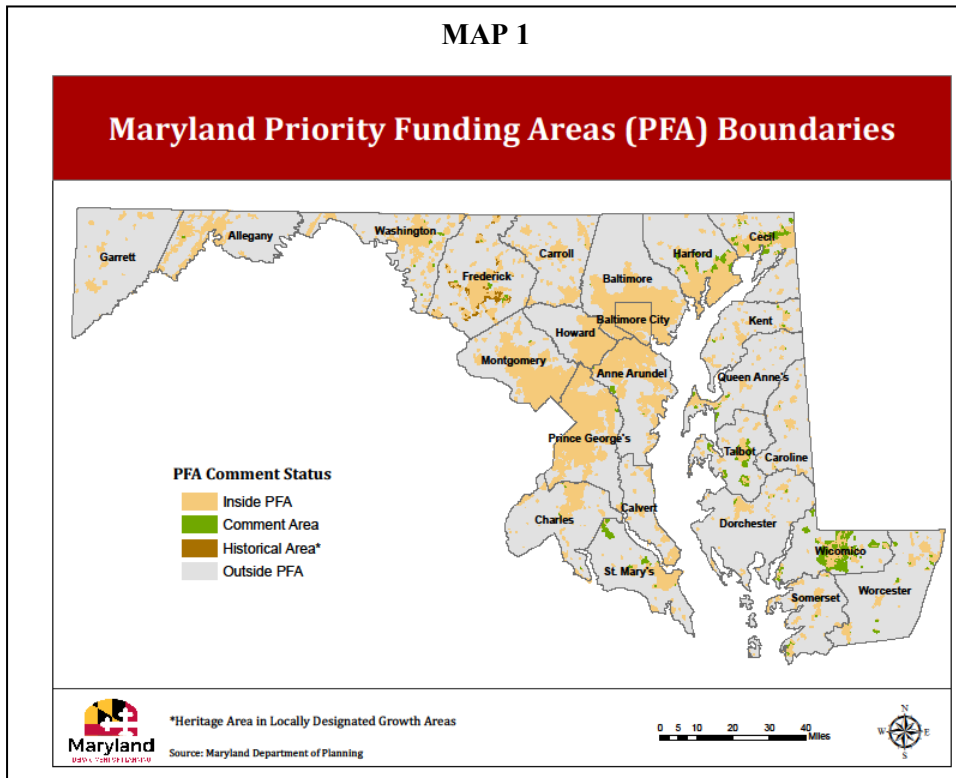


Residential Development Trends Inside and Outside of Priority Funding Areas (PFAs), 1940-2021

The Planning Data Services Division within the Maryland Department of Planning has created a consistent geospatial database of improved single-family residential parcels of 20 acres or less from 1940 through 2021. This database allows for the analysis of residential development patterns inside and outside of Priority Funding Areas (PFAs) for the entire 82-year time span.

PFAs are existing communities and places where local governments want state investment to support future growth. PFAs are further broken out into PFA “no comment” areas and PFA “comment” areas. The PFA comment areas are locally, but not state certified, see PFA Map1 below¹.



Summary of Findings

The Smart Growth Law was implemented in 1999², since then the percent of compact development³ parcels inside PFA's increased from about 68 percent in 1998 to a high of 86 percent in 2017. From 1999 to 2012 compact development averaged a little over 71 percent (see Map 2), since 2013 compact development averaged over 84 percent of all development in PFA's, (see Map 3). Majority of residential development is occurring on smaller parcels; this shows the effective implementation of Smart Growth Law by the local jurisdictions.

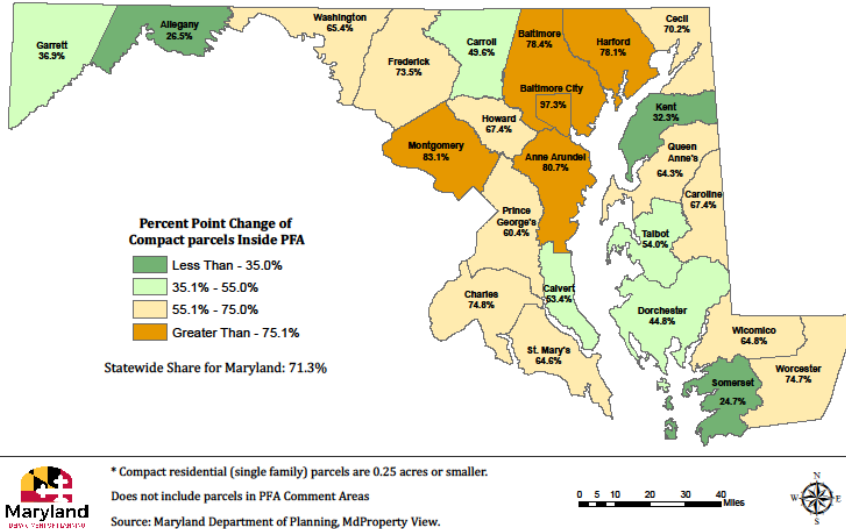
¹ PFA comment areas represent only a fraction of single-family residential development statewide.

