

Online Comments for Legislation 2-21-2023

Timestamp	Full Name	City	Zip Code	Are you representing yourself?	What organization do you represent?	Legislation	Position	Remarks	Attachment
02/09/2023 12:46:50	Dawn E Blume	Severn	21144	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	I want to build my own "mother-in-law" dwelling on my daughter/son-in-laws property on 810 Governor Bridge Rd. in Davidsonville, MD. Under current guidelines, I would need to attach my dwelling to theirs. Unfortunately, because of the lay-out of their property, this is almost impossible. The only place it could be attached would be on a hillside with a septic system nearby. My contractor told me it would be very difficult and costly to do this. However, they have a small flat area just a few yards away from their house which would be perfect for building. This has been my retirement plan for some time so it would benefit me and others like me greatly if you could support this legislation. Thank you.	
02/14/2023 15:43:47	Greg Cantori	Annapolis	21403	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	As my wife and I are getting older we will need an affordable fully accessible and barrier-free place to live in our county near our grandchildren. What if we should become disabled or have major surgery? Where will we live then? ADUs are a great option for so many reasons: Have you ever thought you might want or need to: Have a place for guests that was more private than just a bedroom? Get some peace and quiet to get work done? Provide a nice affordable home right next door for mom or dad as they get older? Provide a helping hand with housing a neighbor in need? Create an affordable home for your son or daughter because housing is so expensive elsewhere these days? Provide a private home for a live-in caregiver or nanny? Get some much-needed income from a rental you can rely on to help your family? Increase the value and appeal of your home should you someday need to sell? Provide an affordable rental to our vital workforce such as our teachers, first responders, medical office staff and so many more? Closer to their work? Imagine the benefits of having front-line and essential workers living next door and in our community! For all those reasons we need more housing options. According to the Board of Realtors, our state is now 120,000 units short of meeting our housing needs. That's up from an 85,000 shortage just three years ago, and it's getting much worse, very quickly. Like the game of musical chairs, too many of our residents are left standing. Let's get everyone seated at the housing table by adding more chairs....more ADUs Thank you!	
02/15/2023 11:40:07	Chelsea Bock	Annapolis, MD	21403	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Dear Council, I am writing to express my enthusiastic support for bill 6-23, which would legalize accessory dwelling units in Anne Arundel County. This is a crucial step in creating more affordable housing opportunities during a housing crisis that will quickly become worse if we don't act. ADUs provide flexible options for homeowners and renters alike. As the cost of living rises in our county, we should provide residents and county workers with housing options to fit their budget. Thank you sincerely for your time, Chelsea Bock District 6 resident	
02/15/2023 11:40:21	CLIFTON MARTIN	Glen Burnie	21061	No	Housing Commission of Anne Arundel County	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	<i>Please see support letter attached.</i>	YES
02/15/2023 14:45:29	W. Harris Woodward	Laurel	20723	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	As a modular building contractor, we are seeing a huge rise in requests for ADU's, granny pods, in-law apartments, etc. The Tiny Home movement parallels this uptick in alternative housing demand. Several months into the pandemic (late spring 2020) with folks working and schooling from home, and then elderly moving in for safe care, precipitated the surge. With mortgage rates increasing, skyrocketing construction costs, again housing stock, and a huge affordable housing shortage upon us, ADU's in AA County must become codified. Mont Co now allows ADU's by right (vs. zoning variance). We are completing a large ADU in Howard Co, and we just erected a modular "accessory residential structure" in Hanover that cannot be used as a Dwelling due to current law. Please refer to the attachment herein. Whether or not my company enjoys an increase in sales in ADUs and Additions in Maryland is immaterial. AA Co needs to get out ahead of our current housing crisis with this very reasonable, low-impact approach to meeting citizens' housing needs (and demands!). Thank you for your time! Harris Woodward, President, Finish Werks Modular, Laurel MD (working across central MD). Cell 301-404-5289	YES
02/15/2023 21:52:34	Michael Goyette	Crofton	MD	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	I strongly support the bill because it will increase individual freedom and will increase housing options for some people.	
