



# 2018

## Local Government Annual Reporting

MARYLAND DEPARTMENT OF



PLANNING



# Measures and Indicators Report

## Local Jurisdictions Reporting

Section 1-208(e) of the Land Use Article requires the Maryland Department of Planning (Planning) to report on the smart growth goals, measures, and indicators submitted by each jurisdiction with planning and zoning authority. The indicators provide an annual snapshot of growth-related changes and the amount of permit activity within the state’s identified investment areas, Priority Funding Areas (PFAs), along with remaining development potential and local farmland preservation. Jurisdictions that issue more than 50 new residential permits within the reporting year must also report on the amount, share, net density and location of new residential development and intensity of commercial development. An interactive map of all locally designated PFAs can be accessed at [mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html](http://mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html).



## Background

2018 marks the tenth-year that counties and municipalities meeting these criteria submit annual reports, which are required to be filed by July 1, and include data from the previous calendar year. For the calendar year 2017 reporting period, Planning received 51 annual reports reflecting activity in 17 of 23 counties (see map above) and 34 municipalities. The table below lists the reporting activity for the past five years. It shows a 26 percent decrease in the number of reports received in 2018 compared to 2017.

Year	No. of Reports	Counties Reporting	Municipalities Reporting
2018	51	17	34
2017	70	18	52
2016	97	20	77
2015	56	15	41
2014	70	16	54
2013	100	21	79

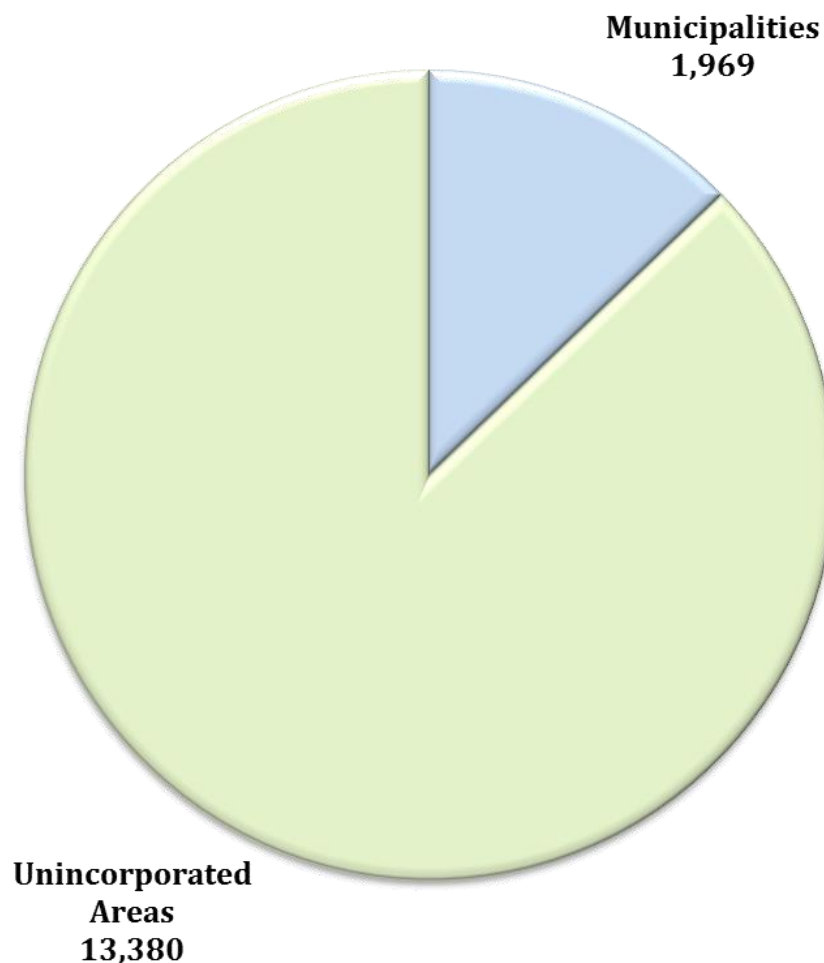
The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes the 23 counties, Baltimore City and 108 municipalities. In 2019, staff will continue to work with local governments to maintain the consistency of the data and increase the level of participation.

