

2020

**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 the 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.



Background

2020 marks the 12th year that counties and municipalities meeting the criteria are required to submit annual reports by July 1 that include data from the previous calendar year. For the CY19 reporting period, Planning received 55 annual reports reflecting activity in 14 of 23 counties (see map above) and 41 municipalities. The table below lists the reporting activity since 2013.

Year	No. of Reports	Counties Reporting	Municipalities Reporting
2020	55	14	41
2019	56	17	39
2018	51	17	34
2017	70	18	52
2016	97	20	77
2015	56	15	41
2014	70	16	54
2013	100	21	79

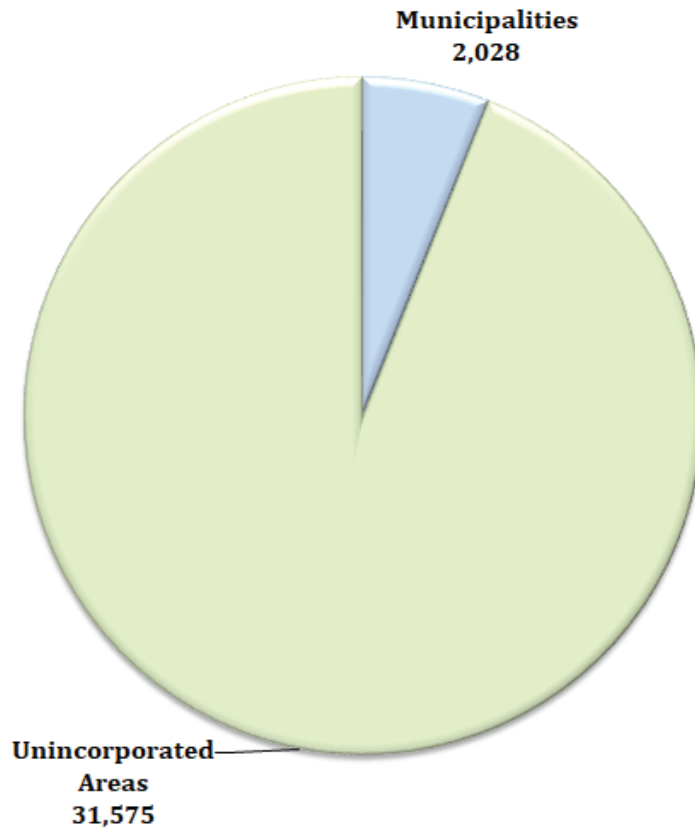
The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes 23 counties, Baltimore City and 108 municipalities. In 2021, staff will continue working with local governments to maintain the consistency of the data and increase the level of participation.

Residential Building Permits Reported

Section 1-208(c)(3)(ii) states 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 14 counties reporting, 10 issued 50 or more new residential building permits. Of the 41 municipalities reporting, six reported 50 or more new residential building permits.

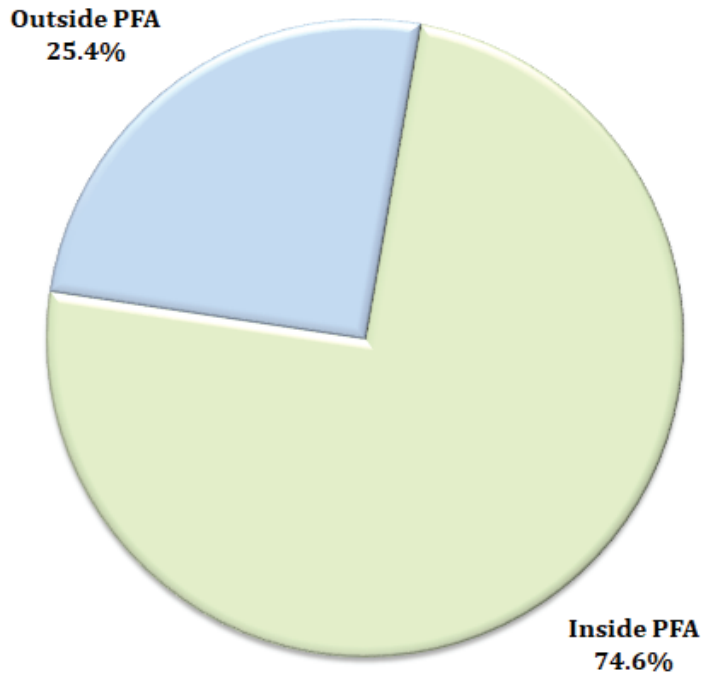
Based upon the data reported, 15,603 new residential permits were approved in 2019 by the 56 jurisdictions submitting annual reports, of which 13,575 were issued in unincorporated areas, and 2,028 in municipal areas.

