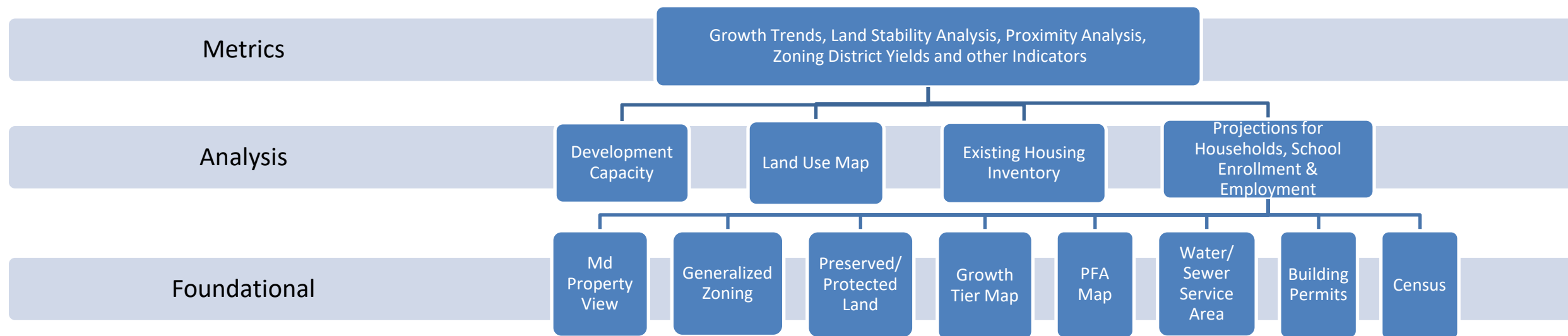# STATEWIDE BUILDING PERMIT REPORTING: PART OF MARYLAND'S NEW GROWTH MODEL TOOLKIT

AGENDA

- Overview of Growth Model Toolkit

- Building Permit Information Collected

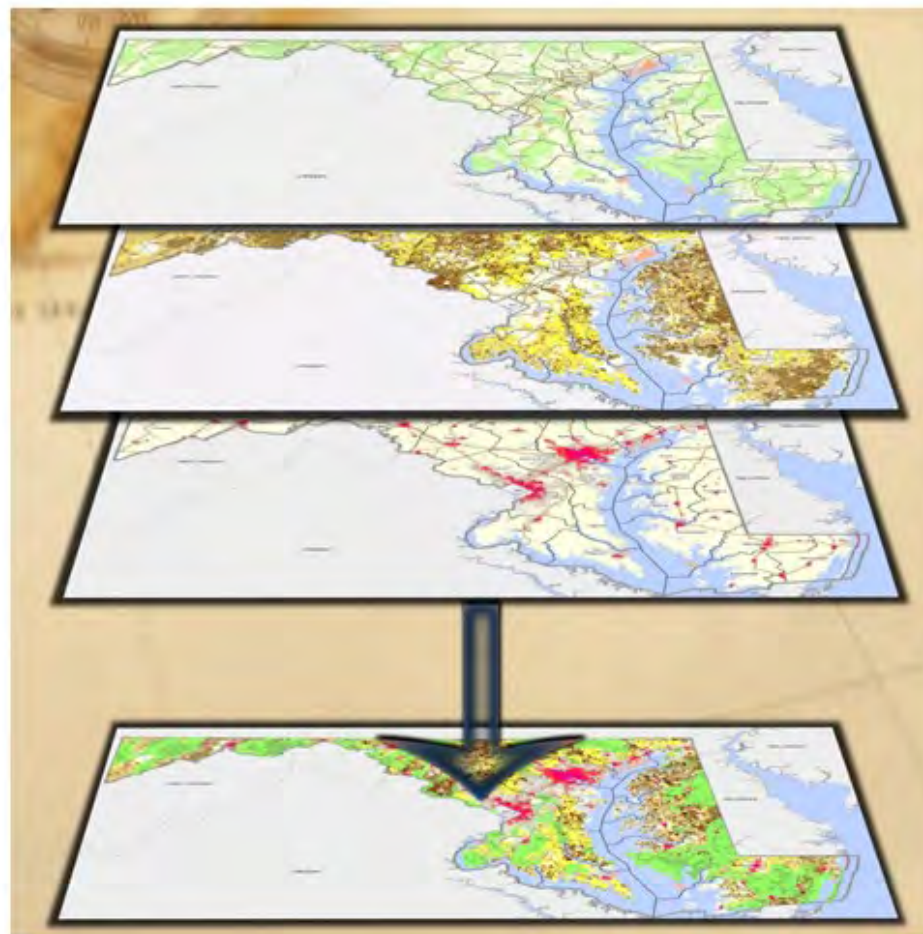- Anticipated Use of Building Permit Data