### **Residential building permits reported**

Section 1-208(c)(3)(ii) requires that all jurisdictions provide documentation to Planning when fewer than 50 building permits for new residential units are issued in a calendar year. If more than 50 building permits for new residential units are issued, jurisdictions must also provide specified data to include the amount of residential and non-residential growth inside and outside the PFA. Of the 17 counties reporting, 15 issued 50 or more new residential building permits. Of the 34 municipalities reporting, only five reported 50 or more new residential building permits.

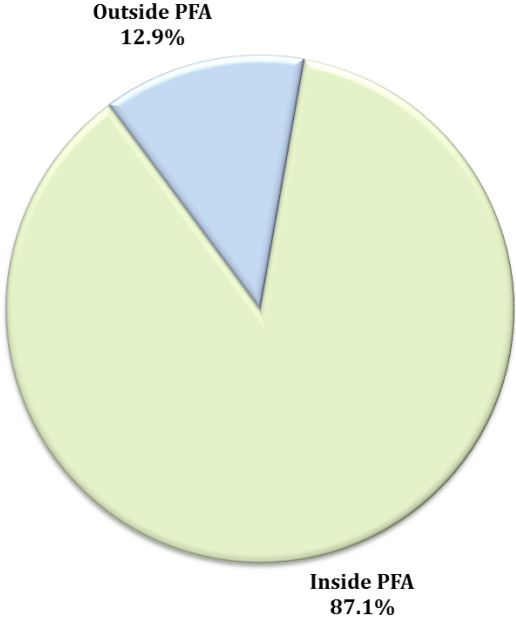
Based upon the data reported, 15,349 new residential permits were approved in 2017 by the 51 jurisdictions submitting annual reports, of which 13,380 were issued in unincorporated areas and 1,969 in municipal areas.

## **Total Reported Permits Issued in 2017**



Of the jurisdictions reporting new residential permits in relation to PFAs, 87.1 percent (12,632) were approved within PFAs in 2017.

### New Residential Permits Reported Inside and Outside of Priority Funding Areas 2017



Counties reporting new residential building permits inside and outside of PFAs continue to demonstrate mixed results. Anne Arundel and Prince George’s counties reported the most new residential permits with 2,536 and 1,807, respectively. Ninety-eight percent were within the PFA. Baltimore (1,454), Montgomery (1,186), Howard (1,185) and Frederick (1,160) were the only other counties reporting 1,000 or more new residential building permits for calendar 2017, with 85.6 percent of new residential permits located within the PFA. Other counties reporting more than 500 new residential building permits included Harford (867), Calvert (687), Charles (666) and St. Mary’s (549). Other counties

with a high percentage of residential permitting inside PFAs include Queen Anne’s (93.4 percent), Baltimore (92.6 percent), Montgomery (92.1 percent), Howard (89.2 percent) and Harford (84.5 percent). Allegany, Kent and Garrett counties issued 25, 30, and 59 new residential permits, respectively, with a combined total of only 29 new residential permits inside PFA boundaries.

