

# THE BOARD OF GARRETT COUNTY COMMISSIONERS

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## Board of Commissioners

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February 13, 2026

Senator Guy Guzzone, Chair  
Senate Budget and Taxation Committee  
3 West Miller Senate Office Building  
11 Bladen Street  
Annapolis, Maryland 21401

### **RE: SUPPORT FOR SENATE BILL 267, LAND USE - RESIDENTIAL HOUSING - OVERSIGHT, REGULATION, AND TAXATION (BUILDING AFFORDABLY IN MY BACK YARD ACT)**

Dear Chair Guzzone and Members of the Committee:

The Board of County Commissioners of Garrett County **SUPPORTS** Senate Bill 267, 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 a 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.

Garrett County has established a public/private partnership housing initiative, Hemlock Grove, that is the first phase of Garrett County's broader attainable housing initiative. It comprises 72 single-family ownership units (a mix of detached homes and townhomes) priced substantially below prevailing regional market values, which reached \$328,000–\$429,000 in 2024. Public infrastructure funding has been secured to provide water, sewer, stormwater, roads, and essential facilities, expediting project timelines and reducing per-unit cost burdens.

Without this initiative and partnership, it would be impossible to provide attainable housing at \$189,000 for town homes and \$250,000 for a 3-bedroom single family home.

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, Garrett County respectfully urges the Committee to issue a **FAVORABLE** report on the BAMBY Act.

On behalf of the Board,



Kevin G. Null  
County Administrator