02/17/2023 19:52:15	Kevin Chin	Ellicott City	21042	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	I strongly support the passage of this bill. We are unfortunately in a huge housing crisis in this county and in the state of Maryland. The costs of housing for buyers and renters has dramatically increased, and the passage of this bill can do at least a small part in alleviating those costs. I work in the Emergency Department and as a doctor, I see first-hand the devastating impacts of high housing costs and homelessness. Thousands of Marylanders and Anne Arundel County residents are severely housing burdened, using an unsustainable amount of their income just to have a roof over their head. By allowing ADUs, we can increase the supply of housing and provide a low cost housing option for many of our fellow citizens.	
02/18/2023 15:38:31	Kristin Pauly	Annapolis	21403	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	ADUs are an important component of a vibrant county and these new regulations make sense and encourage ADUs, rather than discouraging them. This is progressive legislation at a time when new solutions are needed for affordable housing.	
02/18/2023 16:51:49	Barbara Goyette	Crofton	21114	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	ADU's are so important in Anne Arundel County. There are many families who have aging relatives whom they would like to keep close, while still allowing them to have their own living space. Adult children who can not yet afford to buy a home of their own can have a home without having to qualify for a mortgage. And finally, consider the many adults with mental illness or other disabilities who desire independence, but are not able to live without some help from family. An ADU would be the perfect solution in these situations. My brother has a grown son who has Autism. He is unable to drive, but does work in the community in Connecticut. He has his own home on my brother's property but it is right across the driveway. He is still able to walk over to his parents home should he need anything, which he frequently does, but as a young man in his early 30's, he has his own space. Please pass this vital zoning modification in Anne Arundel County.	
02/19/2023 17:32:53	Emily Legum	Annapolis	21403	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Bill 6-23 Accessory Dwelling Units- Subdivision& Development-Zoning Emily R. Legum 2531 Lyon Drive Annapolis, Maryland 21403 As an educator in both the public and independent schools in Anne Arundel County for four decades, I write in support of the ADU bill6-23. I have witnessed very talented teachers, counselors and administrators leave the area because of the exorbitant cost of housing. I have watched as many have tried to balance two jobs in order to provide their families with adequate housing. Accessory Dwelling Units (ADU's) provide alternative living space for those citizens who choose to serve the community. ADU's can and could be an effective tool in providing accessible, comfortable and desirable living spaces. They are beneficial for homeowners, renters and the community at large. For homeowners they can provide much-needed annual income. For example, income from an ADU can help a homeowner qualify to buy a home or provide additional income. This is especially important for seniors who are on a fixed income. At the same time, ADUs offer young people entry-level housing choices. Renters also benefit from ADU's by providing affordable housing costs as well as shorter commute times by increasing the odds of living near their work, school and services. Finally, ADU's work well for the smaller childless households which now account for nearly two-thirds of all households in the U.S. The community also benefits from ADU's. They prevent urban sprawl by reducing the pressure on state and local governments and developers to create new housing thus reducing the impact on local utilities, the environment, climate and much needed services. I urge you to pass Bill-6-23. Respectfully, Emily R. Legum	YES
02/20/2023 11:00:33	Chris Stelzig	Annapolis	21401	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Anne Arundel County is in need of housing to support today's workforce. We are currently short by 120,000 units. The bill before you (Bill 6-23) seeks to address this. It is part of a solution that will allow modest development in existing communities. Our options to fill the workforce housing needs are (1) ask that our workers live elsewhere, which is inequitable on its face. (2) build housing on a grand scale with all of the incumbent environmental, zoning, and planning issues that creates, and (3) allow development on a modest scale to create affordable housing. This bill won't solve our housing dearth problem, but it can be part of a comprehensive solution and I encourage you to support it.	

