



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

DAWN LUEDTKE
COUNCILMEMBER
DISTRICT 7

February 27, 2026

The Honorable Kriselda Valderrama
Chair, Economic Matters Committee
230 Taylor House Office Building
231 Taylor House Office Building
Annapolis, Maryland 21401

RE: House Bill 894, *Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)*

Dear Chair Valderrama,

I urge the Committee to provide a favorable report for House Bill 894, Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act) to create much-needed additional housing near major transportation infrastructure.

Maryland and Montgomery County are experiencing an affordable housing crisis. I applaud Governor Moore and his team for recognizing we must create more housing supply to stabilize the rapidly increasing housing costs hurting our residents and economic competitiveness. This commonsense solution will allow us to take full advantage of the areas with the transit infrastructure to support housing creation. It will also, importantly, apply a uniform ability to do so across the State because we need all jurisdictions pulling in the same direction to achieve our housing goals.

I am proud that our local Montgomery County Council has pursued significant zoning, regulatory, and other legislative and budget initiatives to enable the creation of more housing of all types and across all income levels.

I respectfully ask the committee for a favorable report to provide appropriate tools for more housing creation at the places it is most appropriate.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dawn Luedtke". The signature is fluid and cursive, with a large initial "D" and "L".

Dawn Luedtke
Montgomery County Councilmember
District 7

cc: Members of the Economic Matters Committee