



## PORT COVINGTON AND DOWNTOWN COLUMBIA ARE THE “HOT SPOTS” FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2021

### SOUTH BALTIMORE AND COLUMBIA ARE THE “HOT REGIONAL PLANNING DISTRICTS” FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2021

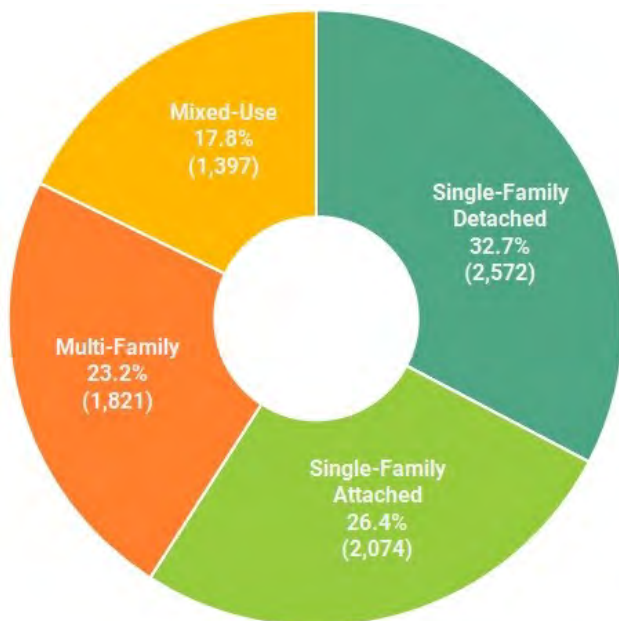
Rank	Development Name	Type	Unit Count	RPD	Jurisdiction
1	Port Covington	Mixed	531	South Baltimore	Baltimore City
2	Downtown Columbia	Mixed	472	Columbia	Howard County
3	Two Rivers	SFA/SFD	403	Crofton	Anne Arundel County
4	Bristol Court Apts	MF	311	Elkridge	Howard County
5	7900 Sandy Farm Rd	MF	300	Jessup/Severn	Anne Arundel County
6	Somerset	MF	268	East Baltimore	Baltimore City
7	The Edge	MF	237	Aberdeen/Havre De Grace	Harford County
8	5501 Eastern Ave	Mixed	227	Canton	Baltimore City
9	Meades Crossing, Meadowbrook	SFA/SFD	168	Taneytown	Carroll County
10	Watershed	SFA	153	Maryland City	Anne Arundel County

RPD\* Regional Planning District, Type of Unit\*\* Mixed-Use (Mixed), Multi-Family (MF), Single-Family Attached (SFA), Single-Family Detached (SFD)  
Source: Baltimore Metropolitan Council Building Permit Data System

In 2021, a total of 7,864 new residential units were permitted in the Baltimore Region. This figure represents a 2.3 percent increase when compared to the previous year. The Top-10 most active residential developments in the region, in terms of the number of units permitted, accounted for 39.0 percent of all new units permitted in the region. Five of the region’s seven jurisdictions are captured on the Top-10 residential “hot spots” development list: Baltimore City, Howard County, Anne Arundel County, Harford County and Carroll County.

Just over seventy-five percent (76.5 percent) of the 3,070 residential units permitted in the region’s “hot spots” are exclusively multi-family or mixed-use: 36.4 percent are exclusively multi-family, the remainder (40.1 percent) are mixed-use structures (buildings with residential and commercial uses).

### Baltimore Region Distribution of Permitted Units by Housing Type: 2021



### “HOT” REGIONAL PLANNING DISTRICTS IN 2021

The Columbia Regional Planning District in Howard County was the recipient of the most residential units permitted in the Baltimore region during 2021. The distribution of units permitted in Columbia break down as follows: 172 Single-Family units (26.7% of the RPD unit total) ranking fifth among RPDs and 472 Multi-Family units (73.3% of the RPD unit total) ranking second among the regions RPD’s.

In the Southeastern part of Baltimore City, (including the Canton, Highlandtown, East Baltimore and South Baltimore RPD’s) 1,456 total units were permitted during 2021. This area accounted for 83.1 percent of all units permitted in the city during the year, and was mostly comprised of multi-family and mixed-use unit types (92.0 percent, cumulatively).