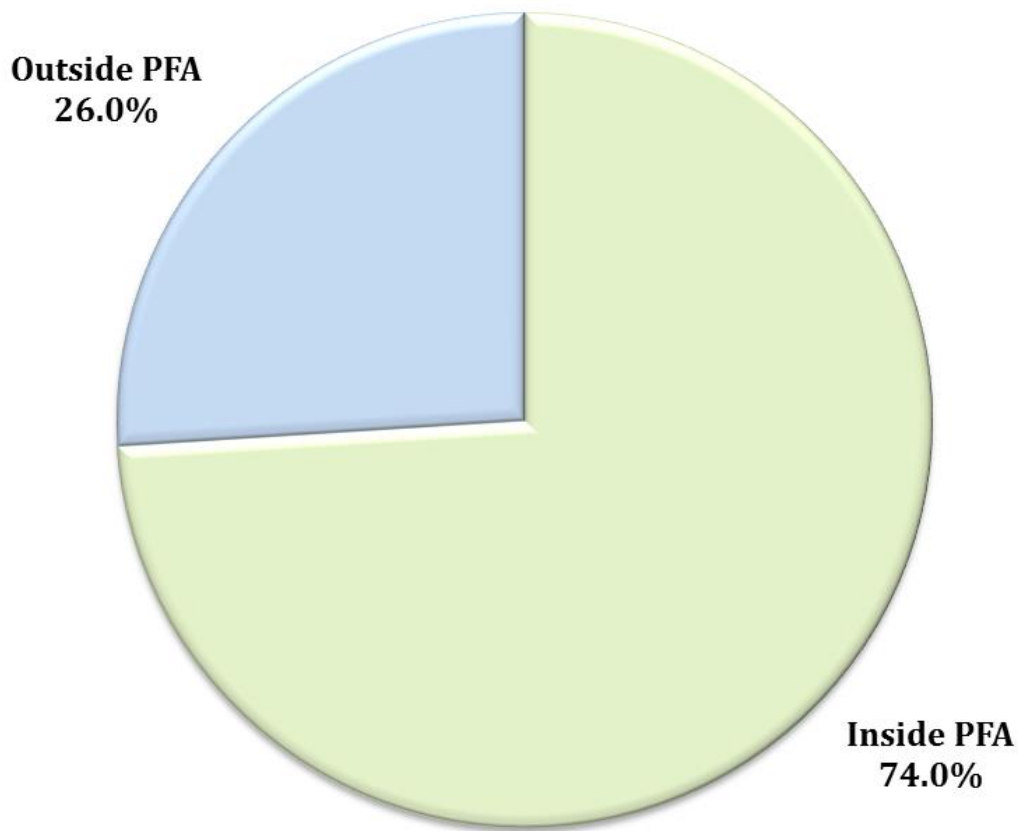


*All jurisdictions track and report how many residential permits are issued in a calendar year.*

### Residential building lots reported

Counties reporting their share of new residential lots created inside and outside PFAs also demonstrated mixed results. Anne Arundel and Montgomery counties reported more than 500 new residential lots (1,716 and 955 lots, respectively) for the year and identified that 61.9 percent (1,063) were located within the Baltimore County PFA and 99.4 (950) were located within the Montgomery County PFA. Of the 10 counties reporting, 74 percent (3,128) of newly approved lots (4,223) were located within their PFAs.

## New Residential Lots Reported (Counties) 2017



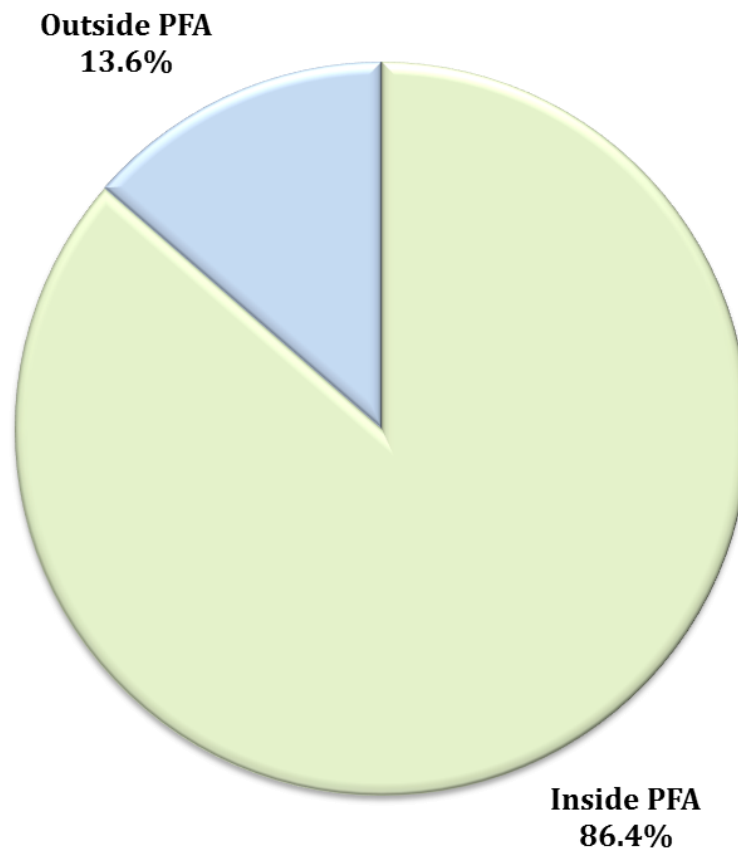
### Commercial building permits reported

In addition to residential development, counties also report commercial development. This includes both commercial and industrial use. Reporting counties had 12,526,099 square feet of new non-residential development in 2017. This amount is 7 percent less than the amount of new non-residential development reported in 2016. (See table below)

Year	New Non-residential Square Footage reported
2017	12,526,099
2016	13,634,563
2015	7,303,056
2014	3,960,011
2013	13,523,712
2012	5,865,247

Of the 10 counties reporting, 86.4 percent (10,822,896 square feet) of new non-residential development approved was located within PFAs, a 9.9 percent drop.

