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Education, Energy, and the  
Environment Committee  
Energy Subcommittee

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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)**

Education, Energy and the Environment Committee

February 17, 2026

**Chair Feldman, Vice Chair Kagan, 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. This bill establishes a statewide framework to better align housing production with Maryland’s needs while equipping counties with tools to streamline approvals and advance locally planned affordable housing projects.

At its core, BAMBY is about something simple and urgent: making sure that working families, young people and essential workers can afford to live in communities they help to sustain. We all agree that we need more affordable housing. But, too often, when it comes time to build, we hear a familiar refrain: “*Not here.*” BAMBY changes that conversation. This bill says “yes- right here.” Yes, to smart growth. Yes, to inclusive communities. Yes, to housing that reflects the real economic diversity of Maryland.

SB 267 is not about slogans or sweeping preemption. It is about empowering local governments with practical, fiscally responsible tools to get more housing built — faster, more predictably, and in the right places, while respecting community character, infrastructure capacity, and meaningful public input.

BAMBY authorizes counties to reduce or exempt certain housing-related taxes and fees for qualifying affordable housing developments within a defined framework, helping lower development costs and incentivize production. To qualify, projects must meet clear affordability standards, including:

- At least 25% of all units be designated as Affordable Dwelling Units (ADUs);
- Income targeting to ensure those units serve low- and moderate-income households;
- and

- Deed restrictions preserving affordability for a minimum of 40 years.

This is not market-rate development alone. It is structured, mixed-income housing with affordability built in from the start. By ensuring that one in four units created under this framework is affordable, SB 267 promotes socioeconomic integration, helps prevent displacement, expands access to high-opportunity areas, and increases overall housing production while guaranteeing long-term affordability. Under BAMBY, affordability is not an afterthought — it is foundational.

Maryland is facing persistent housing supply shortages, rising rents and home prices, increasing cost burdens for moderate-income families, and workforce recruitment challenges in high-cost regions. SB 267 addresses supply and affordability simultaneously. By requiring 25% ADUs rather than relying solely on direct subsidies, the bill leverages private development to expand affordability without placing the full burden on state or local budgets.

Further, BAMBY provides counties with the flexibility and leeway they need to respond to local housing challenges by authorizing them to tailor solutions that reflect their unique market conditions. Rather than imposing a one-size-fits-all mandate, the bill empowers local governments to streamline administrative review processes, establish pre-approved building models, and align planning tools with state housing production targets.

At the same time, the bill authorizes targeted tax measures, including special property tax classifications or transfer tax adjustments, to address speculative investment or underutilized property. Together, these provisions give counties practical fiscal tools to encourage affordable housing development while maintaining local control over implementation.

SB 267 reflects a practical understanding of what it will take to improve housing affordability in Maryland: land use reforms that support locally planned growth, market tools that improve feasibility, state actions that align systems with delivery, and renter protections that promote stability. Together, these pillars represent a balanced approach that advances housing while respecting communities and the infrastructure realities that counties manage every day.

Affordable housing is not a threat to our communities; it is a strength. It brings vitality, stability, and shared prosperity. At a time when too many Maryland families are priced out of opportunity, this bill offers a responsible path forward; one that meets the moment with collaboration, flexibility, and accountability.

For these reasons, I respectfully urge the Committee to issue a favorable report on SB 267.

With kindest regards,



Benjamin Brooks