



MONTGOMERY COUNTY, MARYLAND  
WOMEN'S DEMOCRATIC CLUB

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[www.womensdemocraticclub.org](http://www.womensdemocraticclub.org)

**House Bill 1137 - Land Use - Multifamily Developments and Mixed-Use Developments –  
Authorization (Bring Back Main Street Act)  
Economic Matters – March 5, 2026**

**SUPPORT**

Thank you for this opportunity to submit written testimony concerning an important priority of the **Montgomery County Women's Democratic Club (WDC)** for the 2026 legislative session. WDC is one of the largest and most active Democratic clubs in our county, with hundreds of politically active members, including many elected officials.

**WDC urges the passage of HB 1137.** One of WDC's core objectives is to advance legislation that effectively serves women and their families. Expanded housing opportunities and lower housing costs are essential to achieving these goals.

The bill enables apartments, condominiums and multi-unit housing that are currently restricted by zoning. HB 1137 breaks down barriers to building housing, especially near jobs and transportation. It is aimed at expanding housing opportunities and lowering costs. It will increase opportunities for women to obtain homes accessible to transportation and their jobs, where such opportunities currently are limited.

The bill directly addresses Maryland's well-documented housing shortage. Maryland's Comptroller Brooke Lierman estimates that the state is currently short about 100,000 housing units and will need roughly 590,000 new units by 2045 to meet demand and projected growth. For years, restrictive zoning has constrained housing construction across the state. By increasing zoning flexibility, the bill would enable faster housing production, and a greater housing supply is one of the most effective ways to stabilize prices. WDC believes that lower rents and home prices will expand housing options for women and workforce families.

HB 1137 has many advantages for Maryland residents. Residents can live closer to jobs, shopping and transportation, reducing reliance on long car commutes and providing environmental benefits. WDC believes that HB 1137 is the right way to increase housing options, availability and affordability for Maryland residents.

**We ask for your support for HB 1137 and strongly urge a favorable Committee report.**

Respectfully,

Cynthia Rubenstein  
WDC President

Janet Frank  
WDC The Basics Committee

Kate Stein  
WDC Advocacy Chair