

Maryland Department of Planning Report on Land Use Programs to the Maryland Commission on Climate Change

Program Description

Maryland's 2030 Greenhouse Gas Reduction Act Plan includes two programs designed to minimize greenhouse gas (GHG) emissions through the management of future land development, including reducing emissions through smarter growth and land use/location efficiency, and Priority Funding Area (PFA) related benefits. The Maryland Department of Planning (Planning) is the lead agency for these efforts, which involve the private sector, various agencies, and commissions at all levels of government within the state.

To promote smart growth and land use efficiency, Planning:

- Provides data analysis and forecasting as part of its technical assistance to local and state governments to promote smart growth and land use efficiency. The assistance utilizes a variety of data sets and analytical tools, such as Planning's parcel database, U.S. Census Bureau information, land use/land cover data, and modeling
- Assists local planning departments and commissions as they prepare their comprehensive plans for orderly and compact growth of their communities
- Supports local governments with infill and redevelopment projects in existing communities, utilizing various best planning practices to help revitalize and attract new development to these areas
- Contributes to various state, regional, and local transportation planning processes to promote integration of land use and transportation and multimodal transportation systems to help reduce GHG emissions
- Develops online tools, such as the Transit Station Area Profile Tool, created in partnership with the Maryland Department of Transportation (MDOT), to facilitate local and business access to data and information needed to succeed with Transit Oriented Development activities

Planning manages or administers the following existing programs to support this effort:

Smart Growth Subcabinet

- Makes periodic recommendations to the Governor regarding changes in state law, regulations, and procedures needed to create, enhance, support, and revitalize sustainable communities across Maryland
- Facilitates interagency coordination to ensure successful statewide community reinvestment and compact development initiatives through implementation of the recommendations from the Maryland Sustainable Growth Commission's Reinvest Maryland 2.0 report and the strategies associated with the state development plan, *A Better Maryland*

- Supports and maintains the interactive Reinvest Maryland 2.0 website to illustrate how jurisdictions can promote compact development using smart growth tools offered by Subcabinet agencies and demonstrates how others have used these tools to revitalize their communities

Maryland Smart Growth Coordinating Committee

- Identifies regional growth and development issues for the Subcabinet and advises on the local impacts of state policies and laws
- Recommends ways to collaborate on planning between state agencies and local governments and coordinate growth and development among jurisdictions
- Reviews statewide efforts to implement the state growth plan, and the state plans for transportation and housing
- Facilitates the review of state programs and development of tools and recommendations through the Reinvest Maryland 2.0 effort to assist Maryland's counties, towns, and communities to accelerate infill, redevelopment, and revitalization

Sustainable Communities Act of 2010

- Established the Sustainable Communities designation to strengthen reinvestment and revitalization
- Simplified the framework for designated revitalization target areas in the Community Legacy and Neighborhood BusinessWorks programs
- Requires the MDOT to consider Sustainable Communities as it annually considers the Consolidated Transportation Program

2009 Legislative Suite (HB294/SB273, HB297/SB280 and HB295/SB276)

- Incorporation of the 12 planning visions in local comprehensive plans
- Development of local land use goals
- Consistency of local land use ordinances with comprehensive plans
- Submittal of local annual reports

PFA's

- Maryland law directs the use of state funding for roads, water and sewer plants, economic development, and other growth-related needs toward PFAs, recognizing that these investments are the most important tool the state has available to influence smarter, more sustainable growth, and development.

Program Objectives

By better managing growth, local communities can maximize the efficiency of their development patterns and contribute to a reduction in Maryland’s GHG emissions. Smart growth promotes local decision making regarding compact, mixed-use development that maximizes mobility and housing choices. It also encourages new development and redevelopment in areas with existing or planned infrastructure. This helps preserve vegetated/forested lands, which sequester carbon, and protects agricultural land, while helping to increase the economic competitiveness and fiscal performance of local communities. It should be noted that many local governments in Maryland are increasingly implementing these kinds of land use policies and programs.

Implementation Milestones

The land use programs do not include specific implementation milestones. The estimate of potential emission reductions in Maryland as a result of the programs is based upon Maryland achieving an aspirational goal of 75% compact development between 2021 and 2030. This annual report allows for a periodic check-in to determine if Maryland is on-track with achieving this goal. The compact development statistic is derived through the following calculation: $A + (B \times C \times D)$, where A, B, C and D are defined as:

A - Share of year’s multi-family housing in Maryland

B - Share of year’s single-family housing

C - Percent of year’s single-family housing on parcels within the PFA

D - Percent of year’s single-family housing on parcels within the PFA that are 0.25 acres or less

Estimated Emission Reductions for CY21

Data through 2021 indicates that Maryland achieved 75% compact development for the 2011-2020 planning period. For comparison, for the decade 2001-2010, Maryland achieved an average of 62.5% compact development, and for the decade 2011-2020, Maryland achieved an average of 75.1% compact development.

Table 1. Compact Development in Maryland 2021

	2001-2010	2011-2020	2021
Multi-Family Share	23.6%	35.9%	37.2%
Single-Family Share	76.4%	64.1%	62.8%
Percent Res. Dev. Inside of PFA	77.8%	82.9%	81.6%

Percent Single-Family Res. Dev. Inside of PFA	70.9%	73.4%	70.6%
Percent Res. Dev. on <=.25 acres in PFA	80.3%	89.7%	90.6%
Percent Single-Family Res. Dev. on <=.25 acres in PFA	71.8%	83.1%	82.7%
Compact Development	62.5%	75.1%	73.9%

The portion of the GHGs prevented through CY21 is estimated to be 0.064 MMtCO₂e since one-tenth of the planning period (2021-2030) has passed with approximate achievement of the 75% compact development goal in 2021. If the aspirational goal of 75% compact development between 2021-2030 is achieved, then a total of 0.64 MMtCO₂e GHGs will be prevented at the end of the planning period,

Note: The method to estimate GHG reductions from compact development is based on best practice research entitled, “CO₂ Reductions Attributable to Smart Growth in California,” Reid Ewing and Arthur C. Nelson, January 2010. Also, Planning is working to improve the data quality of the sources used to inform the compact development statistic, specifically, by ensuring that more local governments update their PFAs to reflect all locally designated growth areas that meet the PFA criteria, and by working to obtain multi-family development data that reflects actual versus proposed construction.

Enhancement Opportunities

Given that Maryland is close to achieving its 75% compact development goal for the 2021-2030 planning period, and achieved this goal for the 2011-2020 planning period, the appropriate programs and tools are in place for Maryland to continue achieving success in this area.

Funding

Of the existing land use programs, Planning manages or administers five that require direct funding. In FY22, \$9 million was appropriated for the Maryland Historic Revitalization Tax Credit Program, \$5.1 million for the Maryland Heritage Areas Authority Grant Program, \$300,000 for Historic Preservation Non-Capital Grants, \$600,000 for Historic Preservation Capital Grants, and \$1 million for African American Heritage Preservation Grant Program.