Online Comments for Legislation 2-21-2023

Timestamp	Full Name	City	Zip Code	Are you representing yourself?	What organization do you represent?	Legislation	Position	Remarks	Attachment
02/20/2023 14:32:19	Brooks Schandelmeier	Annapolis	21403	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Good evening honorable members of the Anne Arundel County Council, I am writing in support of Bill No 6-23, legalization of Accessory Dwelling Units. This type of legislation is personal to me for two primary reasons. The first is that I got my start in an "off the books" ADU when I first moved to Annapolis. The second is that I was the primary sponsor of Annapolis' recently passed ADU legislation. I moved to Anne Arundel County in 2012 after graduating college in Southern Maryland. I had no family in the state and my first job paid me \$500 a week. Fortunately, I found an above-garage flat owned by a friend. It was small, but comfortable and affordable, only \$500 a month. That ADU helped me stay here, start a family, and now represent my community as an Alderman. Unfortunately, current county zoning regulations do not allow these types of housing. Had an inspector caught them, the family that provided a place to live for a young professional eager become a part of the community would have been fined. Punishing people for providing an affordable housing option is ridiculous. As the sponsor of Annapolis' ADU legislation I can say that some homes in our community have taken advantage of our new law. The law allowed flexibility for various lot sizes by removing parking requirements. Because of that I highly recommend supporting an amendment that would remove parking requirements from the legislation before you. Because individual homeowners are building these structures, parking requirements can add a heavy burden to financing the project. Annapolis ADU legislation had two issues that I wanted to also warn the supporters of the current legislation of. The first is that residency/homeowner requirements are problematic. It shouldn't matter if the lot is occupied by two renters or a homeowner/renter. Either option is providing housing during our housing crisis. The second is that the city requires ADU's build a separate sewer line when constructed rather than tap into existing infrastructure. This adds significant cost to projects and makes construction out of reach for many homeowners. Thank you for your time, and please support this legislation.	
02/20/2023 23:04:21	Sean Gordon	Severn	21144	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Anne Arundel County is a wonderful place to live. As a resident that has had the privilege of being able to relocate to this county, I can speak to the allure of its amenities. The unfortunate truth is that the current housing crisis has made it difficult for many that want to live here to find a home. According to the Board of Realtors, there is a shortage of 120,000 housing units in the state of Maryland, a figure that is up nearly 35,000 from three years ago. A shortage of housing options places constraints on all of us, but most acutely hurts the elderly and young people like me who seek to make Anne Arundel County the place to invest their futures in. If we want Anne Arundel County to be the home to all those that recognize and seek its promise, we must legalize housing. This bill will take an important step in the right direction by creating more housing in a sustainable way. The full demand for housing in this county is not reflected by single-family homes alone. By expanding accessory dwelling units, the county would promote flexibility to create housing options that best suit the needs of those currently needing homes. These new units can bring essential new residents who already work and shop here into our community as residents. Eliminating constraints on ADUs will allow for more modest affordable units, and the opportunity for many to make a home in this wonderful place to live.	
02/21/2023 7:49:38	Trudy McFall	Annapolis	21401	No	AACounty Affordable Housing Coalition	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	<i>See attachment</i>	YES
02/21/2023 9:19:13	Pete Cimboic	Baltimore	21201	No	Baltimore Regional Housing Partnership	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	The Baltimore Regional Housing Partnership (BRHP) is a non-profit organization that expands housing choices for families with low incomes, who have historically been excluded from housing in well-resourced neighborhoods, helping them to access and transition successfully to safe, healthy, and economically vibrant communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP has opened pathways to a better future for low-income families for nearly 10 years. We thank you for the opportunity to express support for Bill 6-231. Accessory Dwelling Units (ADUs) are a vital and realistic solution in reversing our severe housing shortage that is leading to skyrocketing rents and mortgages. ADUs will help to fill the gap in the nearly 120,000 housing units Maryland is lacking relative to the need. This bill makes it easier for owners to create ADUs and will allow for increased infill, creating gentle density as opposed to the continued advancement of sprawl. We encourage the Council to support this needed legislation.	
