



Chair Guy Guzzone
and Members, Budget and Taxation Committee
3 West, Miller Senate Office Building
Annapolis, Maryland 21401

January 29, 2025

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

My name is Dan Reed and I serve as the Maryland Policy Director for [Greater Greater Washington](https://ggwash.org), a nonprofit that works to advance sustainability and equity in housing, land use, and transportation throughout Greater Washington and beyond. **GGWash strongly supports Senate Bill 190**, which will address two challenges Maryland currently faces: a budget crisis and a housing shortage.

Maryland has a \$3 billion budget shortfall, which is expected to double by 2030¹. Estimates show the state is short as many as 150,000 homes, resulting in rising prices and significant challenges for employers as their workers can't afford to live here². Our 2024 poll found that 72% of Maryland voters want the state government to do something about high housing costs, while 60% support allowing homebuilders to build more homes at transit stations³.

Meanwhile, the Maryland Department of Transportation estimates that developing state-owned properties near transit in the Baltimore region and along the MARC Penn Line could together generate as many as 8,000 new homes and \$2 billion in state and local tax revenues⁴.

This bill can unlock those possibilities by reducing barriers to homebuilding near rail transit stations like blocking mixed-use development, or requiring homebuilders to build more parking than future residents want or need⁵. It also empowers MDOT to make the best use of public land at transit stations while ensuring that new development meets community needs. Crucially, this bill creates new financing opportunities for transit-oriented development, like allowing multiple jurisdictions along a corridor to pool their resources.

¹ <https://marylandmatters.org/2025/01/03/everything-on-the-table-as-moore-lawmakers-seek-budget-solutions/>

² <https://www.wbaltv.com/article/maryland-legislators-new-bills-keep-up-housing-demand/63423726>

³ <https://ggwash.org/view/92877/marylanders-want-more-homes-in-more-places-to-fit-more-budgets>

⁴ https://mdot.maryland.gov/ORED/MARC-Penn-Line-TOD-Strategy-Final-Report_10.9.2024.pdf

⁵ <https://parkingreform.org/what-is-parking-reform/>

The Washington, DC region is great ➡ and it can be greater.



In order to meet the moment, Maryland needs ambitious, thoughtful solutions, and Senate Bill 190 is one of them. We appreciate Governor Moore and Secretary Wiedefeld's commitment to solving Maryland's housing shortage, and ask the Budget and Taxation Committee to give this bill a favorable report.

Sincerely,

Dan Reed
Maryland Policy Director