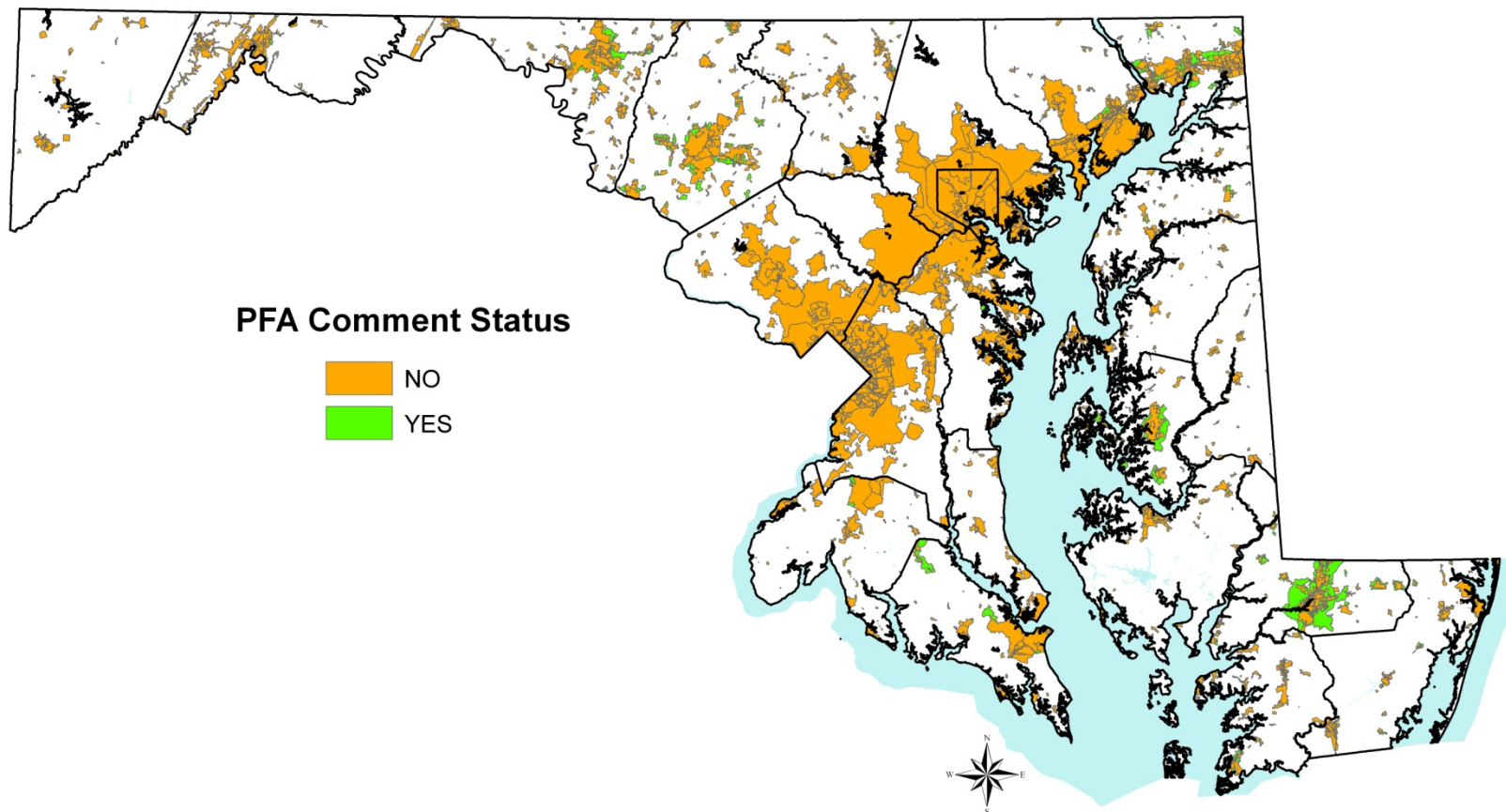


**Summary of Single-Family Residential  
Development Activity in Maryland  
Inside & Outside of Priority Funding Areas  
1940 - 2007**

# Universe of Parcel Development

- Single-family improved residential parcels
- Includes town homes and condos if not in multi-unit structures
- Parcels of 20–acres or less
- Consistent PFA boundary over 1940-2007 time period
- PFA “comment area” development added to outside PFA development
- Source: MDProperty View

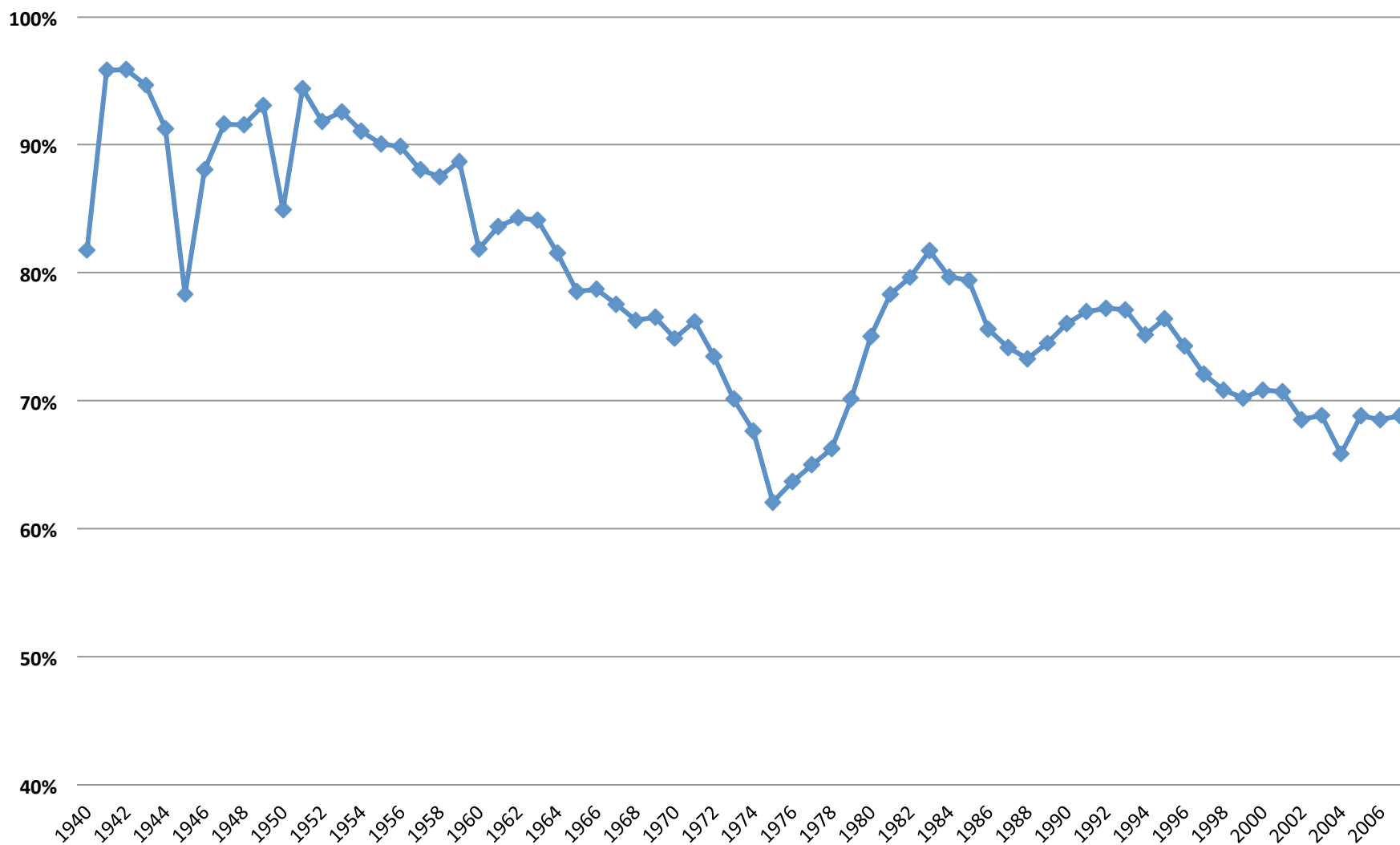
# Maryland Priority Funding Areas (PFA) Boundaries



Maryland Priority Funding Areas as of 2/9/2010

# I. Parcel and Acreage Development

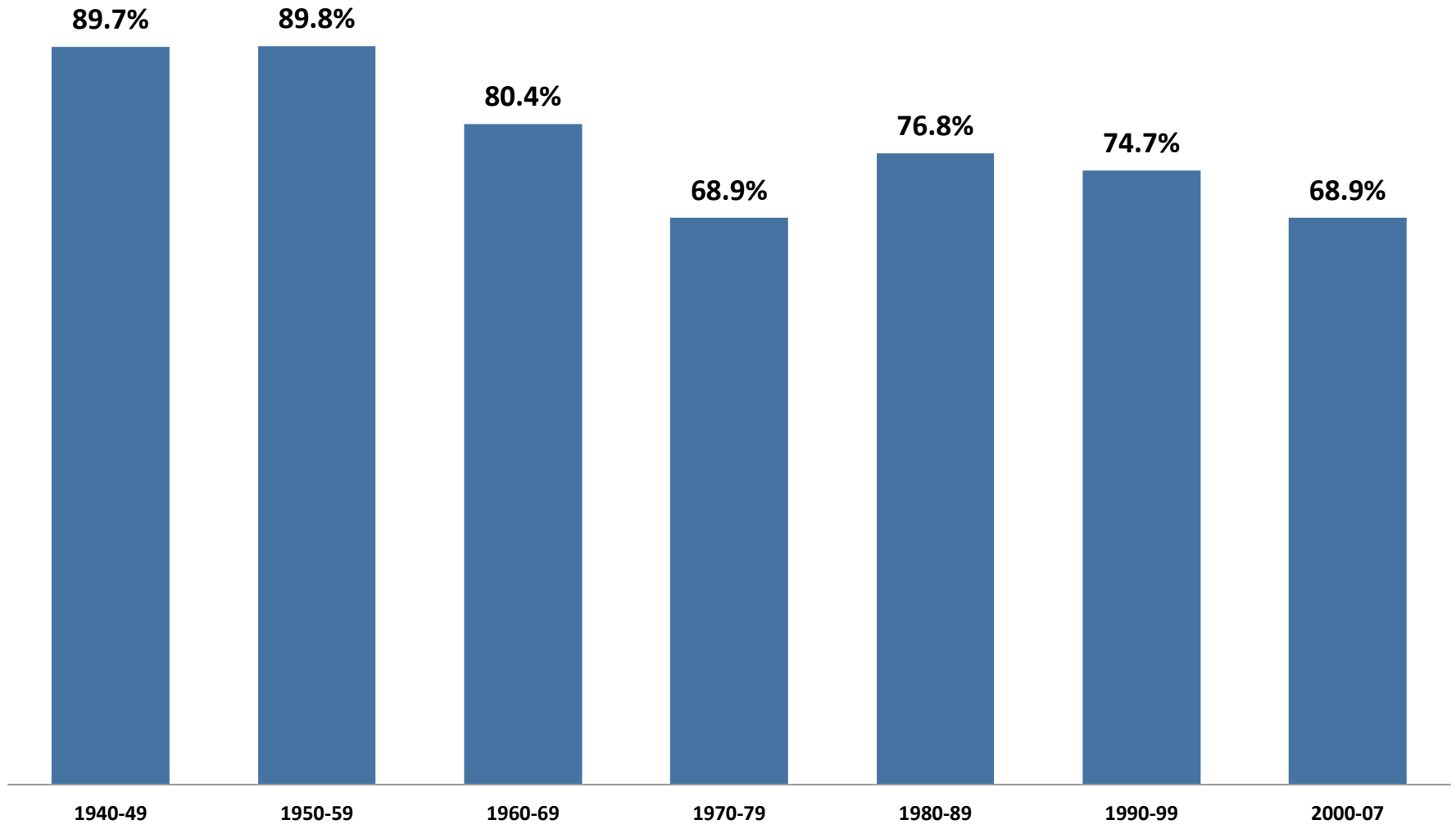
## Percent of Improved Single-Family Residential Parcels in Maryland Inside of PFAs, 1940 - 2007 \*



\* Excludes comment areas.