02/21/2023 10:19:50	Stuart Cohen	Annapolis	21401	No	AARP	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	AARP empowers people to choose how they live as they age, strengthens communities, and fights for related issues, including promotion of livable communities. AARP Maryland supports Bill No. 6-23. By 2030, one in five Americans will be 50 plus. It is critical that Anne Arundel County address needs of our aging population. According to AARP's 2018 Home and Community Preferences Survey, nearly 80% of adults 50+ want to age in their communities and nearly 60% would consider living in an Accessory Dwelling Unit (ADU). Nearly three-fourths would create an ADU for a caregiver to live. Over 80% indicated they would consider building an ADU for loved ones, relatives, or friends. The pandemic has exposed the vulnerability of older adults and made us realize the importance of ADUs to provide a safe, comfortable housing alternative. ADUs can provide a home for an aging parent, instead of assisted living or a nursing home, or for an adult child who needs housing. ADUs provide additional income for someone on limited income struggling financially. Without doubt, this County is facing an unprecedented housing shortage and affordability crisis. The magnitude of housing challenges for low and moderate income residents signals the need for local solutions that increase the supply of diverse housing options. Bill No. 6-23 is one tool in the toolbox needed to achieve the challenge, offering a reasonable policy to increase the supply of affordable housing. For these reasons AARP Maryland applauds Bil No. 6-23 and urges its swift adoption by the Council.	
02/21/2023 10:34:44	Erin Karpewicz			No	Arundel Community Development Services, Inc.	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	Arundel Community Development Services, Inc. (ACDS) supports Bill No. 6-23, which expands the current zoning code and improves opportunities for developing Accessory Dwelling Units (ADUs) in our communities. The expansion would allow for unattached dwelling units to be constructed on owner-occupied properties in residential communities throughout the County and will add to our "toolbox" of strategies to address the shortage of affordable housing units. ACDS works to provide affordable rental housing and sustainable homeownership opportunities, a continuum of care to prevent and end homelessness, and capacity to build strong communities throughout the County. As the County's nonprofit housing and community development agency we see firsthand how the shortage of affordable units have affected households in our communities; households are having tremendous difficulty locating available units at federal fair market rent levels and we are seeing evictions rise. Like most of the nation, renters in Anne Arundel County have experienced escalating rent levels that have grown faster than wage and income growth. Over the last three years, Anne Arundel rents increased on an annualized basis approximately 5.6 percent per year (average of one, two and three bedroom units), meaning that a family paying \$1600 per month in rent three years ago is now paying \$1,884 per month for the same unit. Forty-five percent of Anne Arundel County renter households pay more than 30 percent of their income on rent, while 19 percent of renter households spend more than 50 percent of their income on housing costs. These rent increases disproportionately affect low-income workforce households and older adults living on fixed incomes. Allowing homeowners to add unattached ADUs will help create smaller and more affordable housing units on existing properties located throughout the County's diverse communities. This tool will help add to the supply of affordable housing and could be a useful solution for extended families who include older adults with limited incomes. Please provide a favorable vote for Bill No. 6-23. Respectfully Submitted to the Anne Arundel County Council on February 21, 2023 Erin Karpewicz Chief Executive Officer	
02/21/2023 10:42:36	Dawn Baskin	Severn	Md	Yes		BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	I support Bill 6-23. Accessory Dwelling Units is one tool to combat the ongoing housing and affordability crisis that is impacting our community. ADUs offer naturally occurring affordable housing options for many people, including seniors, caregivers of aging loved ones, young adults just starting out, essential workers, and people with disabilities. ADUs also offer homeowners income opportunities. Our community should decrease barriers to creating and maintaining ADUs, and I urge a favorable vote. Thank you for your consideration. Dawn Baskin	
02/21/2023 10:58:32	Marygrace Fitzhenry	Arnold	21012	No	Anne Arundel County Association of REALTORS	BILL 6-23: Accessory Dwelling Units – Subdivision & Development – Zoning	Support	<i>See attachment</i>	YES



