

Testimony on SB 36: Starter and Silver Homes Act of 2026
Senate Education, Energy, and the Environment Committee

Date: February 17, 2026

Position: **FAVORABLE**

The Coalition for Smarter Growth supports SB 36, the Starter and Silver Homes Act. CSG advocates for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all.

Maryland is experiencing a housing shortage, and losing residents to other states where housing is more affordable ([Housing & The Economy Report](#), Comptroller of Maryland). SB 36 can help change that trend by ensuring our communities can build homes that truly reflect the diversity of needs of Maryland residents.

Smaller homes and townhomes are an ideal fit for the housing needs of many Marylanders across a diverse range of ages, incomes, and household sizes. These housing types were once common, and are a key part of the fabric of many beloved communities in our state.

This bill would allow more communities to build these kinds of homes again, making our communities accessible to more people—from young families to those seeking to stay near family as they downsize.

We thank DHCD for the friendly amendments they offered in testimony to the House Economic Matters Committee on February 12. We strongly support DHCD's proposed amendment to exempt areas outside of Tiers 1, 2, and 3 of designated Priority Funding Areas (PFAs) from this bill's provisions, which aligns with our state's sustainable growth principles.

The legislature has the opportunity to help address our housing affordability crisis by allowing more affordable types of homes in more places in our state. **We respectfully request a favorable report for SB 36 by the committee.**

Sincerely,



Carrie Kisicki
Maryland Housing Advocacy Manager