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

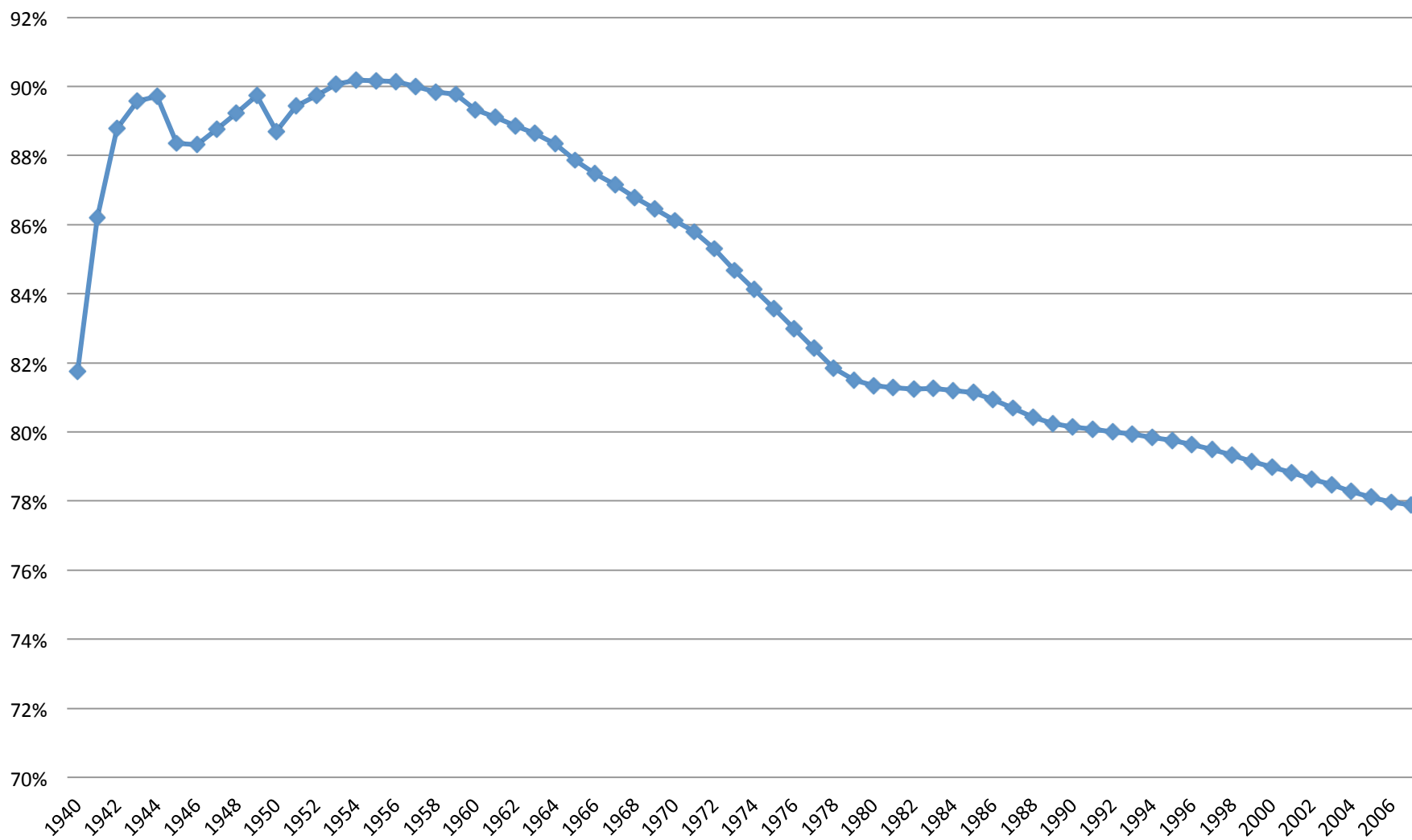
## Percent of Improved Single Family Residential Parcels in Maryland Inside of PFAs, by Decade \*



\* Excludes PFA Comment Areas

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

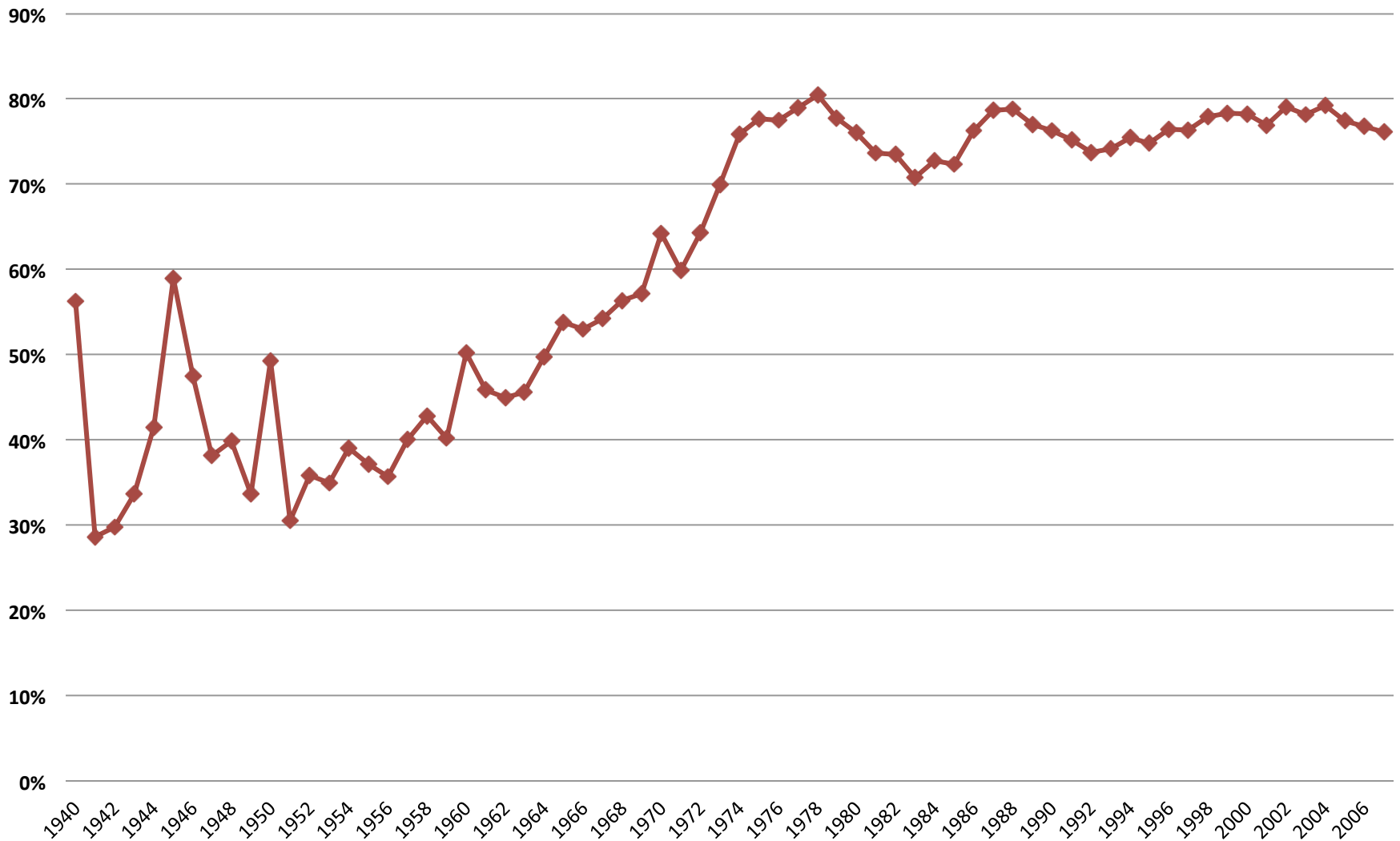
## Cumulative Percent of Improved Residential Parcels Inside of PFAs in Maryland, 1940 - 2007 \*



\* Excludes PFA Comment Areas

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

## Percent of Improved Single-Family Residential **Acres** in Maryland **Outside** of PFAs, 1940 - 2007 \*

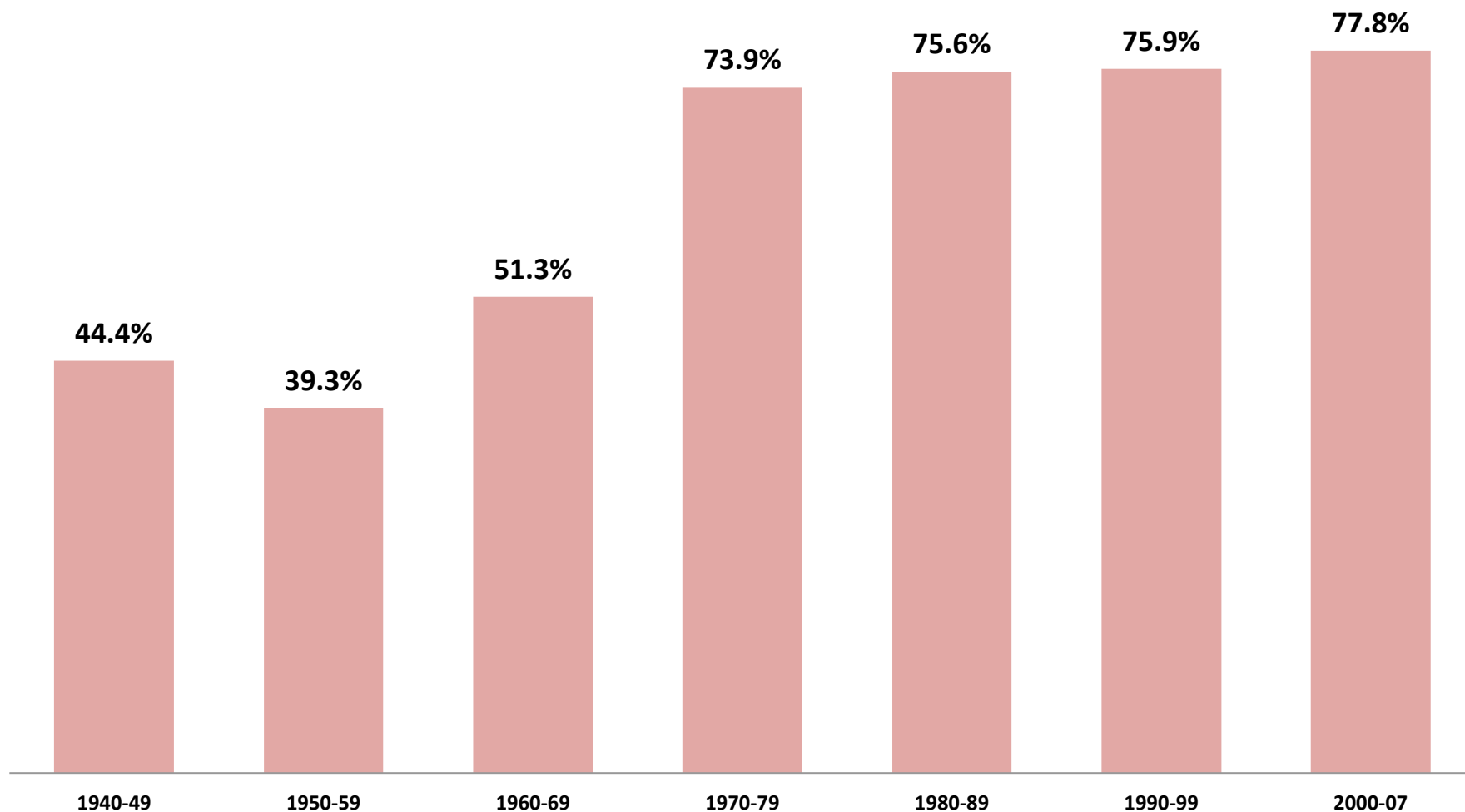


\* Includes comment areas.

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



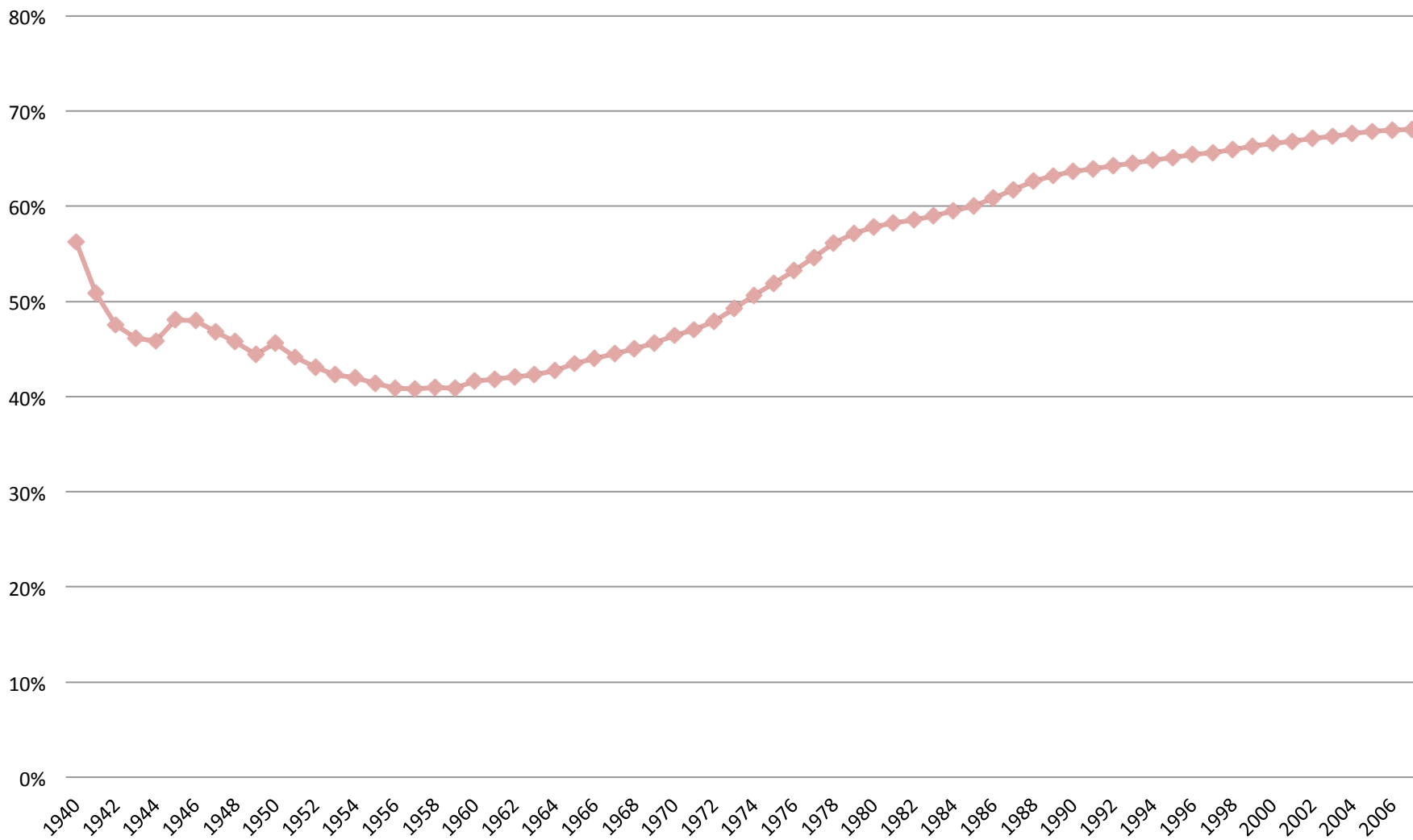
## Percent of Improved Single Family Residential **Acres** in Maryland **Outside** of PFAs, by Decade \*