HOUSING COMMISSION OF ANNE ARUNDEL COUNTY

7477 BALTIMORE-ANNAPOLIS BLVD.

GLEN BURNIE, MD 21061

(410)222-6200 ♦ FAX (410)222-6214 ♦ TDD-MDRELAY711

February 15, 2023

Ms. Lisa Rodvien
Ms. Allison Pickard
Ms. Julie Hummer
Members, Anne Arundel County Council
44 S. Calvert Street
Annapolis, MD 21401

RE: SUPPORT OF BILL 6-23 – ACCESSORY DWELLING UNITS

Dear Ms. Rodvien, Pickard and Hummer:

Thank you for supporting and stewarding this important bill forward in 2023. As you know, the Housing Commission of Anne Arundel County provides affordable housing resources to over 3,200 families on an annual basis and rarely is able to secure affordable, viable, safe and quality housing for each of them. Anne Arundel County is a very expensive county to live in, and families on limited income and resources struggle tremendously to find a quality lifestyle considering the economic prosperity of the county.

We currently have over 27,000 families on our waiting lists! As county leaders, we are **NOT** hitting the mark on finding creative, realistic, safe and quality options for these families to be able live, work and raise their families in our county. We are **NOT** even close! There are a number of impediments to fair and equitable housing staring the county in the face that can only be repaired or changed by the County Council. Many other jurisdictions have already faced legal battles over similar issues, and our county needs to implement creative strategies to ensure those battles do not occur here.

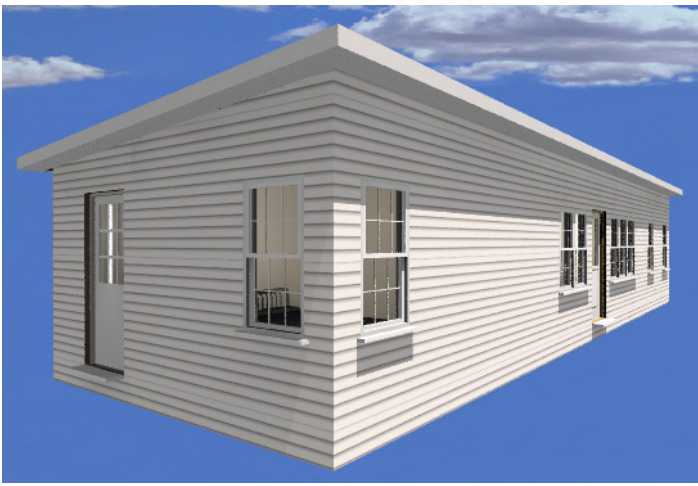
Developing new affordable housing is the most expensive option and often creates backlash and nimbyism from neighbors and advocates. Land and resources in Anne Arundel County makes acquisition and construction very difficult. The timeline on building affordable housing can take as long as 5 years from conception to servicing citizens. Moreover, developable land that is available and open under Adequate Public Facilities requirements is nearly non-existent. This is another impediment that must be addressed soon.

However, finding creative, less costly options that quickly create new and affordable housing such as Bill 6-23 makes better sense! This legislation will pave the way for owners to create accessory housing for elderly family members, students, young business professionals and friends that would otherwise be homeless or under-served with a housing option that was not previously available. This level of creative of affordable housing development works, and has a proven record of accomplishment in other jurisdictions. We believe this will take stress off all county service providers who struggle daily to find solutions and remedies to our affordable housing crisis. Yes, we do have a crisis!

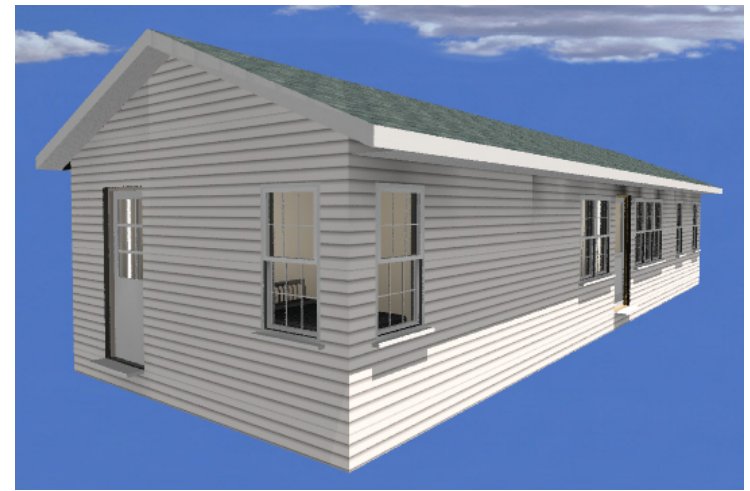
Please know that our agency supports and rewards the county council for stepping up and addressing these serious issues in our county. This bill is just one of many possible avenues to begin to make life better for our citizens on limited or restricted financial resources. You may contact me at ccmartin@hcaac.org or at 410-222-6208 with any questions or concerns.