# “HOT SPOT” RESIDENTIAL DEVELOPMENTS, BY JURISDICTION, 2021



## Anne Arundel County



RPD	Development Name	Unit Count	Type	Breakdown
Crofton	Two Rivers	403	SFD/SFA	(362/41)
Jessup/Severn	7900 Sandy Farm Rd	300	MF	
Maryland City	Watershed	153	SFA	
Fort Meade	Parkside	104	MF, SFA	(86, 18)
Marley Neck	Tanyard Shores	86	SFA/SFD	(85/1)

## Baltimore City



RPD	Development Name	Unit Count	Type	Breakdown
South Baltimore	Port Covington	531	Mixed	
East Baltimore	Somerset	268	MF	
Canton	5501 Eastern Ave	227	Mixed	
Highlandtown	3825 Bank St	140	Mixed	
East Baltimore	1401 E Pratt St	117	MF, SFA	(103, 14)

## Baltimore County



RPD	Development Name	Unit Count	Type	Breakdown
Security	Patapsco Glen	146	SFA	
Chase/Bowleys Quarters	Crossroads	139	SFA/SFD	(77/62)
Essex	Hyde Park Overlook	122	SFA/SFD	(114/8)
Randallstown	Ballard Green	100	MF	
Reisterstown/Owings Mills	Radcliff Reserve	37	MF	

## Carroll County



RPD	Development Name	Unit Count	Type	Breakdown
Taneytown	Meades Crossing/Meadowbrook	168	SFD/SFA	(108/60)
Mount Airy	Snader's Summitt	73	SFA/SFD	(66/7)
Eldersburg	Warfield	64	SFA	
Westminster	Stonegate	48	SFD	
Mount Airy	Brittany Manor	32	SFD	

## Harford County



RPD	Development Name	Unit Count	Type	Breakdown
Aberdeen/Havre De Grace	The Edge	237	MF	
Aberdeen/Havre De Grace	Bulle Rock	102	MF, SFD	(51, 51)
Edgewood/Joppa	James Run	61	SFA	
Aberdeen/Havre De Grace	Beech Creek	39	SFD	
Bel Air/Fallston	Aumar Village	36	SFA	

## Howard County



RPD	Development Name	Unit Count	Type	Breakdown
Columbia	Downtown Columbia	472	Mixed	
Elkridge	Bristol Court Apartments	311	MF	
Laurel	Laurel Park Station	144	SFA, MF	(112, 32)
Columbia	Cedar Creek	119	SFA/SFD	(78/41)
Elkridge	Blue Stream	99	SFA	

