

**MMHA - 2024 - HB 1357 - Howard County PILOT - B&T.**

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Position: FAV



**Bill Title: House Bill 1357, Howard County - Payment in Lieu of Taxes Agreements - Moderate Income Housing Ho. Co. 8-24**

**Committee: Budget and Taxation**

**Date: March 26, 2024**

**Position: Favorable**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 1357 expands the Maryland payment-in-lieu-of-taxes (PILOT) law to enable Howard County to offer tax credits to property owners for the creation of new affordable housing units.

According to the National Low Income Housing Coalition, Maryland has a dearth of 146,000 affordable housing units. Local jurisdictions need every possible tool to address this deficit. Affordable housing projects often have tight budgets, and property taxes can be a significant ongoing expense. Offering a PILOT program can incentivize developers to build affordable housing by providing them with predictable, potentially reduced tax obligations, thus making the projects financially viable. Further, by reducing the financial burden on developers, PILOT programs can help increase the supply of affordable housing units in areas where they are desperately needed. This can contribute to alleviating housing affordability challenges and providing housing options for low- and moderate-income individuals and families.

For these reasons, we respectfully request a favorable report on House Bill 1357.

**Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992**

**HB1357\_HoCo\_Delegation\_FAV\_S.pdf**

Uploaded by: Rebecca Doring

Position: FAV

SENATOR CLARENCE K. LAM  
SENATE CHAIR

MILLER SENATE OFFICE BUILDING  
11 BLADEN STREET, ROOM 420  
ANNAPOLIS, MARYLAND 21401

SENATOR GUY GUZZONE  
SENATOR KATIE FRY HESTER



THE MARYLAND GENERAL ASSEMBLY  
ANNAPOLIS, MARYLAND 21401  
HOWARD COUNTY DELEGATION

DELEGATE JESSICA FELDMARK  
HOUSE CHAIR

THE MARYLAND HOUSE OF DELEGATES  
6 BLADEN STREET, ROOM 350  
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DELEGATE VANESSA ATTERBEARY  
DELEGATE PAM LANMAN GUZZONE  
DELEGATE TERRI L. HILL  
DELEGATE JEN TERRASA  
DELEGATE COURTNEY WATSON  
DELEGATE CHAO WU  
DELEGATE NATALIE ZIEGLER

March 22, 2024  
The Honorable Guy Guzzone  
Chair, Budget and Taxation  
The Maryland State Senate  
Miller Senate Office Building  
11 Bladen Street, 3 West Wing  
Annapolis, Maryland 21401

Dear Chair Guzzone,

The Howard County Delegation **voted in favor** of the following bill that will appear before your committee:

*HB1357 – Howard County - Payment in Lieu of Taxes Agreements - Moderate Income Housing  
Ho. Co. 8-24*

A copy of the Delegation vote sheet on the bill is attached, and we request a favorable committee report. Please contact the Howard County Delegation office at [hoc1@mlis.state.md.us](mailto:hoc1@mlis.state.md.us) if you require any additional information.

Sincerely,

Handwritten signature of Senator Clarence K. Lam in blue ink.

Senator Clarence K. Lam, MD, MPH  
Senate Chair  
Howard County Delegation

Handwritten signature of Delegate Jessica Feldmark in blue ink.

Delegate Jessica Feldmark  
House Chair  
Howard County Delegation

# Howard County Delegation

Voting Record – 2024 Session

Bill Number: HB1357

HoCo Bill Number: 8-24

Vote Date: 2/7/2024

Final Action: Passed

## Motion:

Favorable

Favorable with Amendment

Withdrawn

Name	Yea	Nay	Abstain	Excused
Lam, Clarence, Chair, Sen.	✓			
Feldmark, Jessica, Chair, Del.	✓			
Guzzone, Guy, Sen.	✓			
Hester, Katie Fry, Sen.	✓			
Atterbeary, Vanessa, Del.	✓			
Guzzone, Pam, Del.	✓			
Hill, Terri, Del.	✓			
Terrasa, Jen, Del.	✓			
Watson, Courtney, Del.	✓			
Wu, Chao, Del.	✓			
Ziegler, Natalie, Del.	✓			

Committee Reporter Rebecca Doring