



Alderman Brooks Schandelmeier
WARD FIVE

City of Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401

02/17/2026

Dear Chairwoman Valderrama, Vice Chair Charkoudian, and members of the Economic Matters Committee. I am writing in support of HB548, the Maryland Housing Certainty Act.

The housing crisis in Maryland is because we do not have enough homes. Both the Governor and the Comptroller have noted this in various reports. A contributing factor is local governments will frequently “change the agreement” of a development proposal after it has already been approved. Jurisdictions will update their codes on development, sometimes even to target a specific development, and that uncertainty increases risk. Risk increases cost and makes it less likely for future projects.

Best case scenario the project moves forward at a higher cost, worst case it is pulled because the financing is no longer feasible. The Housing Certainty Act will be a great step forward in solving this problem. By keeping the development process more predictable Maryland can encourage more investment in our housing production and bring prices down for working families. Please support this bill as written.

Sincerely,

Alderman Brooks Schandelmeier
Ward 5
City of Annapolis