### New Non-Residential Square Footage (Counties) 2017



### Locally Funded Agricultural Land Preservation

Jurisdictions are required to report the number of agricultural acres that have been preserved using local resources. Local funding for agricultural preservation can come from a variety of local sources, such as transfer of development rights, building lot termination, local land trusts, and historic resource preservation and easement programs. In 2017, more than 5,410 acres of agricultural lands were preserved using local funding in the 12 counties that reported. This total does not include lands preserved for open space or other preservation programs. This brings the three year total (2015-2017) to more than 22,166 acres of agricultural lands preserved using local funding.

County	Locally Preserved Agricultural Acres
Anne Arundel	252.0
Baltimore	428.63
Calvert	259.42
Carroll	716.0
Cecil	348.78
Charles	319.0
Frederick	600.0
Harford	47.0
Howard	438.0
Montgomery	1013.6
Prince George's	391.0
Queen Anne's	597.0
<b>TOTAL</b>	<b>5,410.43 acres</b>



## Development Capacity Analysis

Each jurisdiction is required to prepare a development capacity analysis every 3 years or whenever there is a significant change in land use or zoning. In 2017, 11 counties provided updates in the number of units or lots that could be accommodated through land use or zoning, totaling a potential for 413,920 new residential units. Two counties and Baltimore City indicated that their development capacity analysis would be prepared in 2018/2019.

Jurisdiction	Maximum Number of Residential Units
<b>County</b>	
Allegany	County report in progress
Anne Arundel	County to update in 2019
Baltimore City	City report in progress
Baltimore	(2016) 14,427
Calvert	(2017) 14,912
Carroll	(2017) 26,036
Charles	(2016) 21,888
Frederick	(2017) 16,544
Harford	(2017) 15,375
Howard	(2017) 26,750
Montgomery	(2017) 7,963
Prince George's	(2016) 103,187
Queen Anne's	(2017) 18,407
Saint Mary's	(2016) 25,466
<b>TOTAL</b>	<b>413,920 units</b>



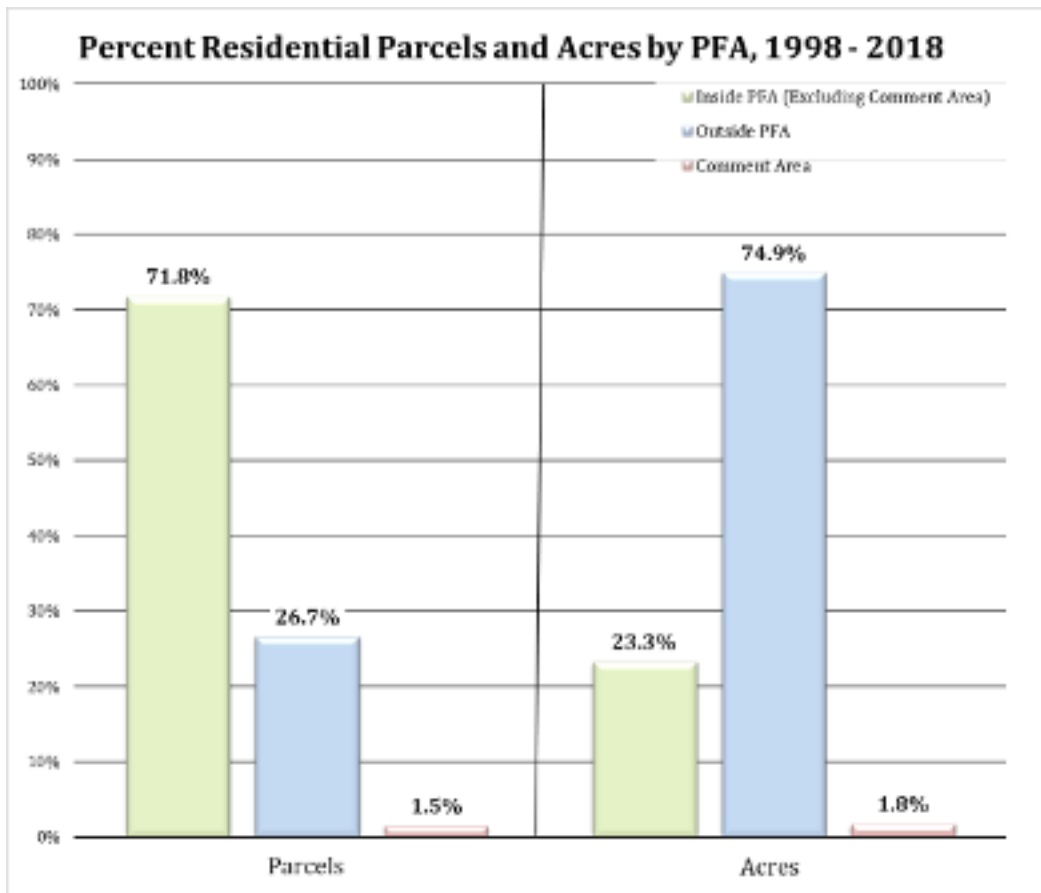
*The planned community of Westview South, on Buckeystown Pike in south Frederick County, is a Work-Live-Play development incorporating open space.*