Total Reported Permits Issued in 2019



Of the jurisdictions reporting new residential permits in relation to PFAs, 81.9% (10,652) were approved within PFAs in 2019.

New Residential Permits Reported Inside and Outside of Priority Funding Areas 2019



Anne Arundel, Prince George's, and Frederick counties reported the most new residential permits with 2,867, 2,146, and 1,861, respectively. Nearly 83% were within the PFA. Baltimore (1,397), and Montgomery (1,098) were the only other counties reporting 1,000 or more new residential building permits for calendar 2019, with 68.3% of new residential permits located within the PFA in Anne Arundel and Prince George's counties. Other counties reporting more than 500 new residential building permits included Howard (895), Charles (685), and Calvert (542). Counties with a high percentage of residential permitting inside PFAs include Baltimore (89.6%), Howard (86%), and Montgomery (83.5%). Caroline, Allegany, and Kent counties issued less than 50 new residential permits, with a combined total of 19 new residential permits inside PFA boundaries.

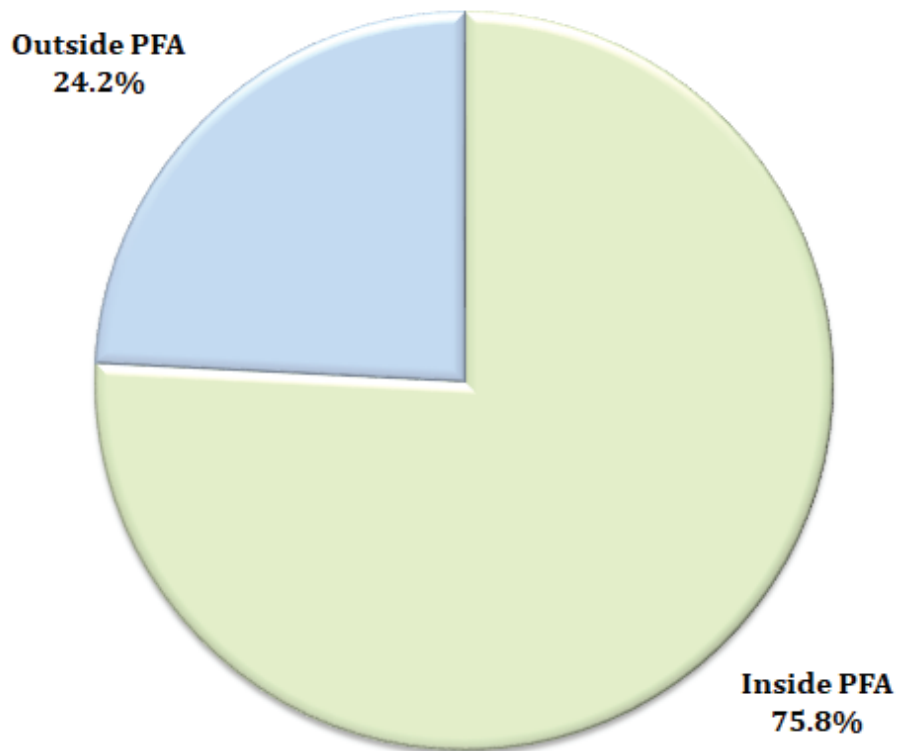


All jurisdictions track and report how many residential permits are issued in a calendar year.

Residential Building Lots Reported

Howard, Anne Arundel, and Charles counties reported more than 500 new residential lots (862, 583, and 550, respectively) in 2019, and identified that 88.8% (765) were located with the Howard County PFA, 52.9% (308) within the Anne Arundel County PFA, and 63% (347) within the Charles County PFA. Of the 10 counties reporting, 75.8% (2,195) of newly approved lots (2,893) were located within their PFAs.

