



STATE OF MARYLAND

OFFICE OF THE GOVERNOR
Wes Moore

April 2, 2026

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

RE: Favorable - SB0389 - Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)

Chair Valderrama, Vice-Chair Charkoudian, and Members of the Economic Matters Committee:

On behalf of the Moore-Miller Administration, I respectfully ask the committee to issue a favorable report on SB0389 - Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act). This legislation addresses zoning and financing issues related to successful Transit-Oriented Developments (TODs) in Maryland.

The Moore-Miller Administration has made significant investments in our state's mass transit system to connect Marylanders with opportunities. As we make record investments in these assets, this amended legislation offers a pathway to a comprehensive strategy that targets underutilized land adjacent to transit facilities to create vibrant, transit-connected, sustainable communities where Marylanders can affordably live, shop, travel, and work.

This amended legislation addresses two principal and persistent barriers to implementing this comprehensive strategy: zoning constraints and financing challenges. The bill introduces a set of targeted reforms in areas served by high-frequency rail transit by ensuring flexibility around parking requirements, encouraging mixed-use development, and authorizing the Maryland Department of Transportation (MDOT) to lead development planning for state-owned land contiguous to transit facilities.

Similarly, the legislation also strengthens the financial viability of these projects by designating TOD areas into the State's Enterprise Zone program, with priority under the Strategic Infrastructure Revolving Loan Fund.



The Administration appreciated the opportunity to collaborate with MGA members from both chambers, local partners, and various stakeholders to incorporate several amendments to the legislation, promote partnership with local jurisdictions, and offer greater clarity in the process.

With these amendments, the Maryland Transit and Opportunity Act will make it easier to build and finance successful mixed-use developments near transit facilities. At a time when Maryland must drive both economic growth and affordable housing, this legislation responds with urgency and purpose.

For these reasons, I respectfully request that the committee issue a **favorable** report on Senate Bill 389 - Maryland Transit and Housing Opportunity Act.

Sincerely,

A handwritten signature in black ink, appearing to read "Saif Ratul".

Saif Ratul
Deputy Legislative Officer
Office of the Governor of Maryland