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BALTIMORE CITY COUNCIL

BALTIMORE, MARYLAND 21202

February 17, 2026

Honorable Chair Beidle and members of the Senate Finance committee,

I write to you in support of Senate Bill 389, Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act). This proposal is timely and responsive to the particular difficulties experienced in Baltimore City's efforts to expand both affordable housing and accessible transit locally.

I am proud of the myriad legislative successes of the 74th Baltimore City Council—particularly the recently adopted land use reforms that enable transit-oriented development, including eliminating all parking minimums and single stair reform.

This Council is working within its authority to ensure Baltimore continues to see decreased homicides, affordable housing stock, and increased population growth—but we cannot realize these things alone. We need bold policy changes and state partnership to get there-together.

Statewide transit-oriented development (TOD) strategies and policies like SB 389 are vital to the success of the Baltimore regional transit system. The provision that delays the imposition of impact fees until construction of a TOD project is complete will reduce upfront costs to development, potentially encouraging more innovative approaches to new developments and expanding economic opportunities to smaller businesses. The mandate set forth in this bill could serve both a catalyst for regional collaboration and a framework to *literally* grant our residents more freedom to move about.

Baltimore will benefit from more people being able to live along the transit lines that serve our city. Interweaving foundational elements to encourage population density, like accessible transit options and affordable, mixed used developments, can create the conditions for increased safety and quality of life in our communities. For the above reasons, **I urge the committee to vote favorably on this bill.** Please contact my office with any further questions.

CC: Shamoyia Gardiner, Deputy Chief of Staff and Legislative Director