

Testimony on HB 239
Starter and Silver Homes Act of 2026
House Economic Matters Committee
By Cheryl Cort

Date: February 12, 2026

Position: **FAVORABLE**

The Coalition for Smarter Growth supports HB239. Our organization advocates for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all.

Maryland is experiencing a housing shortage, and losing residents to other states where housing is more affordable.

Smaller homes and townhomes can provide more affordable housing and homeownership opportunities than existing options for people of a wider range of ages, incomes, and household sizes.

The legislature has the opportunity to help address our housing affordability crisis by allowing more affordable types of homes in more places in our state.

We ask for a **favorable report for HB 239** by the committee. Thank you.