

ACCESSORY DWELLING UNIT POLICY TASK FORCE

May 21, 2024

Maryland Department of Planning Offices
301 W. Preston St. Suite 1101
Olmsted Conference Room

AGENDA

9:30 – 9:45

Welcome & Overview

9:45 – 10:15

ADU Market Assessment

10:00 – 12:00

Final Report

12:00 – 12:15

Public Comment

12:15 – 12:30

Summary and Final Thoughts

MEETING OBJECTIVES



Review and discuss ADU Market Assessment update and next steps



Review and discuss final report to Governor Moore and General Assembly



Discuss final report drafting process




Receive, review, and discuss public comment

PUBLIC COMMENT

The Task Force will be accepting public comments at the end of each meeting, but only responding to any clarifying questions to ensure adequate time for those present in the room to comment.

Members of the public are encouraged to submit comments for Task Force consideration using [this commenting form.](#)



Detached New Construction

PROS:

- ✓ Most privacy for homeowners/tenants
- ✓ Most attractive for renters

CONS:

- ✗ Most expensive

AVERAGE COST:
\$100,000+

ADU MARKET ASSESSMENT

ADU MARKET ASSESSMENT FINDINGS

1. While the removal of owner-occupancy requirements could potentially increase ADU construction, such requirements support neighborhood stability and livability while contributing to slow densification.
2. There is a growing consensus of the need for by-right approval processes, streamlined review procedures, and pre-approved design plans to facilitate ADU development.
3. Regulations on minimum lot size and unit size are widely favored, and some suggest incorporating inclusive design elements to accommodate persons with disabilities.
4. Amnesty programs are seen as a valuable opportunity to convert unpermitted, potentially hazardous units into compliant ADUs, thereby enhancing neighborhood safety and providing additional housing options.
5. Studies in areas which have closely tracked ADUs indicate that their average rent is often more affordable than that of a one-bedroom apartment.
6. While there are concerns about ADUs increasing impervious surfaces, others stress their potential to reduce the overall carbon footprint. Moreover, ADUs typically occupy fewer square feet per person compared to traditional housing options, contributing to efficient land use.
7. Suggestions for addressing environmental concerns include implementing stormwater management and control measures for additional impervious areas and permitting ADUs only on properties served by public water and sewer systems.
8. Multiple surveys note parking availability as a top ADU concern. However, the only study quantifying this ADU impact, in Portland, Oregon, found no connection between ADUs and parking availability.
9. ADUs are a promising housing option for older adults and individuals with disabilities.
10. Ordinances and programs are most effective, and lead to ADU construction, when they are informed by community input, track ADU permits, and are adjusted to meet market demands and homeowner needs.
11. ADU financing remains a hurdle for many homeowners, requiring incentives to stimulate construction. High permitting and development fees and parking regulations also present barriers. As a result, ADU construction has concentrated in middle to high income communities, perhaps limiting ADUs as a wealth-building or equity-promoting housing product.

