



MedStar Health

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

Position: **Support**

Senate Finance Committee & Senate Education, Energy, and the Environment Committee
February 17, 2026

MedStar Health is the largest healthcare provider in the Maryland and Washington, D.C. region. MedStar Health offers a comprehensive spectrum of clinical services through over 500 care locations, including 10 hospitals, 33 urgent care clinics, ambulatory care centers and an extensive array of primary and specialty care providers. As a not-for-profit healthcare system, MedStar Health is committed to its patient-first philosophy, emphasizing care, compassion, and clinical excellence, supported by a dedicated team of more than 35,000 physicians, nurses, and many other clinical and non-clinical associates.

The Maryland Transit and Housing Opportunity Act (SB 389) removes local regulatory barriers to dense, mixed-income housing and commercial space within one-half mile of well-served rail-transit stations. Qualifying “transit-oriented developments” automatically become state enterprise zones, making projects eligible for tax credits and priority loans from the Strategic Infrastructure Revolving Loan Fund. Local governments may no longer impose minimum off-street parking mandates on residential or mixed-use sites inside quarter-mile station areas, must authorize mixed-use zoning within one-half mile, and cannot restrict height, setback, or use classifications on state-owned station-adjacent land that carries an approved transit-oriented plan.

According to the report released by the Comptroller of Maryland on housing and the economy, the state’s housing shortage is estimated at approximately 100,000 units, creating significant challenges for workforce stability. Limited access to affordable and attainable housing contributes to resident outmigration, with Maryland experiencing one of the largest net population losses in the United States between 2022 and 2024. These migration patterns reflect broader affordability challenges that affect both homeowners and renters, ultimately impacting employers’ ability to attract and retain a stable workforce.

Housing affordability is directly connected to employment sustainability. As housing costs increase, employees are forced to relocate further from their workplace or leave the state in search of more affordable living options. For MedStar Health’s associates, these limitations create challenges that can impact the operational continuity and the delivery of critical health care services.

Expanding transit-oriented development promotes reliable access to transportation while enhancing the overall livability of the communities in which our employees and patients live and work. Strategic development near high transit areas can reduce commuting burdens, improve workforce mobility, and expand access to employment opportunities, helping to attract and retain talented team members.

MedStar Health serves as a critical anchor of the communities it supports, and maintaining a stable workforce is essential to hospital operations and patient care delivery. Improved transportation connectivity and coordinated development near transit stations can reduce workforce barriers, support employee recruitment and retention, and strengthen access to essential health services. By supporting both housing affordability and transit accessibility, SB 389 aligns with MedStar Health’s mission to support sustainable health care delivery.

For the reasons above, MedStar Health urges a **favorable** report on **SB 389**.

It’s how we treat people.