



Maryland

DEPARTMENT OF PLANNING

ADU Task Force Meeting Notes

September 19, 2023

Member attendance

Delegate Vaughn Stewart - virtual
Secretary Rebecca L. Flora, AICP – Task Force Chair
Theo Williams
Lori Parris - virtual
Amy Moredock
Jason D. Gaston III - virtual
Dan Hoff
David S. Thaler
Tiffany Harris
Quinn Griffith - virtual
Deborah Buelow
Priscilla Kania
Mandy Gitt
Jennifer Ray
Lisa Belcastro - absent
Isabella Shycoff
Chelsea Hayman – absent

Secretary Flora began the meeting by welcoming the task force members to the first committee meeting and the Task Force members introduced themselves.

The Task Force discussed the purpose and charge of SB 382 by delving into the language of the bill and identifying key terms and definitions. Secretary Flora emphasized the importance of focusing on the requirements of SB 382 as being the Task Force’s highest priority. The Task Force may explore other topics related to and integral to Accessory Dwelling Units (ADU). She also noted the charge does not include changing local zoning because that is the responsibility of the local jurisdiction.

The Task Force discussed expected deliverables, which include an activities report, due on November 1, 2023, and a findings and recommendations report due to the General Assembly and the Governor by June 1, 2024. The Task Force discussed how it can measure the impacts of ADU development. SB 382 did not come with funding, which may lead to a more qualitative analysis, especially regarding the ‘impacts on local housing markets’ language of the bill.

What we heard from the Task Force upon introductions - The diverse Task Force membership indicated that interest in ADU in the rural, suburban, and urban environs spans from welcoming to some reservation. Nimbyism, zoning, homeowner association covenants, fear of unintended consequences on

the community, and finally a lack of political will act as barriers to the development of ADUs. Unintended consequences of ADUs include a negative impact on public services, such as parking availability and trash pick-up. ADUs could support an aging population, provide affordable housing, reduce sprawl, and increase the supply of housing for disabled individuals. ADUs could support housing for equity and inclusiveness if planned near transportation hubs. The team recognizes that ADUs are not a “silver bullet”, but a tool to address the housing crisis due to the high cost of living in Maryland.

Timeline - Expect monthly meetings generally, with actual dates TBD. Mr. Thaler offered a conference room. Ms. Kania offered the AARP in Annapolis as a possible location for future meetings.

Background and Research – Joe Griffiths provided a presentation on the Maryland Department of Planning staff preparations for the Task Force, including research related to zoning in Maryland, the 2020 Maryland Housing Needs Assessment & 10 Year Strategic Plan, Maryland Inventory of ADU Ordinances, ADU Legislation in Other States, the results of the Planning Contacts Survey, and ideas on Research Topics/Methods. The Task Force responded to the presentation and demonstrated a wealth of knowledge during the discussion, a summary of which is captured below.

Research Topics/Methods

- How do we share information among the tasks force in a common and accessible location? Google Drive or SharePoint? Can we create a Drop Box? TBD
- Can local zoning be overridden by the state? (Priscilla Kania) Amy Morelock responded that a common saying is “locals can be more restrictive but cannot be less restrictive. “
- How do we measure impacts on the local housing markets? We do not have funding, so this may result in a qualitative analysis. Without permit data, it may not allow for a quantitative approach.

Task Force Discussion

- Logistics
 - Need to show virtual Task Force members on the main screen so in person members can see them.
 - Bring speakers so virtual panelists can be heard.
- It may be possible to track the number of ADUs being permitted based on the current tacking on WWTP Equivalent Dwelling Units being issued – Amy Moredock
 - Amy also stated annual reports may be a source of info.
 - As well as WWTP nutrient load limits being a barrier.
 - Amay offered tracking data based on their permitting system, where they define the ADU.
 - Amy offered data on traffic through their consultant PlacerAI that reveals where travelers are going in your community.
 - State building requirements are also a big barrier (e.g., sprinklers)
 - Bay Association of Realtors analysis
 - Unintended use of ADU’s in short-term rental
- Multiple TF members stated they want the group to “do something about” ADU development and not just talk about it or make recommendations.
- Updating the Maryland Housing Needs Assessment might be a source by which a qualitative analysis of ADUs on the housing market.

- The high cost of living in MD is causing people to leave the state and the ADU might be an affordable alternative for young people and the elderly.
- Can the ADU be another tool to support the trend toward multigenerational families?
- Does the ADU have a place in the TOD environment?
- Is the relationship between ADUs and the Short-Term Rental relevant to SB 382?
- Should ADUs only be available to family members?
- Parking could be an issue for ADUs in the urban environment.
- An inventory of services that ADUs impact should be considered?
- City of Phoenix study – Mr. Gaston (Received and in folder)
- How do ADUs impact water resources?
- Let’s distinguish between tiny housing and ADUs.
- What are the barriers to ADUs? Create a comprehensive list. (Delegate Stewart)
- How much does it cost a homeowner to provide an ADU? Create scenarios? (Jennifer Ray)
- A model ADU ordinance could be a goal set by the task force. (David Thaler)
- Over regulation of ADUs could result in “workarounds” resulting in illegal dwellings.
- The building code requirements for sprinkler systems and environmental code requirements for water and sewer or septic, stormwater management, critical areas may be barriers for ADU construction.
- Impact fees need to be assessed for ADUs, and the fees may vary from jurisdiction to jurisdiction.
- Should the Task Force establish guidelines for the development of ADUs?
- David Thaler said Salisbury is an easy jurisdiction to work with
- Need to provide guidelines for accessibility (Mandy Gitt)
- Don’t forget sustainability and health, including groundwater depletion (Deborah Buelow)
- Create a OneDrive folder to share with the Task Force
- Engage with SDAT to determine how ADUs impact appraisals/assessments (Theo Williams)
 - Who should we invite as guest speakers?
- Look for other model ordinances and studies completed by states measuring impacts or ADU development (David Thaler)
 - David also suggested we seek sponsorships.

Public Comment

- The Task Force needs legal counsel.
- Familial requirements not practical (College Park resident)
- Great Outdoor Cottages: Factory making ADU “cottages” and has placed some in Worcester Co. Can build 5 per day.

Next Steps – A meeting schedule will be established, and the locations may change depending on schedules. The October meeting is yet TBD, and the following monthly meeting dates are only tentative.