



13 February 2026

The Honorable Senator Pamela Beidle
Chair of the Finance Committee
3 East Miller Senate Office Building
Annapolis, Maryland 21401

Re: Letter of Support for SB 389
Maryland Transit and Housing Act

Dear Chair Beidle and members of the Finance Committee:

I am writing to voice AIA Maryland's support for Senate Bill 389 – Maryland Transit and Housing Act. AIA Maryland represents nearly 2,000 architects in the state of Maryland and advocates for the profession and the quality of the built environment. Many of our architect members play an important role in helping to plan, design, and build affordable housing for Maryland. This bill takes several steps to building housing where it is needed, and helps to guide development to build communities that serve the needs of residents and the adjacent communities. We ask for your support of this bill that helps to address our significant housing needs and build vibrant communities around our transportation hubs.

The key points of this legislation are:

Zoning guidance in this legislation enables efficiencies through zoning

- It allows the State Transportation Oriented Development plan developed in coordination with the local jurisdiction to guide planning of the project.
- It eliminates parking requirements within ¼ mile of transit, as fewer residents will likely be reliant on automobile transportation for travel
- It requires mixed use development within ½ mile of transit stations. This makes communities that serve needs of community members and it builds more sustainable communities for those using transportation.

Aspects of the bill also help with project cost to make them easier to finance and build

- Stations on transportation nodes are incorporated into enterprise zones to enable the projects to be candidates for a loan program targeted at projects to support transformative place making.
- This delays impact fees to defer them to when the project is occupied so fees are paid not up front, but when occupants begin to have an impact on the communities in which they are built
- This also enables TOD financing to be available for these projects.

Many of our current transportation nodes are largely parking areas that may be considered stops, but not destinations. These current hubs do not contribute to enhancing community and this proposed plan creates a way to build communities through residents and a mix of uses to make the hubs a destination. We are pleased to support this bill and we ask for your to vote in favor of SB 389.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Parts".

Chris Parts, AIA
Director, Past President, AIA Maryland