



Chair Guy Guzzone
and Members, Budget and Taxation Committee
3 West, Miller Senate Office Building
Annapolis, Maryland 21401

March 25, 2025

Dear Chair Guzzone and Members of the Budget and Taxation Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance sustainability and equity in housing, land use, and transportation throughout Greater Washington and beyond. **GGWash strongly supports House Bill 80**, which will address two challenges Maryland currently faces: a budget crisis and a housing shortage.

Maryland has a \$3 billion budget shortfall, which is expected to double by 2030¹. Estimates show the state is short as many as 150,000 homes, resulting in rising prices and significant challenges for employers as their workers can't afford to live here². Marylanders are calling for action: our 2025 poll found that 71% of voters believe the government should reduce barriers to building new housing to help bring down housing prices, while 73% support allowing a mix of homes and businesses near rail transit stations³.

Meanwhile, the Maryland Department of Transportation estimates that developing state-owned properties near transit in the Baltimore region and along the MARC Penn Line could together generate as many as 8,000 new homes and \$2 billion in state and local tax revenues⁴.

This bill can unlock those possibilities by reducing barriers to homebuilding near rail transit stations: allowing mixed-use development, streamlining the public input process, and allowing property owners near transit to decide how much parking future residents or customers need⁵. It also empowers MDOT to make the best use of public land at transit stations while ensuring that new development meets community needs.

¹ <https://marylandmatters.org/2025/01/03/everything-on-the-table-as-moore-lawmakers-seek-budget-solutions/>

² <https://www.wbaltv.com/article/maryland-legislators-new-bills-keep-up-housing-demand/63423726>

³ <https://ggwash.org/view/98610/2025-maryland-housing-for-jobs-poll-wes-moore>

⁴ https://mdot.maryland.gov/ORED/MARC-Penn-Line-TOD-Strategy-Final-Report_10.9.2024.pdf

⁵ <https://parkingreform.org/what-is-parking-reform/>

The Washington, DC region is great ➡ and it can be greater.



In order to meet the moment, Maryland needs ambitious, thoughtful solutions, and House Bill 80 is one of them. We appreciate Governor Moore and Secretary Wiedefeld's commitment to solving Maryland's housing shortage, and ask the Environment and Transportation Committee to give this bill a favorable report.

Sincerely,

Dan Reed
Maryland Policy Director