

February 2, 2023

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: HB 239 Accessory Dwelling Unit Promotion and Policy Task Force

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 239 Accessory Dwelling Unit Promotion and Policy Task Force**. MBIA **Supports** the Act in its current version.

This bill would establish the Accessory Dwelling Unit Promotion and Policy Task Force to study state and local government efforts to promote the creation of accessory dwelling units. MBIA respectfully supports the establishment of this task force. Maryland currently faces a significant housing shortage and we must add a significant number of units by 2030 to accommodate our growing population. Most of those units need to be for low-income and moderate-income individuals. Accessory Dwelling Units allow for new housing to be built at a lower cost than a traditional residential home. Accessory dwelling units have the potential to increase housing affordability, create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.

States and cities across the country have adopted Accessory Dwelling units as one of the many tools that can help with our affordability and housing shortage crisis.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee