



**TESTIMONY**  
**HOUSE BILL 548**  
**House Economic Matters Committee**  
**February 19, 2026**  
**Position: FAVORABLE**

Chair Valderrama and Members of the Economic Matters Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families. Our network is a state partner of the National Low Income Housing Coalition.

HB 548 - The Transit & Housing Opportunity Act of 2026 will address central barriers to creating more transit-oriented development. The bill unlocks the value of unproductive land around transit. The legislation applies only to frequent service rail stations that in the Baltimore area along the commuter rail service (between Washington and Baltimore,) Purple Line Rail, and WMATA Metrorail in Montgomery and Prince George’s Counties.

This legislation advances transit-oriented development (TOD) near high-capacity transit in the State and in particular on MDOT-owned land. Over the past twelve months, Maryland has seen major TOD projects advance at Bowie State, Capitol Heights, North Bethesda, Reisterstown Plaza and Odenton. Working in partnership with local jurisdictions, this Act will support TOD statewide and help Maryland convert underutilized land sitting on the State’s balance sheet into dynamic places for work, wages, and wealth.

Transit oriented development is critical investment in economic development growth in the state of Maryland. These investments are vital to the high price tag items in the state including education, energy and the environment.

We urge your favorable report for HB 548.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network of MD