



February 26, 2025

Guy Guzzone
Chair, Senate Budget and Taxation Committee
3 West Miller Senate Office Building
Annapolis, Maryland 21401

Re: SB572/HB453 – Anne Arundel County Development Impact Fees – Support

Dear Chair Guzzone and Members of the Committee,

On behalf of The Arc Central Chesapeake Region and Chesapeake Neighbors, we write in support of ***SB572/HB453 – Anne Arundel County Development Impact Fees.***

The Arc Central Chesapeake Region empowers people with disabilities to live the lives they choose by providing services, advocating for change, and working to remove barriers to community access. Our goal is to create inclusive communities where everyone is welcome and has access to the resources they need. One way we foster inclusivity is through our subsidiary, Chesapeake Neighbors, which provides beautiful, safe, and accessible affordable rental housing for tenants ranging from low-income to market-rate renters.

During the 2024 legislative session, the state enacted the Housing Expansion and Affordability Act of 2024 (HEAA), a comprehensive housing package proposed by the Governor to reduce barriers to affordable and attainable housing. The enactment of HEAA marks a significant step toward these goals by incentivizing increased density, expanding affordable housing options, and preserving the ability of county and local governments to strengthen existing zoning ordinances to enhance housing affordability and attainability.

To build on this momentum, Anne Arundel County has made significant policy changes to support increased development opportunities, particularly for nonprofit developers. Development impact fees are one of the biggest barriers to housing development. Eliminating these fees would encourage housing growth, increase affordability, boost economic development, simplify and expedite approval processes, and attract more developers.

SB572/HB453 would grant the County the authority to exempt nonprofit developers that have been in existence for at least three years from development impact fees. Reducing large upfront costs will support the County and state's goal of increasing housing development.

For these reasons, we respectfully urge the committee to issue a favorable report on SB572/HB453.

Sincerely,

Jonathon Rondeau
President & CEO