



Neighborhood Housing Services of Baltimore, Inc.

March 28, 2023

Senator Guy Guzzone

Budget and Taxation Committee
Miller Senate Office Building
Annapolis, Maryland 21401

RE: House Bill 236

Honorable Senator Guzzone and Members of the Committee:

I am the Executive Director of Neighborhood Housing Services of Baltimore (NHS), and a resident of Baltimore City. Our organization believes that economic and social justice are a right for all residents and communities. We promote this belief by removing barriers of access to homeownership, helping resident access resources to maintain their homes, and supporting communities historically impacted by systemic disinvestment.

HB236 is designed to provide outreach to homeowners impacted by tax sale across the state. It would have the Tax Sale Ombudsman coordinate this outreach ensuring that residents are aware of services available through that state office. In our work with people impacted by tax sale we have found that there is a lot of fear about losing their home and having no idea how to navigate the process to redeem their property. A coordinated outreach campaign each year would help bridge the challenge faced by residents trying to access help. We do note that it will be critical to conduct the outreach in a timely manner since the cost to redeem a property escalates significantly once fees are accessed.

HB236 would help homeowners be aware of resources available to support them as they navigate the tax sale redemption process. We ask that the Committee issue a **favorable** report on HB236.

Sincerely,

A handwritten signature in black ink that reads "Daniel T. Ellis".

Daniel T. Ellis
Executive Director



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