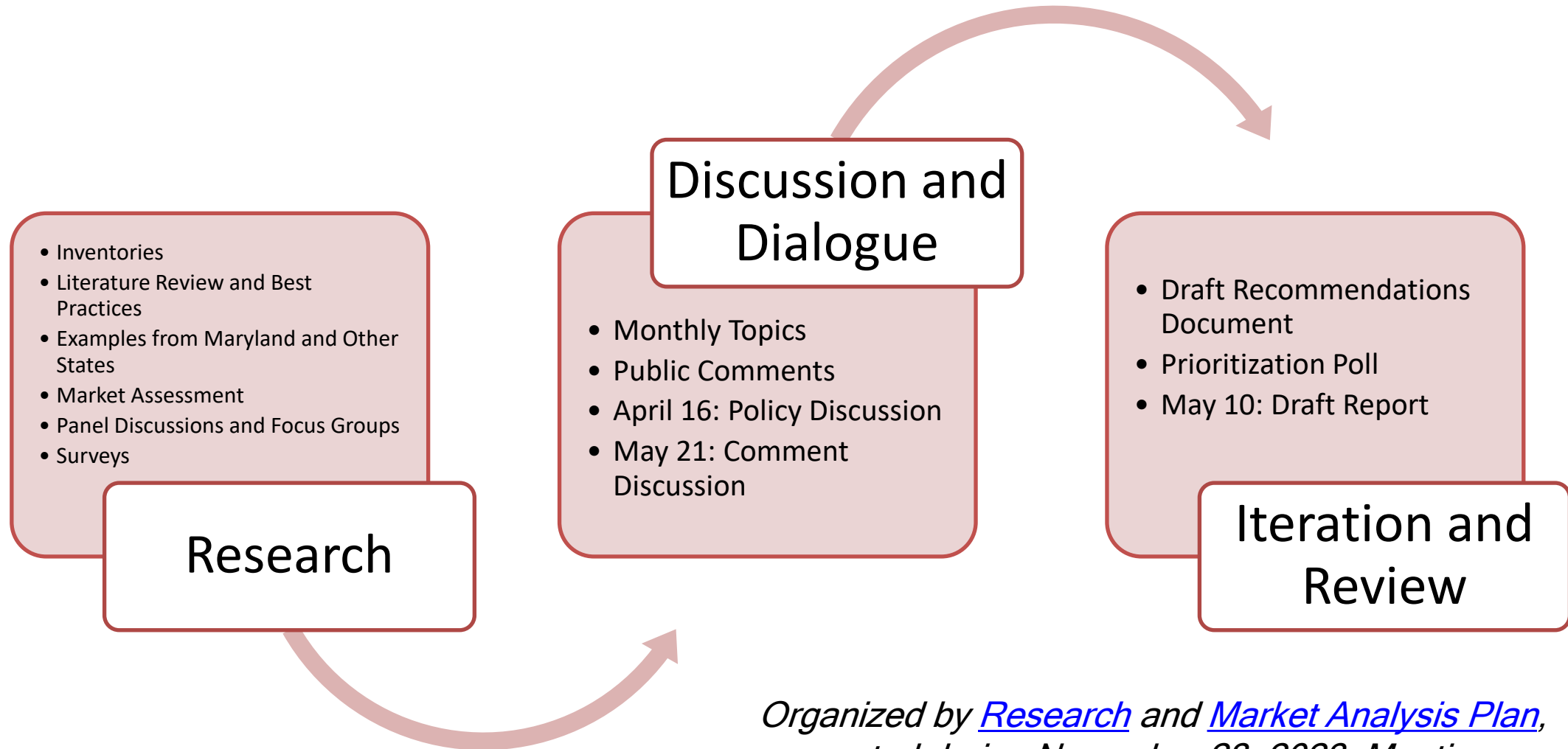
ADU MARKET ASSESSMENT NEXT STEPS

- Finalize formatting and document design
- Montgomery County ADU permitting analysis
 - Compared to legislative history
 - ADU type
 - Location
 - Licensing

FINAL REPORT



REPORT INPUT AND DEVELOPMENT PROCESS



STRUCTURE AND CONTENT

Letter from Task Force

Executive Summary

Introduction

Themes

Policy Recommendations

Guidance, Resources, and Technical Assistance

Appendices

Webpage

THEMES



Housing Supply



Housing Affordability




Accessory Structures



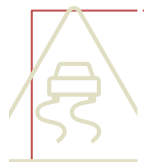
Community Context



Keep it Simple, Be Reasonable




Legacy of Racial Inequity in Housing




Public Infrastructure and Services



Restrictive Covenants



Ownership



Codes

APPENDICES AND *Webpage*

Appendices

- Glossary of Terms
- ADU Market Assessment Executive Summary
- List of Resources

Webpage

- ADU Market Assessment
- Meeting Materials
- Inventories
- Focus Group and Panel Summaries
- Survey Responses
- Public Comment Report

TASK FORCE MEMBER COMMENTS



Members of the public are encouraged to submit comments for Task Force consideration using [this commenting form](#)

PUBLIC COMMENT

MOTION

The Accessory Dwelling Unit (ADU) Task Force hereby accepts the ADU Task Force report draft dated May 10, 2024, with the amendments discussed and accepted at the May 21, 2024, meeting.

The ADU Task Force further authorizes the MDP staff to make any minor, non-substantive edits required to finalize the report for publication and delivery by June 1, 2024, to the Governor Moore and the Maryland General Assembly in accordance with the requirements of [2023 SB 382](#) and [State Government Article §2-1257](#).

NEXT STEPS



Update and Finalize Report



Post all Report Items to Webpage



Deliver Final Report to Governor Moore and General Assembly by June 1

SUMMARY AND FINAL THOUGHTS

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