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MARYLAND'S NEW GROWTH MODEL TOOLKIT

Metrics	Growth Trends, Land Stability Analysis, Proximity Analysis, Zoning District Yields and other Indicators

Analysis	Development Capacity	Land Use Map	Existing Housing Inventory	Projections for Households, School Enrollment & Employment

Foundational	Md Property View	Generalized Zoning	Preserved/ Protected Land	Growth Tier Map	PFA Map	Water/ Sewer Service Area	Building Permits	Census

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MARYLAND'S NEW GROWTH MODEL TOOLKIT
FOR LOCAL SCENARIO DEVELOPMENT

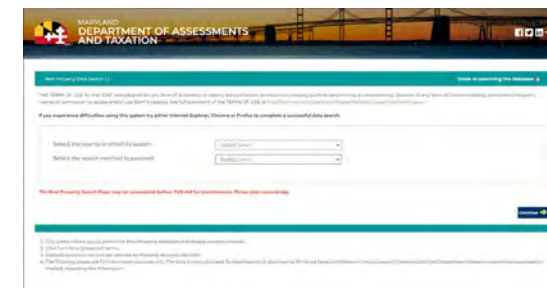Generalized Zoning:
Max Potential Development

Existing Conditions:
- Land Use Map
- Residential Development
(Preparing a Housing Inventory Map)
- Environmental Features
  - Protected Lands
  - Forest Conservation Easements
  - Floodplains
  - Critical Areas

Local Development Considerations
(Jurisdiction Specific):
- Rural Subdivision Restrictions
- Growth Tier Designations
- Priority Funding Areas
- Sewer Service Area
- Zoning District Yields

Development Capacity

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HOW WILL COLLECTING BUILDING PERMIT DATA HELP?
EXISTING AVAILABLE STATEWIDE DATA

- Planning's Existing Land Use Map Data Sources:
  - Primarily Md Property View
  - Chesapeake Conservancy Land Cover
- US Census Bureau – Building Permit Survey
  - Only at the county level and not site specific
- SDAT property information
  - Does not include number of dwelling units on multifamily or mixed-use lots

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HOW WILL COLLECTING BUILDING PERMIT DATA HELP?
AUGMENT AND REPLACE EXISTING REPORTING

- Current Building Reporting
  - Census (Building Permits Survey)
  - Local Annual Report if more than 50 permits a year
  - Baltimore Metropolitan Council

- Statewide Building Permit Reporting
  - Augment or eliminate local annual reporting of certain data
  - Improved state and Census projections & estimates

HOW WILL COLLECTING BUILDING PERMIT DATA HELP?
ADDITIONAL PLANNING ANALYSIS INDICATORS

- Identification of Economic Development Hot Spots
  - Number of new dwelling units
  - Amount of new nonresidential square feet added
  - Investment in Additions/Alterations/Renovations (AAR)
- Improved understanding of local investment: new construction vs AAR
- Trends in non-residential development
- Trends in housing characteristics

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HOW WILL COLLECTING BUILDING PERMIT DATA HELP?
INCREASED INTEREST IN ADDRESSING AFFORDABLE HOUSING

- State and local officials want to know more about housing, and how to address the affordability problem.
- Several bills this past year proposed additional mandates on state agencies and local governments related to housing:
    - HB0927/SB0744 - Housing and Community Development – Affordable Housing - Listing and Disposal of Excess Real Property (*Passed, To Governor*)
    - HB0705 - Land Use - Reporting - Annual Reports and Development of New Housing (*Withdrawn by Sponsor*)
    - HB0039/SB0608 - Report on the Public or Private Conversion of State Property to Affordable Housing (*Did not get out of Committee*)
    - SB0871 - Accessory Dwelling Unit Authorization and Promotion Act (*Did not get out of Committee*)

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STATEWIDE BUILDING PERMIT REPORTING OUTREACH

- Working with Baltimore Metropolitan Council (BMC) staff, Planning studied their building permit data reporting system.
- Contacted Baltimore region jurisdictions for access to permit data on a monthly basis, and now beginning to reach out to other jurisdictions in central part of the state.
- To date, 12 jurisdictions have been contacted.
- Currently we are receiving monthly permit data with all the desired data fields from 3 jurisdictions; we are working with all the others.
- Planning is developing a Memo of Understanding detailing shared data and resource tools to provided.

