

SB0871_GregCantori_fav

Bill Number: **SB 0871**

Greg Cantori

Owner, Little Deeds, LLC

Position: **Favorable**

8293 Shilling Road,
Pasadena, MD 21122

Dear Committee members,

Please strongly support the Accessory Dwelling Unit Authorization and Promotion Act SB 0871.

Accessory Dwelling Units (ADU's) are typically small home conversions or additions to existing homes with a private entrance that includes a kitchen, bedroom, and bath. They are most often basement or garage conversions. Sometimes they are an addition or a small detached unit in the backyard.

This ADU bill will give property owners the right they should have to convert their unused space in their basement or garage or to build a small separate unit they can rent, share with guests, use as a home office, or gracefully age in place.

My, and I'm sure your, frustration is knowing we have fallen far short of the decent and affordable housing your constituents want and need. You also know our housing crisis is much worse now. We need more housing. Much more.

Our family is in the process of building two ADUs at our daughters' homes. They are both lower-income, front-line service workers. They work hard but cannot afford their mortgages without additional rental income. Both ADUs are also fully handicapped accessible, providing critically needed housing for our elderly or disabled in single-family communities these renters are often excluded from. The current process, where ADUs are even allowed, is long, confusing, restrictive, and burdensome, requiring multiple hearings, posting signs, and a maze of approvals. This ADU bill will change that.

ADUs are a smart housing solution as they exist where homes and infrastructure are already in place, allowing local governments to increase their housing supply without spending more money on creating new roads, sewers, and power infrastructure.

For example: To build 150 apartments would take millions of dollars, require many adversarial hearings and meetings, and take many years. Deep taxpayer subsidies are required to make any development affordable. However, creating the same 150 apartments as ADUs could take less than a year with little or no subsidies.

- ADUs allow everyday homeowners to gain much-needed income from providing housing and reduce the pressure on state and local governments and developers to create new housing.
- Income from an ADU can also help a homeowner qualify to buy a home
- ADUs are smaller, more sustainable homes, reducing the impact on our local utilities, our environment, and our climate.
- ADU's help shorten commutes, increasing the odds of living near your work, school, and services.
- ADU's often provide workforce and caretaker housing. They can serve as a starter home for our younger adults
- ADU's can allow seniors to age in place gracefully in communities they know and among people they love.

We need to provide homeowners and renters more freedom in accessing their right to housing. It's a small step (as only 1 or 2% of homeowners can or will create these units), but it's a powerful new tool we can add to our housing toolbox at little or no cost to our state...

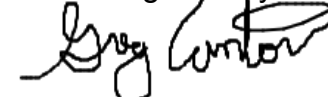
What other housing solution can say that?

Feel free to call, text, or email me anytime..... We need more housing.

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Thanks again for your hard work!



Greg Cantori