Name of Project

Description of PILOT Request: $XX fixed payment toward County tax per affordable unit per year

of the units are affordable / ## are market rate

Term of PILOT - years: **Period of affordability - years:**

Assessed Value: **$ 45,000,000** **Total # of Units:** **225** **# of Market Rate Units:** **25**

Rates Effective: July 1, 2022 through June 30, 2023 **# of Affordable Units:** **200**

PLEASE FOCUS ON COMPLETING THE PORTIONS HIGHLIGHTED IN YELLOW

	Update County/municipal rate if needed only if the project is located within the boundaries of a municipality with taxing authority					Break out residential vs. commercial portion of assessment, if applicable					
Agency Tax	**Assessed Value**	**FY2022 Rate**	**Per**	**Equ.**	**Tax Burden - without PILOT**	**Normal Tax Per Unit**	**Tax Burden with PILOT**	**PILOT payment per Affordable Unit**	**Amount Deferred per Affordable Unit**	**Annual Amount Deferred**
County	$ 45,000,000	**1.0000**	100	1%	**$ 450,000**	**$ 2,000.00**	**$ 350,000**	**$ 1,500.00**	**$ 500**	**$ 100,000**
State	$ 45,000,000	**0.1120**	100	1%	$ 50,400	$ 224.00	$ 50,400	$ 224.00		
Park & Planning	$ 45,000,000	**0.2940**	100	1%	$ 132,300	$ 588.00	$ 132,300	$ 588.00		
SWM/Flood Control	$ 45,000,000	**0.0540**	100	1%	$ 24,300	$ 108.00	$ 24,300	$ 108.00		
WSTC	$ 45,000,000	**0.0260**	100	1%	$ 11,700	$ 52.00	$ 11,700	$ 52.00		
City/Municipal Tax	$ 45,000,000	**0.0000**	100	1%	$ -	$ -	$ -	$ -		
Solid Waste Service Charge					$ 7,745	$ 34.42	$ 7,745	$ 34.42		
Clean Water Act Fee					$ 1,472	$ 6.54	$ 1,472	$ 6.54		
Total Payment					**$ 677,916**	$ 3,012.96	**$ 577,916**	$ 2,512.96		
					1.5065%					

PRINCE GEORGE'S COUNTY DHCD CAN ONLY OFFER A PILOT ON THE "COUNTY" PORTION OF THE TAX ASSESSMENT

When entering the requested PILOT payment per affordable unit (cell I11), the amount deferred per affordable unit should not exceed $600 (cell J11).

Tax district and account # per parcel	**Current County Tax Portion**	**Future County Tax Portion**	**Fiscal Impact (Difference)**
example: 14-12345678			
TOTAL	**$ -**	**$ -**	**$ -**
	Should equal "Tax Burden - without PILOT"	**Should equal "Tax Burden with PILOT"**	**Should equal the "annual amount deferred"**

Tax district and account numbers should match those listed on the Maryland SDAT website

ASSESSED VALUE SHOULD MATCH THE TOTAL PHASED-IN ASSESSMENT FOR ALL PARCELS COMPRISING THE PROPERTY: LAND + IMPROVEMENTS ON THE MARYLAND SDAT WEBSITE (LINK BELOW)

SDAT: Real Property Data Search< (maryland.gov)

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

PROJECT NAME
PILOT CALCULATIONS
2% Annual Escalating Factor

# of Affordable Units:	**200**
Annual Escalating Factor:	**2%**
Full Amount of Annual County Tax per Unit	**$ 2,000.00**
Amount of County PILOT per Unit	**$ 1,500.00**