## Queen Anne's County

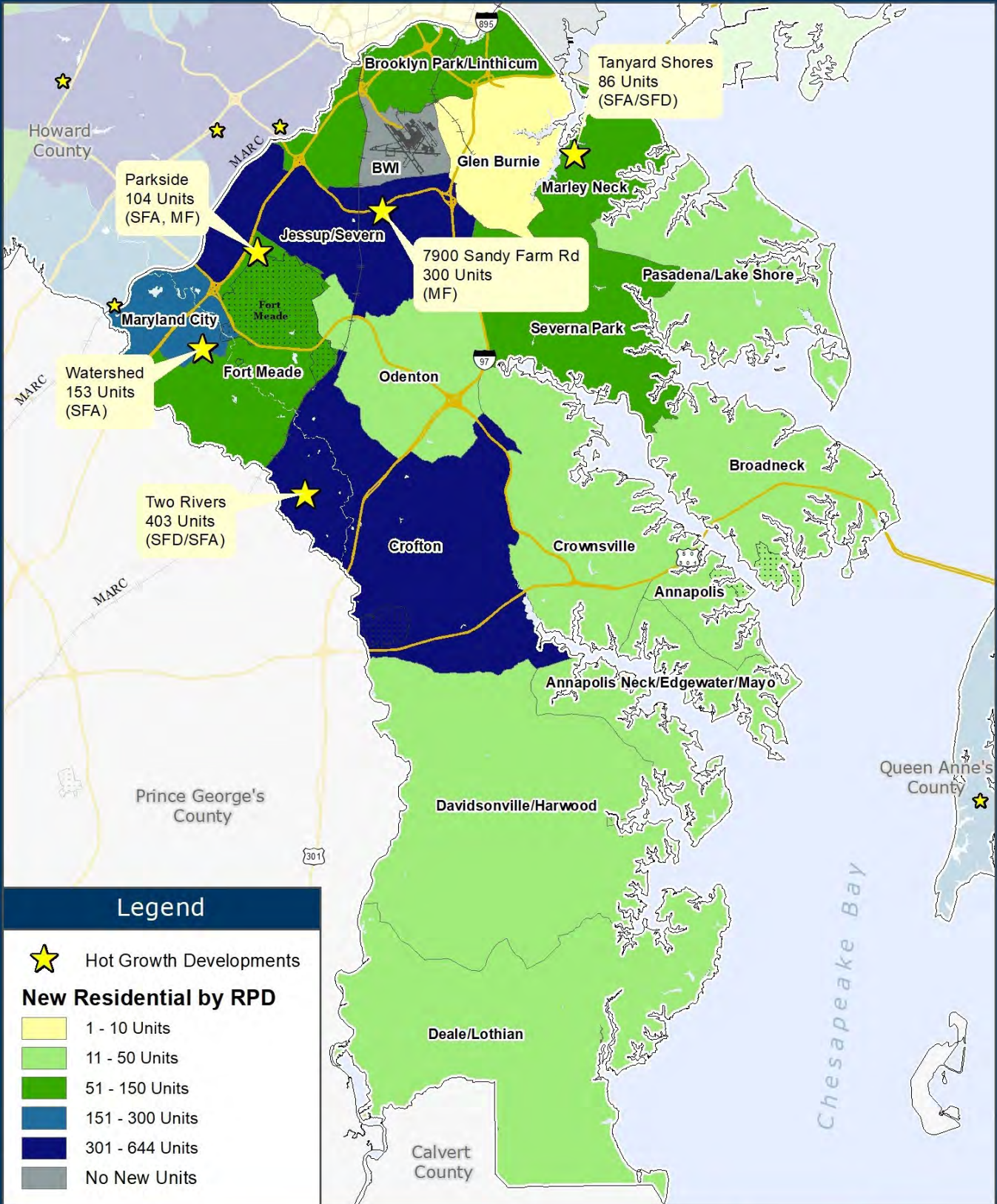


RPD	Development Name	Unit Count	Type	Breakdown
Kent Island	Four Seasons Kent Island	124	SFD, MF	(82, 42)
Kent Island	Bay Bridge Cove/Ellendale	92	SFA/SFD	(80/12)
Kent Island	Romancoke/Kent Island	52	SFD	
Centreville	Char Nor Manor/Ducks Neck	9	SFD	
Kent Island	Gibsons Grant	8	SFD	

RPD\* Regional Planning District, Type of Unit\*\* Mixed-Use (Mixed), Multi-Family (MF), Single-Family Attached (SFA), Single-Family Detached (SFD)  
