



**BILL: SB 389**  
**POSITION: FAV - Favorable**  
**COMMITTEE: Finance**  
**DATE: February 13, 2026**

**SUBMITTED BY:** Maryland Department of Disabilities  
217 East Redwood Street, Suite 1300, Baltimore, MD 21202

Dear Chair Beidle,

The Maryland Department of Disabilities (MDOD) is pleased to submit this letter of support for **SB 389, Maryland Transit and Housing Opportunity Act**. This legislation will strengthen transit-oriented development policies across Maryland, unlock new opportunities for affordable housing near high-quality public transportation, and advance equitable access to community resources for Marylanders with disabilities.

SB 389 would provide critical updates to land use and zoning practices by:

- Automatically designating qualifying transit-oriented developments as enterprise zones, encouraging mixed-use residential and commercial growth near transit stations;
- Prioritizing transit-oriented redevelopment projects for loans under the Strategic Infrastructure Revolving Loan Program;
- Altering local authority on land use near certain transit facilities to support coordinated development; and
- Delaying the collection of specified development impact fees and excise taxes for certain residential projects near transit areas to spur construction and lower initial cost barriers.

For people with disabilities, access to affordable and accessible housing near public transportation is essential to full participation in community life. Individuals with disabilities, particularly those living on limited or fixed incomes, face disproportionate challenges in securing housing that is both affordable, accessible and located near essential services, jobs, healthcare, and social supports. Transportation costs compound the financial burden when housing is distant from transit, and inaccessible housing options often force individuals to choose between mobility, independence, and financial security.

By promoting housing production in areas well-served by public transit and by reducing regulatory and financial barriers to development near these stations, this legislation will help expand the supply of affordable housing that is truly accessible to people with disabilities. This

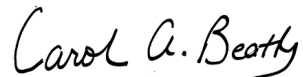
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approach aligns with statewide goals to create more inclusive, connected, and economically sustainable communities where everyone, regardless of income or ability, can live independently and engage fully in work, education, and civic life.

This legislation is a meaningful step toward equitable housing for all Maryland residents, including people with disabilities who are disproportionately affected by housing affordability and accessibility challenges. For these reasons, MDOD respectfully requests a **favorable report on SB 389**.

Sincerely,



Carol A. Beatty  
Secretary, Department of Disabilities