

KATHERINE A. KLAUSMEIER
County Executive



PAM KASEMEYER
Director of Government Affairs

BRAD KRONER
Deputy Director of Government Affairs

KAYENDA TWESIGYE
State Legislative Officer

BILL NO: HB 894

TITLE: Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)

SPONSOR: Speaker of the House

COMMITTEE: Economic Matters

POSITION: **SUPPORT with Amendments**

DATE: March 3, 2026

Baltimore County **SUPPORTS with Amendments** House Bill 894 – Land Use – Transit-Oriented Development – Alterations (Maryland Transit and Housing Opportunity Act).

Like jurisdictions across the State, Baltimore County is facing a housing shortage. According to a Housing Needs Assessment commissioned by the County’s Department of Housing and Community Development, the County has a shortage of 19,000 housing units, namely for households at or below 30 percent of the Area Median Income.

House Bill 894 allows for mixed-use development on residentially or appropriate commercially zoned land, if located within a half mile of a transit station that provides hourly service. This supports the County’s efforts to expand opportunities for housing in Baltimore County. The legislation also aligns with the County’s goals as described in Master Plan 2030, which calls for mixed-use development within the built environment and in proximity to transit service.

The Maryland Association of Counties (MACo) similarly submitted a position of support with amendments. Baltimore County generally supports MACo’s proposed amendments and has been working with MACo and the Administration to resolve outstanding issues, primarily relating to the impact fee language.

Accordingly, Baltimore County urges a **FAVORABLE with Amendments** report on House Bill 894 from the House Economic Matters Committee. For more information, please contact Kayenda Twesigye, State Legislative Officer of Government Affairs at ktwesigye@baltimorecountymd.gov.