

01/29/2025

Richard Keith Kaplowitz
Frederick, MD 21703

TESTIMONY ON SB#/0327- POSITION: FAVORABLE

Affordable Housing Payment In Lieu of Taxes Expansion Act

TO: Chair Guzzone, Vice Chair Rosapepe, and members of the Budget & Taxation Committee
FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#/0327, Affordable Housing Payment In Lieu of Taxes Expansion Act

Across Maryland, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. ¹

Maryland is short 96,000 housing units. Over the last 10 years, Maryland has underproduced housing at a rate of 5,600 units per year on average. ²

The purpose of this bill is to provide a path to ensuring that the affordable housing stock in Maryland can be increased. This bill will provide incentives towards that end by authorizing an owner of real property used for rental housing and the governing body of a county to enter into a payment in lieu of taxes agreement for maintaining at least 50% of the rental housing units located at the real property as affordable dwelling units for at least 15 years; and applying the Act to all taxable years beginning after June 30, 2025.

Having affordable housing can help lower income individuals establish themselves in housing that permits them to pursue paths to improve their personal situation, including education for their children in a stable environment and employment opportunities for themselves. It can be part of moving Maryland forward on the provision of affordable housing.

I respectfully urge this committee to return a favorable report on SB#/0327.

\1

1

https://www.google.com/search?q=maryland+affordable+housing+crisis&rlz=1C1GCEB_enUS962US962&oq=maryland+affordable+housing+crisis&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIHCAEQIRigATIHCAIQIRigATIHCAQIRigATIHCAQQIRigATIHCAUQIRigATIHCAQIRirAjIHCAcQIRifBTIHCAgQIRifBTIHCAkQIRifBdIBCDgIMDFqMGo3qAIAAsAIA&sourceid=chrome&ie=UTF-8

² <https://dhcd.maryland.gov/TurningTheKey/Documents/Presentation.pdf>