New Residential Lots Reported (Counties) 2019

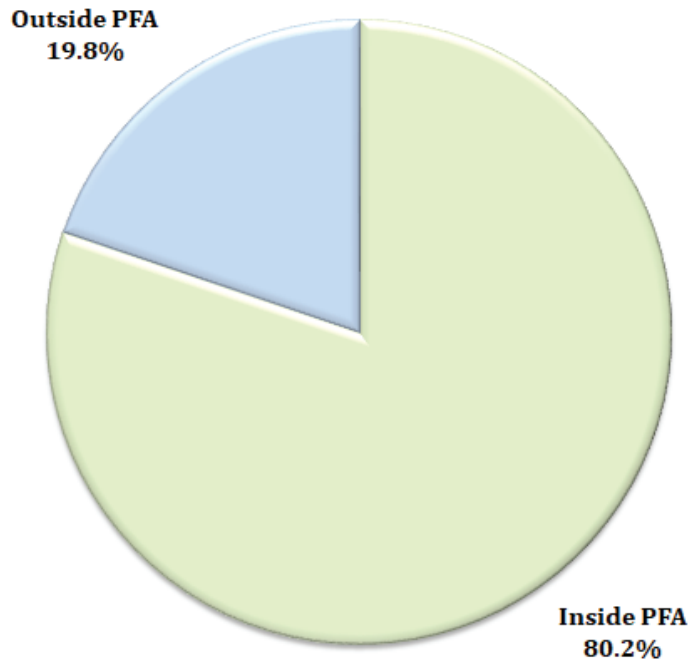


Commercial Building Permits Reported

In addition to residential development, counties also report commercial development, including both commercial and industrial use. Reporting counties had 7,250,301 square feet of new non-residential development in 2019, 21.9% less than the amount of new non-residential development reported in 2018. (See table below)

Year	New Non-residential Square Footage reported
2019	7,250,301
2018	9,282,535
2017	12,526,099
2016	13,634,563
2015	7,303,056
2014	3,960,011
2013	13,523,712
2012	5,865,247

New Non-Residential Square Footage (Counties) 2019



Of the 10 counties reporting, 74.6% (4,543,207 square feet) of new non-residential development approved was located within PFAs.

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 sources, such as transfer of development rights, building lot termination, local land trusts, and historic resource preservation and easement programs. In 2019, more than 3,610 acres of agricultural lands were preserved using local funding in the 11 counties that reported. This total does not include lands preserved for Program Open Space or other conservation or preservation programs. This brings the five-year total (2015-2019) to more than 24,361 acres of agricultural lands preserved using local funding.

County	Locally Preserved Agricultural Acres
Allegany	105.40
Anne Arundel	183.00
Baltimore	97.10
Caroline	568.00
Carroll	1,176.00
Charles	425.00
Frederick	523.00
Montgomery	211.40
Prince George's	226.81
St. Mary's	65.00
TOTAL	3,610.85 acres

Development Capacity Analysis

Each jurisdiction is required to prepare a development capacity analysis every three years or whenever there is a significant change in land use or zoning. In 2019, seven counties provided updates in the number of units or lots that could be accommodated through land use or zoning, totaling a potential for 332,419 new residential units, an increase of 15.8% over 2018. Two jurisdictions indicated their development capacity analysis would be prepared in 2020/2021.

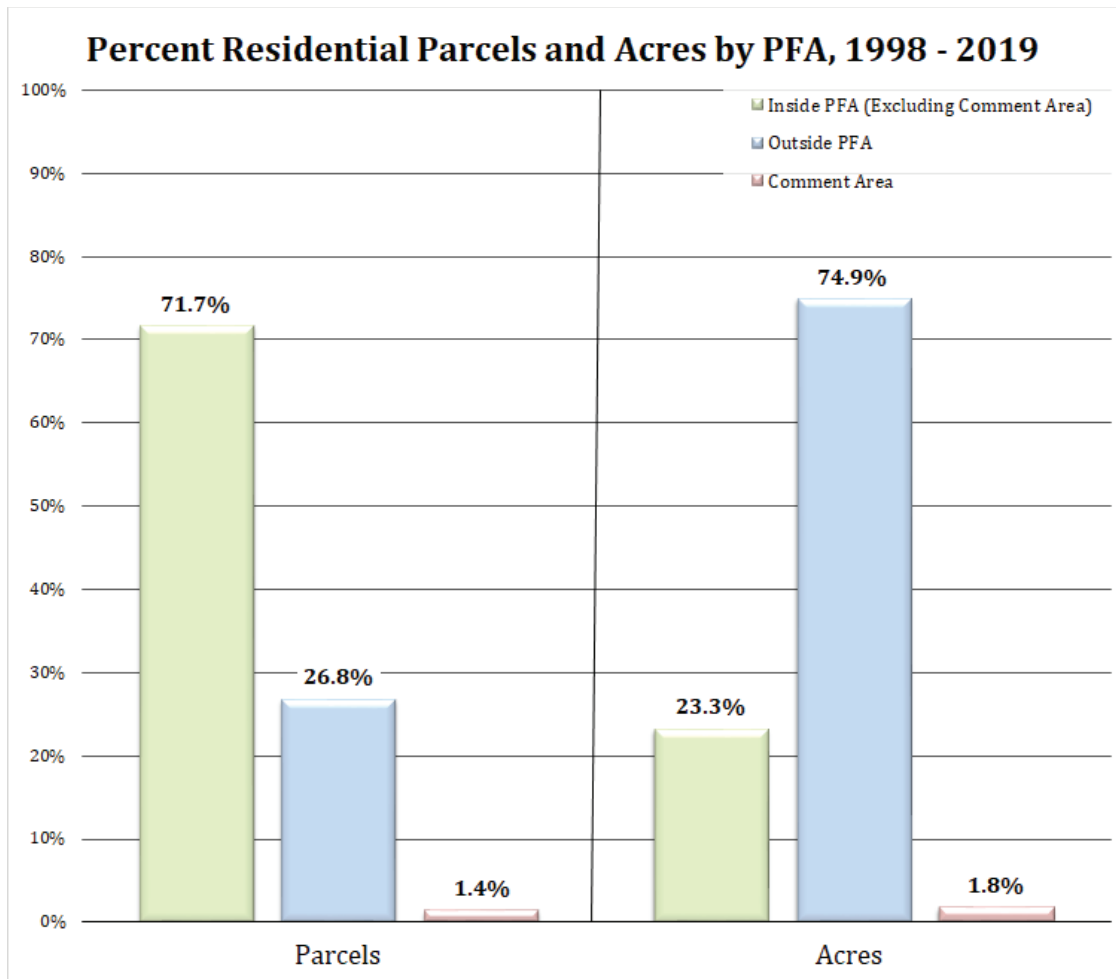
Jurisdiction	Maximum Number of Residential Units
County	
Allegany	County report in progress
Anne Arundel	(2020) 13,488
Baltimore City	City report in progress
Baltimore	(2016) 14,427
Calvert	(2019) 15,978
Carroll	(2019) 25,226
Charles	(2019) 23,490
Frederick	(2017) 16,544
Harford	(2017) 26,750
Howard	(2019) 22,850
Montgomery	(2019) 18,292
Prince George's	(2018) 111,501
Queen Anne's	(2017) 18,407
Saint Mary's	(2016) 25,466
TOTAL	332,419 units