Year	Annual County tax burden per unit	Full amount of County tax burden for all affordable units	Annual County PILOT per affordable unit	Annual County PILOT for all affordable units	Annual value of deferred tax	Cumulative value of deferred tax
1	$ 2,000	$ 400,000	$ 1,500	$ 300,000	$ (100,000)	$ (100,000)
2	$ 2,040	$ 408,000	$ 1,530	$ 306,000	$ (102,000)	$ (202,000)
3	$ 2,081	$ 416,160	$ 1,561	$ 312,120	$ (104,040)	$ (306,040)
4	$ 2,122	$ 424,483	$ 1,592	$ 318,362	$ (106,121)	$ (412,161)
5	$ 2,165	$ 432,973	$ 1,624	$ 324,730	$ (108,243)	$ (520,404)
6	$ 2,208	$ 441,632	$ 1,656	$ 331,224	$ (110,408)	$ (630,812)
7	$ 2,252	$ 450,465	$ 1,689	$ 337,849	$ (112,616)	$ (743,428)
8	$ 2,297	$ 459,474	$ 1,723	$ 344,606	$ (114,869)	$ (858,297)
9	$ 2,343	$ 468,664	$ 1,757	$ 351,498	$ (117,166)	$ (975,463)
10	$ 2,390	$ 478,037	$ 1,793	$ 358,528	$ (119,509)	$ (1,094,972)
11	$ 2,438	$ 487,598	$ 1,828	$ 365,698	$ (121,899)	$ (1,216,872)
12	$ 2,487	$ 497,350	$ 1,865	$ 373,012	$ (124,337)	$ (1,341,209)
13	$ 2,536	$ 507,297	$ 1,902	$ 380,473	$ (126,824)	$ (1,468,033)
14	$ 2,587	$ 517,443	$ 1,940	$ 388,082	$ (129,361)	$ (1,597,394)
15	$ 2,639	$ 527,792	$ 1,979	$ 395,844	$ (131,948)	$ (1,729,342)
16	$ 2,692	$ 538,347	$ 2,019	$ 403,761	$ (134,587)	$ (1,863,929)
17	$ 2,746	$ 549,114	$ 2,059	$ 411,836	$ (137,279)	$ (2,001,207)
18	$ 2,800	$ 560,097	$ 2,100	$ 420,072	$ (140,024)	$ (2,141,231)
19	$ 2,856	$ 571,298	$ 2,142	$ 428,474	$ (142,825)	$ (2,284,056)
20	$ 2,914	$ 582,724	$ 2,185	$ 437,043	$ (145,681)	$ (2,429,737)
21	$ 2,972	$ 594,379	$ 2,229	$ 445,784	$ (148,595)	$ (2,578,332)
22	$ 3,031	$ 606,267	$ 2,273	$ 454,700	$ (151,567)	$ (2,729,898)
23	$ 3,092	$ 618,392	$ 2,319	$ 463,794	$ (154,598)	$ (2,884,496)
24	$ 3,154	$ 630,760	$ 2,365	$ 473,070	$ (157,690)	$ (3,042,186)
25	$ 3,217	$ 643,375	$ 2,413	$ 482,531	$ (160,844)	$ (3,203,030)
26	$ 3,281	$ 656,242	$ 2,461	$ 492,182	$ (164,061)	$ (3,367,091)
27	$ 3,347	$ 669,367	$ 2,510	$ 502,025	$ (167,342)	$ (3,534,432)
28	$ 3,414	$ 682,755	$ 2,560	$ 512,066	$ (170,689)	$ (3,705,121)
29	$ 3,482	$ 696,410	$ 2,612	$ 522,307	$ (174,102)	$ (3,879,223)
30	$ 3,552	$ 710,338	$ 2,664	$ 532,753	$ (177,584)	$ (4,056,808)
31	$ 3,623	$ 724,545	$ 2,717	$ 543,408	$ (181,136)	$ (4,237,944)
32	$ 3,695	$ 739,036	$ 2,771	$ 554,277	$ (184,759)	$ (4,422,703)
33	$ 3,769	$ 753,816	$ 2,827	$ 565,362	$ (188,454)	$ (4,611,157)
34	$ 3,844	$ 768,893	$ 2,883	$ 576,669	$ (192,223)	$ (4,803,380)
35	$ 3,921	$ 784,270	$ 2,941	$ 588,203	$ (196,068)	$ (4,999,448)
36	$ 4,000	$ 799,956	$ 3,000	$ 599,967	$ (199,989)	$ (5,199,437)
37	$ 4,080	$ 815,955	$ 3,060	$ 611,966	$ (203,989)	$ (5,403,425)
38	$ 4,161	$ 832,274	$ 3,121	$ 624,206	$ (208,069)	$ (5,611,494)
39	$ 4,245	$ 848,920	$ 3,183	$ 636,690	$ (212,230)	$ (5,823,724)
40	$ 4,329	$ 865,898	$ 3,247	$ 649,423	$ (216,474)	$ (6,040,198)
TOTAL		**$ 24,160,793**		**$ 18,120,595**		**$ (6,040,198)**

Estimations of Assessed Value using NOI and Cap Rate

Est. Assessed Value per Capped NOI		
NOI		
Cap Rate*	10.0%	Update as appropriate
Assessed Value	$ -	
Assessment Ratio	100%	

Income	*Total*	Per Unit
Low Income Units		$
Market Rate Units		$
Nonresidential		$
Gross Project Income		$
Vacancy Allowance		$
Effective Gross Income		**$**

Expenses		
Administrative		$
Management Fee		$
Utilities		$
Maintenance		$
Taxes and Insurance		$
Replacement Reserve		$
Total Expenses		**$**
Net Operating Income		**$**

Cap Rate		**0.00%**

Value	**#DIV/0!**	**#DIV/0!**

Clean Water Act Fee

Impervious Area (sf)	
Equivalent Service Unit	
Impervious Area Fee Rate	
Impervious Area Fee Rate	
Administrative Fee Rate	
Total Clean Water Act Fee	**$0.00**

Solid Waste Service Charge

System Benefit Charge	
# of Units	
Total Solid Waste Service C	**$0.00**