



Alderman Brooks Schandelmeier
WARD FIVE

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

02/10/2026

Dear Chairwoman Valderrama, Vice Chair Charkoudian, and members of the Economic Matters Committee. I am writing in full support of HB 239, the Starter and Silver Homes Act of 2026, **as it is currently written**. I would like to show that the Maryland Association of Counties and the Maryland Municipal League do not speak for all local elected officials. Many of us welcome the state's desperately needed actions to address our housing crisis.

In Maryland, 1 in 3 residents are struggling to keep over their heads. That is not sustainable and we are seeing the consequences of high housing costs. Our economy is lagging, young people are waiting longer to start families, and we are losing population. This is the consequence of "local control." Local control has only exacerbated this problem. Counties and cities have ignored their duty to build more homes.

The amendments presented will make it harder to address the housing crisis. When the Housing Expansion and Affordability Act was softened local governments took advantage and passed laws to avoid participating, the most infamous being Baltimore County tightening their Adequate Public Facilities laws. Simply put, local governments are not interested in addressing our housing crisis. We have shown that we cannot play with our toys responsibly and need them taken away.

I wanted to go on record as a local elected official in support of state action. I see the on the ground consequences of our housing crisis. A mother forced to live in an abusive household for years because they could not afford housing on their own. A family that must choose between medicine and rent. Recently in Annapolis a woman froze to death because she could not afford shelter. These are the real impacts of our housing crisis. These are the real consequences of prioritizing local control over fixing a problem. Please support HB 239 as written.

Sincerely,

Alderman Brooks Schandelmeier
Ward 5
City of Annapolis