

2021

**Local
Government
Annual
Reporting**



Maryland

DEPARTMENT OF PLANNING

Measures and Indicators Report

Local Jurisdictions Reporting

Section 1-208(e) of the Land Use Article, Annotated Code of Maryland (Maryland Code), 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

2021 marks the 13th year that counties and municipalities meeting the criteria submit annual reports, which are required to be filed by July 1, and include data from the previous calendar year. For the CY20 reporting period, Planning received 59 annual reports reflecting activity in 16 of 23 counties (see map above) and 43 municipalities. The table below lists the reporting activity for the past several years.

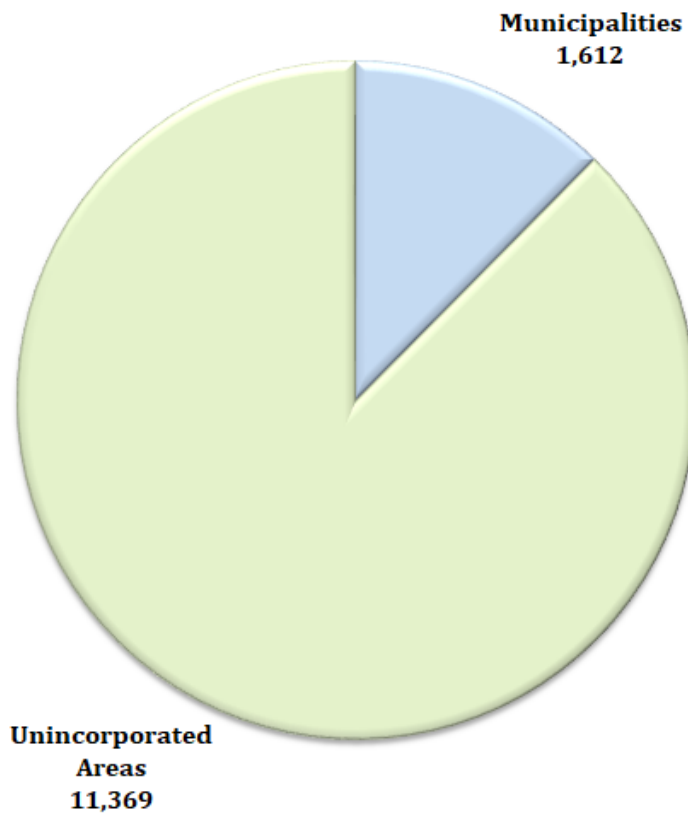
Year	No. of Reports	Counties Reporting	Municipalities Reporting
2020	59	16	43
2019	55	14	41
2018	56	17	39
2017	51	17	34
2016	70	18	52
2015	97	20	77
2014	56	15	41
2013	70	16	54
2012	100	21	79

The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes 23 counties, Baltimore City and 108 municipalities. In 2022, 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) of Maryland Code 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 16 counties reporting, 13 issued 50 or more new residential building permits. Of the 43 municipalities reporting, only 10 reported 50 or more new residential building permits.

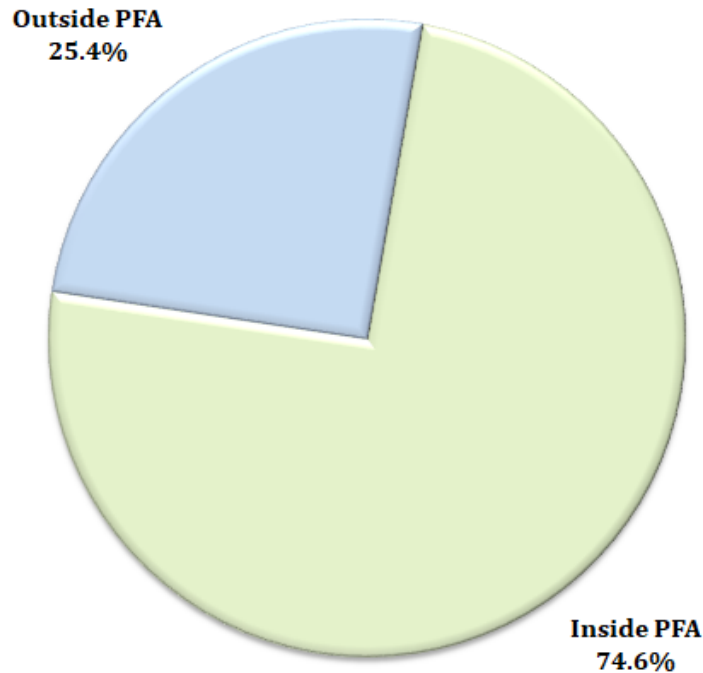
Total Reported Permits Issued in 2020



Based upon the data reported, 12,974 new residential permits were approved in 2020 by the 59 jurisdictions submitting annual reports, of which 11,369 were issued in unincorporated areas, and 1,612 in municipal areas.