² 1997 Priority Funding Areas Act, with implementation by 1999

³ Compact Development is residential development on lots that are 0.25 acres or less

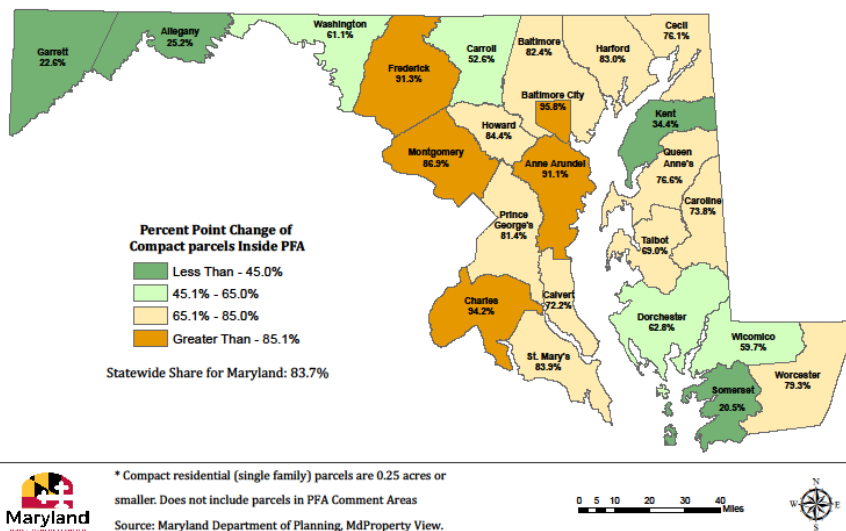
MAP 2

Percent of Compact Residential Parcels Inside PFA 1999 - 2012*



MAP 3

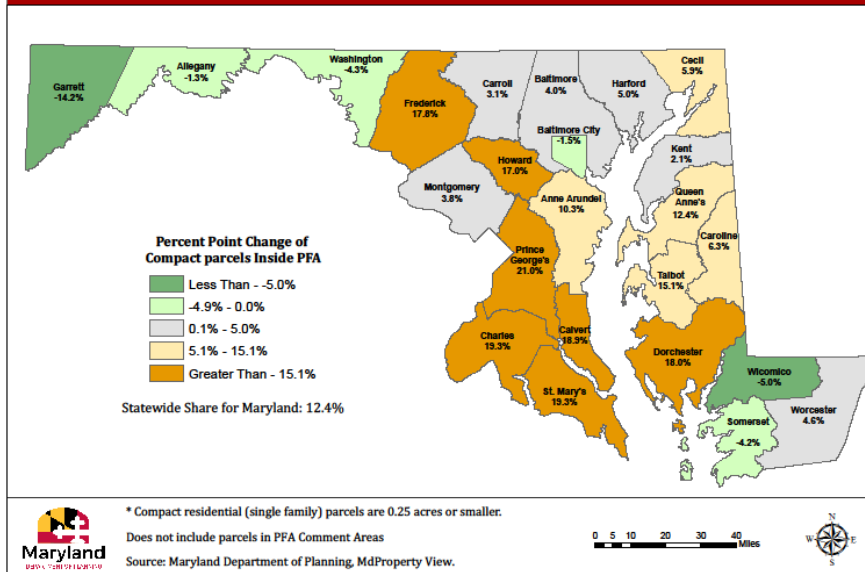
Percent of Compact Residential Parcels Inside PFA 2013 - 2021*



In Maryland there has been a significant decrease in improved residential *acres* developed outside of PFAs since 2012, from 1999 to 2012 on an average almost 4,700 acres were consumed for residential development

MAP 4

Percent Point Change in Compact Residential Parcels Developed Inside PFAs for Maryland's Jurisdictions, (2013-2021 Share minus 1999-2012 Share)*



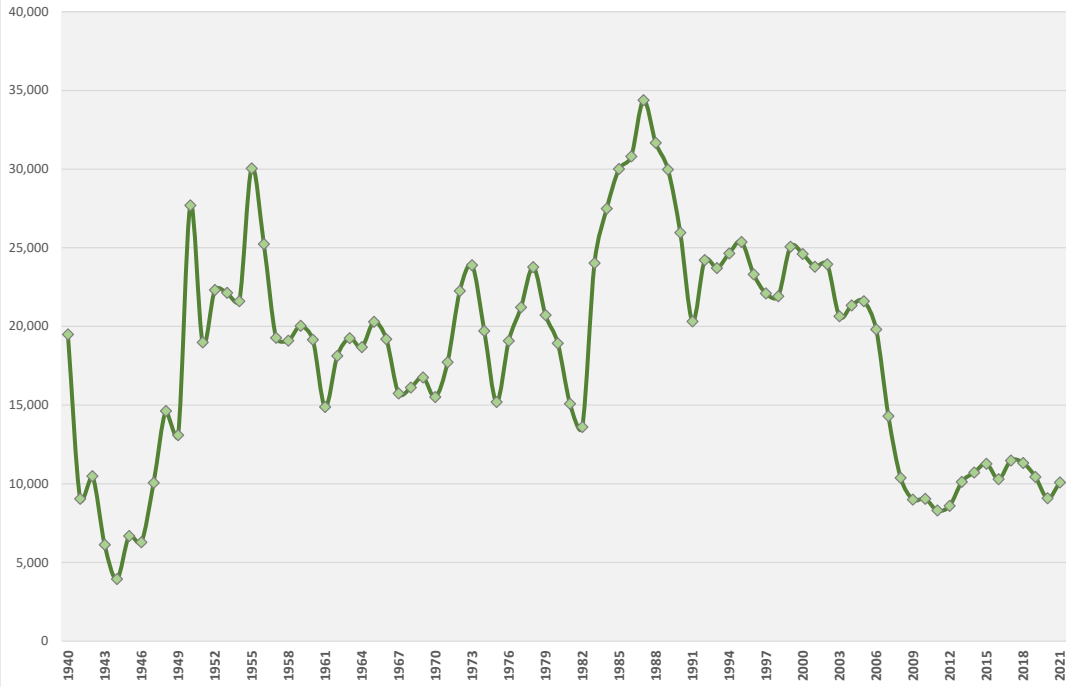
outside of PFA's, from 2013 to 2021 only a little over 2,700 acres were used for residential development outside of PFA.