Source: Baltimore Metropolitan Council Building Permit Data System

ANNE ARUNDEL COUNTY BALTIMORE CITY BALTIMORE COUNTY CARROLL COUNTY HARFORD COUNTY HOWARD COUNTY QUEEN ANNE'S COUNTY

# Anne Arundel County Hot Growth Development 2021



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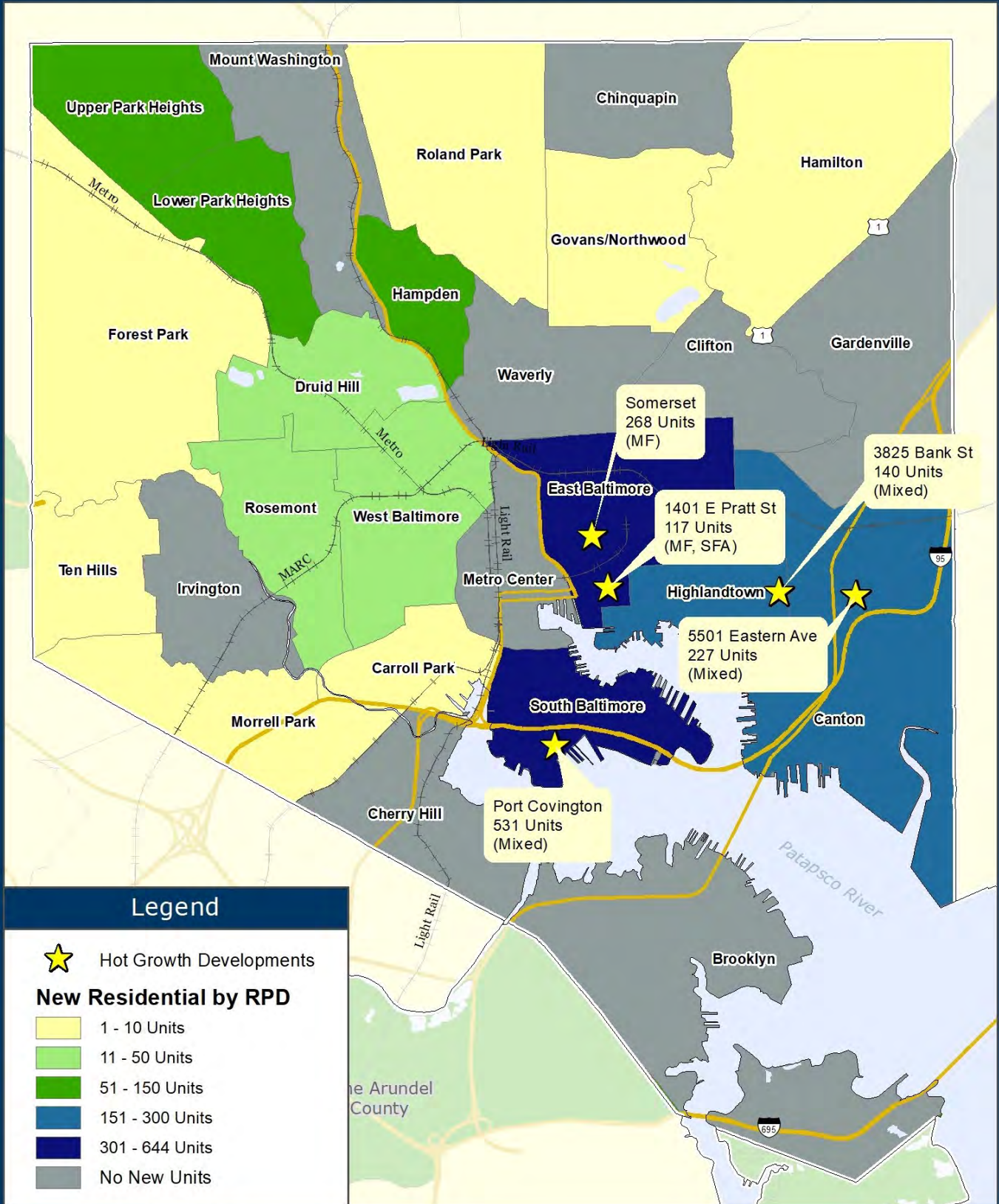
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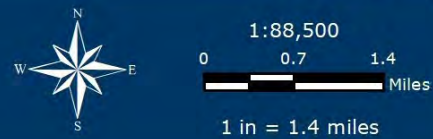
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# Baltimore City Hot Growth Development 2021