\* Includes Comment Areas

Prepared by the Maryland Department of Planning, Planning Data Services, from MD Property View

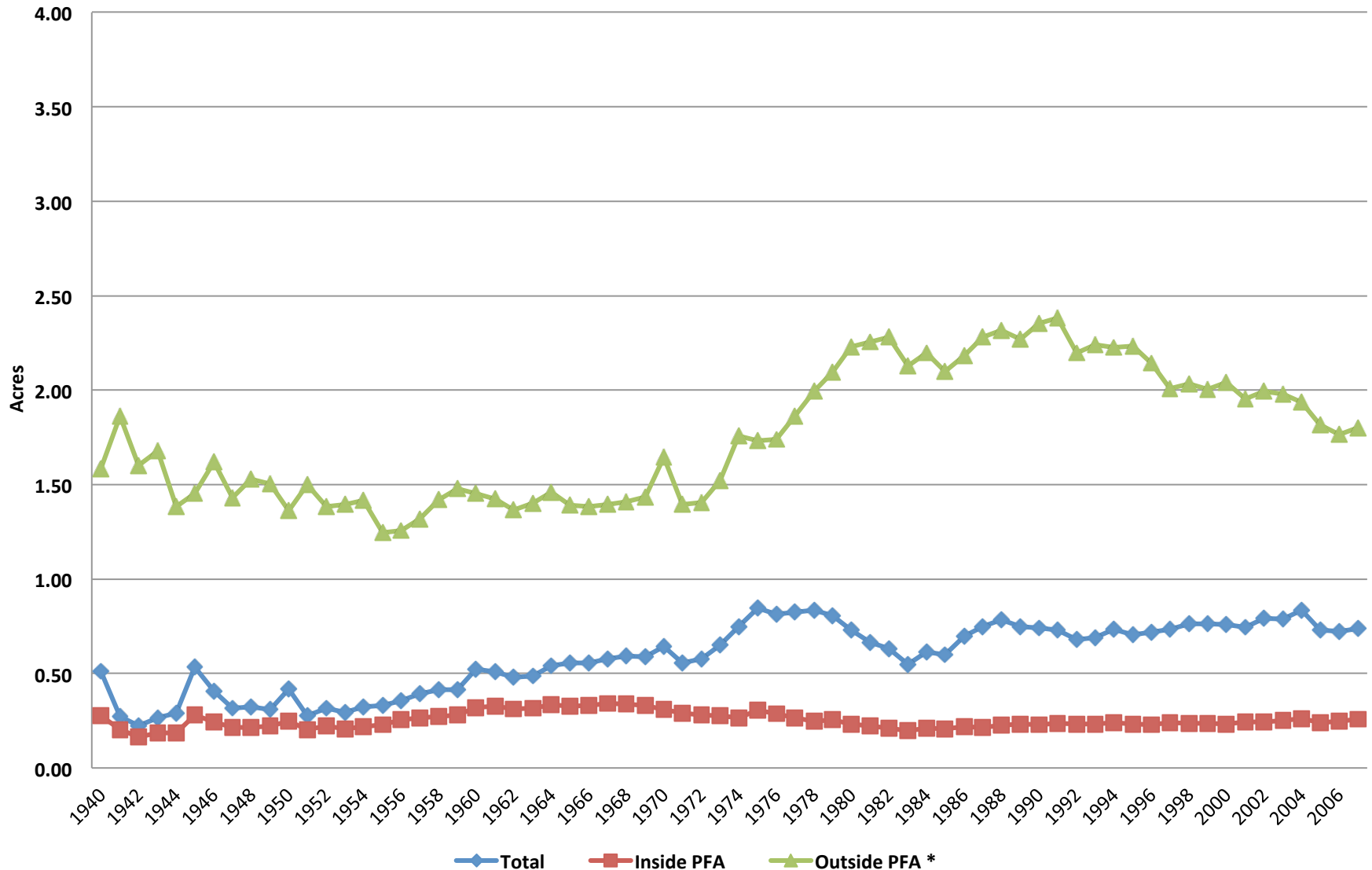
## Cumulative Percent of Improved Residential **Acres Outside** of PFAs in Maryland, 1940 - 2007 \*



\* Includes PFA Comment Areas

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

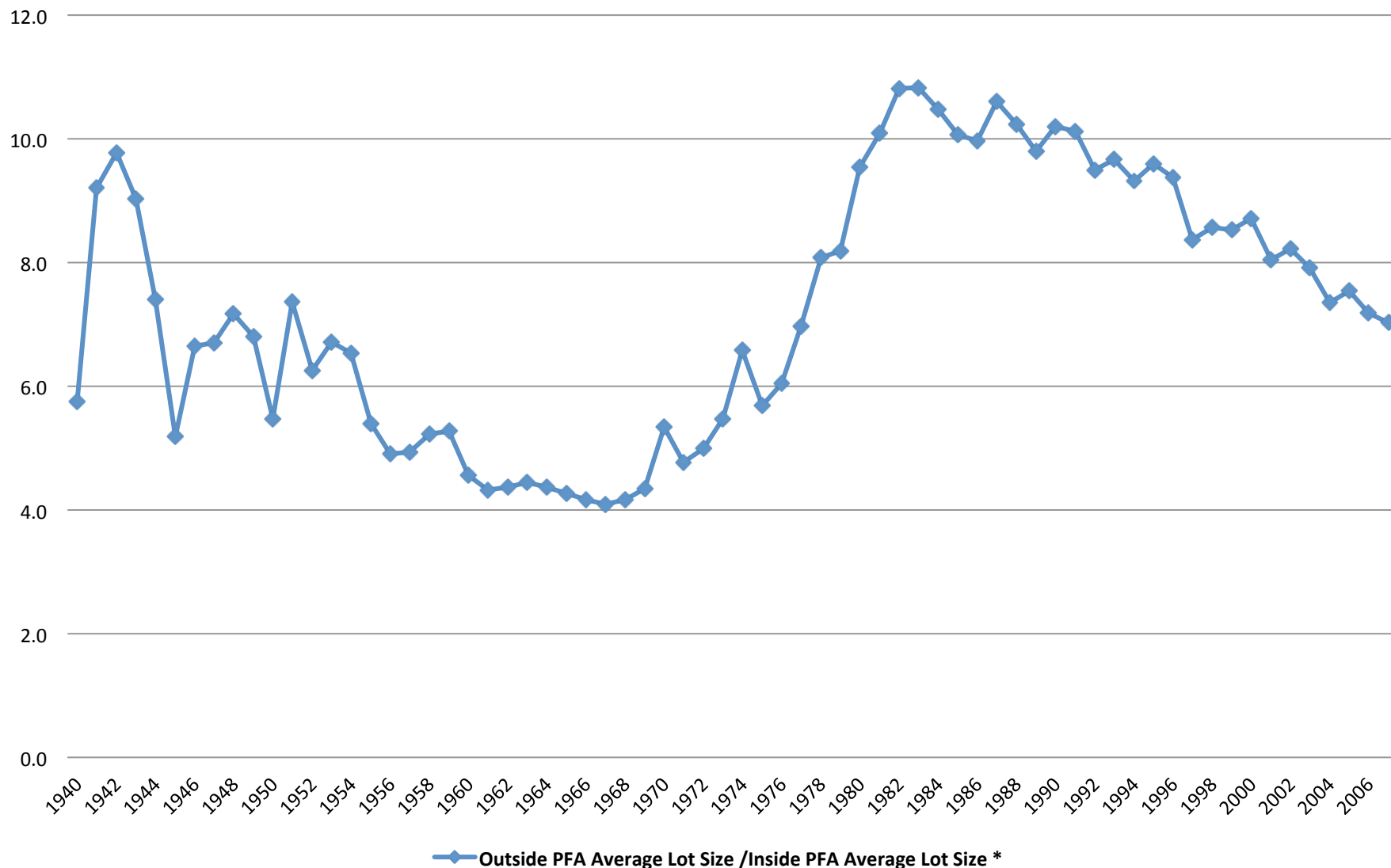
# Average Lot Size for Single-Family Improved Residential Parcels in Maryland, 1940 - 2007



