

February 19, 2026

Chair Kriselda Valderrama
House Economic Matters Committee
230 Taylor House Office Building
Annapolis, MD 21401

RE: SB369/HB571 – Nonprofit Housing Corporations - Tax and Enforcement of Judgment Exemptions - Alterations

Dear Chair Valderrama and Members of the Committee,

On behalf of Fello, we write in support of ***SB369/HB571 – Nonprofit Housing Corporations - Tax and Enforcement of Judgment Exemptions – Alterations.***

Across Maryland, Fello is building communities where people belong. With a team of more than 650 employees, Fello supports over 5,000 people with disabilities each year – creating opportunities that empower people to live the lives they choose. From advancing equity and respect to expanding access and connection, inclusion is at the heart of everything we do. One powerful way this comes to life is through Fello Communities: beautiful, safe, and accessible rental housing that offers choice and stability for residents across income levels, from affordable to market-rate homes.

SB369/HB571 provides important support for nonprofits working to expand affordable and accessible housing in Maryland. By exempting certain real property owned by qualifying nonprofits from State and local taxes and special assessments, the bill preserves critical financial resources that can be reinvested directly into housing development, property operations, and supportive resident services.

In addition, exempting certain nonprofit-owned property from specific judgment enforcement procedures provides stability and operational protection, ensuring these mission-driven organizations can continue serving residents without unnecessary disruption. Together, these provisions strengthen the long-term sustainability of nonprofits and enhance their ability to deliver safe, stable, and affordable housing while advancing Maryland’s broader housing and community development goals.

For these reasons, we respectfully urge a favorable report on SB369/HB571.

Sincerely,


Jonathon Rondeau
President & CEO

fello.

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