

February 17, 2026

Chair Jheanelle K. Wilkins  
House Ways and Means Committee  
130 Taylor House Office Building  
Annapolis, MD 21401

RE: HB805 – Building Homes Act

Dear Chair Wilkins and Members of the Committee,

On behalf of Fello, we write in support of **HB805 – Building Homes Act**.

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.

HB805 provides a powerful tool to expand and preserve affordable homeownership in Maryland. By allowing local governments to grant a property tax credit on dwellings financed by nonprofit mortgages or deeds of trust and subject to long-term affordability covenants, the bill reduces financial burdens while ensuring these homes remain accessible and reasonably priced over time. This approach also strengthens the sustainability of nonprofit-led housing initiatives by encouraging long-term investment and stewardship.

As Maryland continues to confront a severe housing shortage and rising costs, HB805 offers a practical mechanism to support affordable homeownership, promote responsible development, and advance the State’s broader goals of housing accessibility, affordability, and community stability.

For these reasons, we respectfully urge a favorable report on HB805.

Sincerely,



**Jonathon Rondeau**  
President & CEO

**fello.**

**fello.org**

410.269.1883