Of the jurisdictions reporting new residential permits in relation to PFAs, 74.5% (9,668) were approved within PFAs in 2020.

New Residential Permits Reported Inside and Outside of Priority Funding Areas 2020



Anne Arundel, Prince George's, and Frederick counties reported the most new residential permits with 2,078, 1,701 and 1,173, respectively. Nearly 73% were within the PFA, or 68.6% 71.1%, and 83.8%, respectively. Prince George's (1,095), and Montgomery (1,022) were the only other counties reporting 1,000 or more new residential building permits for CY20, with 61.7% of new residential permits



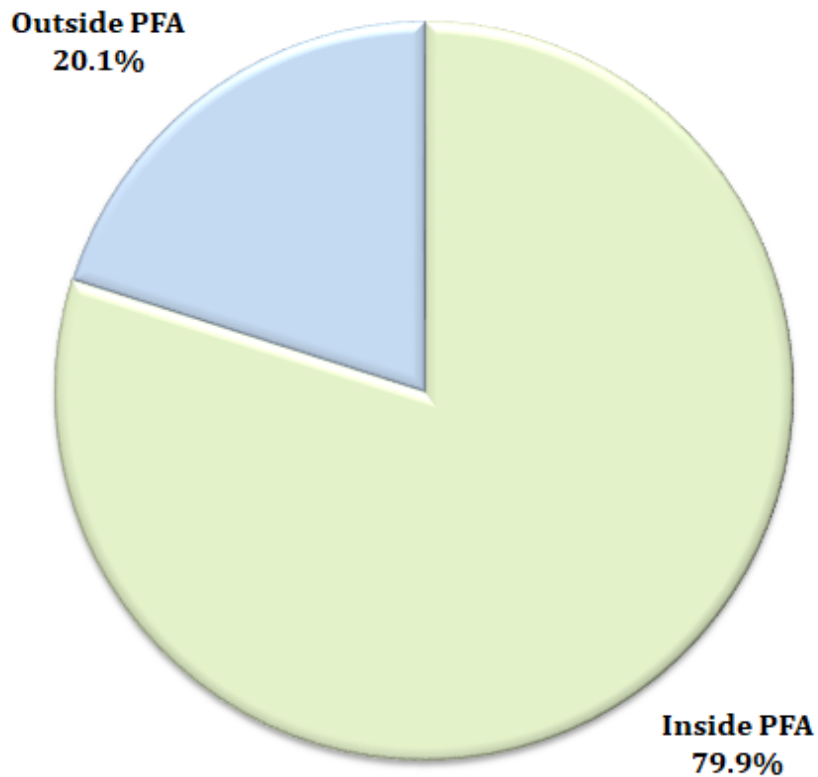
All jurisdictions track and report how many residential permits are issued in a calendar year.

located within the PFA in Prince George's County, and 88% in Montgomery County. Other counties reporting more than 500 new residential building permits included Harford (839), Charles (623), and Carroll (509). Counties with a high percentage of residential permitting inside PFAs include Baltimore (88.6%), Harford (88.6%), Montgomery (88%), Howard (83.8%), and Cecil (81.6%). Kent County issued less than 50 new residential permits, with a total of 34 new residential permits, and 14 permits were inside the PFA boundary.

Residential Building Lots Reported

Howard, Anne Arundel, and Montgomery counties reported more than 500 new residential lots (1,875, 866, and 726 lots, respectively) in 2020, and identified that 97.1%(822) were located with the Howard County PFA, 67.5%(585) were located within the Anne Arundel County PFA, and 54%(399) were located within the Montgomery County PFA. Of the 11 counties reporting, 79.9%(3,357) of newly approved lots (4,198) were located within their PFAs. These new residential lots in Howard and Montgomery counties supported 4,557 and 3,323 new residential units, respectively.