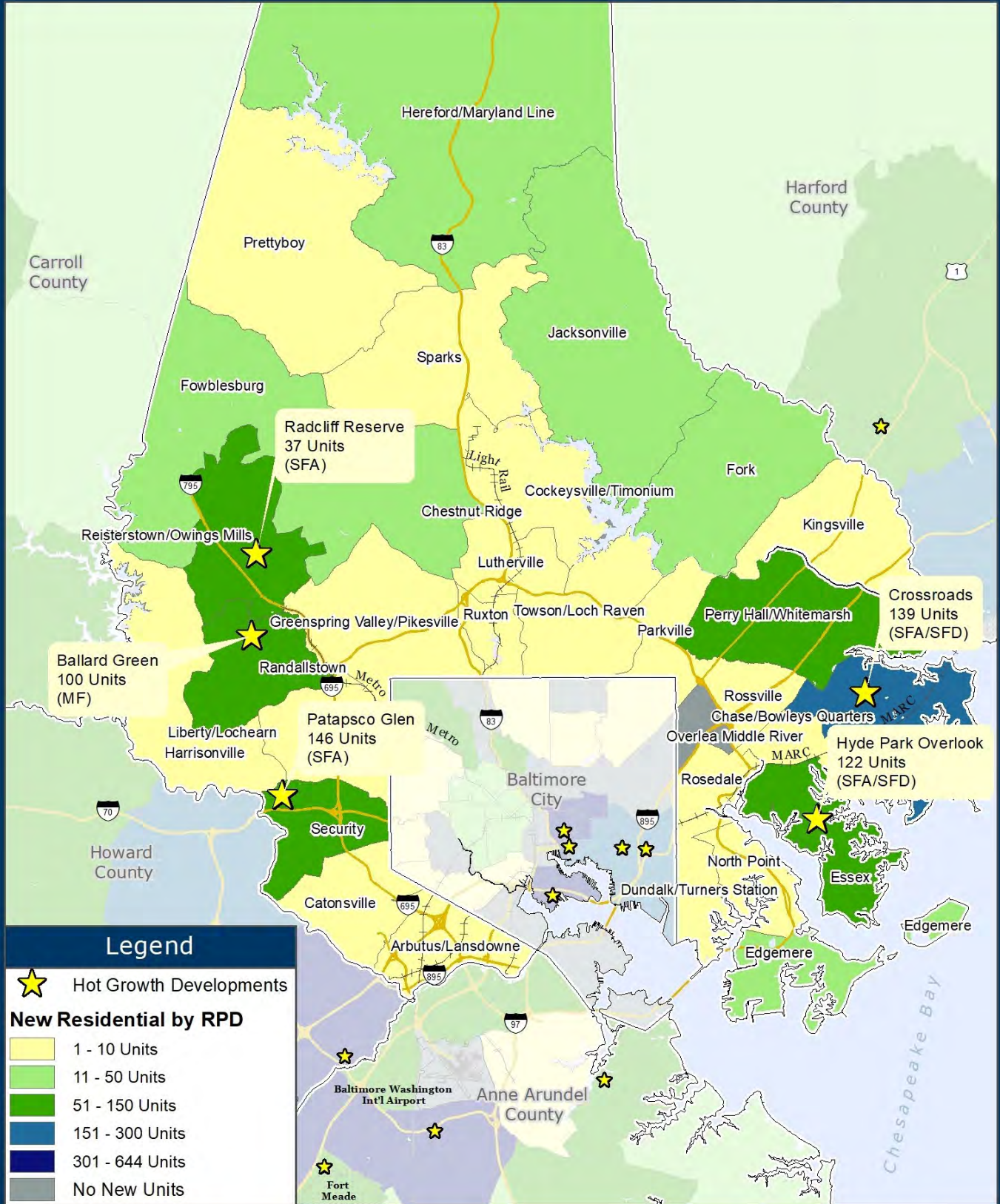


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# Baltimore County Hot Growth Development 2021



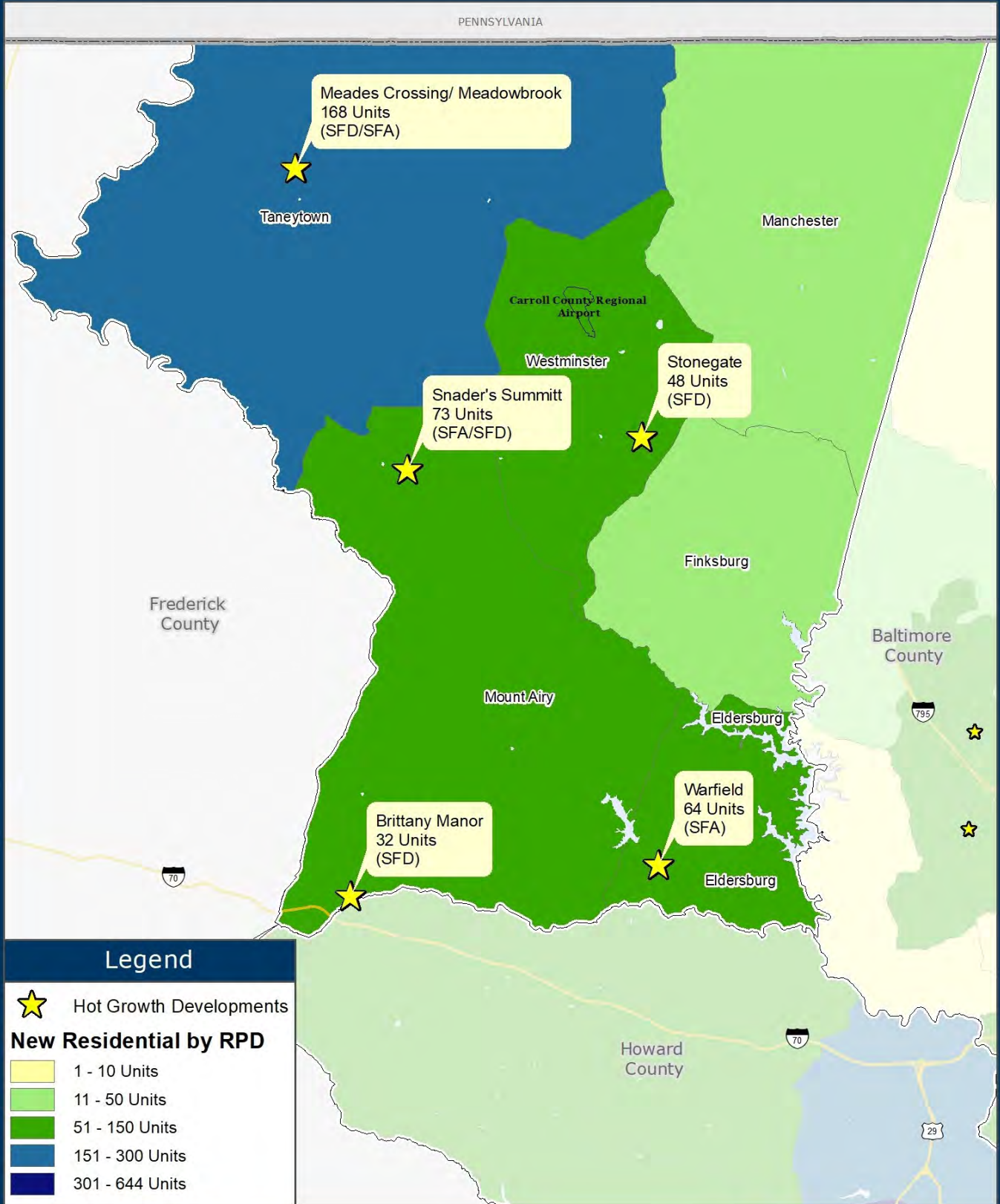
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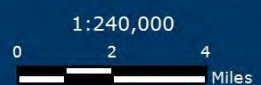
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# Carroll County Hot Growth Development 2021