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EARLY CONCLUSIONS OF
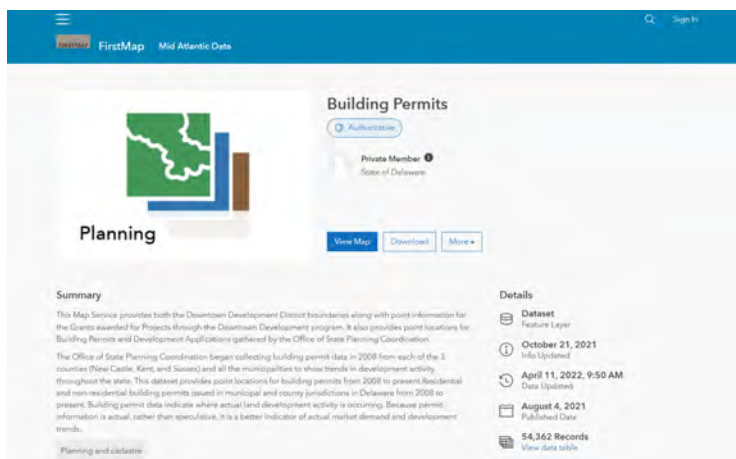# STATEWIDE BUILDING PERMIT REPORTING

- Work with existing building permit collection systems
- Most jurisdictions already report some permit data to SDAT
- Build on BMC's building permit data reporting system:
  - Number of New Units (single family vs multifamily)
  - Total Value of Construction (residential vs nonresidential)
- Enhancements in Data Collection
  - Permits Issued and Use & Occupancy Certificates
  - Type of Residential Units being permitted (New and AARs)
  - Number of Bedrooms and Baths in New Units
  - Type of Water and Sewer Service
  - Total Floor Area of new construction
- Dashboard and Interactive Map of select statewide information
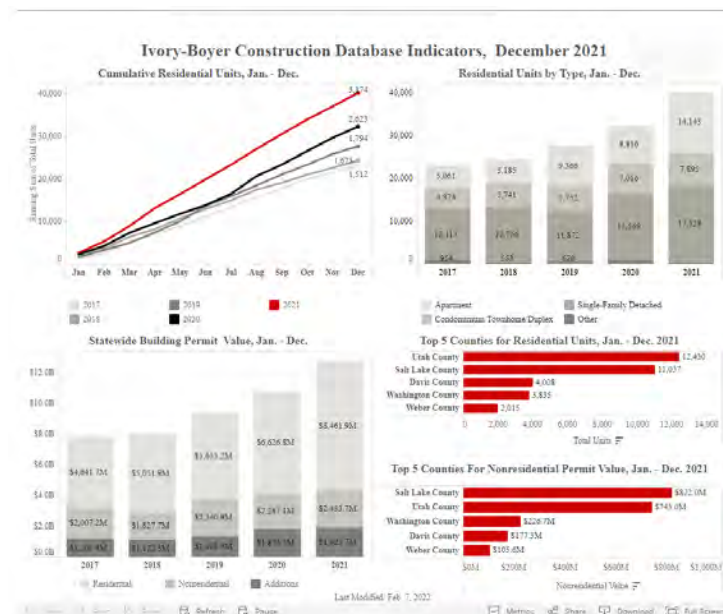
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EARLY CONCLUSIONS OF
STATEWIDE BUILDING PERMIT REPORTING

- Beside BMC's building permit data reporting system, few other states have attempted to collect & report building permits statewide.

Delaware

Utah

New Jersey
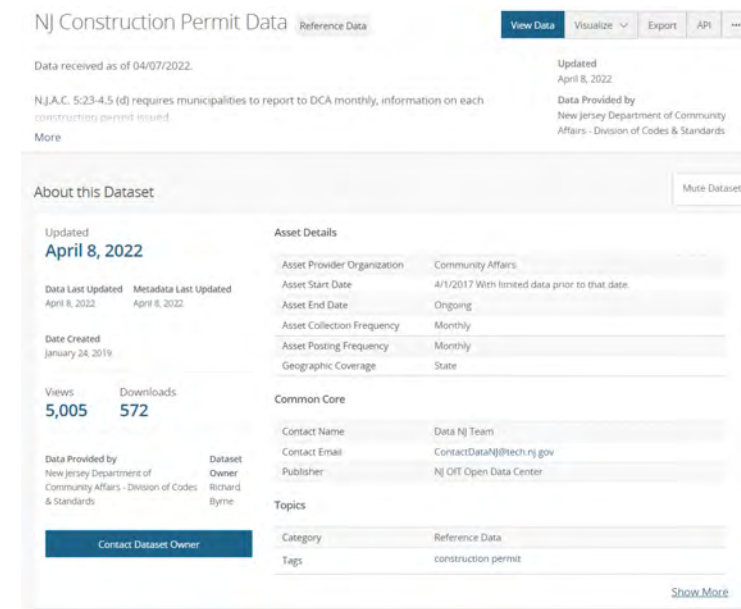
EARLY CONCLUSIONS OF STATEWIDE BUILDING PERMIT REPORTING

