

WICOMICO COUNTY, MARYLAND

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To: Education, Energy, & the Environment and Budget & Taxation Committees

From: Bunky Luffman, Wicomico County Director of Administration

RE: Senate Bill 267, *Land Use - Residential Housing - Oversight, Regulation, and Taxation*
(Building Affordably in My Back Yard Act)

Date: February 17, 2026

Position: SUPPORT

Wicomico County SUPPORTS the Building Affordably in My Back Yard (BAMBY) Act.

This comprehensive, locally grounded package advances a balanced housing strategy: **empower counties to speed housing production, deploy practical market tools, align State actions with local realities, and pair growth with sensible renter protections.** Together, these four pillars will help Maryland deliver more homes—faster, at lower cost—while protecting communities, infrastructure capacity, and household stability.

Maryland's housing shortage is constraining economic opportunity, driving up costs for families, and putting pressure on employers and public services. Counties are on the front lines of this challenge: approving projects, delivering the public services, and developing major infrastructure (schools, roads, water/wastewater). BAMBY recognizes this complex reality and offers a pragmatic path forward to increasing affordable housing in Maryland.

The BAMBY Act is an initiative of the Maryland Association of Counties – indicating its status as a priority for all 24 county jurisdictions – and accomplishes the following:

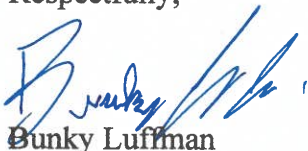
- Reduces friction in the local approval process and helps counties produce housing more efficiently and effectively.
- Uses smart market levers to reduce per-unit costs and expand the pipeline of feasible housing projects.
- Pairs local tools with State responsibility—because production depends on infrastructure, coordination, and consistent policy signals.
- Advances affordability on both ends—more supply over time, and better stability for renters now.

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Wicomico County is the most populous county on the Maryland's Eastern Shore and is home to its largest city, Salisbury; yet the County remains largely rural in character. Wicomico County actively supports and encourages the development of affordable, workforce, and market-rate housing, but its ability to attract private investment is often constrained by State land-use policies and regulations. For this reason, the County does not favor additional "one-size-fits-all" State legislation that pre-empts local planning and zoning authority. Instead, the County supports flexible legislative initiatives—such as the BAMBY framework—that empower local governments to craft programs, policies, and regulations tailored to the unique needs of their communities.

At its core, BAMBY improves certainty, increases efficiency, clarifies accountability, and empowers counties to more directly address Maryland's affordable housing crisis. While no single bill is a silver bullet, BAMBY represents one of the most comprehensive, actionable approaches proposed to meet this moment. Counties stand ready to be strong partners in delivering more housing—quickly, responsibly, and in ways communities can sustain. For these reasons, Wicomico County respectfully urges the Committee to issue a **FAVORABLE** report on the BAMBY Act.

Respectfully,



Bunky Luffman
Director of Administration