



**Favorable**

**House Environment and Transportation Committee**  
***House Bill 80 – Land Use – Transit Oriented Development – Alterations***

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On behalf of the member institutions of the Maryland Independent College and University Association (MICUA) and the nearly 55,000 students we serve, I thank you for the opportunity to provide this written testimony in support of [House Bill 80 Land Use - Transit Oriented Development - Alterations](#). This bill makes a number of changes to statute to make it easier to build and fund transit-oriented development (TOD), to reduce barriers to strong TOD, and to 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, outside of investments in the WMATA system in the DC area and a few strategic developments in the Baltimore area, implementing TOD across our state's transit assets has been inconsistent.

The state is facing slow economic growth that has led to the current budget crisis, costly housing prices that drive people to leave Maryland, and a need to rebuild transit ridership and make better use of transit assets in the wake of the pandemic. Transit-oriented development in Maryland is an opportunity to create thousands of new housing units, generate new state and local tax revenues, and advance the State's climate change goals. This bill will help stimulate economic development, create affordable housing, and better link our transit network for the benefit of students, employees, and employers.

HB 80 / SB 190 makes it easier to build sustainable, transit-oriented communities that support state goals of investing in our existing infrastructure and driving long-term economic value that will help us retain talented students in the State of Maryland.

***For all of these reasons, MICUA requests a favorable Committee report for House Bill 80.***