

February 17, 2026

Chair Kriselda Valderrama
House Economic Matters Committee
230 Taylor House Office Building
Annapolis, MD 21401

RE: SB287/HB135 – Economic Development - Tax Increment Financing - Noncontiguous Areas

Dear Chair Valderrama and Members of the Committee,

On behalf of Fello, we write in support of ***SB287/HB135 – Economic Development - Tax Increment Financing - Noncontiguous Areas.***

Across Maryland, Fello is building communities where people belong. With a team of more than 650 employees, Fello supports over 5,000 people with disabilities each year – creating opportunities that empower people to live the lives they choose. From advancing equity and respect to expanding access and connection, inclusion is at the heart of everything we do. One powerful way this comes to life is through Fello Communities: beautiful, safe, and accessible rental housing that offers choice and stability for residents across income levels, from affordable to market-rate homes.

SB 287/HB 135 would authorize local governments to designate noncontiguous blighted areas as development districts, giving jurisdictions greater flexibility to target redevelopment efforts where they are most needed. This approach addresses scattered pockets of disinvestment that do not fit within a single contiguous area. By expanding the use of Tax Increment Financing (TIF), the bill would help communities leverage private investment, improve infrastructure, and revitalize neighborhoods, including creating opportunities for affordable and mixed-income housing, directly supporting Maryland’s growing housing needs.

Allowing noncontiguous districts ensures redevelopment tools are responsive to real-world patterns of blight and economic need. This makes TIF a more effective and practical mechanism for fostering inclusive growth, vibrant communities, and expanded housing availability across the state.

For these reasons, we respectfully urge a favorable report on SB287/HB135.

Sincerely,



Jonathon Rondeau
President & CEO

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