## Statewide Indicators

In addition to reporting on indicators from local jurisdictions, several indicators are reported statewide since not all local jurisdictions are required to submit their own indicators. The following indicators are derived from Planning's parcel data and associated analysis, representing all areas of Maryland.

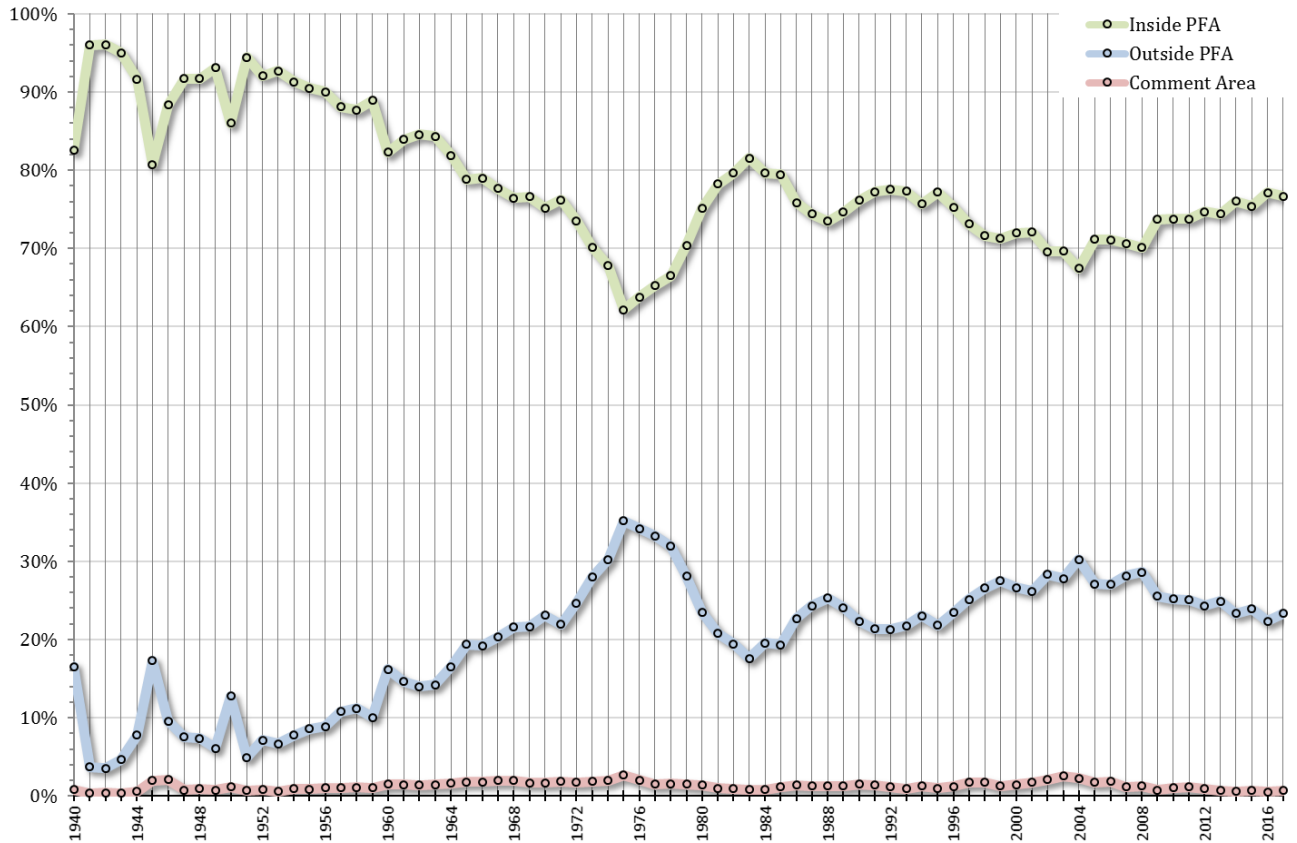
PFAs are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFAs are depicted in green; parcels created outside PFAs are depicted in blue.



