



## TESTIMONY TO THE HOUSE ECONOMIC MATTERS COMMITTEE

**HB 894 - Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)**

**POSITION: Support**

**BY: Linda T. Kohn, President**

**DATE: March 3, 2026**

The League of Women Voters of Maryland supports policies that expand access to affordable housing and promote transportation systems that connect Marylanders to jobs, education, healthcare, and essential services. The League believes that connecting housing to clean and affordable transportation options is critical for expanding economic opportunity and strengthening communities across Maryland.

The League of Women Voters of Maryland **supports HB 894**, the Maryland Transit and Housing Opportunity Act, which would incentivize the development of housing near rail transit stations and help remove barriers to transit-oriented development. By expanding housing opportunities near public transit, this bill would help reduce household costs, better connect Marylanders to job opportunities, and support the state's goal of reducing climate pollution from transportation.

Housing and transportation are the two largest household expenses for most Maryland families. With car ownership costing more than \$12,000 per year on average, many Marylanders are being priced out of basic mobility. When transportation becomes unaffordable, it limits access to jobs, education, healthcare, and other essential services. Transportation should connect Marylanders to opportunities – not act as a barrier for economic mobility. Expanding housing near reliable transit helps ensure that access to opportunity is not determined by whether someone can afford to own a car.

**HB 894** helps address these challenges by encouraging housing development in areas already served by transit and removing barriers that have limited transit-oriented growth. By better aligning housing and transportation planning, this bill supports more affordable, connected, and sustainable community development across Maryland.

The League of Women Voters of Maryland and its 2,000 members strongly **urge a favorable report on HB 894**.