



January 29, 2025

The Honorable Guy Guzzone  
Chair, Budget and Taxation Committee  
Maryland Senate

**Re: Support for Senate Bill 190** (Land Use – Transit-Oriented Development – Alterations)

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

On behalf of Amazon, I write to express support for the Land Use – Transit-Oriented Development – Alterations bill (SB 190). Amazon believes that all people should have access to housing they can afford and we are committing our resources to increase the supply of long-term, affordable homes for low-to-moderate income residents.

Since the launch of the Amazon Housing Equity Fund in 2021, **we have invested more than \$185 million in eight projects across Montgomery and Prince George's Counties**. These investments support the preservation and creation of 1,780 affordable homes for households earning 30% - 80% of area median income. That often includes first responders, teachers, health care workers, and others who may not typically qualify for subsidies, but whose wages have not kept pace with escalating rents.

We prioritize affordable housing in locations that allow thousands of families to live closer to where they work or near transportation hubs, removing a major barrier to success. Three of our Maryland projects – in College Park, New Carrollton and North Bethesda – were done in partnership with the Washington Metropolitan Area Transit Authority (WMATA) to build transit-oriented communities.

Transit-oriented development connects communities to jobs and services and promotes local community and economic development while also reducing commute times and associated expenses. Therefore, we urge a favorable report for Senate Bill 190.

Thank you for your consideration.

Sincerely,

Anya Malkov  
Head of Maryland Public Policy