

## **HB1259\_GregCantori\_fav**

Bill Number: **HB\_1259**

**Greg Cantori**

**Owner, Little Deeds, LLC**

Position: **Favorable**

**8293 Shilling Road,  
Pasadena, MD 21122**

Dear Committee members,

Please support the Accessory Dwelling Unit Authorization and Promotion Act HB 1259.

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.

Our family is in the process of building two ADUs in our daughters' homes in two different counties of Maryland. Both daughters are lower-income front-line service workers. The ADU rental income will help them afford their mortgages, property taxes and upkeep. Both units are fully handicapped accessible, providing critically needed housing for our elderly or disabled in single-family communities renters are often excluded from. The current process, where ADUs are somewhat allowed, is long, confusing, restrictive, and burdensome, requiring multiple hearings, posting signs, and a maze of barriers and approvals. This ADU bill will change that. We need to PROMOTE ADU's not just passively permit them if we want to impact our housing emergency.

We need State of Maryland rules and guidelines as local governments are wary of upsetting powerful homeowner association interests despite the demand from individual homeowners to do what they need on their own property.

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.

- 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. Every day at Little Deeds we see the need to help seniors with affordable housing that also prevents loneliness.

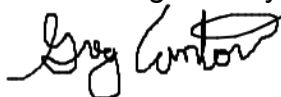
We need to give homeowners the freedom and right to alter their homes as their needs change. It's a small step (as only 1 or 2% of homeowners can or will create these units), but it's a powerful new tool we can add to our housing toolbox at little or no cost to our state...

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