



Bill: SB 389 - Land Use - Transit-Oriented Development - Alterations
(Maryland Transit and Housing Opportunity Act)

Committee: Economic Matters

Date: April 2, 2026

Position: Favorable

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony in support of Senate Bill 389.

AOBA members support the Governor's proposal that will increase the production of housing in the state of Maryland. If we are to provide Marylanders with greater market leverage through lower rents, we need to increase the supply of units, as shown in the graphic below.¹ For example, metro areas with large volumes in apartment unit deliveries such as Austin, Phoenix, San Antonio, Jacksonville, and Denver are experiencing rent decreases between 13 and 17 percent from their 2020 peak.²

This is why AOBA remains supportive of additional housing units, especially near transit, as this added foot traffic can also sustain local retail, restaurants, and other services for the local economy. Mixed-use, transit-adjacent neighborhoods generate economic activity throughout the day as opposed to after work hours. Furthermore, households near transit will be able to rely on public transit at an increased rate which in turn may lower dependency on vehicle ownership.

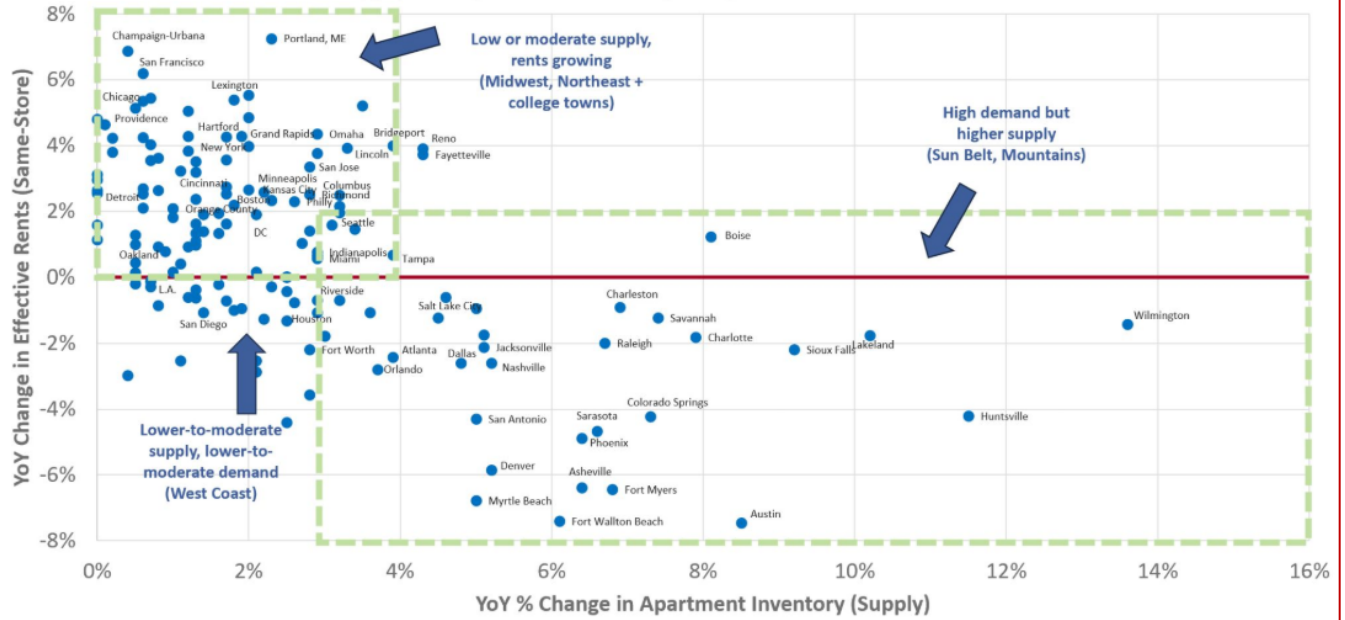
For these reasons, AOBA requests a favorable report on Senate Bill 389. Please contact Hugo Cantu at hcantu@aoba-metro.org with any questions or concerns.

¹ https://www.linkedin.com/posts/jay-parsons-a7a6656_housing-affordability-rent-activity-7355974271938015232-e7Dk?utm_source=social_share_send&utm_medium=member_desktop_web&rcm=ACoAABwJEZYBA8qMk6GRpFRICkD0bBLDc8TKuOA

² https://www.linkedin.com/posts/jay-parsons-a7a6656_apartments-multifamily-rent-activity-7429907561019076608-BmB3/?utm_source=share&utm_medium=member_desktop&rcm=ACoAAAEqNb4BEcbEn-t9Sg-bEI6d_rYmBNXIFA&skipRedirect=true

Apartment Rents Slow Where Supply Goes, Grow Where It Doesn't

T-12 Supply Change vs. Rent Change, Top 150 U.S. Markets, YE-June 2025



Source: Waymaker research, RealPage Market Analytics