\* Includes comment areas

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

# Ratio of Average Lot Size for Single Family Residential Parcels In and Out of PFAs for Maryland, 1940 to 2007

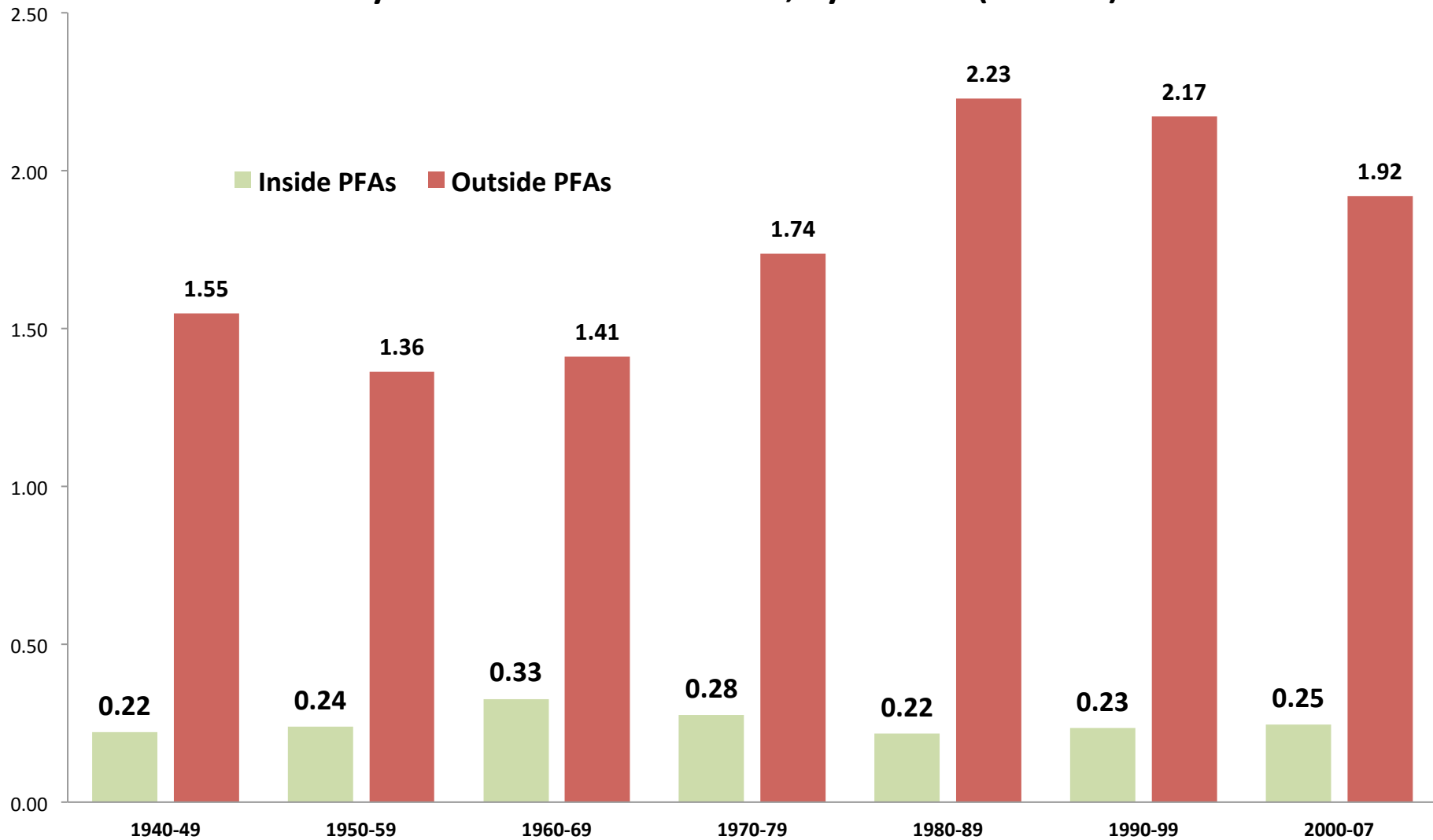


◆ Outside PFA Average Lot Size / Inside PFA Average Lot Size \*

\* Outside PFA includes development in the Comment Areas

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

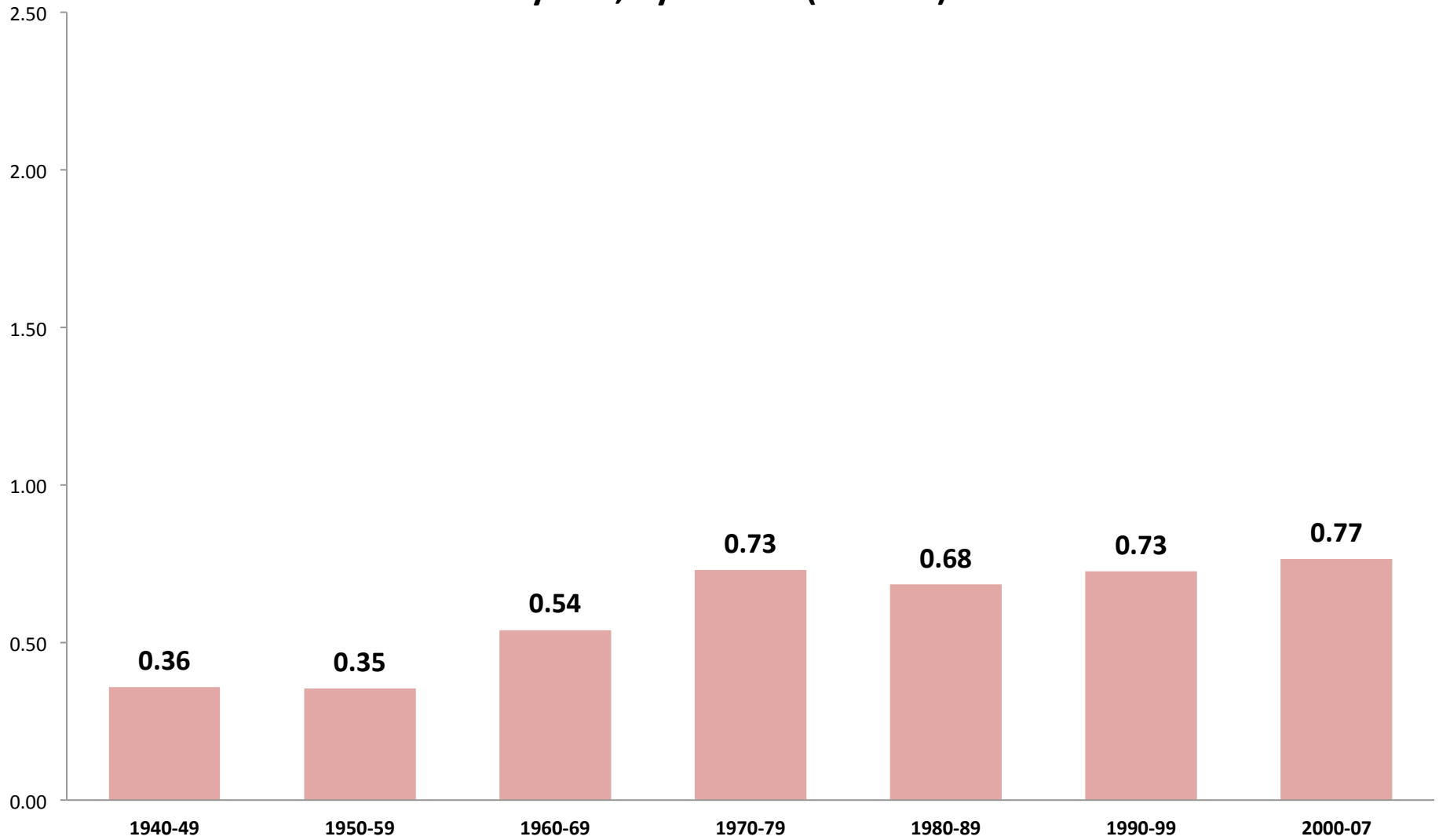
## Average Lot Size of Improved Single Family Residential Parcels in Maryland In & Outside of PFAs, by Decade (in acres)\*



\* Comment Areas are included in outside PFA data

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

## Average Lot Size of Improved Single Family Residential Parcels in Maryland, by Decade (in acres) \*



\* Includes all areas

Prepared by the Maryland Department of Planning, Planning Data Services, from MD Property View

# Pre & Post Smart Growth Law Development

# Pre & Post Smart Growth Development

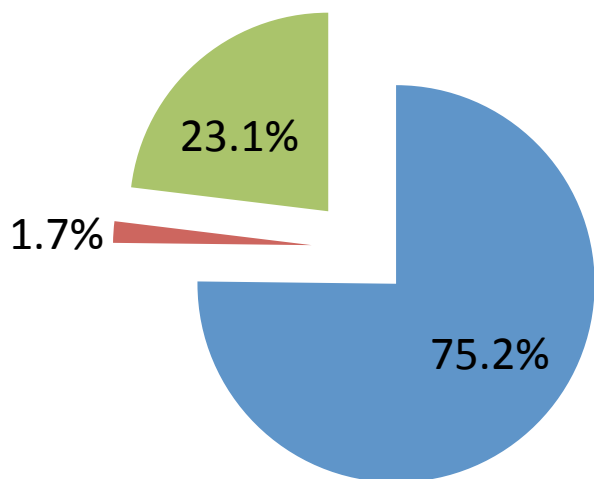
- 1997 Priority Funding Areas Act
  - Established PFAs
- PFA boundaries needed to be submitted by local governments by October 1, 1998
- Implementation of PFA criteria by beginning of 1999