New Residential Lots Reported (Counties) 2020



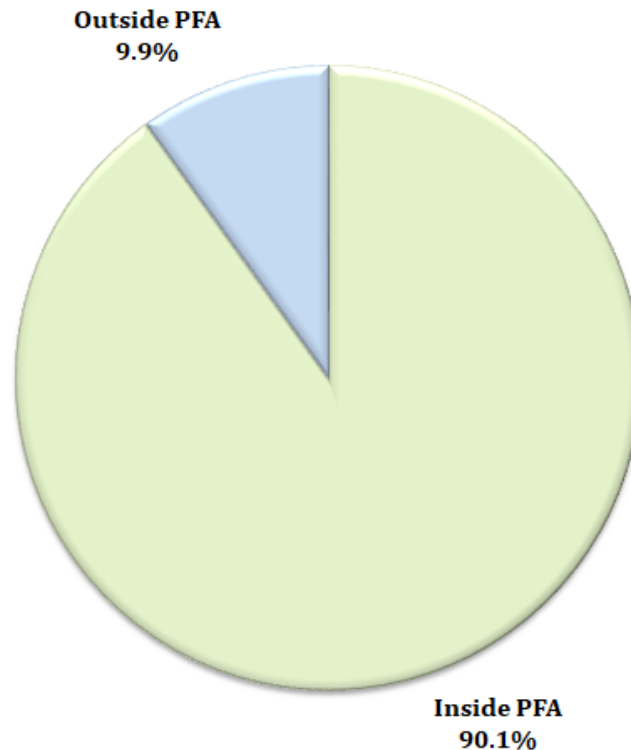
Commercial Building Permits Reported

In addition to residential development, counties also reported commercial development, which includes both commercial and industrial use. Reporting counties had 7,885,215 square feet of new non-residential development in 2020, 5.4% more than in 2019. (See table below)

Year	New Non-residential Square Footage reported
2020	7,644,252
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

Of the 11 counties reporting, 90.2%(6,902,580 square feet) of new, non-residential development approved was located within PFAs, which was a 50.1%increase.

New Non-Residential Square Footage (Counties) 2020



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 2020, more than 3,169 acres of agricultural lands were preserved using local funding in the eight counties that reported. This total does not include land preserved for open space or other conservation or preservation programs. This brings the six-year total (2015-2020) to more than 27,531 acres of agricultural lands preserved using local funding.

County	Locally Preserved Agricultural Acres
Baltimore	5.75
Calvert	7.18
Carroll	371.00
Charles	66.23
Frederick	1,611.00
Montgomery	699.80
Prince George's	305.50
St. Mary's	115.71
TOTAL	3,169.94 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 2020, six counties provided updates in the number of units or lots that could be accommodated through land use or zoning, totaling a potential for 394,464 new residential units, which is an increase of 15.8% over 2019 totals.