Sincerely,

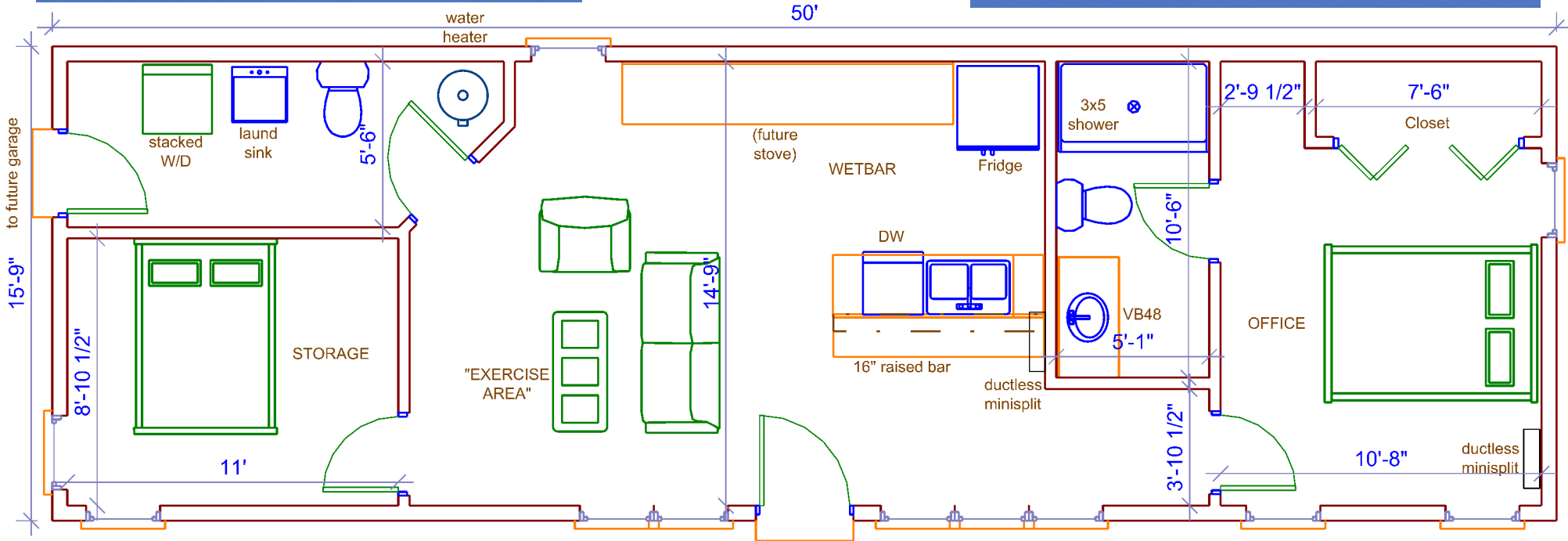
Clifton C. Martin,
Chief Executive Officer