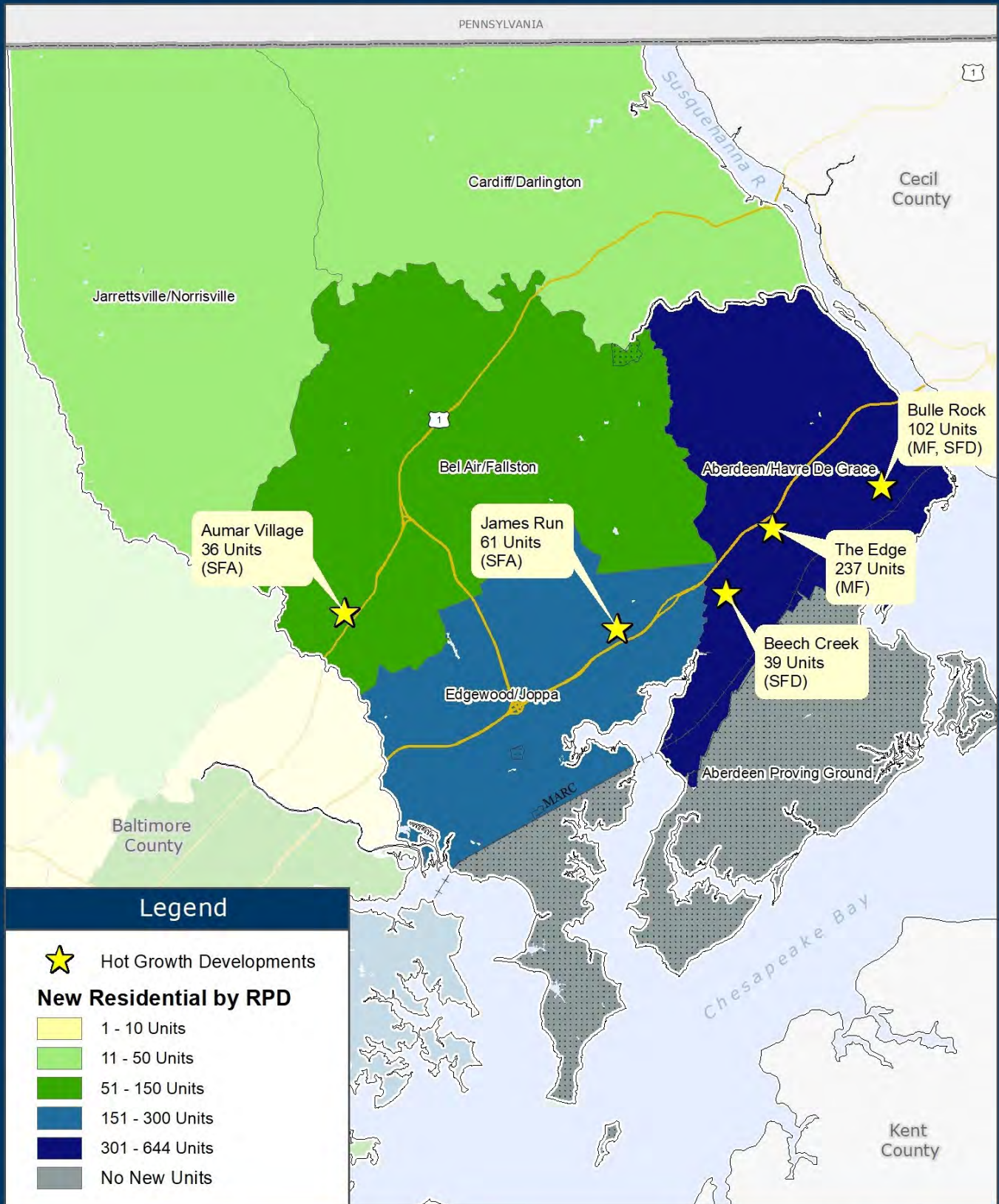
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1 in = 3.8 miles

