

# Indicators Technical Team

12/21/2010

Indicator	What does the indicator tell us? What is its relationship to Smart Growth?	Geography of the Indicator (County, Municipality, Region, State)	Issues with Indicator	Timeframe of Indicator	Technical Team Recommendation
<b>1. Housing Choices,</b>					
<b>1. Housing Vacancy Rate</b>	Smart Growth seeks to create healthy, vibrant communities. Vacancy rates measure the relative health of a community. Increasing vacancy rates can be an indicator of economic distress, while decreasing rates can signal the need for more housing units.	State, County, and municipality. Zip code or Census Tract.	Data from the ACS does not cover all jurisdictions in Maryland unless three-year averages are used. Averages over time may obscure important trends. Data from HUD and the USPS is issued quarterly on the tract level, but lacks detail describing the nature of the vacant housing units.	ACS: Three-Year Average for areas 20,000 or higher; 5-year average for smaller areas. HUD/USPS: Quarterly	Recommended: use the HUD/USPS data for timely data that is available from the Census tract level. Use ACS data for more detailed information on housing unit breakdowns.
<b>2. Housing production / growth -</b> New residential building permits inside and outside PFAs	This is an indicator of where growth is happening on the ground. It is also required under the Indicators Legislation to be reported by jurisdictions by July 1, 2011.	State, County.	Overall most jurisdictions should not have a problem; Some smaller jurisdictions may have to difficulty.	Annual	Recommended (required as of July 1, 2011)
<b>3. RENTAL &amp; OWNER AFFORDABILITY:</b> Cost Burdened Households (all household types) a. Owner Costs as 25% of Household Income b. Renter Costs as 30% of Household Income	Relate to housing affordability - are MD counties becoming more or less affordable over time for renters and owners?	State, County	summed to get >25% for owner and >30% for renter	2006-2008 3 year estimate ACS tables B25091 (owner) and B25070 (renter)	Recommended
<b>4. Shortfall / Demand for Rental Housing</b>	Identifies demand for affordable/workforce rental housing for families, seniors and disabled.	State, County	DHCD has worked on draft numbers by County for this measure. There are some longer-term data issues that would need to be worked out before this indicator would be completely useful	Annual	Not recommended: This is a good measure, but DHCD needs more time for data clean-up
<b>5. Subsidized &amp; Affordable Housing Inventory.</b> Number of subsidized rental housing opportunities by county.	Indicates available supply and location (where possible) of affordable rental housing.	State, County	DHCD has worked on draft numbers by County for this measure. There are some longer-term data issues that would need to be worked out before this indicator would be completely useful	Annual	Not recommended: This is a good measure, but DHCD needs more time for data clean-up
<b>6. Home Sales and Affordability:</b> Percent of housing for sale by county for households earning 60%, 80%, and 100% of AMI with sample professions representing income tiers.	The percent of recent housing sales affordable using a standard income measure. Housing affordability, especially an affordability level which allows workers to live close to where they work, is one of the key goals of smart growth.	State, County.	The issue with affordability measures is what to use on the income side. The AMI income measure has both advantages and disadvantages. The advantage is that it is a generally recognized and widely used (if flawed) measure of family income. The disadvantage is that the income measures are by Region, and so, for e.g., the same median income is used for Howard County and Baltimore City (and thereby underestimating what the the median income of Howard actually is, and overstating the median income of Baltimore City. The solution may be to use individual county median income measures, but there are no annual measures available for all Maryland counties, and three-year income measures may mask affordability issues. SAIPE annual income measures have generally very large MOEs for the smaller counties Regarding income of selected "professions" the issue here is that you are assuming that is the only income available for the household, when in all probability, you are more than likely to have a two-earner household. If so, you are understating the affordability by using this measure. For example, a recent masters thesis looked at housing affordability for	Annual	Recommended: For now, go with the HUD AMI income measure since is widely used for a variety of housing programs

