

Board of County Commissioners

Joseph A. Vigliotti, President
Michael R. Guerin, Vice President
Thomas S. Gordon III
Kenneth A. Kiler
Susan W. Krebs



Carroll County Government

225 North Center Street
Westminster, Maryland 21157
410-386-2043; 1-888-302-8978
fax 410-386-2485
MD Relay 711/800-735-2258

April 2, 2026

Delegate Kriselda Valderrama
Chair, House Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

RE: SUPPORT - Senate Bill 267: The Building Affordably in My Back Yard (BAMBY) Act

Dear Chair Valderrama and Members of The House Economic Matters Committees,

The Carroll County Board of Commissioners (BOARD) writes in support of **Senate Bill 267: The Building Affordably in My Back Yard (BAMBY) Act** and its intent to expand housing opportunities across Maryland by equipping local governments with practical tools and flexibility to respond to housing demand.

The Board supports responsible efforts to increase housing supply and improve affordability. BAMBY advances those goals by strengthening the ability of counties and municipalities to make housing happen on the ground—where land use decisions intersect with infrastructure, schools, public safety, and the delivery of essential services. This approach recognizes an important reality: local governments are not obstacles to housing; they are primary implementers, partners, and problem-solvers in delivering it. Achieving true affordability remains challenging when residential development must comply with multiple state requirements administered by different agencies, such as the Maryland Department of the Environment and the Maryland Department of Planning. While each of these agency's mandates may serve an important public purpose, improved coordination among state agencies is needed to reduce or eliminate duplicative, conflicting, and overly burdensome requirements.

The cumulative impact of competing state priorities can significantly increase development costs and contribute to delays, ultimately making housing less affordable. Greater alignment of state priorities and more predictable regulatory processes would better support local implementation and improve the ability to deliver affordable housing efficiently.

The Board appreciates the bill's focus on empowering counties with additional options and local choice to meet community needs. By emphasizing pragmatic, locally deployable tools, BAMBY helps reduce friction in the development process, supports clearer implementation, and improves the likelihood that more housing, especially attainable for working families and seniors, can be produced efficiently and in the right places.

BAMBY is a balanced approach to meeting the challenges facing the state and to that end, the Board urges the committee to give Senate Bill 267 a favorable report.

Thank you for your consideration.

Sincerely,

THE BOARD OF COUNTY COMMISSIONERS OF CARROLL COUNTY



Joseph A. Vigliotti
President



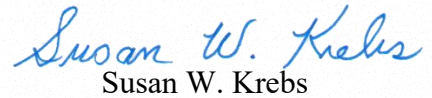
Michael R. Guerin
Vice President



Thomas S. Gordon III



Kenneth A. Kiler



Susan W. Krebs