

Senate Bill 267

Land Use - Residential Housing

Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)

To: Education, Energy, & the Environment and Budget & Taxation Committees
From: James Randy Guy, Commissioner President, St. Mary's County
Date: February 17, 2026
Position: SUPPORT

I humbly ask the Education, Energy, and the Environment and Budget & Taxation Committees to SUPPORT 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.

This legislation is an initiative of the Maryland Association of Counties 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.

In my own county, the median home sale over the last year has been as high as \$469,900. Unaffordable housing simultaneously hampers St. Mary's County's ability to attract and retain the best and brightest to move here and prices out those who grew up in the County only to discover they cannot afford to stay.

At its core, BAMBY improves certainty, increases efficiency, clarifies accountability, and empowers counties to more directly address Maryland's affordable housing crisis. No single bill is a silver bullet. But BAMBY is one of the most comprehensive, actionable approaches proposed to meet this moment. I respectfully urge the Committee to issue a **FAVORABLE** report on the BAMBY Act.

Sincerely,

/s/James Randy Guy

James Randy Guy
Commissioner President, St. Mary's County