

**BENJAMIN BROOKS**  
Legislative District 10  
Baltimore County

Education, Energy, and the  
Environment Committee

Energy Subcommittee

Chair, Joint Electric Universal  
Service Program Workgroup



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**TESTIMONY IN SUPPORT OF SB 267**  
**Land Use- Residential Housing – Oversight, Regulation, and Taxation**  
**(Building Affordably in My Back Yard Act)**  
Economic Matters Committee  
April 2, 2026

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

Thank you for the opportunity to testify before you on SB 267, Building Affordably in My Back Yard (**BAMBY**) Act. As amended, this bill represents a targeted and balanced approach to addressing Maryland’s housing challenges. Rather than imposing a one-size-fits-all mandate, the bill provides local jurisdictions with flexible tools that can be deployed in response to demonstrated housing needs. Specifically, the bill authorizes a streamlined approval process for residential development projects in jurisdictions that have determined a shortage of affordable housing, while also improving statewide coordination on rental property oversight. Together, these provisions increase housing supply and improve accountability in a way that respects local decision-making.

Maryland faces a well-documented housing shortage that continues to drive up costs for families and limits economic opportunities across the State. By allowing jurisdictions to utilize an expedited review process, SB 267 targets relief where it is most needed while preserving thoughtful planning. This approach ensures that the streamlined process is both data-driven and locally grounded. It reduces unnecessary delays in high-need areas, helping projects move from proposal to construction more quickly, while maintaining appropriate local oversight and discretion. In doing so, the bill strikes a careful balance between urgency and accountability.

Further, SB 267 establishes a statewide registry for rental property owners, requiring owners to provide current contact information to the Department of Housing and Community Development. This is a commonsense reform that will significantly improve communication between property owners and state and local agencies. Too often, enforcement of housing codes and safety standards is delayed or complicated by outdated or inaccessible ownership information. A centralized registry will allow agencies to respond more quickly to complaints, coordinate enforcement actions, and ensure that responsible parties are held accountable.

Equally important, this registry supports tenants by helping ensure that serious health and safety concerns, such as unsafe living conditions, can be addressed in a timely and effective manner. At a time when many Marylanders are living in aging housing stock, stronger oversight and clearer lines of communication are essential.

Taken together, these two provisions reflect a comprehensive strategy: increasing the supply of affordable housing while also improving the quality and safety of the housing that already exists. This dual approach recognizes that solving Maryland's housing crisis requires both building more homes and strengthening management of the homes we have.

SB 267 is a pragmatic, forward-looking measure that aligns state policy with on-the-ground realities. It supports local governments, protects tenants, and promotes responsible development.

For these reasons, I respectfully urge a favorable report on Senate Bill 267.

With kindest regards,

A handwritten signature in cursive script that reads "Benjamin T. Brooks".

Benjamin Brooks