



Advocacy Alert!

House to Hold Hearing on the Sustainable Communities Act

The **House Ways and Means and Environmental Committees** announced that they will hold a joint hearing on [HB 475](#), the Sustainable Communities Act on **Tuesday, March 9 at 12:00 PM**. The Act, cross-filed as [SB 285](#) in the Senate, reauthorizes and renames the Maryland Heritage Structure Rehabilitation Tax Credit Program as the Sustainable Communities Tax Credit Program. [Please click here for the background and justification for the legislation.](#)

Since its inception, the Tax Credit program has resulted in the rehabilitation of 591 commercial and 3,212 residential buildings and over \$1.5 billion of investment by developers and homeowners. These projects have revitalized historic Main Streets and neighborhoods in communities across the state from Cambridge to Baltimore to Cumberland. The Tax Credit has proven to be one of Maryland's most effective Smart Growth and economic development programs.

It is critical that you voice support for the Sustainable Communities Act to the lead Committees in the House and Senate and to your representatives in the General Assembly.

TAKE ACTION!

Contact members of the House Ways & Means and Environmental Matters Committees and urge them to pass the Sustainable Communities Act.

[House Ways and Means Committee](#)

[Sheila E. Hixson](#), *Chair*, (410) 841-3469, (301) 858-3469

[Ann Marie Doory](#), *Vice-Chair*, (410) 841-3476, (301) 858-3476

[House Environmental Matters Committee](#)

[Maggie McIntosh](#), *Chair*, (410) 841-3990, (301) 858-3990

[James E. Malone, Jr.](#), *Vice-Chair*, (410) 841-3378, (301) 858-3378

When contacting your legislators, please keep in mind the following important points:

- The new legislation is enhanced by changing the program to a \$50 million tax credit allocation over three years to provide predictability for both users of the program and

the State Comptroller, and creating a 10% credit to stimulate the rehabilitation of non-historic properties in Transit Oriented Developments and designated Main Street and Maple Street Communities.

- This would be the first program of its kind in the nation to provide a bonus for Green Building projects.
- [A recent study commissioned by the Abell Foundation](#) found that every \$1 of tax credit awarded by the State generates \$8.53 in economic output.

A hearing for SB285 was held on February 17. If you have not done so already, contact the [Senate Budget and Taxation Committee](#) to voice your support.

Your input is crucial to passing this important piece of legislation. Thanks for your support!

Tyler Gearhart
Executive Director

SOCIETY FOR THE PRESERVATION OF MARYLAND ANTIQUITIES

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