

NATALI FANI-GONZÁLEZ

Council President

100 Maryland Ave
Rockville, MD 20850

CHAIR
Economic Development Committee (ECON)

MEMBER
Planning, Housing and Parks Committee (PHP)



MONTGOMERY COUNTY COUNCIL

ROCKVILLE, MARYLAND

February 17, 2026

Kriselda Valderrama, Chair
House Economic Matters Committee
6 Bladen St.
Annapolis, MD 21401

Chair Valderrama, Vice Chair Charkoudian, and Members of the Committee:

I am writing in my individual capacity in strong support of House Bill 691.

I believe that we must do everything we can, at both the state and local levels, to facilitate the production of new homes for Marylanders. Indeed, Montgomery County has been a leader in advancing novel policies to streamline and incentivize new housing supply, both in the market-rate and affordable categories. We have done a lot of work to get housing projects through our development review process quickly and efficiently, by establishing expedited review for qualifying projects and better coordinating interagency reviews/approvals

HB691 would supplement the County's streamlining efforts by enabling concurrent or sequenced filings at the State level, establishing expedited reviews, and promoting better coordination/consistency between agencies. It also, helpfully, allows State agencies to delegate permit review and approval to Counties when appropriate, providing greater flexibility without unfunded mandates. The legislation does all this without preempting local authority.

I look forward to working collaboratively with the General Assembly, the Governor, and Executive Branch on our shared goal of addressing the State's housing crisis and affordability crunch. As such, I offer my unqualified support for HB691 and request a favorable report from the House Economic Matters Committee.

Sincerely,

Natali Fani-González
Council President