From 2013 to 2021, average lot size for single family residential development was around 0.55 acres, which was much lower than the average lot size of 0.73 acres for the period between 1999 and 2012. Average residential lot size inside PFA from 2013 to 2021 was around 0.18 acres which is considerably lower than the 0.24 acres from 1999 to 2012. This overall decrease in average lot size is due to majority of the residential development occurring on smaller lots.

Recent Trends

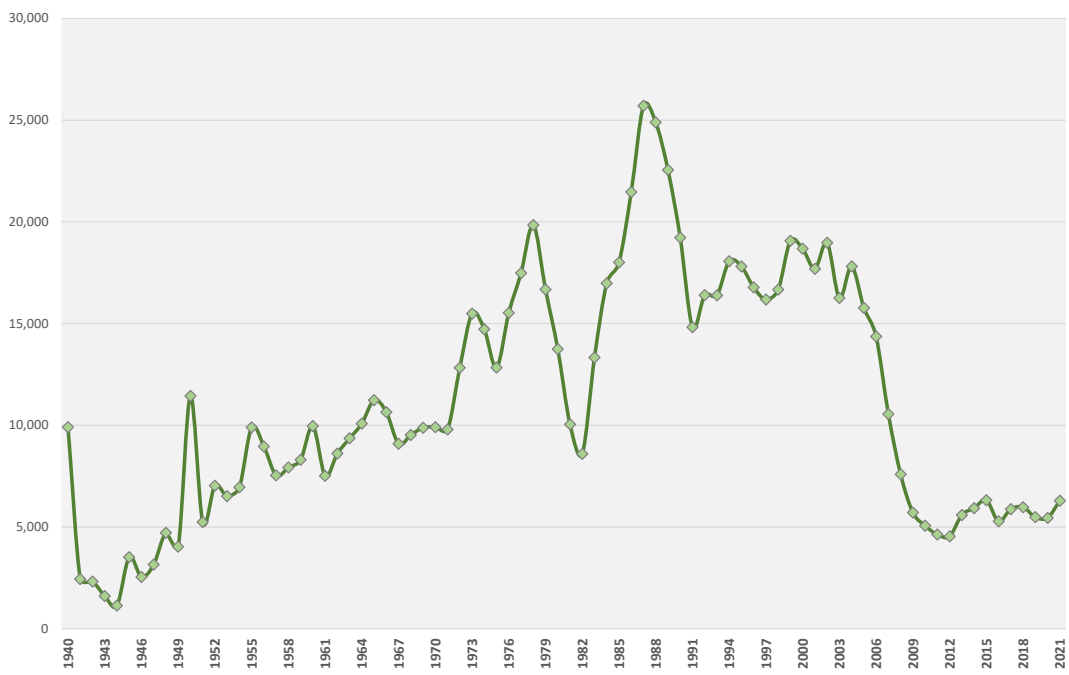
The number of single-family improved residential parcels averaged a little over 10,500 from 2013 to 2021, with a high of 11,478 in 2017 and a low of 9,078 in 2020 the year of the pandemic, see Chart 1. In the same time period, parcels inside PFA averaged around 7,700, with a high of 8,730 in 2015 and low of 5,980 in 2020. Acreages used for single family residential development averaged around 5,830 acres from 2013 to 2021, much lower than what it was in the early 2000's, see Chart 2. Inside of PFA, on average 1,410 acres were used for residential development, which was less than half the average (2,900) acres used for residential development from 1999 to 2012. Outside of PFA, on an average about 2,740 acres were used for residential development from 2013 to 2021, which was much lower than the average 4,690 acres consumed between 1999 and 2012.

Chart 1: Improved Single-Family Residential Parcels in Maryland by Year Built, 1940 - 2021



Source: Maryland Department of Planning, Planning Data Services, from MD Property View

Chart 2: Total Improved Single Family Residential Acres in Maryland, 1940 - 2021



Source: Maryland Department of Planning, Planning Data Services, from MD Property View