# Improved Single Family Residential Parcels in Maryland

## Pre-Smart Growth Laws

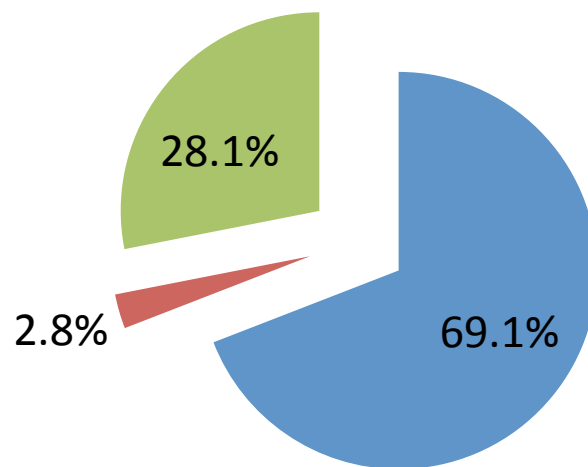
1990-1998



■ Inside PFA ■ Comment Area ■ Outside PFA

## Post Smart Growth Laws

1999-2007

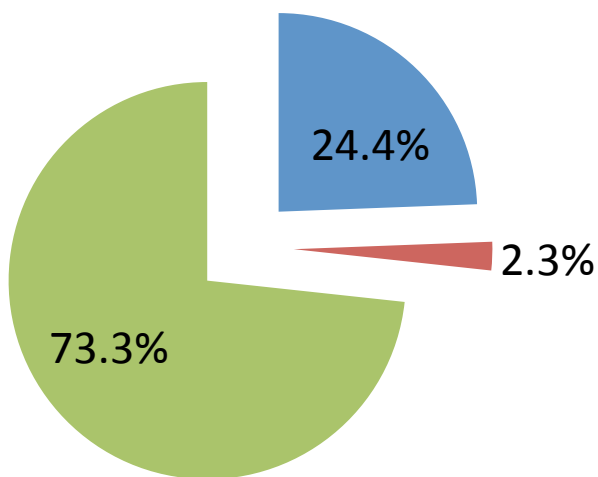


■ Inside PFA ■ Comment Area ■ Outside PFA

# Improved Single Family Residential **Acres** in Maryland

## Pre-Smart Growth Laws

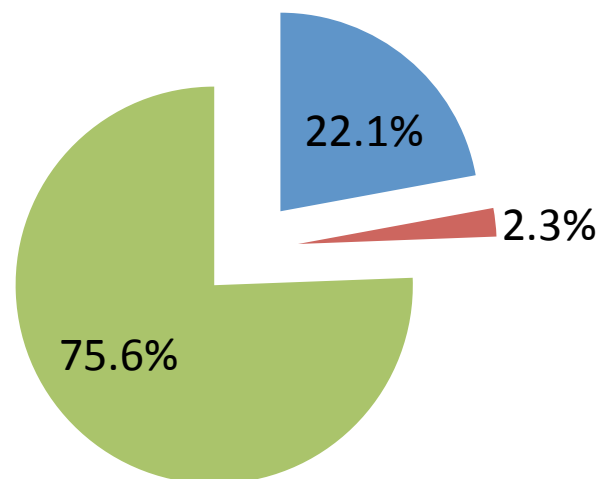
1990-1998



■ Inside PFA ■ Comment Area ■ Outside PFA

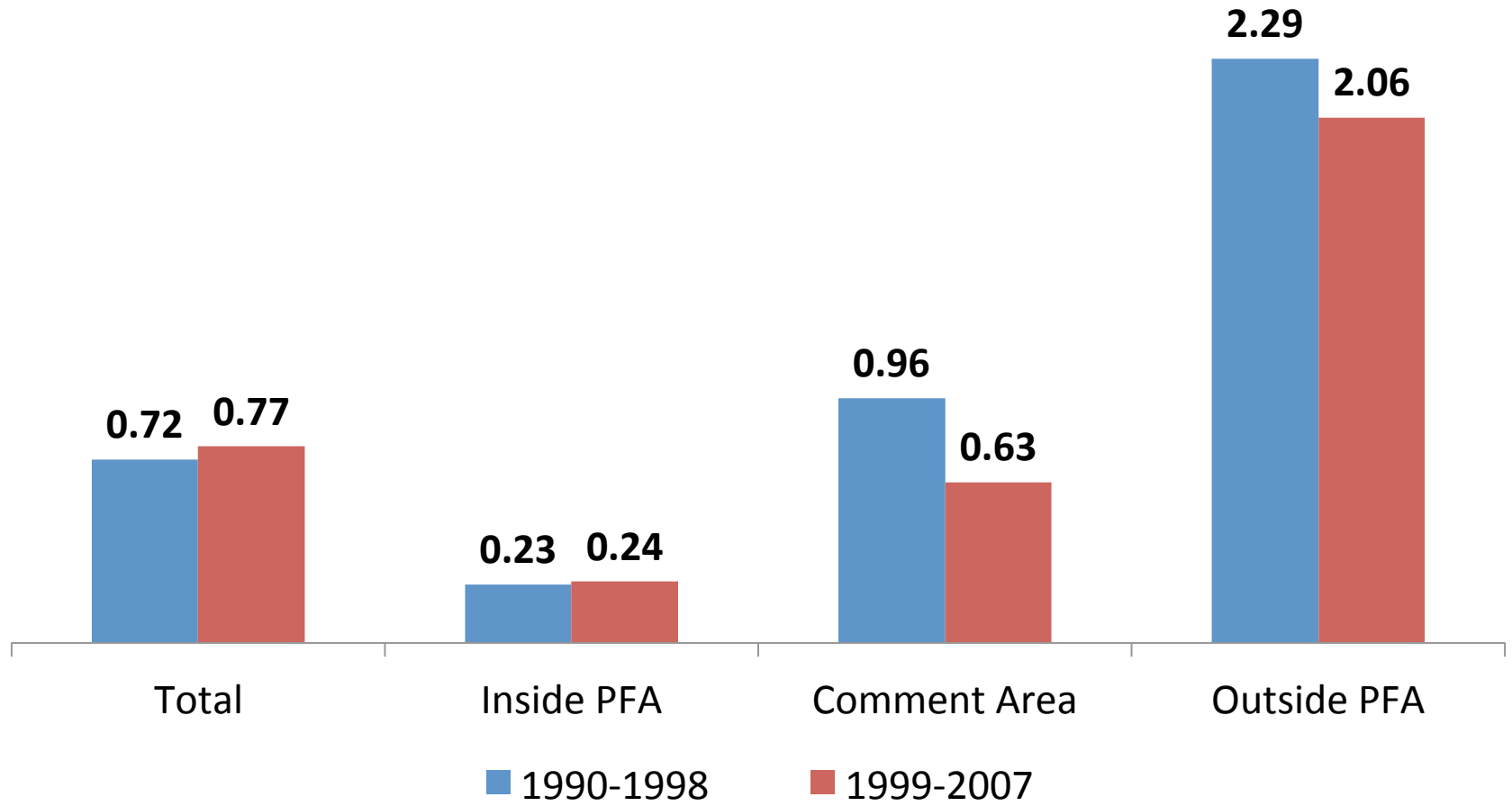
## Post Smart Growth Laws

1999-2007



■ Inside PFA ■ Comment Area ■ Outside PFA

# Average Lot Size (Acres) in Maryland for Improved Single-Family Residential Parcels



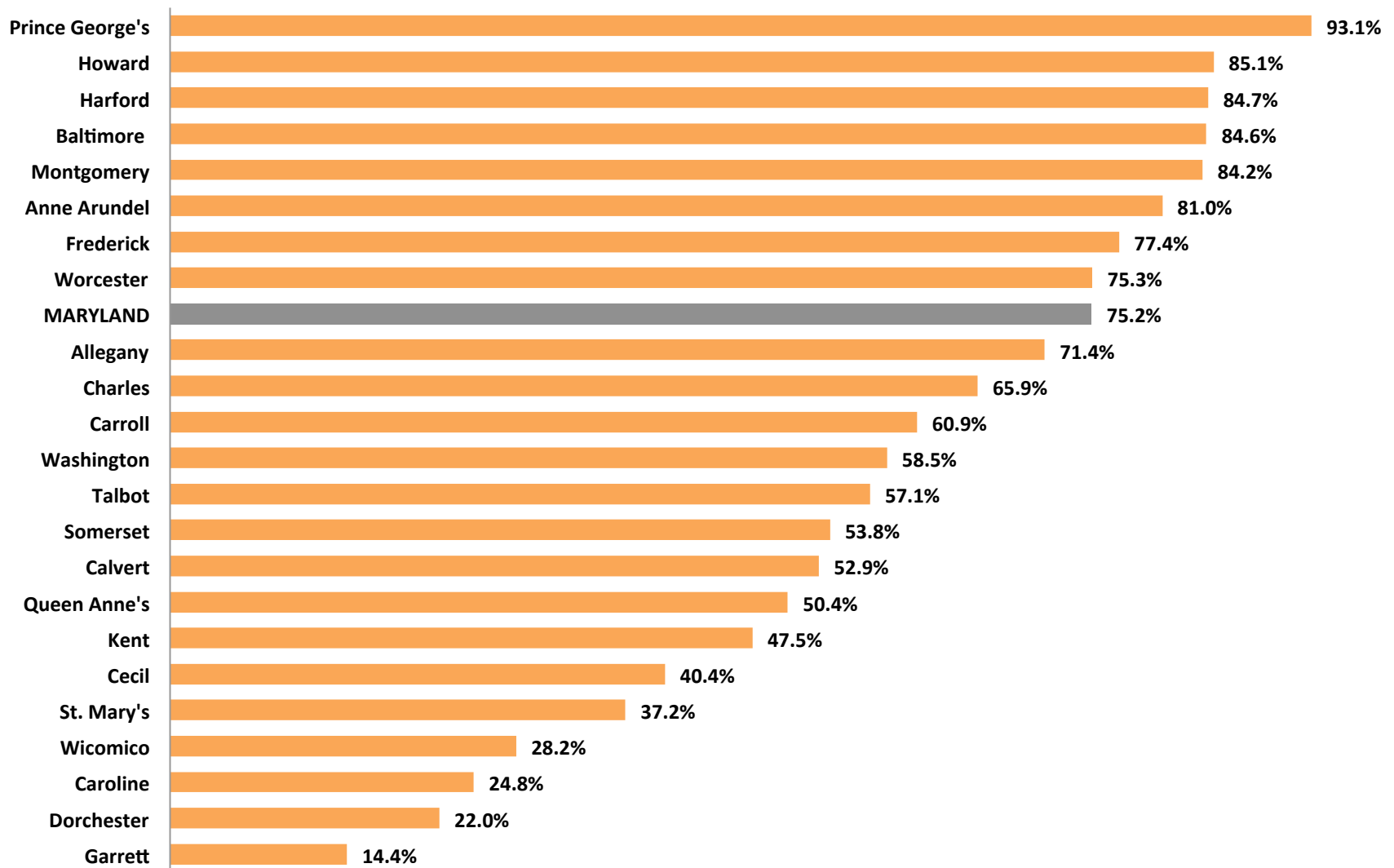
# **Jurisdictional Data**

**1990-1998 and 1999-2007**

# Parcels

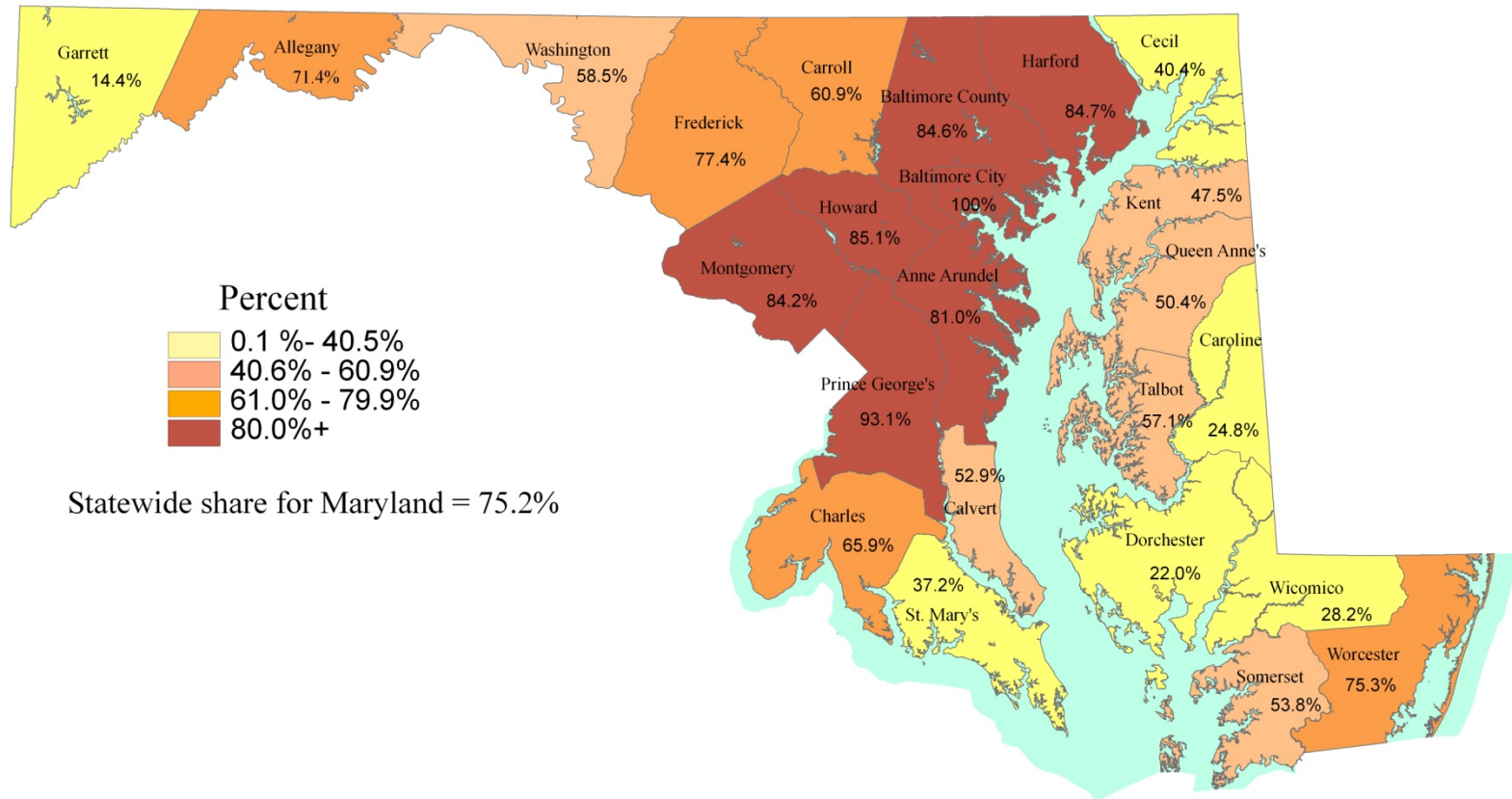
1990-1998 and 1999-2007

## Percent of Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1990-1998 \*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Percent of Single Family Improved Residential Parcels Inside PFA 1990 - 1998\*



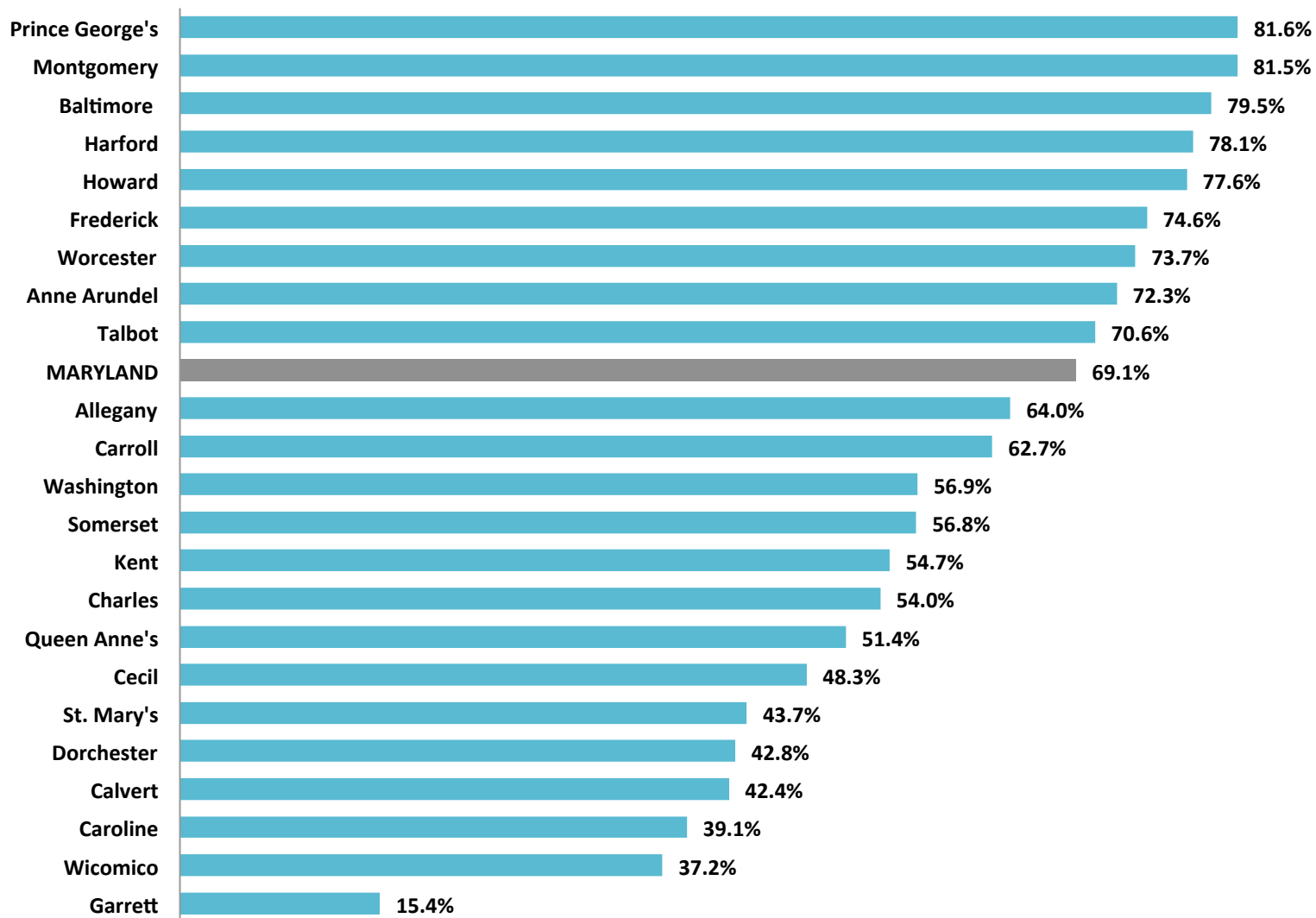
\* Does not include Comment Areas



Source: The Maryland Department of Planning, Planning Data Services



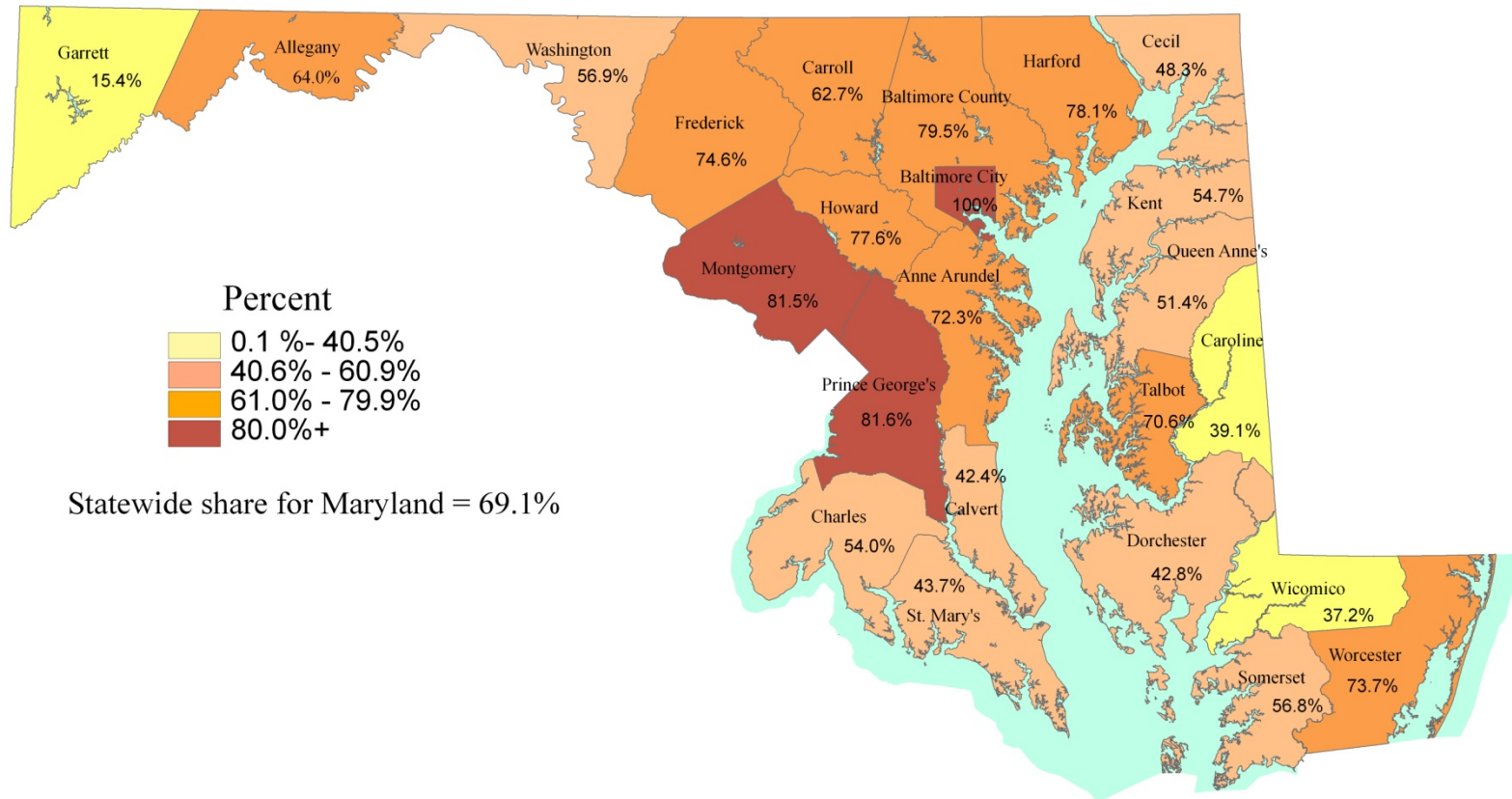
## Percent of Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1999-2007 \*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
Source: Maryland Department of Planning, Planning Data Services, from MD Property View



