

**From:** Austin Mulder

**Sent:** Monday, December 2, 2024 9:47 AM

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**Subject:** Support for Two-Story Accessory Dwelling Units in Hamilton

**External Email:** Use caution with links and attachments

Good morning,

I hope this email finds you well. My name is Austin Mulder, and I am a resident of Hamilton in Ward 3. I am writing to express my strong support for allowing two-story Accessory Dwelling Units (ADUs) within our city.

As Hamilton continues to grow and evolve, addressing housing affordability and availability is paramount. ADUs provide a sustainable, low-impact solution to increase housing supply while preserving the character of existing neighborhoods. Allowing two-story ADUs will maximize the potential of smaller lots and help families create multigenerational living spaces or additional rental units, fostering a more inclusive and diverse community.

In particular, two-story ADUs have the potential to increase the availability of two- and three-bedroom rental units at a time when much of the primary focus for developers has shifted to smaller, lower-bedroom-count units. This shift has created a gap in the rental market, leaving larger families with fewer housing options. Allowing for two-story ADUs would ensure that Hamilton maintains a diverse rental market with options for families of all sizes, improving quality of life and ensuring that renters—regardless of household size—have access to suitable homes.

Key benefits of supporting two-story ADUs include:

- **Increased Housing Options:** These units can provide affordable rental opportunities for young professionals, students, seniors, and larger families, addressing a critical need in the current housing market.
- **Efficient Land Use:** Two-story units make optimal use of limited urban land, aligning with Hamilton's growth and density targets.
- **Economic Empowerment:** Homeowners can generate rental income, making homeownership more affordable and accessible.
- **Diversity in the Rental Market:** By adding more two- and three-bedroom units, two-story ADUs help maintain optionality and support families who require larger living spaces.
- **Environmental Sustainability:** ADUs promote sustainable living by utilizing existing infrastructure and reducing urban sprawl.

I encourage City Council to embrace this policy change and implement clear, supportive guidelines for two-story ADUs, ensuring they complement the city's zoning requirements while contributing positively to the community fabric.

Thank you for considering this important issue. I would be happy to discuss this further or provide additional insights as a resident and advocate for smart urban development.

Sincerely,

Austin Mulder