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



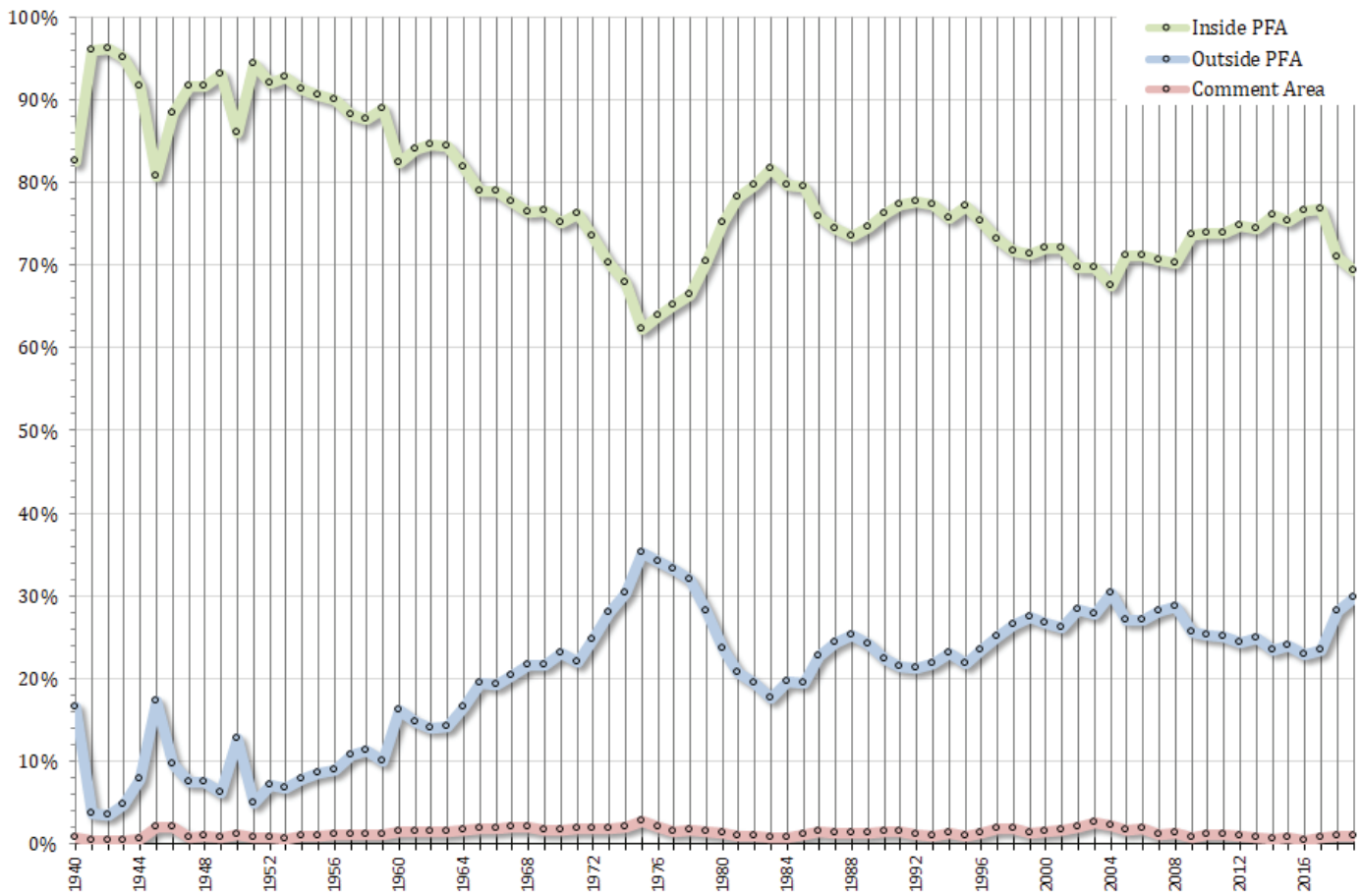
PFAs are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFAs are depicted in green, and parcels created outside PFAs are depicted in blue.

