



20 February 2023

The Honorable Brian Feldman  
Chair, Education Energy, and the Environment Committee  
2 West  
Miller Senate Office Building  
Annapolis, Maryland 21401

Re: Letter of Support for House Bill 0239  
Accessory Dwelling Unit Promotion and Policy Task Force

Dear Chairman Feldman and members of the Education Energy and the Environment Committee:

We are writing to voice AIA Maryland's support for Senate Bill 0382 and we offer one suggested friendly amendment. AIA Maryland represents over 2,000 architects within the state of Maryland. We strongly advocate for affordable housing, diversity of housing options and sustainability.

The benefits offered by Accessory Dwelling Units (ADUs) are well-documented and have been demonstrated through the successful implementation by a wide range of cities and towns and states throughout the country. ADU legislation has already been enacted by California, Washington, New Hampshire, Oregon, Minnesota, Rhode Island and Vermont. These real-life case studies have proven ADUs successful on many levels adding to the vitality of communities where they are implemented. ADUs provide benefits for tenants, homeowners, and the community at large while requiring limited infrastructure, adding to the tax base and providing flexibility for changing lifestyles.

In regions like Seattle, their architecture community was involved in shaping the guidance as well as enabling pre-approval of 10 ADU Designs. Some of the objectives set forth for the task force include issues like establishing limits on square footage of the ADU's relative to the primary dwelling unit, minimum sizes of dwelling units and other building restrictions. The objectives may have overlooked making recommendations for instance on detached versus attached accessory dwelling units. We submit that including an architect member on the task force will help to provide a needed understanding of the balance of setting parameters that enhance communities with parameters that enable ADU's to be livable within, and compatible with the structures they connect to or are adjacent to on the same site.

We absolutely agree that enabling ADU's, providing coherent guidance to enhance existing communities and providing greater housing options in Maryland is important. We think it makes sense to aim to find opportunities to reduce sprawl and encourage development that can tie to existing utility infrastructure. We also hope you agree that we should include an architect member on the task force to help assure the recommendations are informed by bringing input informed by our AIA members who have helped implement programs elsewhere and informed by professionals who help design spaces that people want to live, work and play in.

We therefore respectfully ask your committee to provide SB 0382 with a favorable recommendation to allow ADUs to have a positive impact in all of Maryland, and we hope you will consider our friendly amendment to include an architect as a member of the Task Force.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Parts", with a long horizontal line extending to the right.

Chris Parts, AIA  
Director, Past President

A handwritten signature in black ink, appearing to read "Deborah Buelow", in a cursive style.

Deborah A. Buelow, AIA  
Director