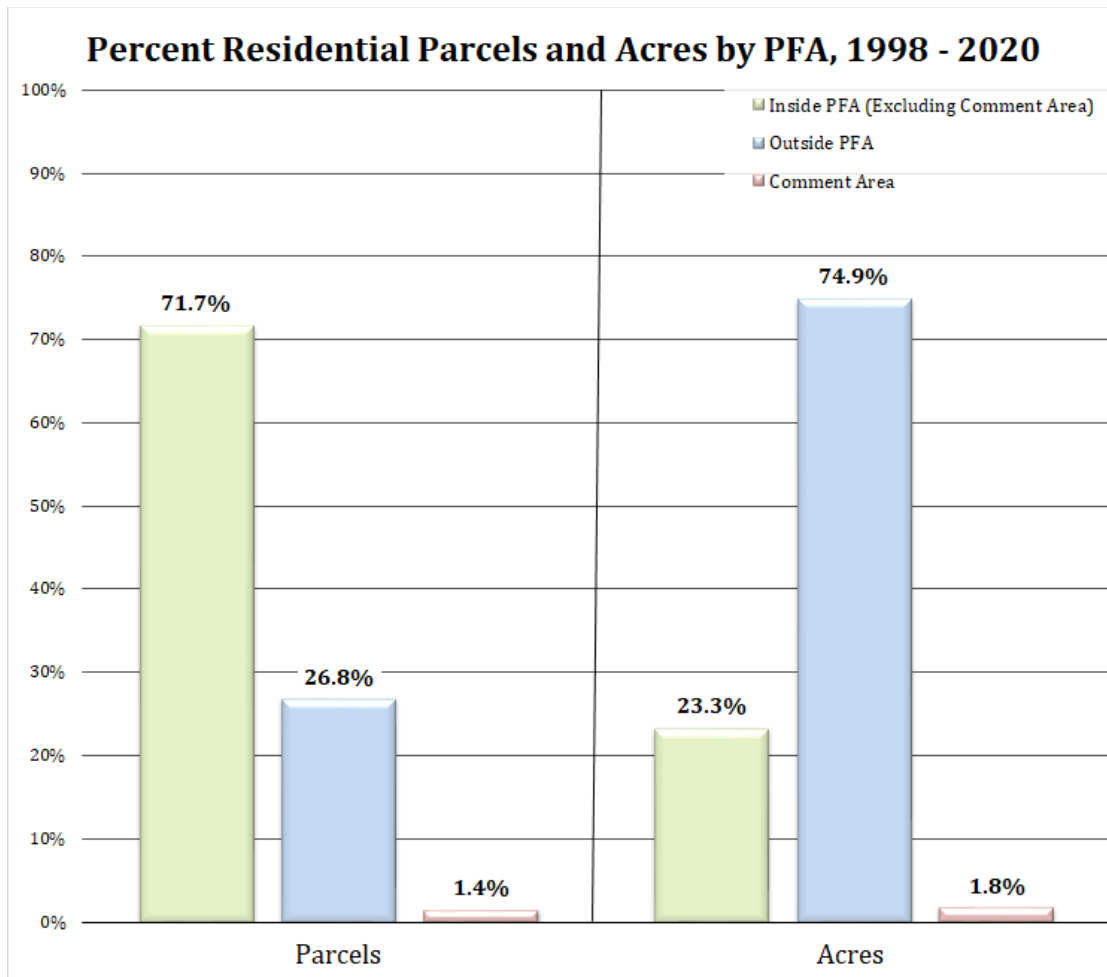
Jurisdiction	Maximum Number of Residential Units
County	
Anne Arundel	(2020) 13,488
Baltimore	(2020) 12,894
Calvert	(2019) 15,978
Carroll	(2020) 24,633
Charles	(2019) 23,490
Frederick	(2017) 16,544
Garrett	(2020) 47,404
Harford	(2017) 26,750
Howard	(2020) 20,900
Montgomery	(2020) 78,409
Prince George's	(2018) 79,419
Queen Anne's	(2018) 9,089
Saint Mary's	(2016) 25,466
TOTAL	394,464 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.