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<b>2. The Impact of Growth on</b>					
<b>7. Amount of impervious surface</b>	This is an indicator of where new impervious surfaces are being created (linked to growth) and links can be made to water quality from this indicator.	Municipality, County, watershed	Problematic. Not all counties have the GIS layers that can accurately generate this data. If using MDP data, a methodology that could work for all counties would need to be developed with input from counties.	No set timeframe. MDP's land use data is updated approximately every 5 years.	Not recommended at this time due to data collection issues.
<b>8. Development on septic systems</b>	This is an indicator that can be linked with sprawl development. In a smart growth environment, the number of new parcels on septic systems should decrease.	County	This data should be available through local health departments and/or via building permits. MDP also maintains an estimate of development on septic systems.	Annual	Recommended
<b>9. Percentage of new development served by public sewer (as opposed</b>	This is an indicator that can be linked with smart growth. In a smart growth environment, the	County	Will need updated Water & Sewer Plan updates from local jurisdictions.	Annual	Recommended
<b>10. Acres of open space in permanent protection (including parks, forests, wetlands, agricultural land) and the means of protection (easement type, fee simple ownership, donated etc.)</b>	It tells us how much land we are permanently preserving from development. In a smart growth environment, policies and programs would work together with land preservation to conserve the most valuable rural resource lands. Note: local governments are required to report money spent on agricultural preservation beginning in July 2011.	State, County	State information might not be as up-to-date as what the locals have.	Annual, by fiscal year.	Recommended
<b>11. The amount of forest acres cleared, conserved, and planted</b>	This is an indicator of the status of forest land by jurisdiction. Forest land is often associated with	County	Most data should be easily available as is currently collected through "Forest Conservation" requirements.	Annual	Recommended, this is required under the Forest
<b>12. Number of developed parcels using best management practices for stormwater management</b>	This indicator would give us an indication of where stormwater BMPs were being used around the state. In a smart growth environment, stormwater BMPs would be used in order to support growth but protect water quality.	County	Providing comparable data for this is problematic. Most new development will be required to use BMP's. This data is more relevant at a project-level, not parcel-specific. BMP's may vary considerably from site to site.	Annual	Not recommended at this time.
<b>13. Wastewater treatment plant capacity and reported flow</b>	It gives us information about the ability for the wastewater treatment plants to serve future growth. In a smart growth environment, most growth in Maryland would be served by sewer.	By wastewater treatment plant, could be aggregated to region.	Only available for the 67 major wastewater treatment plants	Annual	Recommended, but data only available for the 67 major WWTPs.
<b>14. Land Use Change - loss of agricultural resource lands</b>	This shows us how much agricultural land is being developed over time. In a smart growth environment, less agricultural land would be developed.	County	MDP data would be consistent for use on state-wide basis; Ag Census data could supplement or be used in conjunction with MDP LU data.	Ag Census collected every 5 years. MDP's land use data is updated approximately every 5 years.	Recommended
<b>3. The Fiscal Cost of</b>					
<b>4. The Job and Housing</b>					
<b>15. Jobs-Labor Force Ratio</b>	Balance between jobs and workers to fill those jobs. Ideally, in a smart growth environment, residents would live near their work and not have to commute long distances.	Region, County	There is very little utility in using this measure at a county level, since labor markets are regional in nature. Moreover, in some parts of Maryland, labor markets also cross state boundaries, and individual counties can supply substantial portions of their resident labor force to more than one region, making regional measurements in need of qualification. Also, there are a couple of different measures of jobs which would give you different results. Using BEA total jobs would somewhat exaggerate the total job count for this purpose because of the large number of proprietors. To use the BEA W&S only, or the QCEW, leaves out the proprietor measure altogether, and therefore understates the job count.	Annual	Recommended, with caveats: If there is an insistence on having some sort of measure between jobs and households, use U.S. BEA total jobs, less federal military employment (since labor force measure is for civilians only). The group's recommendation is to look at trends but not to set an "ideal ratio" as a goal.

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<b>5. The Impact of</b>					
<b>16. Mode shares of transit, walk and bike for work or non-work, telecommuting</b>	Relate to transportation mix - what is mode split? Are public transport/walking/biking increasing over time?	State, region	Broke down into drove alone, carpool, public transport, bike, other, work at home	Annual, 2006-2008 3 year estimate ACS table C08301	Recommended
<b>17. Transit ridership rates</b>	This indicator can tell us how many people use transit by jurisdiction. In a smart growth environment, transit ridership would be high.	State, region, County	Should be easily obtained by local transit systems.	Annual	Recommended
<b>18. State or Local major transportation investment inside or outside PFAs</b>	This indicator can tell us where the State and local jurisdictions are investing in roads. The State already tracks this as part of the smart growth spending report.	State, County, Municipality	Could be unfair to rural jurisdictions with a lot of road miles outside of their PFA.	Annual	This data is being collected at the State level. It may be difficult to collect at the local level.
<b>6. The Impact of Growth on Business, including Job Creation, Fiscal Impact, Agribusiness, Toursim, &amp; Forestry:</b>					
<b>7. The Impact of Growth on Cultural and Historic Resources:</b>					
<b>19. Number of projects reviewed for compliance with federal and State laws (i.e. "Section 106" Reviews)</b>	Projects are broken down into "effect" categories (i.e. no effect, no adverse effect or adverse affect), so it could tell us where growth is adversely affecting historic properties.	Counties and Municipalities		Annual	Recommended
<b>20. Number of demolition permits issues for properties 50 years old and older.</b>	This measure could be an indicator of redevelopment activity relative to historic structures.	Counties and Municipalities	Problematic. Does not identify historic properties necessarily. Would involve verifying the age of each structure somehow e.g. using Assessments & Taxation data to check "year built" field, which would be time-consuming particularly for older jurisdictions with older housing stock.	Annual	Not recommended
<b>21. Number of building permits issues for properties 50 years old and older.</b>	This measure could be an indicator of redevelopment activity relative to historic structures.	Counties and Municipalities	Problematic. Does not identify historic properties necessarily. Would involve verifying the age of each structure somehow e.g. using Assessments & Taxation data to check "year built" field, which would be time-consuming particularly for older jurisdictions with older housing stock.	Annual	Not recommended