



TESTIMONY IN SUPPORT OF
SB036
FAVORABLE

TO: MGA Senate Education, Energy and the Environment Committee
FROM: Susan D. Allen, member of the Maryland Episcopal Public Policy Network (MEPPN)
DATE: February 17, 2026 Hearing

Dear Chair Feldman, Vice Chair Kagan, and Committee members,

My church St. Anne's Episcopal and the Maryland Episcopal Diocese have long supported sensible changes to housing development regulations that will allow more affordable units to be built across the state.

Young people with families and members with the adult children in our congregation report the desperate need for starter homes and affordable rental units. This shortage holds true across Anne Arundel County. Excessive NIMBY building regulations are a major reason why.

I support lowering minimum lot size requirements for housing development, making it easier to build townhomes and other smaller size and lower priced homes across the state.

In recent years, our housing supply has dropped while prices have skyrocketed. Starter homes are virtually nonexistent in our community - and on the flip side, the lack of smaller homes available so seniors can downsize means that they are often stuck in homes they can no longer take care of or that no longer fit their needs.

Having more options like smaller starter homes and townhomes will help young adults who want to live independently but stay near their families, couples and smaller households looking to buy their first home and seniors looking to downsize. It also supports the working people of our state – our teachers, firefighters, police officers, hospital employees and more – by making it more affordable to live where they work.

I respectfully ask you to **vote YES** on SB 036 Starter and Silver and Silver Homes Act

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The Maryland Episcopal Public Policy Network (MEPPN) is a ministry of The Episcopal Diocese of Maryland, The Episcopal Diocese of Washington, and The Delaware-Maryland Synod ELCA