Currently, there are approximately 1,203,019 acres of PFAs within Maryland, covering approximately 19 percent of the land area in the state. Of these areas, 67,357 acres are classified as PFA Comment Areas (areas designated as PFAs by jurisdictions that do not meet all the PFA criteria). Comment areas account for 5.3 percent of the total area of the PFA.

Planning maintains statewide geo-referenced parcel data. The following chart shows the trend of the location of residential parcels with respect to PFAs between 1940 and 2015.

**Percent of Improved Single Family Residential Parcels**



# Adequate Public Facilities Ordinance Report

Local jurisdictions with Adequate Public Facilities Ordinances (APFOs) are required to submit a report to Planning every two years to detail whether a local APFO has halted development or redevelopment in a PFA. The reporting requirement was approved by the Maryland General Assembly in 2009.

Local jurisdiction biennial reports on the impact of APFO restrictions in the PFA must contain information including:

- The location of the restriction;
- Infrastructure affected by the restriction;
- The proposed resolution of the restriction, if available;
- An estimated date for resolving the restriction, if available;
- The date a restriction was lifted, as applicable; and
- Terms of the resolution that removed the restriction.

Planning collected the first set of APFO biennial reports in calendar year 2010, reflecting activity in calendar years 2008 and 2009. The last round of APFO reports reflected activity in calendar years 2016 and 2017. The next round of APFO biennial reports are due July 1, 2020, for calendar years 2018 and 2019.

APFOs have been enacted by 14 counties and 26 municipalities. Of those, Planning received reports of APFO restrictions within PFAs from eight counties and one municipality for 2016-2017. A summary of this APFO data information is submitted in this report for calendar years 2016 and 2017.

Planning's report on the statewide impact of APFOs identifies:

- the jurisdiction reporting the restriction within a PFA;
- the facility type within the PFA that did not meet local adequate public facility standards; and
- the scheduled or proposed improvements to the facility in local capital improvement programs to remedy the restriction.

*Capacity for water, sewers, roadways, and schools are standard components of a local APFO.*



## Summary of Reported Restrictions for 2016–2017

Jurisdiction	Notes/Comments
<b>Counties</b>	
Anne Arundel	<p><b>2016–2017:</b> The county reported several restrictions for schools. As of April 24, 2017, four high schools were closed to additional development for the 2018 school year including: Annapolis; Arundel; North County; and South River high schools. Arundel and Crofton middle schools were closed for the 2018 school year. Twenty-six elementary schools were closed, six of which are in the Meade feeder district, four in the Old Mill feeder district, three in South River and North County feeder districts, two in Annapolis, Arundel, Broadneck, Glen Burnie, and Northeast feeder districts, and one in the Southern feeder district. For the restricted schools, projects remain on a waiting list until capacity is available or 6 years have elapsed, whichever comes first. In addition, the county reports unspecified upcoming Capital Improvement Plan (CIP) projects to relieve capacity constraints.</p>
Baltimore	<p><b>2016–2017:</b> The county reported restrictions at one high school, one middle school, and 30 elementary schools operating over the 115 percent state-rated capacity standard.</p> <p>The county closed Sanitary Sewer Overflows (SSO) #103 (Montbel Avenue) and removed the area of concern upstream of SSO #103 from the Basic Services Map.</p> <p>The county made the following additions to the Transportation Map:</p> <ul style="list-style-type: none"> <li>• Belair Road (Route 1)/Rossville Boulevard, LOS D from C</li> <li>• Pulaski Highway (US 40)/Rossville Boulevard, LOS D from C</li> </ul> <p>The county made the following Level of Service changes:</p> <ul style="list-style-type: none"> <li>• Goucher Boulevard/Putty Hill Avenue, LOS D to E</li> <li>• Joppa Road/Perring Parkway (MD 41), LOS D to F</li> <li>• Pulaski Highway (US 40)/66th Street, LOS F to D</li> </ul> <p>The 2016 Basic Services Transportation Map identified the E and F level intersections throughout the county, including seven failing roadway intersections (Level of Service, F) and two intersections at LOS E.</p>
Calvert	<p><b>2016–2017:</b> The county reported restrictions for the Northern High School, Northern Middle School and Beach Elementary School districts. These restrictions were anticipated to be resolved. The construction to replace Northern High School began in 2017. A new building was planned to be open in the fall of 2018 and was expected to provide some additional capacity for Northern Middle School. A feasibility study to replace Northern Middle School is scheduled for 2021. The restriction for the Beach Elementary School district is anticipated to be resolved when the school is renovated/expanded or replaced. Acquisition and design was anticipated to begin in FY18-19, with construction in 2020-2021. The restrictions will be lifted only when the capacity is reduced to below 100 percent of capacity, or when the proposed residential development has been restricted from recording final subdivision plats or obtaining final site plan approval for a period of seven years.</p>
Charles	<p><b>2016–2017:</b> One sewer pump station was identified in 2012 as a limited factor for growth. A CIP improvement was approved in 2013, but a timetable for completing the programmed improvements was not provided. No restrictions were reported in 2017.</p>

