



One Park Place | Suite 475 | Annapolis, MD 21401-3475
1-866-542-8163 | Fax: 410-837-0269
aarp.org/md | md@aarp.org | twitter: @aarpmc
facebook.com/aarpmc

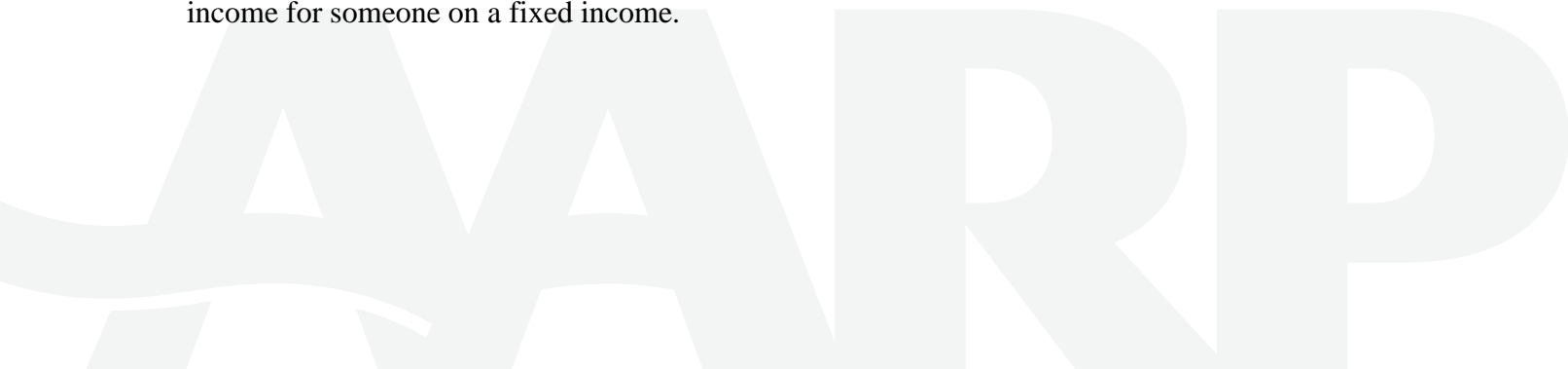
HB 239 Accessory Dwelling Unit Promotion and Policy Task Force
FAVORABLE with Amendment
House Environment and Transportation Committee
February 7, 2023

Good afternoon Chair Barve, Vice-Chair Stein and members of the House Environment and Transportation Committee. I am Priscilla Kania, AARP Maryland volunteer lead advocate and resident of Anne Arundel County. On behalf of our 850,000 members, we thank you for the opportunity to speak in support of **HB239 Accessory Dwelling Unit Promotion and Policy Task Force Act with an amendment**. We thank Delegates J. Long, Addison, Charles, Foley, Grossman, Holmes, Lehman, Palakovich-Carr, Smith, Stewart, Toles and Woods for sponsoring this important piece of legislation. This topic is now being discussed throughout the country at the federal, state, county and local level. I am speaking to you today to emphasize the importance of accessory dwellings units (**ADU**) as a viable affordable housing option for all ages.

HB 239 a Task Force to study the feasibility of state legislation permitting Accessory Dwelling Units, looking at the need and what is currently in force. AARP is highly vested in this option as housing is a key component in the AARP Livability Index. We propose an Amendment to include a representative from AARP on the Task Force.

AARP supports the availability of ADUs as an affordable, accessible housing option for people of all ages. ADUs are small houses or apartments that exist on the same property lots as a single-family residence but still provide separate living and independent quarters, and because they tend to be smaller and more affordable than single-family houses, they can be a good housing option for older adults who want to downsize but still live in a neighborhood setting. AARP's 2021 Home and Community Preference Survey (**Survey**) indicates that nearly sixty percent (60%) of adults would consider living in an ADU and nearly three-fourth of those polled said they would create an ADU for a place for a caregiver to stay. The Survey also indicated that more than eighty percent (80%) of the respondents would consider building an ADU for their loved ones, relatives, and friends. Therefore, emphasizing the multi-faceted use of an ADU.

Furthermore, the pandemic exposed the vulnerability of our older adults and made us realize the importance of ADUs as they can provide a safe, comfortable alternative to housing. ADUs can fill a number of roles that you may never have needed before, like providing a place for your aging parent to live instead of a nursing home, or for an adult child who may need to return home after college, has lost a job, or for one of many life changing moments, and or can be used for additional income for someone on a fixed income.



I would like to thank the Committee for providing me an opportunity to talk about the importance of ADUs as a viable housing option and how it will provide Maryland affordable and accessible housing.

AARP Maryland is committed to working with you to effectively address Maryland's housing options for older adults. Thank you again for allowing AARP Maryland to submit testimony in support of HB 239. We ask the Committee to issue a favorable report with our proposed amendment to add representation from AARP to the Task Force on HB239. If you have questions or need follow up, please contact Tammy Bresnahan at tbresnahan@aarp.org. or by calling her at 410-302-8451.

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