



Neighborhood Housing Services of Baltimore, Inc.

February 27, 2026

Delegate Jheanelle Wilkins, Chair
130 Taylor House Office Building
Annapolis, Maryland 21401

RE: House Bill 1308

Honorable Chair Wilkins and Members of the Committee:

I am the Chief Executive Officer of Neighborhood Housing Services of Baltimore (NHS), and a resident of Baltimore City. Our organization believes that economic and social justice are a right for all residents and communities. We promote this belief by removing barriers of access to homeownership, helping resident access resources to maintain their homes, and supporting communities historically impacted by systemic disinvestment.

HB1308 raises the eligibility threshold for homeowners utilizing the Homeowners Property Tax Credit (HPTC) in Maryland. This tax credit is a critical tool that supports lower income homeowners with property taxes. Many homeowners across the state face a dilemma as they age into retirement. Their home is paid off but the property taxes can be problematic on fixed income. The HPTC provides critical support for these and other residents across the state allowing them to remain in their homes. The support provided by the state has not been changed for over 20 years. This has reduced the impact of the program. HB1308 adjusts the income thresholds for the program, raises the amount of net worth for eligible homeowners. This is long overdue and a critical change needed to support our most vulnerable residents.

HB1308 increases the income threshold and amount of support provided through the Homeowner Property Tax Credit program. We ask that the Committee issue a **favorable** report on HB1308.

Sincerely,

A handwritten signature in black ink, appearing to read "D. T. Ellis", is written over a light blue horizontal line.

Daniel T. Ellis
Chief Executive Officer



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