



Chair Brian Feldman  
and Members, Education, Energy, and the Environment Committee  
2 West, Miller Senate Office Building  
Annapolis, Maryland 21401

February 25, 2025

Dear Chair Feldman and Members of the Education, Energy, and the Environment Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance sustainability and equity in housing, land use, and transportation throughout Greater Washington and beyond. **GGWash strongly supports Senate Bill 891**, which could create more housing options for more budgets and set consistent rules for development.

I cannot say it enough: Maryland has a housing crisis. Estimates show the state is short as many as 150,000 homes, resulting in rising prices and significant challenges for employers as their workers can't afford to live here<sup>1</sup>. Meanwhile, we're facing a \$3 billion budget shortfall, which is expected to double by 2030<sup>2</sup>. These problems are closely related: if we can build more homes for more budgets, more people will be able to come here and stay here, meaning more job growth and more tax revenue.


There are several pieces of legislation this session attempting to solve these twin challenges, including Governor Moore's Housing for Jobs Act, which we're also proud to support. What they all have in common is an understanding that the state and local jurisdictions need to work together to produce more homes and create fair, consistent standards for housing approvals across the state.

This bill would do exactly that, by directing cities and counties to allow homeowners to build an accessory dwelling unit (ADU) on their property—smaller, independent homes that share a lot with a single-family detached home—in the basement, as an addition, or as a stand-alone building. ADUs can provide extra income for homeowners, accommodate multigenerational families, and create new lower-cost options for people starting out or downsizing<sup>3</sup>. Several

<sup>1</sup> <https://www.wbalte.com/article/maryland-legislators-new-bills-keep-up-housing-demand/63423726>

<sup>2</sup> <https://marylandmatters.org/2025/01/03/everything-on-the-table-as-moore-lawmakers-seek-budget-solutions/>

<sup>3</sup> <https://dhcd.maryland.gov/TurningTheKey/Documents/Presentation.pdf>

The Washington, DC region is great  and it can be greater.



jurisdictions in Maryland already allow ADUs, including the City of Annapolis<sup>4</sup> and Montgomery County, which since legalizing them in 2013 has approved over 1100 new homes<sup>5</sup>. This legislation would bring the rest of the state in line with those jurisdictions, while also setting rules for ADU zoning to ensure that these homes aren't burdened with additional requirements that do not apply to single-family homes, creating additional barriers and increasing costs for homeowners who might want to build one on their property.

In a poll we commissioned last spring, 81% of Marylanders say housing has gotten less affordable in their community, 60% say that their local governments aren't doing enough, and 72% of Maryland voters want the state government to do something about high housing costs<sup>6</sup>. This bill is an important part of that solution, and we ask the Education, Energy, and the Environment Committee for a favorable report.

Sincerely,

Dan Reed  
Maryland Policy Director

---

<sup>4</sup> <https://www.capitalgazette.com/2021/10/12/annapolis-city-council-legalizes-accessory-dwelling-units-police-reform-bill-withdrawn/>

<sup>5</sup> <https://gis4.montgomerycountymd.gov/ADU/>

<sup>6</sup> <https://ggwash.org/view/92877/marylanders-want-more-homes-in-more-places-to-fit-more-budgets>