



Maryland Municipal League
The Association of Maryland's Cities and Towns

TESTIMONY

January 30, 2025

Committee: House Environment & Transportation

Bill: HB 80 - Land Use - Transit-Oriented Development - Alterations

Position: Support with Amendments

Reason for Position:

The Maryland Municipal League (MML) respectfully supports House Bill 80 with amendments.

This measure authorizes MDOT to issue bonds to provide funding for local governments for planning efforts for a site adjacent to transit that is not designated as a TOD to prepare that site for such designation. The League is committed to working with the state to address Maryland's housing shortage, but our members struggle to comply with statewide mandates and policy declarations for a variety of reasons, including resource limitations. Additional financial support is appreciated.

However, this bill also proposes multiple preemptions on local planning authority. The prohibition on minimum off-street parking requirements for residential and mixed-use development within ½ mile of a rail transit station will likely strain on-street or other parking availability in areas around rail transit stations. The policy objective here is to increase transit use, but often, residential units are built near commuter rail stations that don't operate in the evenings or on weekends, meaning residents still need cars - and parking.

State-imposed parking requirements reduce the ability of local governments to tailor zoning and development policies to the specific needs of their communities. We appreciate the Administration's intent, and will continue to discuss possible alternatives. In the bill's current posture, the League respectfully requests removal of the parking requirements sections.

For more information, please contact Angelica Bailey Thupari, Director of Advocacy & Public Affairs, at angelicab@mdmunicipal.org or (443) 756-0071. Thank you in advance for your consideration.

The Maryland Municipal League uses its collective voice to advocate, empower and protect the interests of our 160 local governments members and elevates local leadership, delivers impactful solutions for our communities, and builds an inclusive culture for the 2 million Marylanders we serve.