



Maryland Consumer Rights Coalition

**Testimony to the Senate Education, Health, & Environmental Affairs Committee
SB871 : Accessory Dwelling Unit Authorization and Promotion Act
Position: Favorable**

March 3, 2022

The Honorable Paul Pinsky, Chair
Senate Education, Health, & Environmental Affairs Committee
2 West, Miller Senate Office Building
Annapolis, MD 21401
cc: Members, Education, Health, & Environmental Affairs Committee

Chair Pinsky and Members of the Committee:

The Maryland Consumer Rights Coalition (MCRC) is a statewide coalition of individuals and organizations that advances economic rights and financial inclusion for Maryland consumers through research, education, direct service, and advocacy. Our 8,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

We are writing today in support of SB 871. SB 871 promotes the development of accessory dwelling units (ADUs) as well as local enabling legislation. MCRC supports SB 871 because of the role that ADUs may play in addressing rising housing costs, supporting universal design, and aging in place.

Housing prices in Maryland were up 7% at the start of 2022, while housing supply remains tight, further pushing housing costs up. Rental prices have been increasing across the country and in Baltimore rents have risen [11%](#) in the past year. For Maryland homeowners and renters alike, housing is more expensive than ever. ADU's are an important part of the solution for affordable housing. ADU's can generate income for homeowners to assist them in meeting mortgage and other housing costs. ADUs are also more affordable rental units than most other options in single-family neighborhoods and the expansion of ADUs helps meet a recommendation in Maryland DHCD's Housing Needs Assessment to: "Amend zoning to allow by-right development of diverse housing types."

ADUs are also a good option to enable older adults to age in place. ADUs can be fitted to incorporate universal design which provides important accommodations for elders and disabled homeowners or tenants. For many adults in Maryland, aging in place enables older adults to remain in their communities as they age. Many older adults may move into the ADU unit while they rent out their larger home, often to family members. ADUs support families saving funds and enable them to live interdependent lives that benefit all family members.

For all these reasons, we support SB 871 and urge a favorable report.

Best,

Marceline White
Executive Director