



Neighborhood Housing Services of Baltimore, Inc.

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Delegate Vanessa E. Atterbeary, Chair
Ways and Means Committee
House Office Building Room 131
Annapolis, Maryland 21401

Cc: Members, Ways and Means Committee

Honorable Chair Atterbeary and Members of the Committee:

I am the Executive Director 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.

HB0449 would allow Maryland renters who were at least 70 years old and previously eligible for tax credits to claim those credits retroactively for up to three (3) years, further reducing their financial burden. This bill will protect older adult, low-income renters from housing displacement, provide Maryland residents with the opportunity to protect their housing situation, and allow vulnerable older adults the means to age in place - maintaining their intergenerational investment and strengthening the communities they live in.

Aging in place is an important issue for the growing senior population. Most adults over 65 want to remain in their homes for as long as possible. Relocating for seniors can be detrimental to their overall wellbeing and financial health. Older adults typically have spent many years establishing and nurturing relationships with their neighbors and communities, which could be lost if they were forced to relocate.

The Maryland Renters' Tax Credit Program addresses many of the financial security issues that older Maryland renters face. HB449 will expand on this successful program by making the tax credit retroactive.

NHS of Baltimore works with many Baltimore senior homeowners to provide resources to help them remain in their homes, and although we do not work directly with renters, we are fully supportive of any bill that would provide senior renters with the means to remain in their homes. We ask that the Committee issue a favorable report on HB0449.

Sincerely,

Daniel T. Ellis, Executive Director