# Harford County Hot Growth Development 2021



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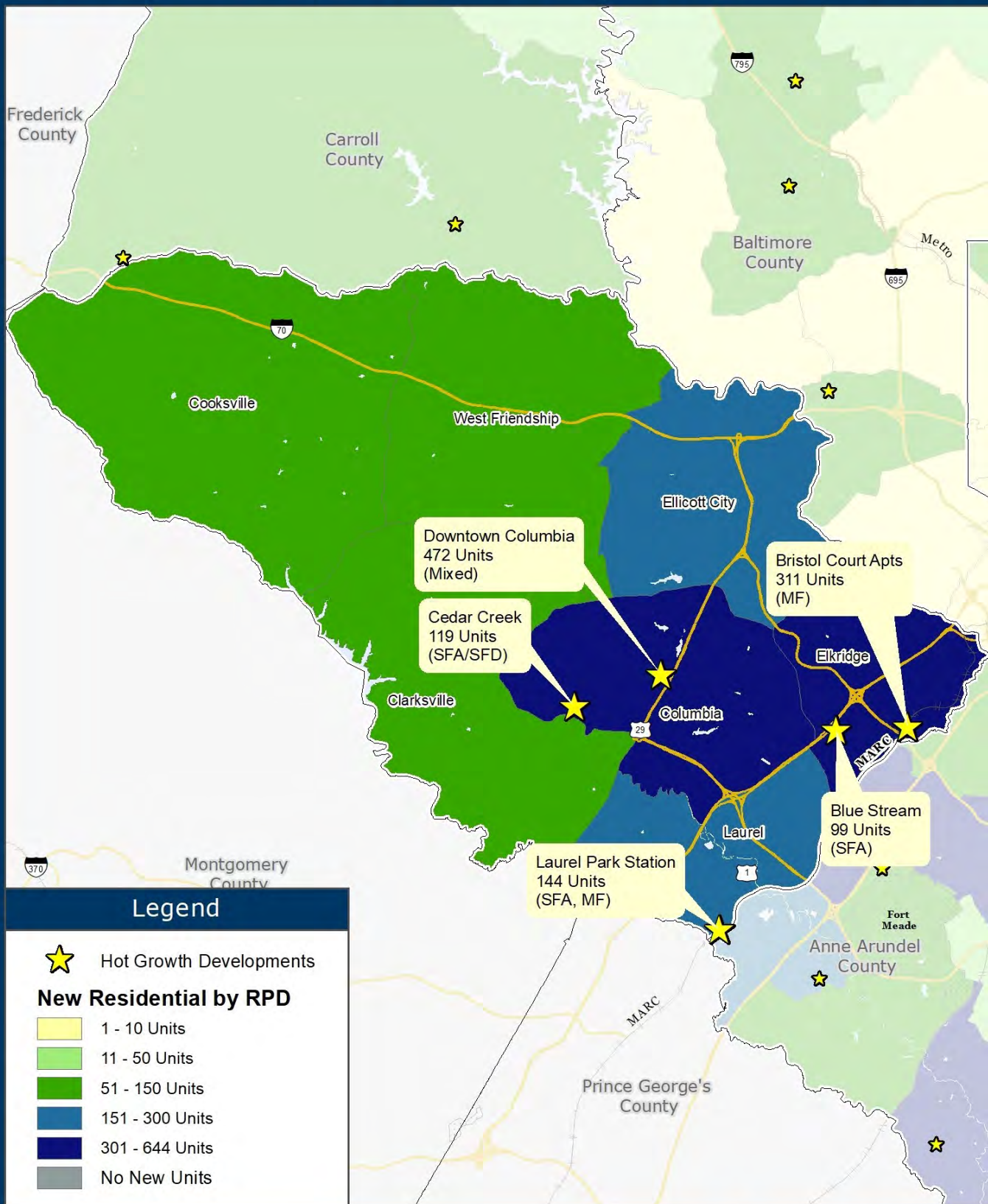
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1:229,808  
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1 in = 3.6 miles