Shed Roof



Gabled Roof

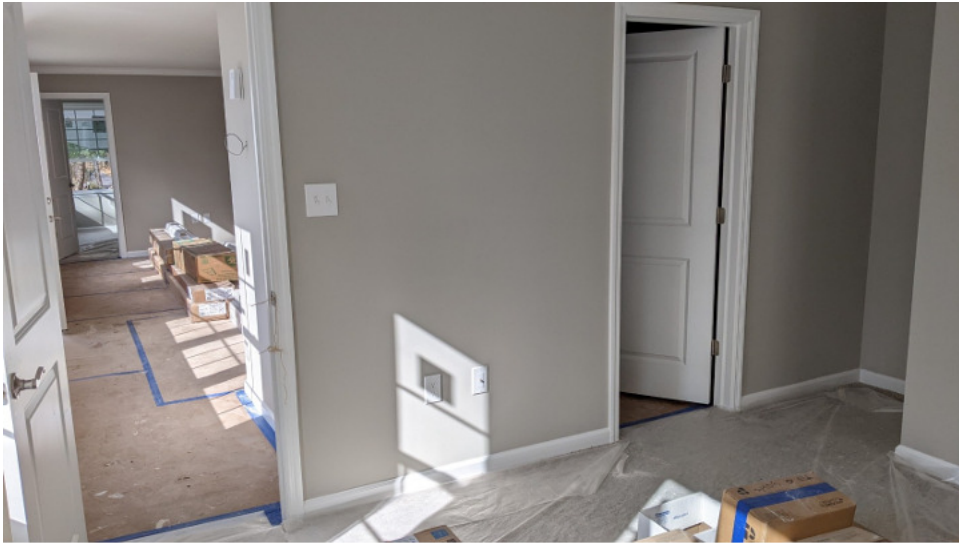


ZEBRON OFFICE COTTAGE v.2 07.08.22

Concept: not for permitting/AA Co review

PERMITTING: shall reflect conformance to AA Co Accessory Residential Structure guidelines





Bill 6-23

Accessory Dwelling Units- Subdivision& Development-Zoning

Emily R. Legum

2531 Lyon Drive

Annapolis, Maryland 21403

As an educator in both the public and independent schools in Anne Arundel County for four decades, I write in support of the ADU bill6-23. I have witnessed very talented teachers, counselors and administrators leave the area because of the exorbitant cost of housing. I have watched as many have tried to balance two jobs in order to provide their families with adequate housing. Accessory Dwelling Units (ADU's) provide alternative living space for those citizens who choose to serve the community.

ADU's can and could be an effective tool in providing accessible, comfortable and desirable living spaces. They are beneficial for homeowners, renters and the community at large. For homeowners they can provide much-needed annual income. For example, income from an ADU can help a homeowner qualify to buy a home or provide additional income. This is especially important for seniors who are on a fixed income. At the same time, ADUs offer young people entry-level housing choices. Renters also benefit from ADU's by providing affordable housing costs as well as shorter commute times by increasing the odds of living near their work, school and services. Finally, ADU's work well for the smaller childless households which now account for nearly two-thirds of all households in the U.S.

The community also benefits from ADU's. They prevent urban sprawl by reducing the pressure on state and local governments and developers to create new housing thus reducing the impact on local utilities, the environment, climate and much needed services.

I urge you to pass Bill-6-23.

Respectfully,

Emily R. Legum



ANNE ARUNDEL AFFORDABLE HOUSING COALITION

Anne Arundel Affordable Housing Coalition Supports Changes for Accessory Dwelling Units and urges Passage of Bill No. 6-23

The Anne Arundel Affordable Housing Coalition is a well-established advocacy organization which supports efforts to increase affordable housing opportunities in Anne Arundel County. The Coalition has a membership of over 50 nonprofit organizations, companies, and individuals who represent virtually all of the key County entities involved in affordable housing, and our members bring extensive expertise and experience. Coalition Board members, names and organizations attached, have voted unanimously to support Bill No. 6-23 to broaden and improve the existing ADU legislation.

The Coalition greatly appreciates that lead sponsor and Council Member Lisa Rodvien came to the fall Coalition Board meeting to discuss her intent to make changes in the County's existing ADU law. That is the type of consultative process that allows the Coalition members to both receive and provide information that makes for good legislation such as this. Thank you Council Member Rodvien and the other bill sponsors, and County Executive Pittman, for delivering on campaign commitments you made to increase affordable housing at the Coalition Candidates Meeting. We are, of course, also delighted that County Executive Pittman recently announced \$6 million in new funding for affordable housing with exciting new uses.

