

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

My name is Brandon Russell, and I am a resident of Maryland. I am writing in **opposition** to HB239 - Starter and Silver Homes Act, **unless it is amended**.

I support the intent of the bill to increase housing stock. However, the bill would override local control in a one-size-fits-all approach mandating certain zoning regulations across the state. Policy like this is not in the best interests of Marylanders. While many jurisdictions share the same challenges, very different conditions exist on the ground.

The reality is that local governments are in the best position to make decisions about local land use.

I urge **amending the bill** to include language that would avoid broad strokes, preserve local adequate public facilities decisions, and empower jurisdictions to make zoning decisions based on individual growth plans and input from local residents.

Thank you for your time and consideration.

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