- Planning is in the process of developing a prototype dashboard and interactive map application
- We want to hear from you on:
  - What tools or analysis you would like us to include
  - Any tools/dashboards that you would like to deploy locally
  - Let us know if you would like to be part of a peer review
  - Let us know if you want us to contact you about sharing your data sooner

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STATEWIDE ADDRESS DATABASE INVESTIGATION RELATED OUTREACH

- Planning is also talking to local planning departments about how they assign addresses to properties, particularly multifamily and mixed-use structures

- As with building permits, addresses can help identify the number of existing units on a property.

- Some jurisdictions only assign and track addresses for the principal structures of a multifamily or mixed-use development but not the sub-addresses, while other jurisdictions assign and track addresses and sub-addresses in their GIS systems.

- Enhanced address numbering could be integrated into various statewide data systems.

- We welcome your help and suggestions to identify best practices.

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BUILDING PERMIT DATA USES

Census Programs

- Verify Census Building Permits Data
- Census Population Estimates Program – Housing Units and Population
- Census LUCA Program
- Census Count Review (Housing Unit Address Counts)
- Group Quarters verification
- Urban Area analysis

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BUILDING PERMIT DATA USES

Population

- Projections by Age, Race and Gender

School Enrollment

- Projections by Grade Succession Ratio

Housing Units

- Projections for Total Housing Units
- Average Household Size
- Climate Change Report
- Housing affordability analysis

Jobs

- Projections for Labor Force
- Labor Force Participation Rate
- Jobs by Place of Work by Industry

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PROJECTIONS

- Informs
  - School Construction
  - Infrastructure Needs
  - Social Service Needs
  - Households, Housing & Employment
  - Local Future Land Use

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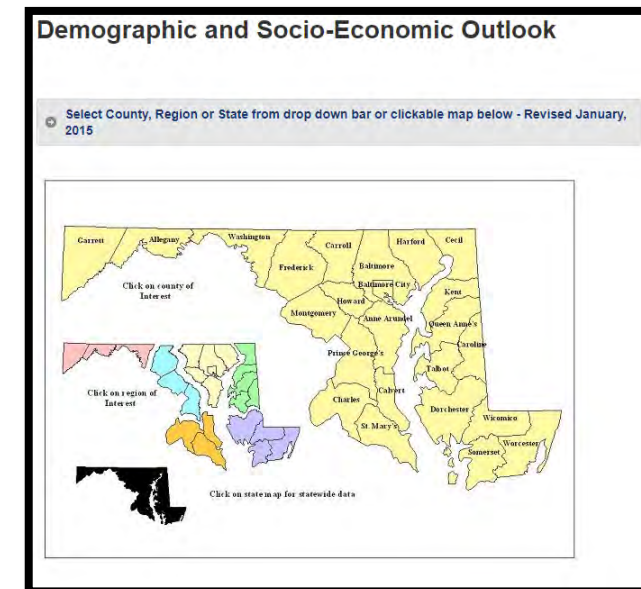
BUILDING PERMIT DATA USES

Reviews and Assistance

- Growth Model Input

- Comprehensive Plan Reviews

- Local Annual Report (prepared by planning commission)

- TAZ population and jobs projections

- Measuring compact development

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BUILDING PERMIT DATA USES

Enhance SDAT* Data

- Identify number of multifamily units

- Identify mixed use development

- Enhance reporting metrics for multifamily units

*State Department of Assessment and Taxation Data

HOW CAN WE COLLABORATE

- Share Tools and Resources
  - Data
    - Census Bureau's socioeconomic data
    - Bureau of Economic Analysis jobs and income data
    - IRS data – migration data
    - County Business Patterns data
    - Ag Census data – farms and acreage
    - Building Permits data

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HOW CAN WE COLLABORATE

- Share Tools and Resources
  - Projections
    - Population Projections
    - Projections of Housing Units and Households
    - Projections of Jobs by Industry
    - Projections of Personal and Per Capita Income
    - School Enrollment Projections

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HOW CAN WE COLLABORATE

- Share Tools and Resources
  - Dashboards/Interactive Data
    - Snapshot Maryland
    - American Community Survey data
    - Few more in development

  - Open Data Portal
  - MD iMAP

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NEXT STEPS

- How can we do better?
  - Improve accessibility to data – dashboards, visualizations etc.
  - Trainings/webinars on how to access Census Data – using API's
  - Create a cost-effective process

- How can you help?
  - Share data

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