


Robin Truiett-Theodorson  
Chairperson | Board of Commissioners

Janet Abrahams  
President | Chief Executive Officer



March 3, 2026

TO: Members of the Judicial Proceedings

FROM: Janet Abrahams, HABC President & CEO 

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

**POSITION: Letter of Support**

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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 894 – Land Use – Transit-Oriented Development – Alterations (Maryland Transit and Housing Opportunity 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 894 – Land Use – Transit-Oriented Development – Alterations (Maryland Transit and Housing Opportunity Act) provide for the automatic designation of certain transit-oriented development as enterprise zones; requiring the Maryland Development Corporation to prioritize certain redevelopment projects when making loans under the Strategic Infrastructure Revolving Loan Program; altering the authority of local legislative bodies to regulate land use planning on land located near certain transit stations; delaying the collection of certain development excise taxes and development impact fees from certain residential real estate projects.

The Maryland Transit and Housing Opportunity Act will support the efforts of housing development located near transit stations and layering Enterprise Zones benefits to the project will make them more successful. This legislation will not only expand affordable housing options but also strengthen economic mobility by connecting residents to jobs and reducing commute times.

**We request a favorable report on HB 894.**

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