## Percent of Single Family Improved Residential Parcels Inside PFA 1999 - 2007\*



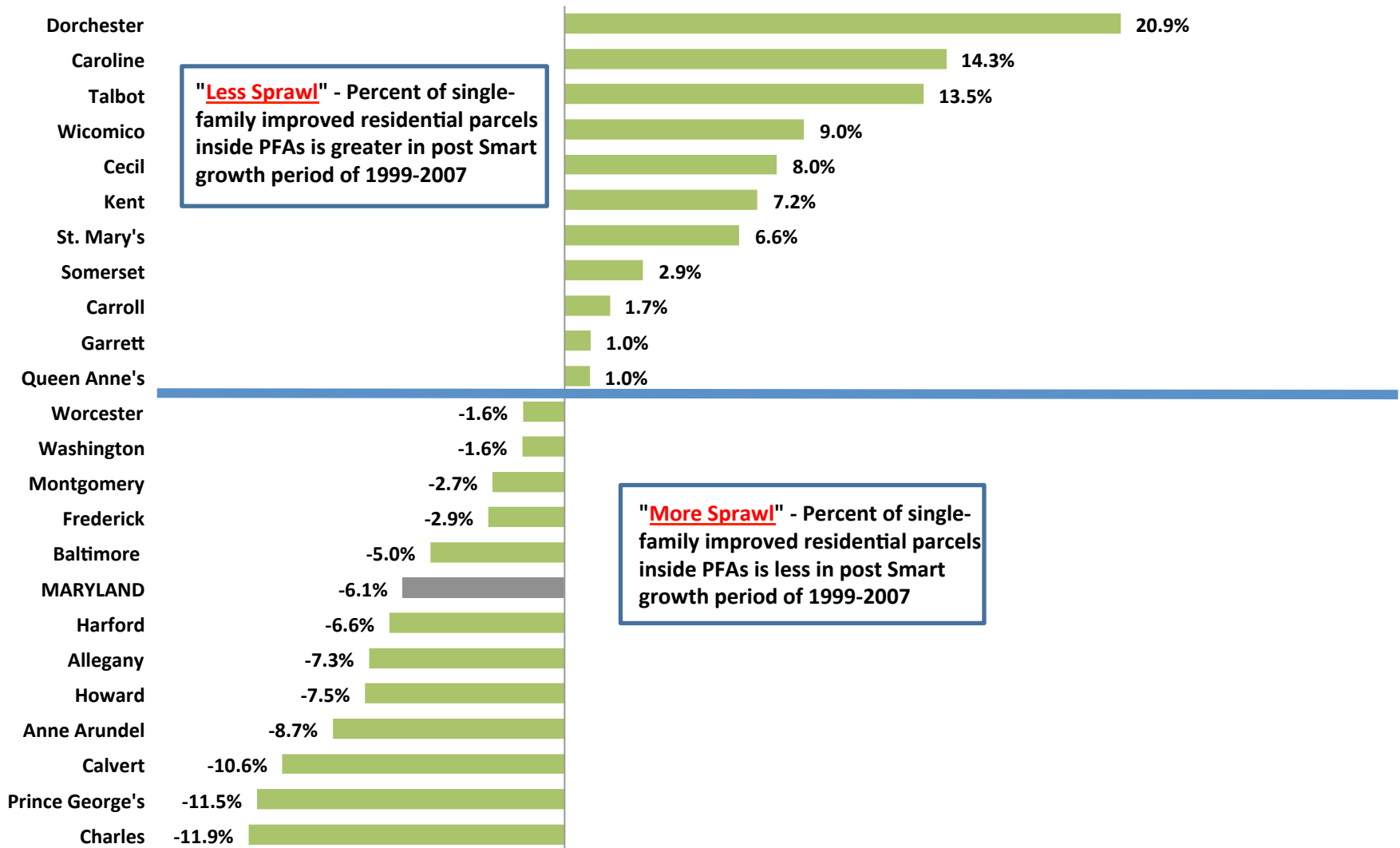
\* Does not include Comment Areas



Source: The Maryland Department of Planning, Planning Data Services

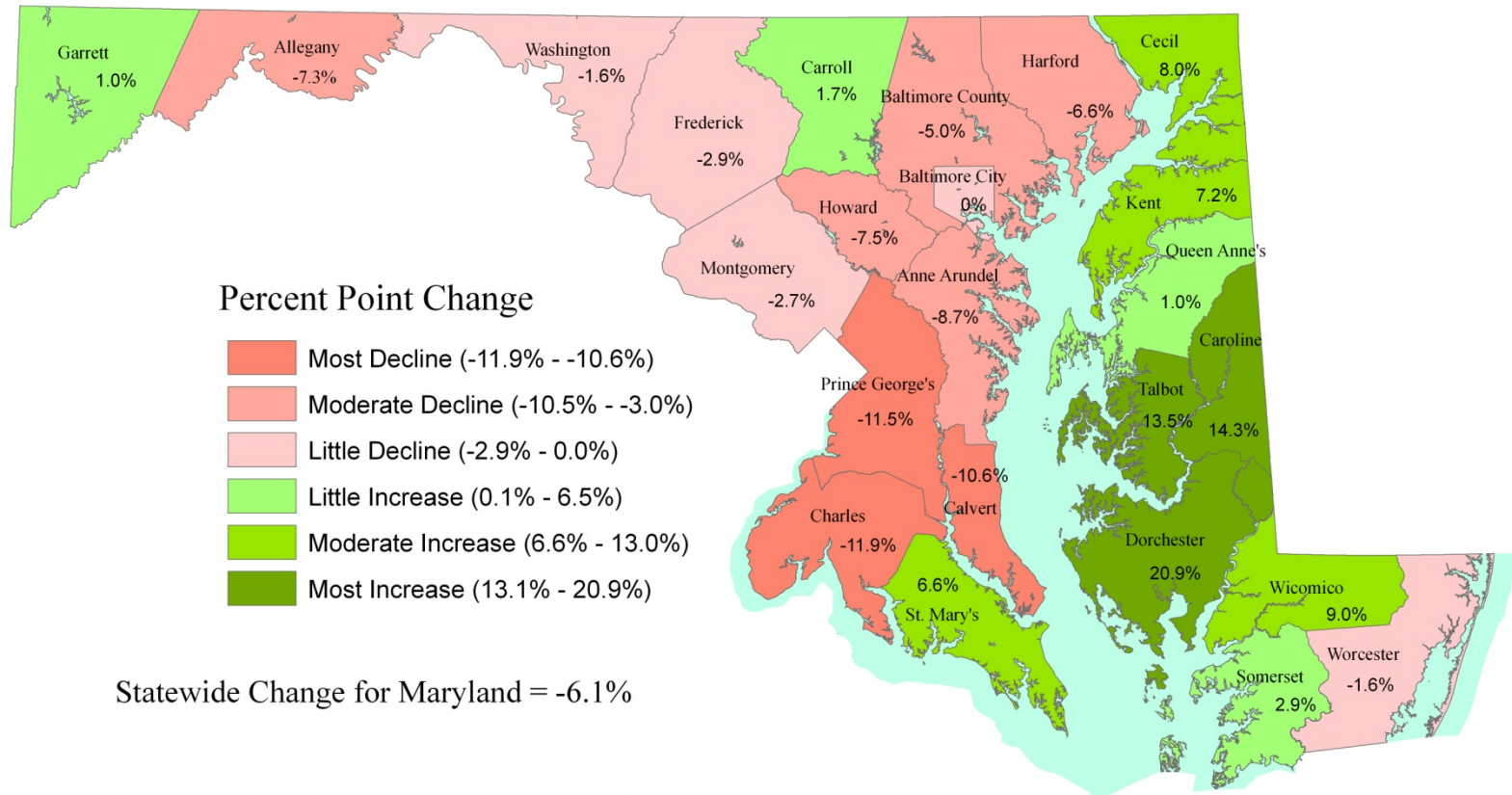


## Percent Point Change in SF Improved Residential Parcels Developed Inside PFAs for Maryland's Jurisdictions, 1990-1998 vs 1999-2007 \*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Percent Point Change in Single Family Improved Residential Parcels Developed Inside PFAs for Maryland's Jurisdictions, 1990-1998 vs 1999-2007\*



\* Does not include Comment Areas. All of Baltimore City is a PFA, so there is no change.

Represents the change in the percent of improved residential parcels between 1990 to 1998 and 1999 to 2007.



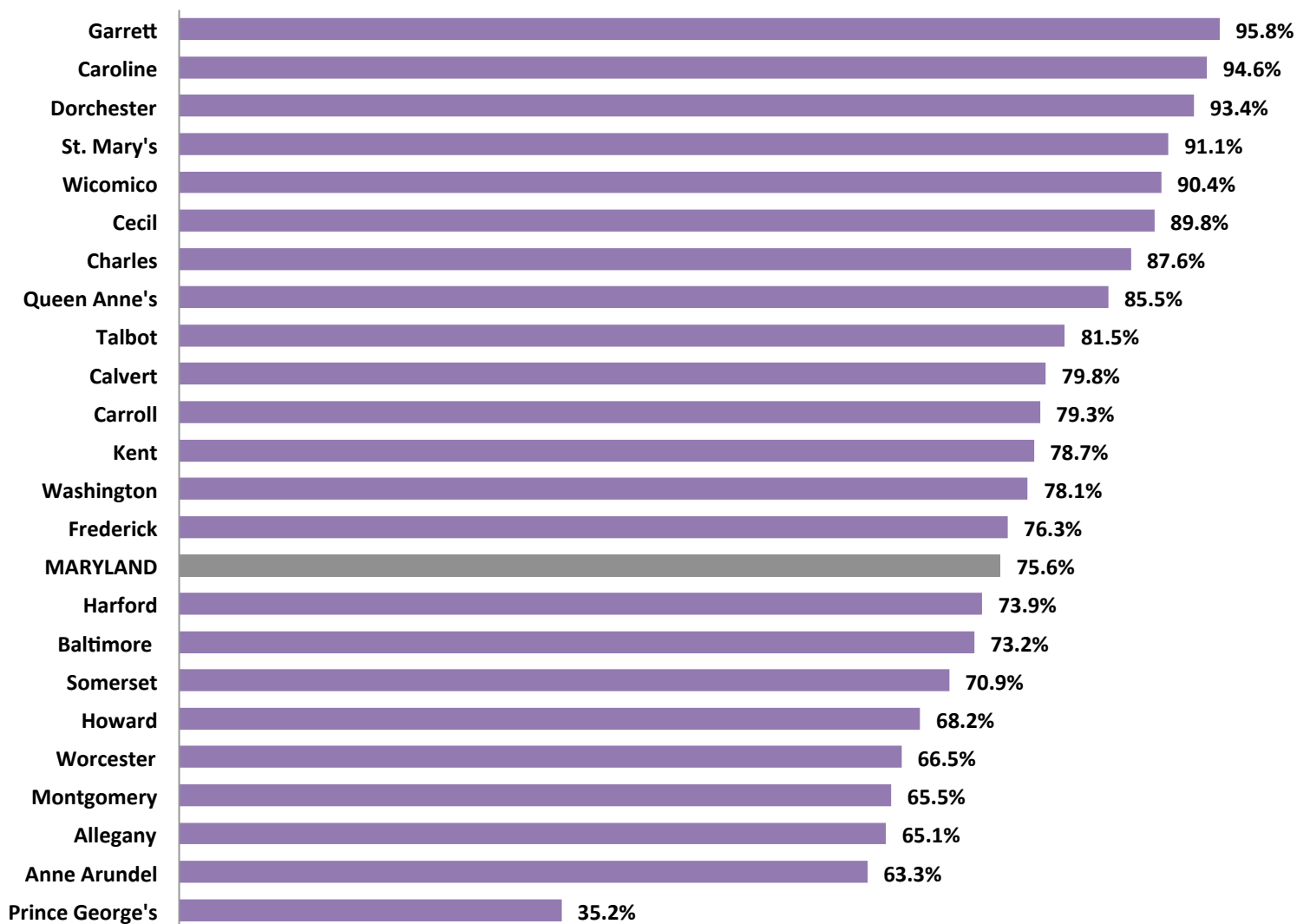
Source: The Maryland Department of Planning, Planning Data Services



