



Maryland Developmental Disabilities Council

CREATING CHANGE • IMPROVING LIVES

Senate Education, Energy, and the Environment Committee

SB 891: Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions

February 25, 2025

Letter of Information

The Maryland Developmental Disabilities Council (Council) is an independent, public policy organization that creates change to make it possible for people with developmental disabilities to live the lives they want with the support they need. From this perspective, the Council advocates for policies and programs that make Maryland a place where everyone can afford to live where they want.

Maryland is in a housing crisis that affects all communities, but disproportionately amplified for people with disabilities. Individuals with disabilities are more likely to be extremely low-income renters and to experience higher rates of discrimination in housing.¹ Data from the Social Security Administration shows that the 4.1 million people with disabilities ages 18 to 64 who receive SSI cannot afford an apartment in *any housing market in the United States*. Data from the U.S. Department of Housing and Urban Development show 45% of all housing complaints report to HUD were disability-based.

In 2023, the Maryland General Assembly passed SB 382 (Article §2-1257) to establish the Accessory Dwelling Unit (ADUs) Policy Task Force. This task force published their final report in 2024, which found recommended ways that Maryland should move forward with support ADUs. That report noted that ADUs could support a number of specific populations disproportionately impacted by Maryland housing crisis, including the people with disabilities.

We understand the intention of this bill is to implement some of the recommendations from the task force. As this work moves forward, it will continue to require thoughtful consideration about the implementation of the recommendations, especially making ADUs accessible and affordable to people with disabilities. The best way to do this is by continuing to work with disability advocates in the community.

While investments in housing equity are without question needed, including for people with disabilities, the Council believes that the amount, purpose, and timing of such efforts must take into consideration the needs of all Marylanders with disabilities. Funding for this bill should not be offset by limiting essential funding for other critical needs, most immediately the Developmental Disabilities Administration community services that thousands of Marylanders depend upon.

Contact: Dr. Stephanie Dolamore, Deputy Director, sdolamore@md-council.org

¹ <https://www.americanprogress.org/article/recognizing-addressing-housing-insecurity-disabled-renters/>