The proposed ADU bill makes several very useful changes that the Coalition enthusiastically supports, including allowing ADUs to be both attached and detached structures, to be exempt from impact fees and conditional use approval, and removing some of the existing parking requirements. Allowing ADUs in the previously restricted R-22 zone and requiring an owner occupant in either the ADU or main house are also excellent changes.

Bill No. 6-23 will provide another way to deliver smaller and less expensive rental housing in Anne Arundel County, allowing rental housing to be located in neighborhoods that can promote some greater diversity of housing types and residents, and to make homeownership more affordable for the property owners. All these changes merit support. It will be just one of the many tools needed to reach the goals of making the County a good place for all.

Anne Arundel Affordable Housing Coalition urges its prompt passage and implementation and look forward to working with you on additional affordable housing initiatives ahead.

Respectfully submitted by Trudy McFall, Chair, on behalf of the AAAHC Members.

Submitted February 21, 2023



ANNE ARUNDEL AFFORDABLE HOUSING COALITION

AAHC Board Members

Trudy McFall, Homes for America, Chair

Kathy Ebner, Homes for America, Vice Chair

James Sylvester, Arundel Community Development Services, Inc., Treasurer

David Schultz, Neighborhood Solutions LLC, Secretary

Heather Cassity, The Light House, Inc.

Hank Coleman, Hamel Builders

Miranda Darden-Willems, Maryland Affordable Housing Coalition

Mary Grace Folwell, Ballard Spahr

Diane Haislip, Housing Commission of Anne Arundel County

Erin Karpewicz, Arundel Community Development Services, Inc.

Brian Lopez, Osprey Property Company

Melissa Maddox-Evans, Housing Authority of the City of Annapolis

Julie McCabe, Homes for America

Michael Pitchford, Community Preservation and Development Corp

Jonathon Rondeau, The Arc Central Chesapeake Region

Corine Sheridan, Berkadia Affordable Housing

Patrick Stewart, Pennrose

Theresa Wellman, Housing Authority of the City of Annapolis

February 16, 2023

Anne Arundel County Council
44 Calvert Street
Annapolis, MD 21401

RE: Bill 6-23 — Subdivision and Development – Zoning – Accessory Dwelling Units

Dear Anne Arundel County Council Members,

I am writing to express my strong support for the legalization of accessory dwelling units (ADUs) in Anne Arundel County, Maryland. ADUs, also known as granny flats, in-law units, or backyard cottages, are self-contained living spaces located on the same lot as a single-family home. By legalizing ADUs, Anne Arundel County can provide a range of benefits for its residents and community.

Firstly, ADUs can offer affordable housing options for residents in the county. As the cost of living continues to rise, it has become increasingly difficult for many families to afford housing. ADUs provide an opportunity for families to create a rental income stream or to house a family member, providing a more affordable option to homeownership. Legalizing ADUs in the county will help to diversify housing options and ensure that residents of all income levels have access to safe and affordable housing.

Secondly, ADUs can increase the availability of rental units in the county. This is particularly important given the current shortage of affordable rental housing in the area. By legalizing ADUs, property owners can offer additional rental units to tenants, easing the strain on the existing housing market. This is especially important for people who work in the county but cannot afford to live there, as it would provide more options for them to find suitable housing.

Thirdly, legalizing ADUs can help to address the issue of housing density in the county. With the population of Anne Arundel County expected to grow over the coming years, it is essential that the county takes steps to increase the density of housing in a sustainable way. ADUs offer an opportunity for property owners to maximize the use of their land without the need for additional construction. This can help to increase the supply of housing without compromising the character and integrity of the community.

In conclusion, legalizing ADUs in Anne Arundel County is an important step that can provide significant benefits for residents, the community, and the local economy. I urge you to consider the benefits of ADUs and take action to legalize them in the county.

Thank you for your attention to this matter.

Sincerely,

Marygrace Fitzhenry
Government Affairs Director
Anne Arundel County Association of REALTORS®
marygrace@aacar.com | 410-935-3161