



Testimony of Support for House Bill 1279: Catalytic Revitalization Project Tax Credit - Alterations

TO: Members of the House Ways and Means Committee

FROM: Winfield Willis ,

DATE: Mar 3, 2026

I am writing to express my strong support for House Bill 1279, which amends the Catalytic Revitalization Project Tax Credit. This legislation is a critical tool for expanding redevelopment opportunities, especially for smaller-scale developers focused on delivering much-needed housing adjacent to existing transit infrastructure.

The Need for Expanded Eligibility

Current tax credit limitations often restrict the feasibility of revitalization projects, particularly for large, multi-building historic campuses or complex urban infill sites. House Bill 1279 addresses this by broadening the definition of a "Catalytic Revitalization Project" to include properties located:

- Within a Transit-Oriented Development (TOD) or a site pending designation as a TOD.
- On a parcel sharing a boundary line with a TOD site.
- Within a one-half mile radius of a passenger boarding and alighting location of a subway, light rail, or railroad. (House Bill 1279, Section 6-901)

These expansions are essential because they allow smaller developers working on parcels immediately adjacent to established transit hubs to utilize this tax credit.

A Crucial Tool for Smaller Developers and Housing Production

As a small development firm focused on communities that need workforce housing, the expansion of the tax credit eligibility is vital for empowering smaller developers to successfully execute projects that larger firms may overlook or deem too challenging. There is a need to make returns attractive to capital to come to Maryland. We are competing globally, not just nationally for investment capital and human capital.

Smaller developers often face greater difficulty in assembling the necessary capital stack for complex revitalization projects, even those located near prime transit sites. The inclusion of TOD-adjacent properties in HB 1279 will:

- **Fill the Capital Stack Gap:** Provide a necessary financial incentive to make projects fiscally feasible, allowing smaller developers to overcome funding hurdles.
- **Encourage Infill Housing:** Facilitate the creation of residential units, including Workforce Housing, in high-demand, transit-accessible locations. The bill specifically creates a new, accelerated tax credit structure for Workforce Housing Projects, defined as those where at least 20% of the residential units are Workforce Housing units (HB 1279, Section 6-902).
- **Stimulate Local Economic Development:** Renovation and redevelopment, particularly of historically significant or underutilized properties, bring tax dollars, create jobs, and increase the tax base for local communities.

Recommendation

I strongly urge a favorable report for House Bill 1279. This bill will not only preserve and revitalize important properties but, more importantly, will serve as a vital mechanism for smaller developers to fill critical gaps in the housing market, especially by delivering essential housing units in transit-oriented communities.

Sincerely,

Winfield Willis