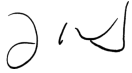


Robin Truiett-Theodorsen
Chairperson | Board of Commissioners

Janet Abrahams
President | Chief Executive Officer



February 19, 2026

TO: Members of the Judicial Proceedings
FROM: Janet Abrahams, HABC President & CEO 
RE: HB 548 – Land Use – Permitting – Development Rights
(Maryland Housing Certainty Act)

POSITION: Letter of Support

Chair Valderrama, Vice Chair Charkoudian and Members of the Economic Matters Committee, please be advised that the Housing Authority of Baltimore City wishes to submit testimony on HB 548 – Land Use – Permitting – Development Rights (Maryland Housing Certainty Act).







The Housing Authority of Baltimore City (HABC) is one of the largest public housing authorities (PHAs) in the country and Baltimore City’s largest provider of affordable housing opportunities. HABC serves over 46,000 individuals in Baltimore City through its Public Housing and Housing Choice Voucher (HCVP) programs, which help to house low- to extremely low-income families and individuals that consist of some of the city’s most vulnerable populations, including those at risk of homelessness, the elderly, people with disabilities, veterans, and families with children. Our HCVP program provides subsidies to households to rent quality affordable housing in the private market. HABC currently assists nearly 22,000 households through HCVP with over 2,800 landlords participating in the program.

HB 548 – proposes requiring the approval of a housing development project application by a local regulatory authority or the Maryland-National Capital Park and Planning Commission to be governed only by certain laws and regulations in effect at the time of submission of a substantially complete application; granting the proponent of an approved housing development project certain vested rights related to use and development for a certain time period.

HABC supports the efforts to make housing development more efficient and expeditious for redevelopment efforts throughout our great state. The housing shortage in our state needs forward thinking legislation such as the Maryland Housing Certainty Act to help development partners create housing in a timely manner to meet the housing needs of our citizens. The need for affordable housing is great, and this legislation will help us build more affordable housing.

We request a favorable report on HB 548.

Housing Authority of Baltimore City | 417 East Fayette Street, Baltimore, MD 21202

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