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Testimony
SB0325 Maryland Housing Certainty Act
Education, Energy, and the Environment Committee
February 17, 2026
Position: FAVORABLE WITH AMENDMENTS

Dear Chairman Feldman and members of the EEE Committee,

The Affordable Housing Conference of Montgomery County (AHCMC) urges this committee to vote a report of favorable with amendments for SB0325 – Maryland Housing Certainty Act.

As a Charter County with the authority to enact local laws in the best interests of its residents, Montgomery County has long been committed to carrying out thoughtful, balanced policymaking and addressing the varying needs of its diverse communities throughout the County. We believe this bill in combination with the **Maryland Transit and Housing Opportunity Act** (SB0389) and the **Starter and Silver Homes Act of 2026** (SB0036) will help advance the proposed housing goals collectively as they address critical housing needs not only for Montgomery County, but for jurisdictions across the State of Maryland. We applaud these efforts to keep housing affordability a priority and "front and center" in the legislative agenda.

Our concerns include:

- Methods to recognize and strengthen affordable housing efforts; and
- Possible unfunded adequate public facilities mandates.

We look forward to monitoring these bills as they progress through the legislative process in the General Assembly.

Please vote a favorable report with amendments.

Sincerely,
Melissa McKenna
Executive Director