



January 25, 2023

**Testimony on SB 151 (Favorable)**  
**Maryland Senate Budget & Taxation Committee**

Chairman Guzzone, Vice Chair Rosapepe, and members of the committee, thank you for the opportunity to submit testimony in support of SB 151, the *Equitable and Inclusive Transit-Oriented Development Enhancement Act* (Senator Augustine).

Amazon has created more than 25,000 jobs and invested more than \$9.5 billion in infrastructure and employee compensation in Maryland since 2010. We recognize that success and scale bring broad responsibility. Amazon's Housing Equity Fund is a more than \$2 billion commitment to help preserve and create affordable, inclusive housing developments through low-rate loans and grants to housing partners, traditional and non-traditional public agencies, and minority-led organizations. All people should have access to housing they can afford. While only the government can solve the affordability shortage, private industry has a role to play. The Fund was created with the goal of growing and protecting the stock of housing for low- to moderate-income families in Washington state's Puget Sound region; Arlington, Virginia-Washington D.C. region; and the Nashville, Tennessee region.

To date, the Fund has invested over \$130 million to create more than 1,300 new long-term affordable housing units in Maryland. Over 60% of the units supported by the Fund in Maryland are located at Metro-adjacent sites in transit-oriented, mixed used developments. This includes projects developed in partnership with WMATA at Metro's College Park, Grosvenor-Strathmore, and New Carrollton stations, plus an additional project within walking distance of Capitol Heights station. Transit-oriented development (TOD) is a unique approach to preserving and creating affordable housing options so low-to-moderate income families can afford to live near—and benefit from—quality public transit. Amazon's TOD commitments also focus on promoting equity across racial and economic lines and offer a double benefit to low-to-moderate income families by providing easy access to quality transit that connects them to the rest of the region.

For these reasons we support SB 151. Please feel free to contact me or visit [www.amazonhousingequity.com](http://www.amazonhousingequity.com) for more information.

Thomas J. Maloney  
Senior Manager, Public Policy  
[thosmlny@amazon.com](mailto:thosmlny@amazon.com)