



**HOUSE BILL 1427**  
**Ways and Means Committee**  
**March 3, 2026**  
**Position: FAVORABLE**

Dear Chair Wilkins and Members of the Ways and Means Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities.

CDN has been part of the ongoing work to reform the process of tax sale in the state since 2016. In 2017, CDN was a lead partner in the Task Force to Study Tax Sales in Maryland. CDN currently serves on the Baltimore City Mayor's Tax Sale Workgroup in Baltimore City.

HB 1427 - Alters the eligibility for the renters' tax credit and homeowners' tax credit for certain taxable years; making homeowners with a federal adjusted gross income greater than \$300,000 ineligible for the homestead property tax credit; and applying the Act to all taxable years beginning after June 30, 2027.

According the 2025, National Low Income Housing Coalition, the Fair Market Rent (FMR) for a two-bedroom apartment is \$2,036 in Maryland. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn \$6,786 monthly or \$81,434 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of \$39.15. Our current tax credit is completely out of step with incomes for rents and mortgage payments

We urge your favorable report for HB 1427.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network of Maryland