



MARYLAND
Association of
COUNTIES

House Bill 239

Accessory Dwelling Unit Promotion and Policy Task Force

MACo Position: **SUPPORT**
WITH AMENDMENTS

To: Environment and Transportation Committee

Date: February 7, 2023

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 239 **WITH AMENDMENTS**. This bill creates a taskforce to examine the promotion and development of Accessory Dwelling Units (ADUs). Amendments serve to strengthen the intent of this bill, shifting the focus of the study to ADU best practices and infrastructure needs.

Nationally and statewide, policy-makers are being confronted by a historic shortage of affordable housing. The cause of the crisis is not due to a singular instance, but instead the result of a litany of decisions in both the public and private sectors. Similar to the cause, there exists no singular solution to this crisis. Policy-makers at all levels must be nimble in their solutions, adopting an “all of the above” approach if we are to right the ship.

HB 239 brings together a significant cross section of housing stakeholders and charges them with developing a comprehensive menu of ADU best practices. Counties recognize ADUs as a legitimate tool in combating the housing crisis, but resist one-size-fits-all mandates that do not take into account highly localized considerations. This bill serves to strike a balance between overly burdensome mandates and the need for serious action. MACo praises the sponsor for graciously working with counties and other stakeholders to develop amendments and move forward toward workable solutions.

HB 239 is the first step in finally striking a balance between the need for local consideration and the wider adoption of ADUs. Accordingly, MACo urges the Committee to issue a **FAVORABLE WITH AMENDMENTS** report for HB 239.