

*1610 Riderwood Drive, Lutherville, MD 21093*

January 25, 2023

Hon. Senator Guy Guzzone, Chair  
Budget & Taxation Committee  
Maryland State Senate

Re: Senate Bill 151  
Equitable and Inclusive Transit Oriented Development  
Enhancement Act

Position: Unfavorable

Dear Committee Members:

Transit-Oriented Development should not be a prioritized type of development within a free-market landscape if the development is being undertaken by private developers hoping to realize profits from that activity. If the Transit Oriented Development is being undertaken by a municipality, a locality or a not-for-profit organization, I can see where this legislation may have benefits, but not by private development or benefiting private development. Under a private development framework, Transit Oriented Development should compete on its own merits so that it succeeds based upon its own inherent strengths, not on its ability to use a moniker, like TOD.

It is not appropriate to use Transportation Trust Funds to underwrite private development as this bill allows. Nor should the proceeds of General Obligation Bonds be used to fund private development activities. There are many pressing needs within the state, such as funding the landmark Blueprint for Education or meeting the needs for restoration of Chesapeake Bay. Why would taxpayers want to see public money go to funding private development activity?

I urge the committee to vote against this bill as currently written.

Eric Rockel