# Acres

1990-1998 and 1999-2007

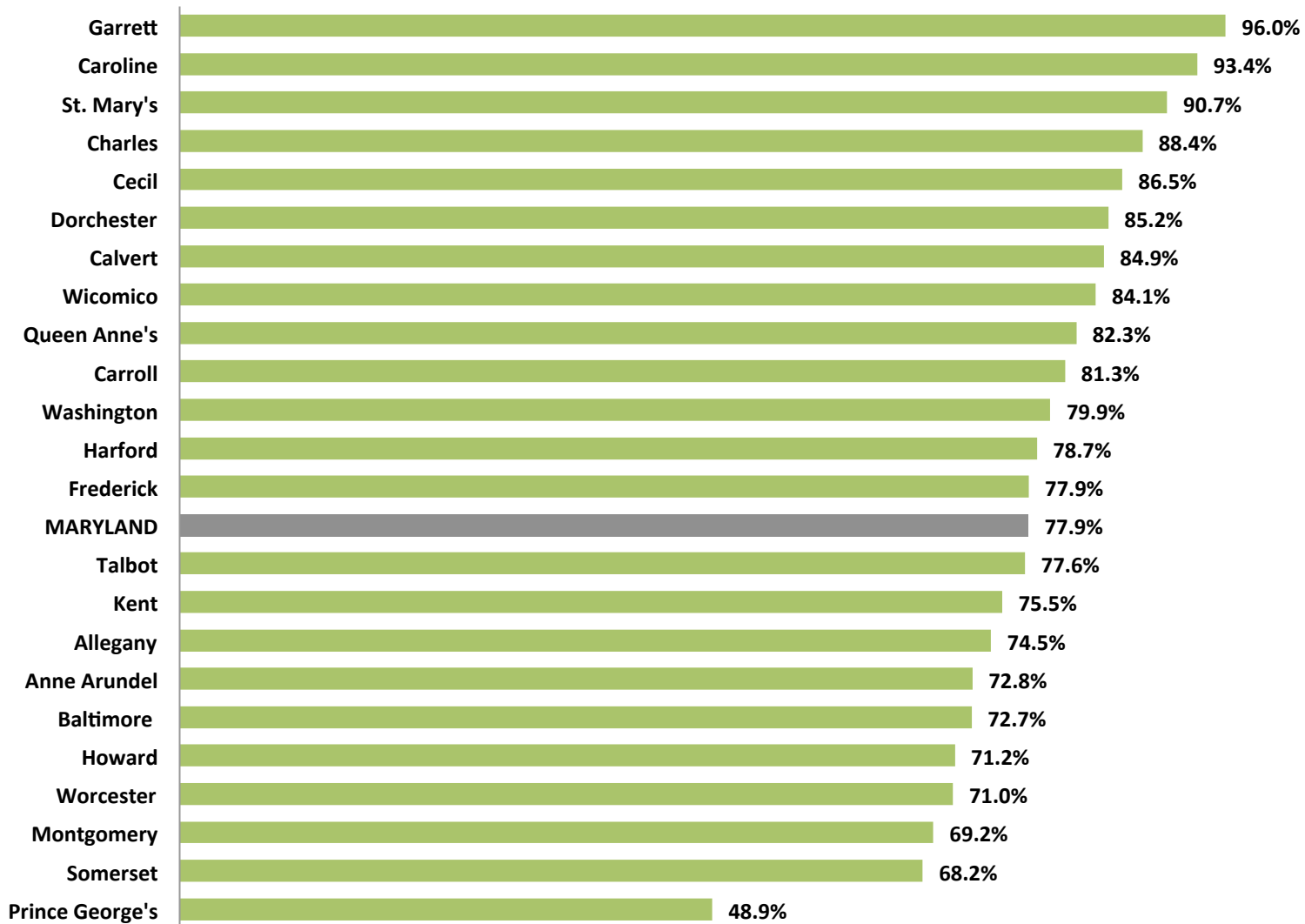
## Percent of Single-Family Improved Residential **Acres** Outside of PFAs for Maryland's Jurisdictions, 1990-1998 \*



\* Includes comment areas. All of Baltimore City is a PFA, so is not shown here..

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

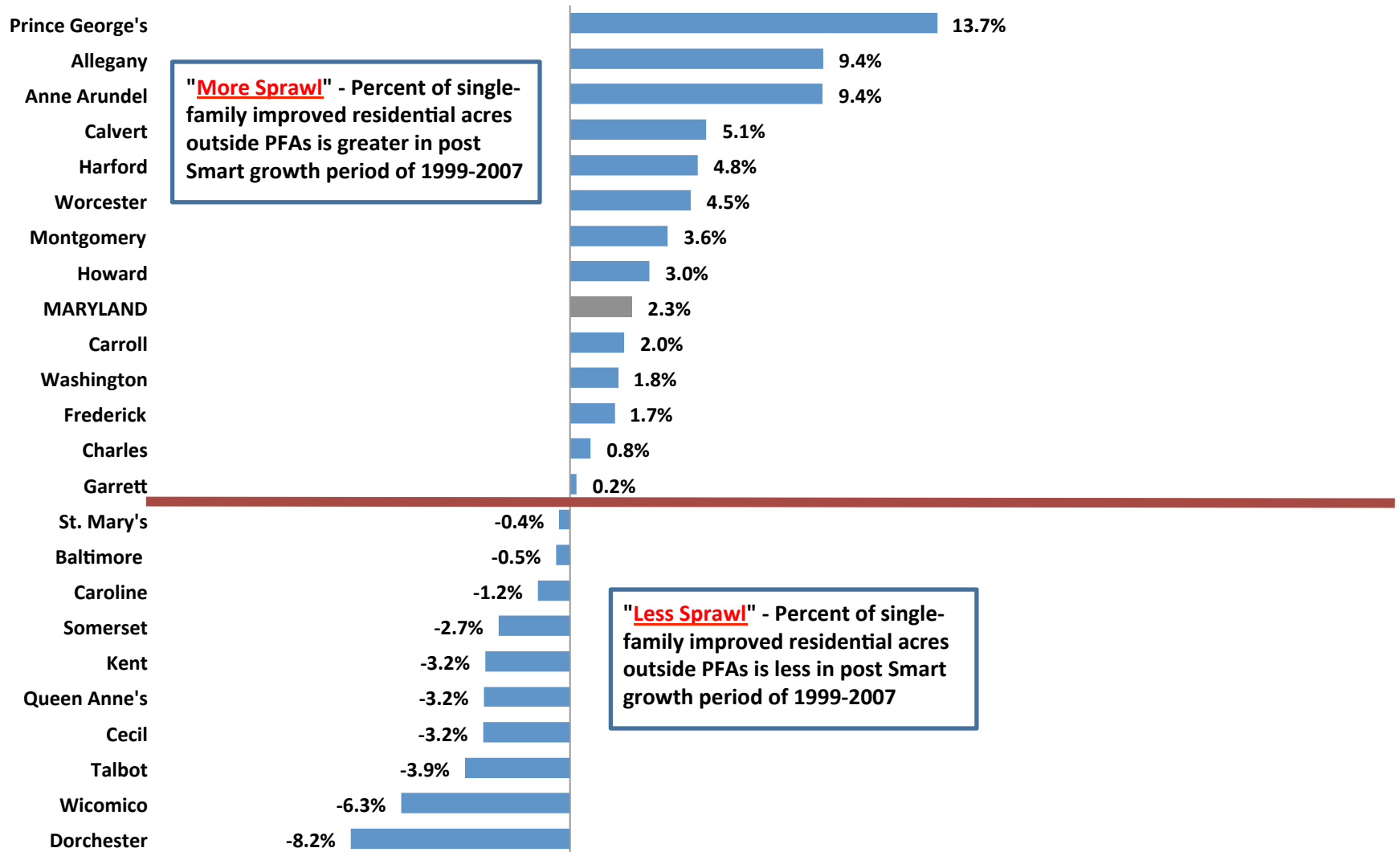
## Percent of Single-Family Improved Residential **Acres Outside** of PFAs for Maryland's Jurisdictions, 1999-2007 \*



\* Includes comment areas. All of Baltimore City is a PFA, so is not shown here..

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

## Percent Point Change in SF Improved Residential **Acres** Developed **Outside** PFAs for Maryland's Jurisdictions, 1990-1998 vs 1999-2007 \*



\* Includes comment areas. All of Baltimore City is a PFA, so is not shown separately.

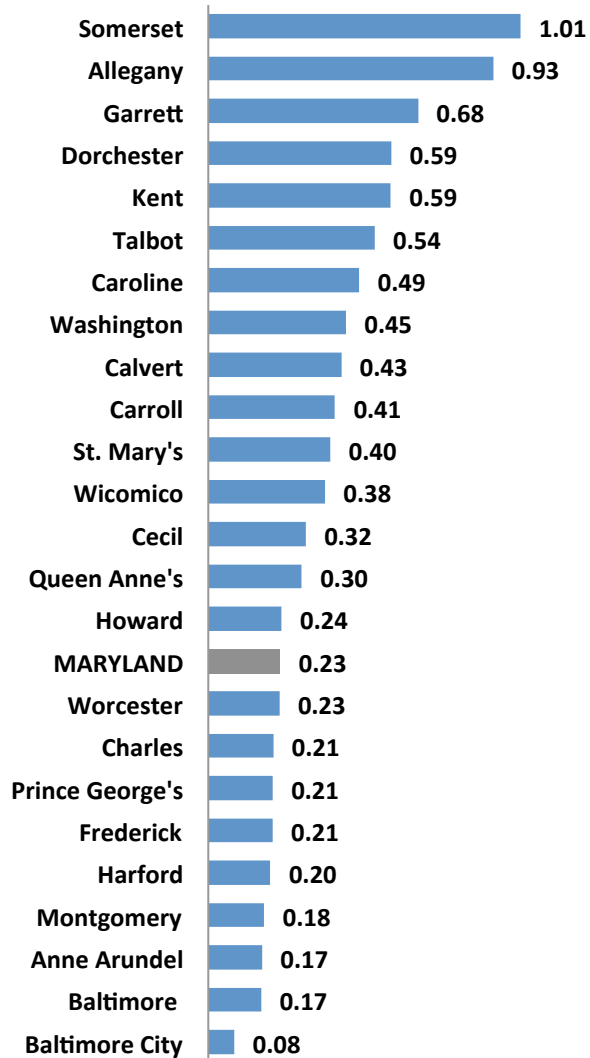
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

# Average Lot Size

1990-1998 and 1999-2007



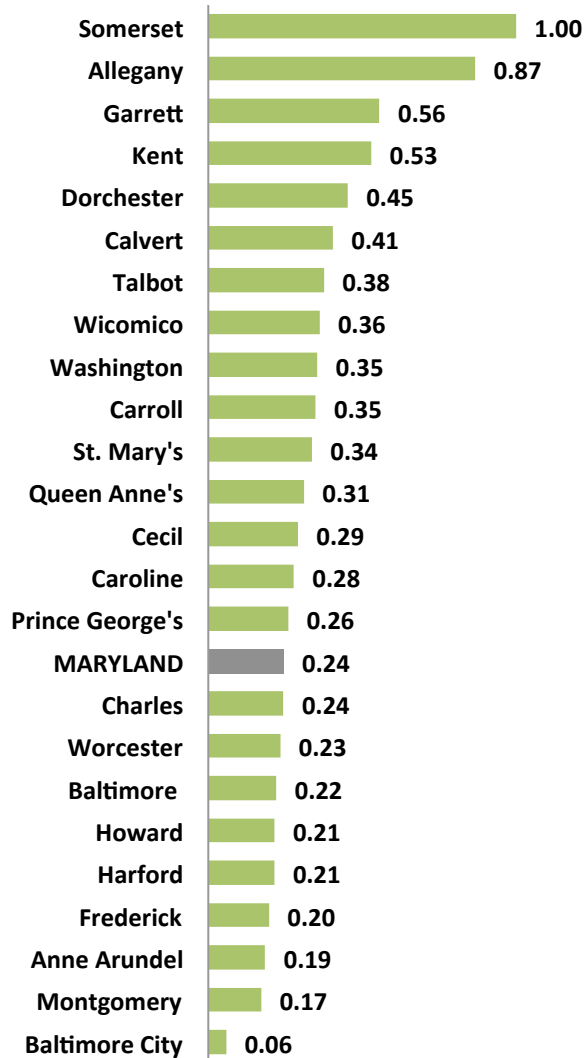
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1990-1998 \*



\* Excludes comment areas

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

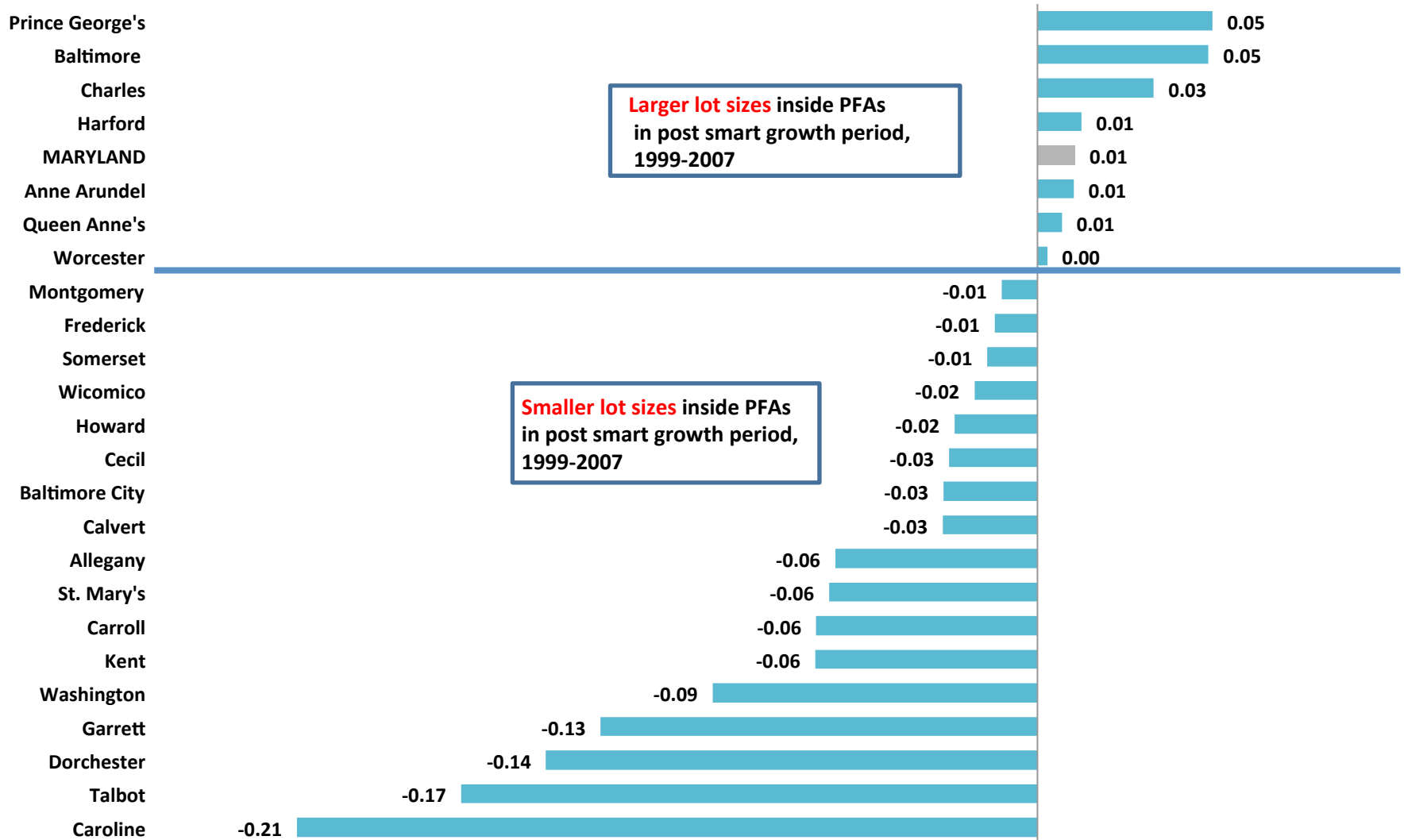
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1999-2007 \*



