



Transportation Alliance

January 29, 2025

Testimony on SB 190 – *Land Use – Transit–Oriented Development – Alterations –* Budget & Taxation Committee

Position: Favorable

The Central Maryland Transportation Alliance supports SB 190, which will reduce barriers to building transit-oriented development (TOD), as well as strengthen the TOD Capital Grant and Loan Fund created by the legislature in 2023.

Maryland has been a leader in transit-oriented development and smart growth policy for decades. However, aside from investment and development around WMATA stations in the DC area and a few strategic developments in the Baltimore area, implementing TOD across the state's transit assets has been slow and inconsistent.

Lagging economic growth has contributed to Maryland's current budget crisis, steadily increasing housing costs burden families, and transit ridership needs to rebuild in the wake of the pandemic. TOD can help address all of these challenges by creating thousands of new housing units, generating new state and local tax revenues, and giving people easy access to transit stations.

SB 190 will make it easier to build sustainable, transit-oriented communities that support state goals of investing in our existing infrastructure and driving long-term economic value. The bill addresses TOD implementation and funding issues through necessary zoning reform, clarification on state procurement law, and facilitates special taxing districts to support the funding and financing of corridor-level TOD initiatives.

We encourage a FAVORABLE report for Senate Bill 190.