
February 12, 2026

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

Re: Letter of Support – House Bill 239 – Land Use – Zoning – Limitations (Starter and Silver Homes Act of 2026)

Dear Chair Feldman and Committee Members:

The Maryland Department of Transportation (MDOT) offers the following letter of support for the Committee’s consideration on House Bill 239.

High housing costs disproportionately impact younger adults entering the housing market and seniors aging the place, with these demographics making up 9 in 10 newly cost-burdened homeowners since 2019. HB 239 addresses the housing supply issue at the root of these disparities by enabling a greater diversity of housing options, including smaller and more affordable homes, to be built in Maryland.

MDOT and the Maryland Department of Housing and Community Development (DHCD) have a strong partnership in advancing Maryland’s transit, economic development, housing, and climate goals through transit-oriented development (TOD). MDOT appreciates DHCD’s work on Senate Bill 36, as MDOT views a mix of housing types as a critical component of TOD so as to support a range of affordability and density at transit adjacent sites. MDOT’s efforts will benefit from greater flexibility to deliver more types of transit-oriented housing for Marylanders.

The Maryland Department of Transportation respectfully requests the committee grant House Bill 239 a favorable report.

Respectfully submitted,

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