



February 2, 2023

**House Bill 12**

**Equitable and Inclusive Transit-Oriented Development Enhancement Act**

**House Environment and Transportation Committee**

**Position: FAVORABLE**

Anne Arundel County **SUPPORTS** House Bill 12 – Equitable and Inclusive Transit-Oriented Development Enhancement Act. This bill will establish the TOD Capital Grant and Revolving Loan Fund to promote the equitable and inclusive development of TODs throughout the state. The bill further requires that the Governor must include in the annual budget bill an appropriation sufficient to ensure a fund balance of at least \$10.0 million at the start of the fiscal year.

Anne Arundel County’s award winning General Development Plan, Plan2040, sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. Plan2040 recognizes the need for mixed use and economic development around existing or planned transit stations in order to implement sustainable growth, and identifies potential for TOD at several MARC and light rail stations throughout the County. The County currently has one state-designated TOD at the Odenton MARC station near Fort Meade, and has identified potential future TOD locations, including BWI, Laurel, and Cromwell.

In partnership with the state, and with the support of our federal delegation, Anne Arundel County has made great progress over the past year towards building capacity for TOD at the Odenton MARC station by constructing a parking garage. As we near the beginning of construction, we look forward to the next step of continued partnership with the state in order to establish a public private partnership for development. Our vision is to transform the site into a desirable, walkable community centered around community-serving amenities and retail.

However, development near transit stations tends to be more expensive due to higher land costs, legacy developments, environmental hazards, and a greater need for supportive infrastructure. A December 2020 report from the Greater Washington Partnership made several recommendations to resolve barriers to TOD in Anne Arundel County. The competitive grant and revolving loan fund in this bill will provide financial incentive for TOD in order to assist local governments with TOD design plans, public infrastructure improvements within a TOD, and gap funding for public or private development within a TOD.

Promoting TOD will encourage sustainable and equitable communities. For all of these reasons, I respectfully request a **FAVORABLE** report on House Bill 12.

A handwritten signature in blue ink, appearing to read "Stuart Pittman".

Stuart Pittman  
County Executive