



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

HB 66- PROPERTY TAX CREDITS- PUBLIC SCHOOL EMPLOYEES, HEALTH AND SAFETY  
IMPROVEMENTS, AND PROPERTY USED FOR LOCAL HOUSING PROGRAMS

TESTIMONY OF DELEGATE LORIG CHARKOUDIAN

MARCH 26, 2024

Chair Guzzone, Vice Chair Rosapepe, and Members of the Budget and Taxation Committee,

This enabling legislation allows counties to make three new tax credits for helping teachers with housing costs, residential building safety improvements, and addressing the housing crisis.

1. The Maryland Department of Education has cited one of its primary goals is to educate and retain a robust and diverse teacher workforce. Currently, the “lack of qualified teachers, in addition to teacher turnover, threatens students’ ability to learn and consumes economic resources that could be used elsewhere.”<sup>1</sup> One third of educators leave within the first five years. In 2022, 55% of educators contemplated leaving earlier than expected. Housing supports are part of the suite of solutions to help educators and other faculty survive and thrive in the communities they serve.<sup>2</sup> Property tax credits paired with the incentives of the Blueprint will help our current teachers stay and encourage new teachers to work in Maryland.
2. Older apartments and condominiums often face significant costs associated with health and safety improvements to their facilities. This cost is often shared by the residents and can be a burden. Providing financial incentives for making necessary improvements for the health and safety of residents (mold abatement, fire sprinkler installation, etc.) lessens this burden while improving the quality of life for residents.
3. Each year in Maryland, 30,000+ people experience being unhoused.<sup>3</sup> There are many government programs and nonprofits doing the hard work of providing people with homes and challenging the societal factors that lead to being unhoused, but they need support. Rental facilities in Maryland have the capacity to participate in these programs and property tax credits would incentivize that participation.

I respectfully request a favorable report on HB 66.

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<sup>1</sup> Choudhury, M. (2022). *Maryland’s Teacher Workforce: Supply, Demand, and Diversity*. Maryland Department of Education. [link](#).

<sup>2</sup> Article available at National Education Association, [link](#).

<sup>3</sup> Data retrieved from Healthcare for the Homeless, [link](#).