Since 1940, there has been approximately 284,970 acres of residential, single-family development within Maryland’s current PFAs, covering approximately 31.7% of the developed residential land area in the state.

In 2019, approximately 23.3% (by acreage) of all single-family residential land development occurred in PFAs with 1% in PFA Comment Areas (areas designated as PFAs by jurisdictions that do not meet all the PFA criteria, indicated in pink in the chart above).

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 2019.

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. If an APFO has not restricted development, no report submission is required. 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
- Terms of the resolution that removed the restriction.

Planning collected the first set of APFO biennial reports in CY10, reflecting activity in CY08 and CY09. The last round of APFO reports reflected activity in CY18 and CY19. The next round of APFO biennial reports is due July 1, 2022, for CY20 and CY21.

APFOs have been enacted by 14 counties and 25 municipalities. Of those, Planning received reports of APFO restrictions within PFAs from six counties for 2018-2019. A summary of this APFO data information is submitted in this report for CY18, CY19.

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
- 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 2016–2018

Jurisdiction	Notes/Comments
Counties	
Anne Arundel	2018–2019: The county reported several restrictions for schools. As of May 1, 2019, five high schools are closed to additional development for the 2021 school year. These include Annapolis, Arundel, Glen Burnie, North County, and Old Mill high schools. Arundel, Meade, Lindale, George Fox, Old Mill North, Severna Park, and Crofton middle schools are closed for the 2021 school year. Thirty elementary schools are currently closed. Four elementary schools are closed in each of the following feeder districts: Arundel, Glen Burnie, Meade feeder district, and the Old Mill. Three elementary schools are closed in the Severna Park feeder district, two in the Broadneck, North County, Northeast, and South River feeder districts, and one in the Southern feeder district. For the restricted schools, projects remain on a waiting list until capacity is available or six years have elapsed, whichever comes first. In addition, the county reports unspecified upcoming Capital Improvement Plan (CIP) projects to relieve capacity constraints.
Baltimore	2018–2019: There are nine “F” level intersections and one “E” level intersections in the 2019 Basic Service Transportation Map that would control development.
Calvert	2018–2019: The county reported restrictions for the Northern High School, Mt. Harmony Elementary School districts. These restrictions were anticipated to be resolved. The construction to replace Northern High School began in 2017. A new Phase 1 building was opened in 2018, and additional expansion completed in 2020 provided additional capacity for Northern Middle School. The restrictions will be lifted only when the capacity is reduced to below 100%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.
Frederick	2018–2019: The county reported that 21 elementary, four middle and two high schools are more than 100%of State-Rated Capacity. Three elementary school districts were more than 120%of the State Rated Capacity.
Howard	2018–2019: At the end of 2019 there were 19 closed elementary school districts, six closed middle school districts, and six closed high school districts. This resulted in a total of 423 housing units in 18 subdivision plans on hold due to closed school districts. Projects are retested each year after the County Council adoption of a new School Capacity chart and may be held up for up to a maximum of four years. The school system's proposed FY21 six-year capital budget includes funding for planning and construction for five new or replacement schools and additions to add student capacity. The final FY21 capital budget will be adopted by the Howard County Council at the end of May 2020.
Montgomery	2018–2019: The county reports 14 elementary and three high schools are in moratorium.

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