Jurisdiction	Notes/Comments
Frederick	<p><b>2016:</b> The county reported that 14 elementary, one middle and one high school are more than 100 percent of state-rated capacity. Three elementary school districts were more than 120 percent of the State Rated Capacity. Four of the affected elementary schools were in the City of Frederick. Seven elementary school renovations were included in the 2014 Educational Facilities Master Plan, with an estimated increase of more than 3,498 new seats. Two middle school renovations and two high school replacements are also planned but would not add capacity. Six elementary school, one middle school and one high school addition were programmed in the 2017-2022 CIP.</p> <p><b>2017:</b> The county reported that 13 elementary, four middle and one high schools are more than 100 percent of the state-rated capacity. Seven elementary school renovations were included in the 2017 Educational Facilities Master Plan, with an estimated increase of over 3,817 new seats. One middle school modernization and one addition project would add 300 seats. Two high school projects for modernization and one addition project would add 400 seats.</p> <p><b>Programmed School Projects – Frederick County CIP FY 2018-2023</b></p> <ul style="list-style-type: none"> <li>• Frederick High – new replacement school opened fall 2017</li> <li>• Sugarloaf Elementary – new 725 seat school to open fall 2018</li> <li>• Butterfly Ridge Elementary – new 725 seat school to open fall 2018</li> <li>• Urbana Elementary – replacement/addition to open fall 2020</li> <li>• Waverly Elementary – 200 seat addition to open fall 2021</li> <li>• East County Area Elementary – new school to open in 2023</li> <li>• Middletown Middle – renovation after 2023</li> </ul>

Jurisdiction	Notes/Comments
Harford	<p><b>2016:</b> The county reported that due to a deficit of supply from Winters Run, the Maryland Department of the Environment (MDE) and the Harford County Health Department stopped approving building permits within Maryland American Water Company's (MAWC) service area. The county may provide an additional 40,000 gallons per day (GPD) to MAWC through the existing West MacPhail Road metering station, which could allow for up to 114 equivalent dwelling units (EDUs) to be developed within MAWC's service area. This amendment is in effect through 2018. It provides MAWC time to construct the ultimate solution of an impoundment to provide a safe and reliable water supply sufficient for the entire approved service area. The proposed improvements are currently in the design phase.</p> <p>The county reported that five pumping stations do not have any additional reserve capacity and that may impact future development near these pumping stations including Brentwood Park Sewage Pumping Station (S.P.S.), Dembytowne/Hanson Road Petition S.P.S. (2), Dembytown/Hanson Road Petition S.P.S. (3), Forest Greens S.P.S. and Harford Square S.P.S. Sanitary sewers in the Bynum Ridge subdivision were also at capacity.</p> <p><b>2017:</b> Harford County and MDE reached agreement with the MAWC to supply an additional 40,000 GPD to the service area. The county may approve up to 114 new EDUs within the service area. This increase provides time to construct the ultimate solution of an impoundment to provide a safe and reliable water supply, sufficient for the entire approved service area. This improvement is expected to be complete by 2019.</p> <p>The county continued to report that five pumping stations did not have any additional reserve capacity and may impact future development in the vicinity of these pumping stations. These pumping stations include: Brentwood Park Sewage Pumping Station (S.P.S.); Dembytowne/Hanson Road Petition S.P.S.; (2), Dembytown/Hanson Road Petition S.P.S. (3); Forest Greens S.P.S.; and Harford Square S.P.S. Sanitary sewer improvements have been completed in the Bynum Run Collector service area and new permits in this area may now be approved.</p> <p>The county reported two out of 31 elementary school districts did not meet adequacy standards. No new major subdivisions would be approved in the Emmorton or Magnolia Elementary School attendance districts until capacity is available. No timetable or list of scheduled improvements were identified. All middle and high schools meet adequacy standards.</p> <p>The county reported that six roadway intersections are operating at Level of Service (LOS) F and two intersections are operating at LOS E. New development impacting those intersections will be required to mitigate their impacts at these intersections.</p>