\* Excludes comment areas

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

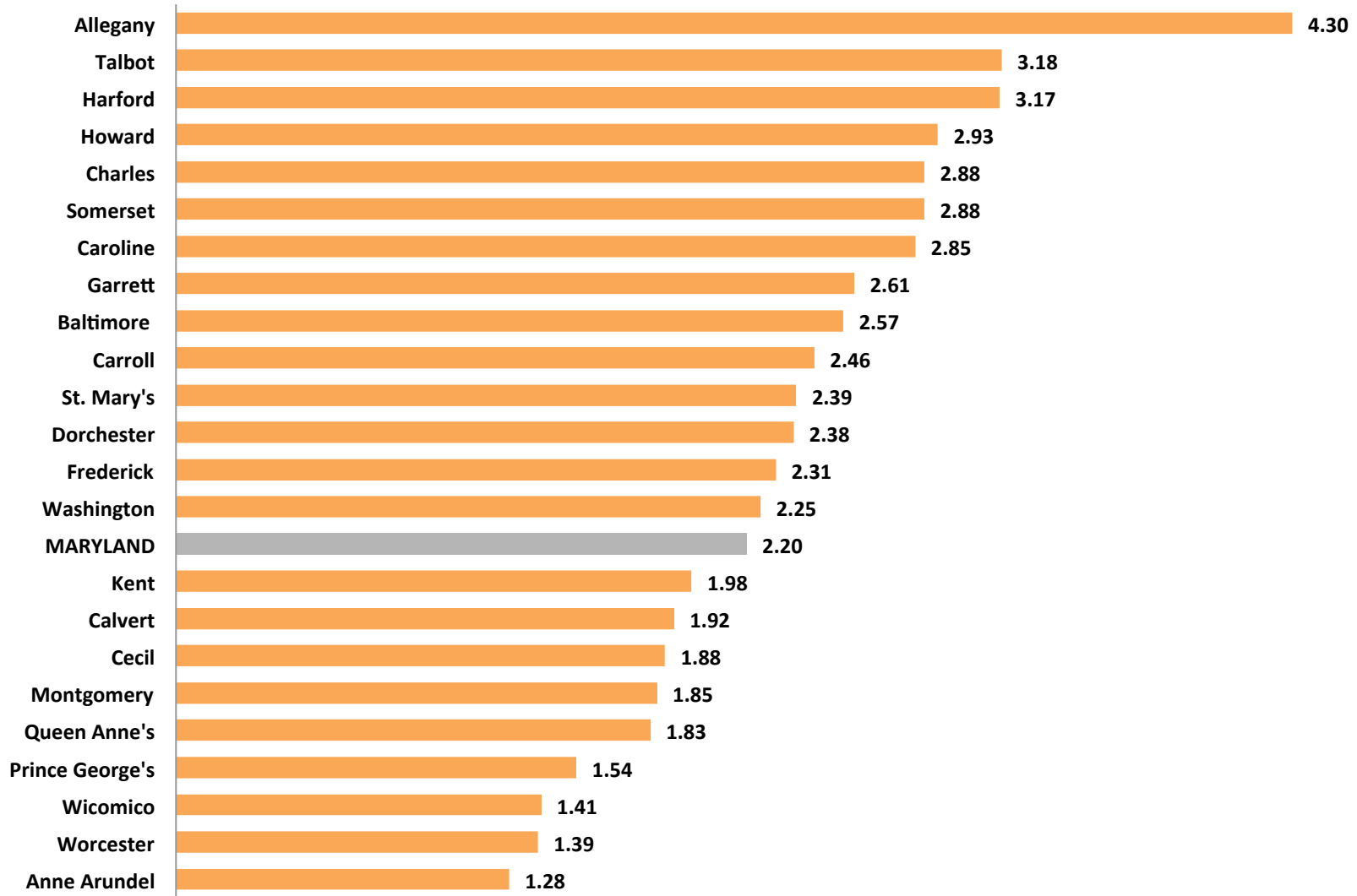
## Change in Avg Lot Size (acres) for SF Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1990-1998 vs. 1999-2007 \*



\* Excludes comment areas

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

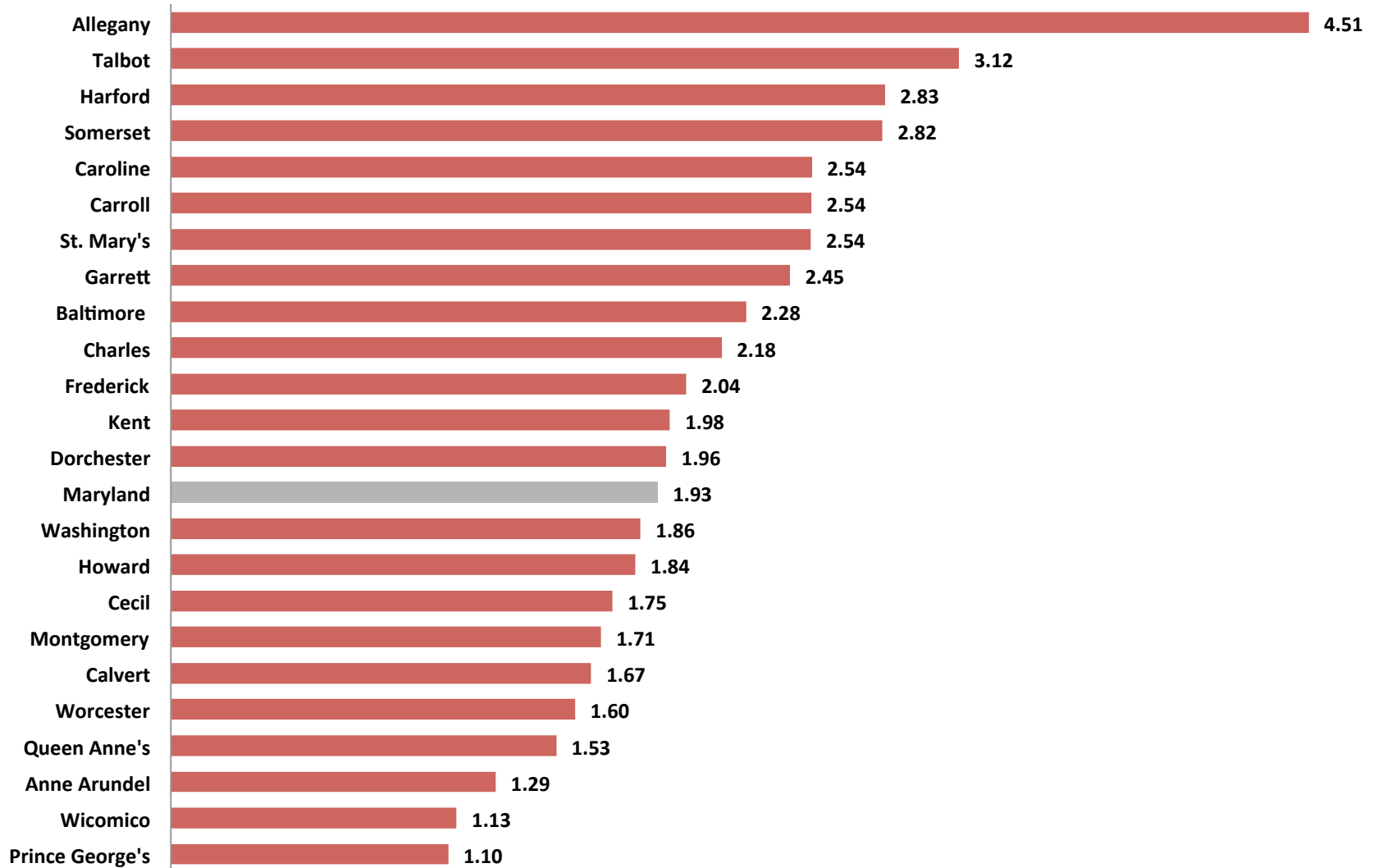
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Outside of PFAs for Maryland's Jurisdictions, 1990-1998 \*



\* Includes comment areas. Note: all of Baltimore City is a PFA.

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

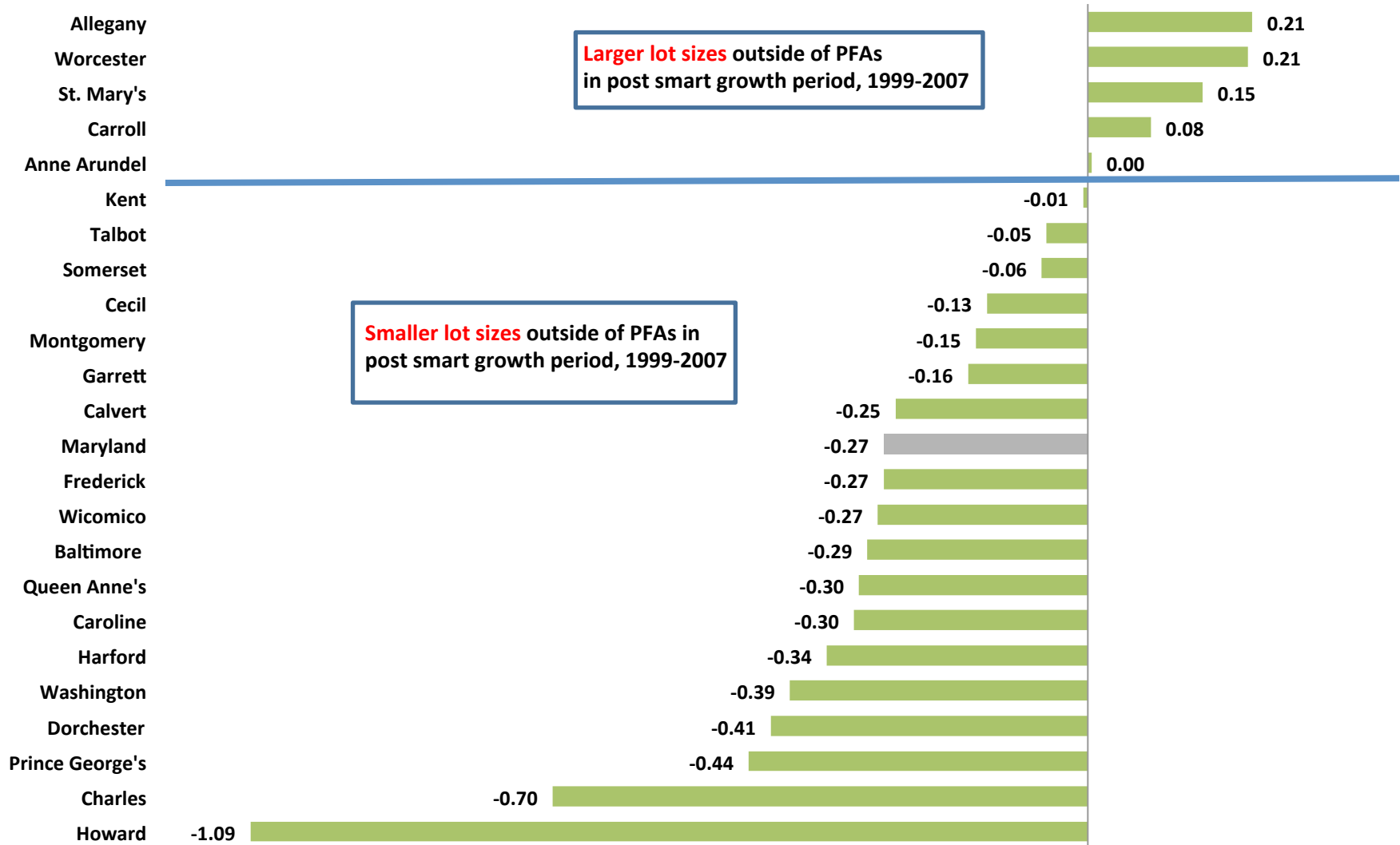
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Outside of PFAs for Maryland's Jurisdictions, 1999-2007 \*



\* Includes comment areas. Note: all of Baltimore City is a PFA.

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## Change in Avg Lot Size (acres) for SF Improved Residential Parcels Outside of PFAs for Maryland's Jurisdictions, 1990-1998 vs. 1999-2007 \*



\* Excludes comment areas. Note, all of Baltimore City is a PFA.

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