

Testimony on SB 389
Maryland Transit and Housing Opportunity Act
Senate Finance Committee
By Cheryl Cort

Date: February 13, 2026

Position: **Support**

The Coalition for Smarter Growth (CSG) strongly supports **SB 389**. CSG advocates for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all. We work extensively in Prince George's and Montgomery counties.

Transit-oriented development (TOD) plays a critical role in addressing two key Maryland challenges: housing and transportation. Workers and families benefit from expanded transportation and housing options and greater affordability through TOD.

SB 389 would facilitate TOD for underutilized, high-capacity, frequent service rail stations by reducing parking requirements within one-quarter of a mile. It would unlock the potential for mixed uses by allowing mixed use within one half mile, and it would lower the upfront costs of TOD by collecting impact fees at the completion of the project, rather than when the project is just getting started. The bill also enables the state to plan and implement a TOD for its land directly contiguous to the high frequency rail station in coordination with the local government. These land use provisions are largely the result of extensive conversation from last year's bill.

This year's bill addresses core regulatory issues to create quality TOD in concert with local governments. The goal is to grow transit ridership and economic potential from these major state transit investments. The bill is focused to unlock high-potential sites providing targeted regulatory changes to facilitate TOD where it can have the greatest positive impact.

We think this bill gets the balance right with effective and meaningful changes that are also focused. By facilitating TOD through this bill, we benefit Maryland households with more affordable transportation and housing options, while also boosting the state and local economy.

In a period of state fiscal constraint, transit-oriented development is a housing and transportation solution that takes advantage of existing infrastructure, leverages private investment and provides significant returns.

We ask for a **favorable report for SB 389** by the committee. Thank you.