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April 20, 2026

Charles County Commissioners
200 Baltimore Street
La Plata, MD 20646

Re: Support for Affordable Housing PILOT Programs

Dear Commissioners,

I am writing to express my strong support for the proposed Payment in Lieu of Taxes (PILOT) programs to promote the development of new affordable housing dwelling units in Charles County. As housing costs continue to rise, many working families, seniors, and essential workers are struggling to find safe, stable, and affordable homes within our community. The PILOT program represents a responsible and practical tool to address this growing challenge.

Real-estate taxes are one of the most significant line items for apartment community operating budgets. The resulting operating budgets require fair market rents to make mortgage payments AND real estate tax burdens. By entering into a PILOT agreement, the county and the owner can find a mutually beneficial arrangement that would result in much-needed affordable housing units for our community.

Stable, affordable housing strengthens our local economy, supports workforce retention, reduces homelessness, and ensures that Charles County remains a welcoming and inclusive place for all residents. Investing in housing affordability is an investment in our community's future prosperity.

Please support the proposed projects that require a PILOT agreement to be successful. Thank you for your leadership and your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Matthew M. Martin', with a long horizontal flourish extending to the right.

Matthew M. Martin