



MONTGOMERY COUNTY, MARYLAND
WOMEN'S DEMOCRATIC CLUB

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**Senate Bill 829 - Land Use - Multifamily Developments and Mixed-Use Developments –
Authorization (Bring Back Main Street Act)
Education, Energy, and the Environment - February 24, 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 SB 829. 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. SB0829 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.

SB0829 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 SB0829 is the right way to increase housing options, availability and affordability for Maryland residents.

We ask for your support for SB 829 and strongly urge a favorable Committee report.

Respectfully,

Cynthia Rubenstein
WDC President

Janet Frank
WDC The Basics Committee

Kate Stein
WDC Advocacy Chair