Base Benefit Fee. For Fiscal Year 2002 and
ch business type to a waste generation classification system of low,

h 100 square feet of improved area. For purposes of this Section,
excluding parking structures and outbuildings. The actual special
ch establishment divided by 100. In subsequent fiscal years, the special
on in the Base Benefit Fee portion of the Residential Solid Waste Special
h fiscal year to reflect increased County Recycling and Disposal System
nsuing fiscal year.

the property to a business type or waste generator category or of any

Medium Generator Category Building Types

- Auditorium
- Bank (branch)
- Beauty/Barber Shop
- Club House
- Dairy Sales
- Day Care Center
- Dental Clinic
- Department Store
- Discount Store
- Dispensary
- Dormitory
- Garage (service)
- Industrial (heavy manufacturing)
- Industrial (manufacturing)
- Industrial Flex
- Laundromat
- Loft
- Medical Office Building
- Mini-Lube
- Other (Medium)
- Shell (community shopping center)
- Shell (light industrial)
- Shell (neighborhood shopping center)
- Shell (regional shopping center)
- Shopping Center (community)
- Shopping Center (neighborhood)
- Shopping Center (regional)
- Surgical Center
- Theater

High Generator Category Building Types

- Auto Dealership
- Automobile Show Room
- Automotive Center
- Convenience Store
- Food Booth
- House
- Mall (covered)
- Mall (enclosed)
- Mall (open)
- Market
- Mixed Retail/Residential
- Other (High)
- Restaurant
- Restaurant (fast food)
- Retail Store
- Service Station
- Special Use
- Tavern

is based upon waste generation rates for residential or non-residential use. These rates were developed by Malcolm Pirnie, Inc. in Fiscal Year 2009 of commercial establishments. Waste generation is categorized in residential areas, with corresponding charges, which are based on square foot areas. These rates, charges, and generator

Residential System/Service Charge (\$ per

System Benefit Charge
Unincorporated Areas SF/TH**
Municipalities SF/TH**
Apartments
Condominiums
Mobile Homes

Generator
Category*

(SF)

		<u>Recycling Charge</u>
0 SF	Restaurant, Auto Dealership, Convenience Store, Fast Food Restaurant, Retail Store	Unincorporated Areas SF/TH** Municipalities SF/TH** Condominiums Southeast Exempt Areas
0 SF	Bank Branch, Day Care Center, Industrial, Shopping Center, Department Store, Cinema	<u>Bulky Trash Charge</u> Unincorporated Areas SF/TH**
SF	Post Office, Group Home, Church, Hotel, Warehouse, Home for the Elderly, Skating Rink	<u>Non-Residential System Benefit Charge (\$</u>
		<u>Waste Generation Rate</u> Low = 0 – 3.99 lbs./Sq.Ft. Medium = 4.0 – 5.99 lbs./Sq.Ft. High = 6.0 – lbs./Sq.Ft.
partial listing only		<u>Refuse Collection</u> Trash & Garbage Charge for County Refuse Collection Service Administrative Overhead Charge Total Refuse Collection Charge
		Typical Total Solid Waste Service For SF/TH**

** Single Family/ Town Homes

Dwelling Unit)

\$ 33.52 per unit
\$ 33.52 per unit
\$ 33.52 per unit
\$ 33.52 per unit
\$ 33.52 per unit

\$ 58.16 per unit
\$ 46.53 per unit
\$ 31.41 per unit
\$ 34.89 per unit

\$ 20.94 per unit

\$ per Square Foot)

\$ 4.79 per Sq.Ft.
\$ 11.98 per Sq.Ft.
\$ 16.77 per Sq.Ft.

ty

\$ 230.33 per unit
\$ 4.00 per unit
\$ 234.33 per unit

Charge

\$ 346.96 per unit