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January 29, 2025

Budget and Taxation Committee
Maryland State Senate
Miller Senate Office Building
Annapolis, Maryland 21401

RE: Baltimore Regional Housing Partnership Support for SB 190 – Land Use – Transit-Oriented Development – Alterations

Dear Chair Guzzone, Vice Chair Rosapepe and Honorable Members of the Budget and Taxation Committee:

On behalf of the Baltimore Regional Housing Partnership (BRHP), thank you for the opportunity to submit testimony in support of SB 190, which seeks to further the creation of Transit-Oriented Developments (TOD).

BRHP is a non-profit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods by helping them access and transition successfully to safe, healthy, and economically vibrant communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP currently provides over 4,300 low-income families rental assistance in the form of Housing Choice Vouchers coupled with counseling support for families as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties.

BRHP strongly supports SB 190 because it aligns with our mission to expand access to housing opportunities in areas that offer significant resources, including high-quality transit. By removing barriers to the development of mixed-use, transit-oriented projects and by ensuring the efficient use of state-owned land, SB 190 will help increase affordable housing options in neighborhoods that provide access to jobs, schools, healthcare, and other essential services.



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SB 190 streamlines the process for creation of TOD by specifically prohibiting county and local governments from taking action to preclude mixed-use development located within 0.5 miles of a rail transit station or from imposing local zoning restrictions on state-owned land adjacent to transit stations that is planned for a TOD. SB 190's focus on reducing these barriers supports equitable access to transit, and thus access to employment and quality services, while encouraging sustainability.

Additionally, the dedicated revenue source established by SB 190 helps ensure that TOD projects have the funding needed to move forward efficiently. This proactive measure supports not only housing development but also Maryland's broader economic and environmental goals by promoting communities with increased transit ridership.

For these reasons, I respectfully urge the Committee to support SB 190 as a meaningful step toward creating vibrant, inclusive, and connected communities across Maryland.

Sincerely,

Adria Crutchfield
Executive Director