Jurisdiction	Notes/Comments
Howard	<p><b>2016–2017:</b> The county reported that nine elementary school districts are closed, including: Talbott Springs; Centennial Lane; Hollifield Station; Manor Woods; Northfield; St. Johns Lane; Waverly; Forest Ridge; and Fulton elementary schools. There are also six closed middle school districts, including: Harpers Choice; Ellicott Mills; Thomas Viaduct; Burleigh Manor; Dunloggin; and Murray Hill middle schools. This resulted in a total of 804 housing units in 30 subdivision plans on hold due to closed school districts.</p> <p>A new elementary school, named Hanover Hills, was under construction in Elkridge near the Oxford Square development. It is scheduled to open in the fall of 2018 and is anticipated to help to increase elementary school capacity. Planned additions to Dunloggin and Ellicott Mills middle schools would add additional middle school capacity. A new high school is planned to open in 2023. The school capital budget includes other new schools and school additions in later years.</p> <p>The county has also reported that a 26-member APFO task force was created and developed a series of recommendations that the County Council adopted in 2018. The major changes include: exempting moderate income housing units from the allocations requirement; exempting certain low income housing tax credit projects from the schools test on a case by case basis by County Council resolution; eliminating the shared Growth and Revitalization and Established Communities allocation area; decreasing the Growth and Revitalization area from 1,200 to 1,000 allocations per year and increasing the Established Communities area allocations to 600 per year from 400 per year; limiting the wait time for projects that are on hold due to the allocations test and schools test to a combined seven years; lowering the capacity utilization percentage when elementary districts and regions are closed to development from 115 to 105 percent, and lowering middle school districts from 115 to 110 percent; and adding a high school district test at a 115 percent threshold. The last two items are not effective until 2019 and will likely have a major impact on development. Unless the Howard County Public School System undergoes a comprehensive redistricting to utilize available system-wide capacity in the near term, it is estimated by the county that as much as 90 percent of all new residential development will be delayed for up to four years due to closed schools.</p>
Montgomery	<p><b>2016:</b> The county does not have any school districts in moratorium over 120 percent of the state-rated capacity. However, four elementary, eight middle and 12 high schools are reported to be within the 105 to 120 percent School Facility Payment range restriction. Six of the 30 Transportation Policy Area Review districts are inadequate to meet the road test.</p> <p><b>2017:</b> The county reported six elementary school districts to be in moratorium in the spring of 2017 and seven elementary school districts to be in moratorium in the fall of 2017, more than 120 percent of the state-rated capacity. In 2017, the school adequacy standard was changed to project a cluster-wide enrollment of elementary and middle schools.</p> <p>The county reported that the test to determine adequate transportation capacity was revised to only include the Local Area Transportation Review. The Transportation Area Review test was dropped. The threshold needed to conduct a transportation study was also revised. Projects that exceed the new threshold will be required to mitigate an any increase in transportation demand.</p>



Jurisdiction	Notes/Comments
<b>Municipality</b>	
Rockville	<p><b>2016:</b> The city reports one school restriction for Rosemont Elementary School but provided no indication of when this restriction would be resolved. The city also reports seven sewer restriction areas with three of the areas programmed for improvements in FY18-22.</p> <p><b>2017:</b> The city reported one school restriction for the Rosemont Elementary School and indicated that a replacement school was scheduled to come online in August 2018. The city also reported four sewer restriction areas with one programmed improvement in FY20, one by FY23, and two beyond 2023.</p>



State of Maryland  
Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Maryland Department of Planning  
Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

2018 Local Government Annual Reporting  
Publication Number 2019-102  
February 2019