



February 17, 2022

House Bill 710

Equitable and Inclusive Transit-Oriented Development Enhancement Act

House Environment and Transportation Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** House Bill 710 – Equitable and Inclusive Transit-Oriented Development Enhancement Act. This bill will provide key benefits and incentives to encourage more Transit-Oriented Developments (TOD). In particular, this bill will extend the More Jobs for Marylanders Program to certain businesses located in TODs, and establish the TOD Capital Grant and Revolving Loan Fund to promote the equitable and inclusive development of TODs throughout the state.

The Maryland General Assembly created a process for designation of TOD projects in 2008. TOD generally refers to deliberately planned development within a half-mile of transit stations that is designed to maximize the use of walking, bicycling, and transit. TOD creates inclusive access to resources and opportunities through an efficient combination of mobility at a lower environmental cost.

Anne Arundel County has one state-designated TOD at the Odenton MARC station near Fort Meade. This is a joint development between the State, County, and a private developer. The County's General Development Plan recognizes the need for mixed use and economic development around existing or planned transit stations, and identifies potential for TOD at several MARC and light rail stations throughout the County. Key locations include BWI, Laurel, and Cromwell.

However, development near transit stations tends to be more expensive due to higher land costs, legacy developments, environmental hazards, and a greater need for supportive infrastructure. A December 2020 report from the Greater Washington Partnership made several recommendations to resolve barriers to TOD in Anne Arundel County, including expanding existing incentive programs like More Jobs for Marylanders to TOD-designated areas. The competitive grant and revolving loan fund in this bill will similarly provide financial incentive for TOD. The fund will assist local governments with TOD design plans, public infrastructure improvements within a TOD, and gap funding for public or private development within a TOD.

Promoting TOD will encourage sustainable and equitable communities. For all of these reasons, I respectfully request a **FAVORABLE** report on House Bill 710.

Steuart Pittman
County Executive