



**Office of the County Executive  
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## **ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE**

### **Legislative and Fiscal Summary of Administration Legislation**

**To:** Members, Anne Arundel County Council  
**From:** Ethan Hunt, Director of Government Affairs /s/  
**Date:** March 16, 2026  
**Subject:** Bill No. 20-26 – Payment in Lieu of Taxes Homes at Shelly

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This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 20-26.

#### **Summary**

This legislation, introduced at the request of the Administration on behalf of Arundel Community Development Services, Inc. (ACDS), approves an agreement that provides Homes at Shelly, an affordable rental housing project for families, an exemption from County real property taxes in order to address the need for affordable housing in Anne Arundel County, and requires a payment in lieu of the taxes (“PILOT”). Homes at Shelly is a proposed 60-unit multifamily project located at 99 Shelly Road in Glen Burnie. The development will consist of two, three-story garden style walk-up buildings with a courtyard. The project will include a mix of one-, two-, and three-bedroom units serving 50 households with incomes between 30% of Area Median Income (AMI) and 60% AMI and 10 households without income restrictions. The development team will be led by Homes for America, Inc. with Commercial Construction as the general contractor and Habitat America LLC as the management agent.

Financing for the construction of the project will be provided by 4% low-income housing tax credits (LIHTC), tax-exempt bonds, state loan funds, a sponsor loan, and a loan from ACDS. The owner will be responsible for the payment in lieu of real property tax in exchange for providing housing for low-income households over a forty (40) year period. Under the proposed PILOT agreement, County revenue associated with the property is set at \$11,043 for fiscal year 2027, and includes four percent annual increases in the amount of the PILOT. The agreement remains in effect 40 years after the initial payment, or fiscal year 2067, whichever is later.

Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland permits a County to grant an exemption from real property taxes and permits the owner and the governing

**Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.**

body of a county to agree for the owner to pay a negotiated amount in lieu of the applicable county or municipal corporation property tax. Section 1014 of the Anne Arundel County Charter provides that when state or Federal law confers a power or duty on the County by language that refers to "the local governing body" or by similar language, any action required of the County shall be taken by the County Executive and then referred to the County Council for confirmation. Legislation is necessary to effectuate the approval of this agreement. A copy of the agreement is included in the materials provided to the County Council as Exhibit A.

**Purpose**

The purpose of this legislation is to approve a PILOT agreement between the County and Homes at Shelly, a 60-unit family apartment community, 50 units of which will provide housing to individuals and families with incomes ranging from 30 to 60 percent AMI, for a term of 40 years from the initial payment or until FY2067, whichever is later.

**Fiscal Impact**

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

**Additional Information**

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney, Office of Law, or Honora Sutor, Chief Affordable Housing Officer, Arundel Community Development Services. Thank you.

cc: Honorable Stuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
Jenny Proebstle, Chief of Staff  
Gregory Swain, County Attorney  
Chris Trumbauer, Budget Officer  
Erin Karpewicz, CEO Arundel Community Development Services