



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

HB 1259 Accessory Dwelling Unit Authorization and Promotion Act
FAVORABLE
House Environment and Transportation Committee
March 8, 2022

Good afternoon Chair Barve, Vice-Chair Stein and members of the **House Environment and Transportation Committee (Committee)**. My name is Samar Jha. I am a Senior Legislative Representative at AARP's National Government Affairs team. I am speaking to you on behalf of over 870,000 AARP Maryland members. AARP Maryland and its members support of **HB 1259 Accessory Dwelling unit Authorization and promotion Act (HB 1259)**. We would like to thank Delegate Lisa Belcastro for her leadership and for sponsoring this important piece of legislation, which is now being discussed throughout the country at the federal, state, 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 1259 proposes to authorize the development of ADUs on land zoned for single-family residential use subject to certain requirements.

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 current on-going pandemic has exposed the vulnerability of our older adults and have 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, or 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.

According to Statista/AARP analysis of data available by United States Census Bureau (**USCB**), 2,812 older adults (aged 55+) faced evictions and 4,475 older adults (aged 55+) experienced homelessness in 2021 in the state of Maryland. Unfortunately, in 2022, over 11,000 older adults

(aged 55+) are expected to be evicted and over 6,000 older adults (aged 55+) are expected to experience homelessness in the state of Maryland. HB 1259 would help in easing the housing supply and assist in lowering the eviction and homelessness rate by providing affordable housing to the residents of Maryland.

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 the residents of 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 1259. We ask the Committee to issue a favorable report on HB 1259. If you have questions or need follow up, please contact Tammy Bresnahan at tbresnahan@aarp.org. or by calling 410-302-8451.