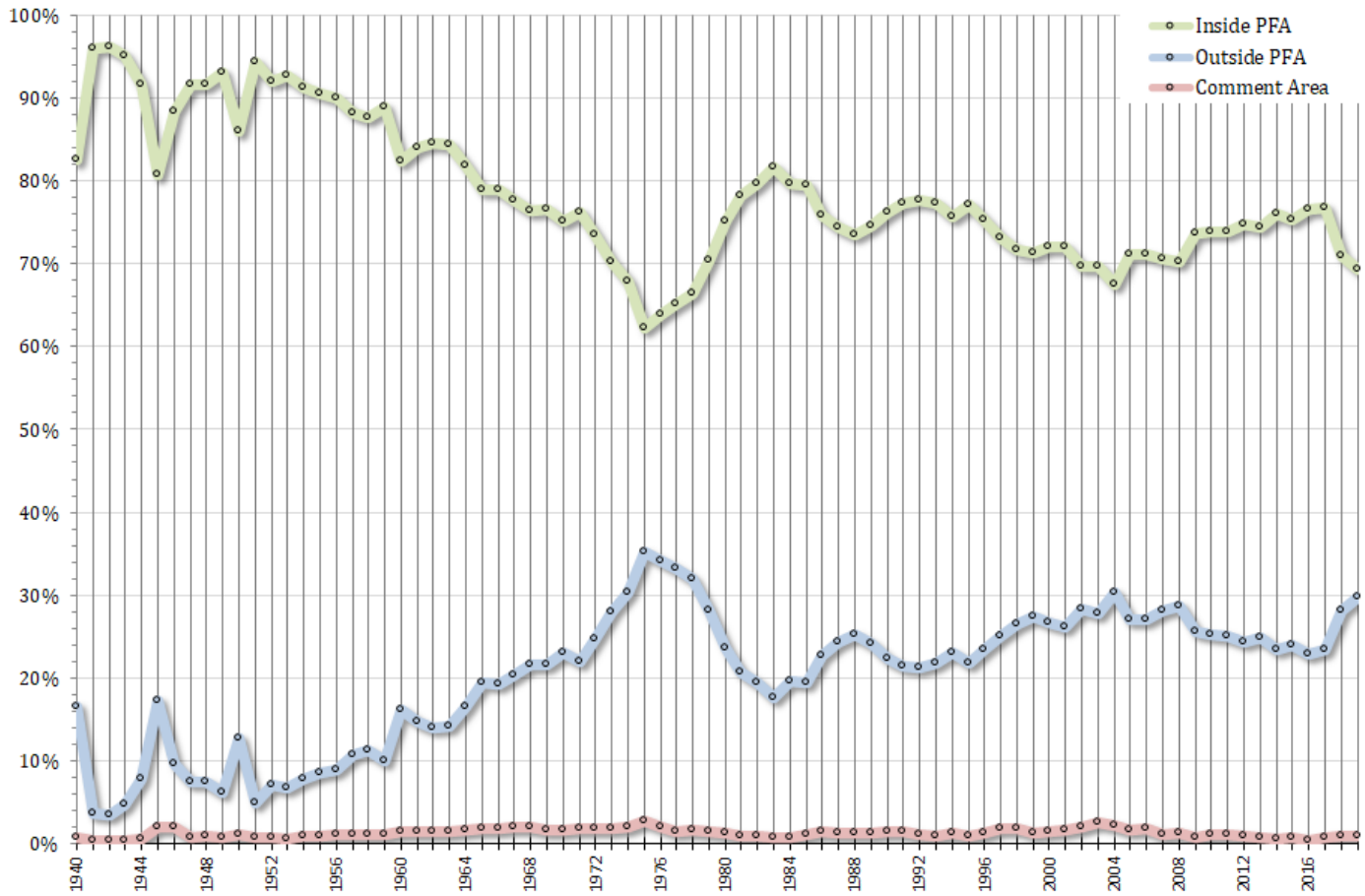
PFAs are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFAs are depicted in green, and parcels created outside PFAs are depicted in blue.

Since 1940, there have been approximately 286,145 acres of residential, single-family development within Maryland’s PFAs, covering approximately 31.6% of the developed residential land area in the state.

In 2020, approximately 21.5% (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 2020.

**Percent of Improved Single Family Residential Parcels
1940 to 2020**



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.

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. 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 and 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	2018–2020: The county reported several restrictions for schools. As of May 1, 2021, six high school districts are closed to additional development for the 2021 school year including Annapolis, Broad Neck, Crofton, Glen Burnie, North County, and Old Mill high schools. Arundel, Crofton, Meade, Lindale, Central, Old Mill North, Old Mill South, and Severna Park middle school districts are closed for the 2022 school year. Twenty-seven elementary school districts are currently closed. Four elementary school districts are closed in the Arundel and Meade feeder districts. Three elementary school districts are closed in the Old Mill and North County feeder district, two in the Annapolis, Broadneck, Crofton, Glen Burnie, Northeast, and Severna feeder districts, and one in the Southern feeder district. For the restricted school districts, 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 projects to relieve capacity constraints.
Baltimore	2018–2020: There are four “F” level intersections and two “D” level intersections in the 2021 Basic Service Transportation Map that would control development.
Calvert	2018–2020: he 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 is expected to provide some additional capacity for Northern Middle School district. 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	2018–2020: The county reported 21 elementary, four middle schools, 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	2018–2020: At the end of 2019, there were 26 closed elementary school districts, five closed middle school districts, and five closed high school districts. This resulted in a total of 654 housing units in 16 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 FY22 six-year capital budget includes funding for planning and construction for five new or replacement schools and additions to add student capacity.
Montgomery	2018–2020: The county reports 13 elementary, one middle school, and five high school districts are in moratorium.

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