



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

Committee: Senate Finance Committee

Date: February 17, 2026

Position: Favorable

The Maryland Bankers Association (MBA) **SUPPORTS** SB 389. This legislation incentivizes the construction of housing and mixed-use communities around transit stations through tax incentives, reduced zoning rules, and state investment. SB 389 responsibly aligns state incentives, regulatory reforms, and infrastructure priorities to increase housing supply and support economic growth around Maryland’s transit assets.

Maryland banks see directly how the growing shortage of housing—especially near job centers and transit—affects Marylanders. Housing scarcity increases prices, strains household budgets, weakens workforce mobility, and stifles economic growth. The emphasis on transit-oriented development, mixed-use and multifamily housing, and reduced regulatory barriers in this legislation directly promotes greater housing availability, particularly in the locations where the market demands it most. By increasing the supply of well-located housing, the bill supports healthier credit markets, stronger communities, and more stable household finances.

Maryland banks succeed when communities succeed. Increasing housing supply is essential to sustaining Maryland’s economic vitality and supporting homeownership and rental opportunities across income levels. Accordingly, MBA urges the issuance of a **FAVORABLE** report on SB 389.

The Maryland Bankers Association (MBA) represents FDIC-insured community, regional, and national banks, employing thousands of Marylanders and holding \$194.8 billion in deposits in over 1,100 branches across our State. The Maryland banking industry serves customers across the State and provides an array of financial services including residential mortgage lending, business banking, estates and trust services, consumer banking, and more.