
WRITTEN TESTIMONY

TO: SENATOR ANTONIO HAYES
FROM: SEEMA D. IYER, PHD, BALTIMORE NEIGHBORHOOD INDICATORS ALLIANCE
SUBJECT: SUPPORT FOR SB 0063 PROPERTY TAX CREDIT FOR NEWLY CONSTRUCTED DWELLINGS - REAUTHORIZATION AND MODIFICATION
DATE: JANUARY 15, 2020
CC: SUSAN TABOR, UNIVERSITY OF BALTIMORE

As director of the Baltimore Neighborhood Indicators Alliance, we annually report the rate of new construction in neighborhoods throughout Baltimore. In 2017, the communities with the highest rate of new construction permits occurred in Harbor East/Little Italy (16.9 per 1,000 homes), Glen-Fallstaff (5.1 per 1,000 homes), and Medfield/ Hampden/Woodberry/ Remington (3.4 per 1,000 homes). Thirty-two CSAs experienced no new construction permits in 2017 (see figure below).

We are hopeful that the reauthorization and modification as conceived in SB0063 will help incentivize new construction and significant rehabilitation in areas beyond just a few parts of the city.

The approach to focus the New Construction Tax Credit to more moderately priced housing would help spur investment in “middle-market” neighborhoods. Middle neighborhoods are generally stable areas that are in danger of falling into decline with the current market forces.

Importantly, SB0063 as written does not prevent the credit from being anywhere in the city, but does promote use towards more equitable outcomes. We hope the bill will be favorably reviewed by the Assembly.

