

ADU Policy Task Force Meeting and Research Plan: November 28, 2023

Meeting Date	Focus Area(s)	Prior to Meeting Research/Work Product	During Meeting Research/Deliberation	SB 382 Deliverable/Focus	Core Objectives. Task Force will...	Assisting Task Force Members
11/28/2023	Housing Market Analysis	Develop housing market analysis approach	Task Force discussion	<ul style="list-style-type: none"> Impacts on Local Housing Markets Neighborhood Livability 	<ul style="list-style-type: none"> Construct the workplan for completing a qualitative ADU housing market analysis 	
	By-Right vs Conditional/Special Exception	Practical issues and inventories analysis. Public comment analysis	Task Force discussion	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues 	<ul style="list-style-type: none"> Develop preliminary legislative and policy recommendations related to zoning use and approval processes Compile a list of best practices for local governments that address the practical issues associated with zoning ordinance use allowances 	
12/19/2023	Lot Requirements	Practical issues and inventories analysis. Public comment analysis Survey to builders/developers/architects	Panel discussion with Planning Directors who have recently implemented ADU zoning changes*	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues 	<ul style="list-style-type: none"> Compare, contrast, and measure the ADU ordinance provisions and regulations of Maryland jurisdictions and their impacts on ADU construction Develop preliminary legislative and policy recommendations related to zoning ordinance lot requirements Compile a list of best practices for local governments that address the practical issues associated with lot requirements 	Amy Moredock Lori Parris Theo Williams Priscilla Kania
1/16/2024	ADU Design, Building Codes	Practical issues and inventories analysis. Public comment analysis Focus group/interviews with ADU owners/residents/accessibility and aging advocates*	Task Force discussion Guest speaker as available*	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues 	<ul style="list-style-type: none"> Discuss and examine the input of ADU owners, ADU residents, and accessibility and aging advocates and evaluate how it informs Task Force recommendations Develop preliminary legislative and policy recommendations related to ADU design and building code requirements Compile a list of best practices for local governments that address the practical issues associated with ADU design and building code requirements 	Deborah Buelow Chelsea Hayman Isabella Shycoff Mandy Gitt
2/20/2024	Parking, Community Facilities, Code Enforcement	Practical issues and inventories analysis. Public comment analysis Develop ADU scenarios* Survey to environmental groups*	Scenario analysis/discussion Panel discussion with community associations and HOAs*	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues Neighborhood Livability 	<ul style="list-style-type: none"> Analyze scenarios to test the implications and details of ADU ordinance provisions, practical issues, and best practices Evaluate the impact of ADUs on neighborhood livability, community facilities, and the built environment Develop preliminary legislative and policy recommendations related to ADUs, neighborhood livability, and community facilities Compile a list of best practices for local governments that address the practical issues associated with ADUs, neighborhood livability, and community facilities 	Jennifer Ray James Gaston Quinn Griffith Tiffany Harris

* Indicates research methods with which Task Force members will assist. Assistance includes recruitment, organization, attendance, and other tasks as needed

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3/19/2024	Utilities and Fees	Practical issues and inventories analysis. Public comment analysis Focus group/interviews with housing organizations and advocates*	Task Force discussion	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues Impacts on Local Housing Markets 	<ul style="list-style-type: none"> Discuss and examine the input of housing organizations/advocates and environmental groups and evaluate how it informs Task Force recommendations Evaluate the impact of ADUs on utilities and infrastructure capacity Evaluate the impact of development fees on the construction, viability, and affordability of ADUs Develop preliminary legislative and policy recommendations related to ADUs, utilities, and development fees Compile a list of best practices for local governments that address the practical issues associated with ADUs, utilities, and development fees 	Daniel Hoff Del Vaughn Stewart Sen Mary Washington David Thaler
	Affordability	Practical issues and inventories analysis. Public comment analysis	Guest speaker as available*	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues Impacts on Local Housing Markets Neighborhood Livability 	<ul style="list-style-type: none"> Develop preliminary legislative and policy recommendations related to ADUs and housing affordability Compile a list of best practices for local governments that address the practical issues associated with ADUs and housing affordability 	
4/16/2024	Housing Market Analysis	Practical issues and inventories analysis. Public comment analysis Intern literature review and analysis Compiled housing market analysis input	Task Force discussion	<ul style="list-style-type: none"> Legislative and policy recommendations Best Practices Practical Issues Impacts on Local Housing Markets Neighborhood Livability 	<ul style="list-style-type: none"> Discuss and evaluate the findings of the qualitative housing market analysis Evaluate previously developed legislative and policy recommendations, as well as best practices, against findings of the qualitative housing analysis 	
5/21/2024	Final Report Review		Task Force discussion		<ul style="list-style-type: none"> Discuss and evaluate draft final report to Governor and General Assembly Approve and prepare final report to Governor and General Assembly 	

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