# Howard County Hot Growth Development 2021



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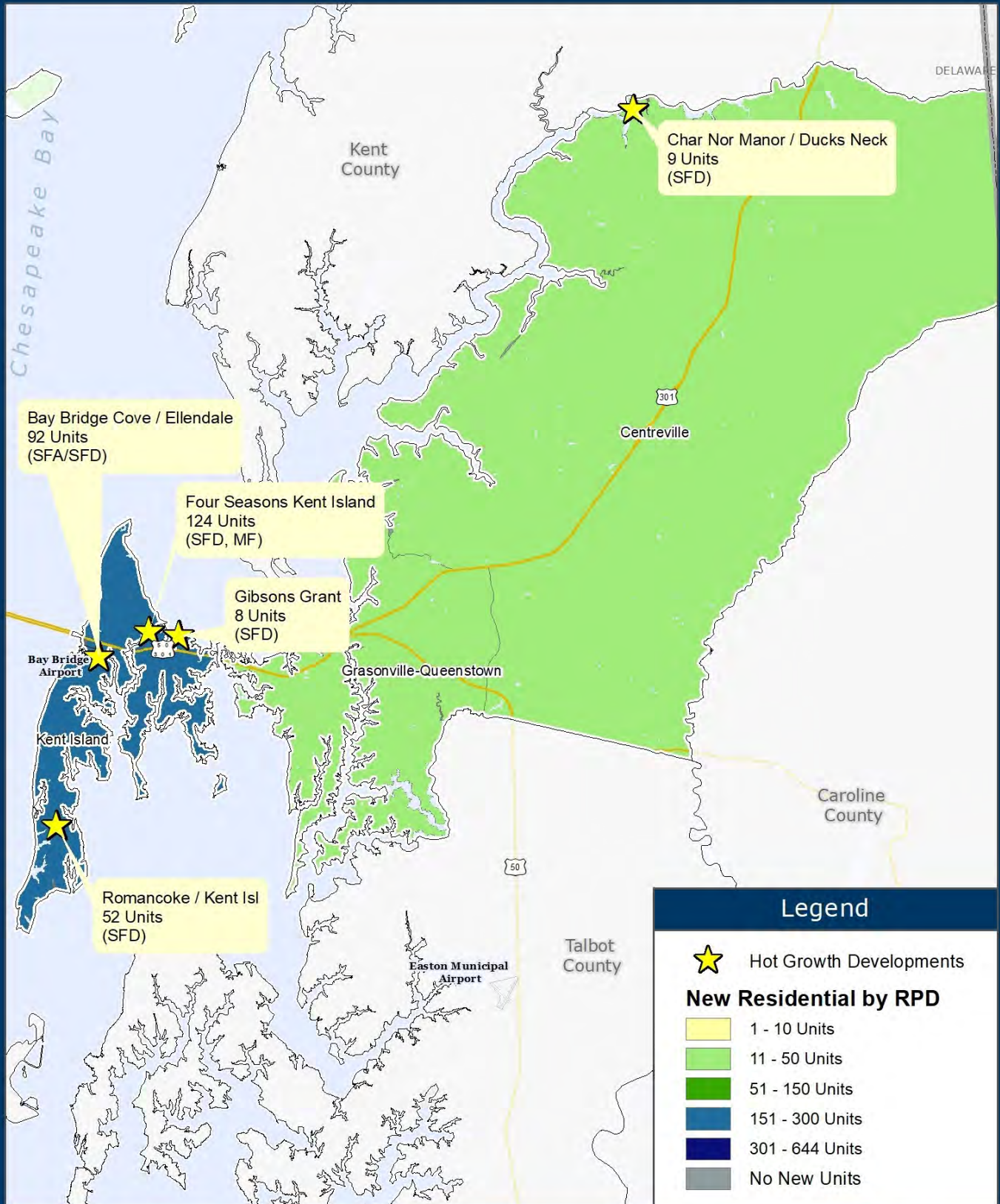


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1 in = 3.5 miles



# Queen Anne's County Hot Growth Development 2021



**Legend**

- ★ Hot Growth Developments

**New Residential by RPD**

- 1 - 10 Units
- 11 - 50 Units
- 51 - 150 Units
- 151 - 300 Units
- 301 - 644 Units
- No New Units

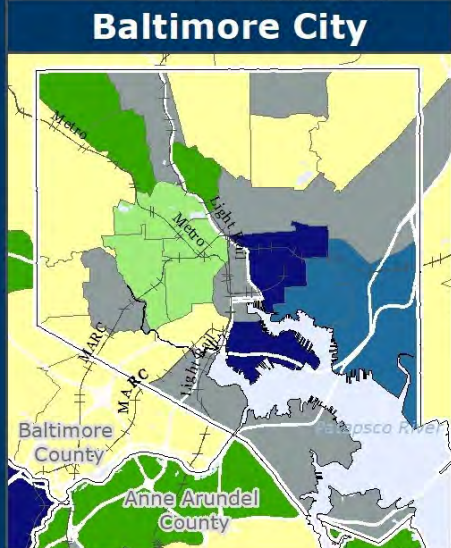
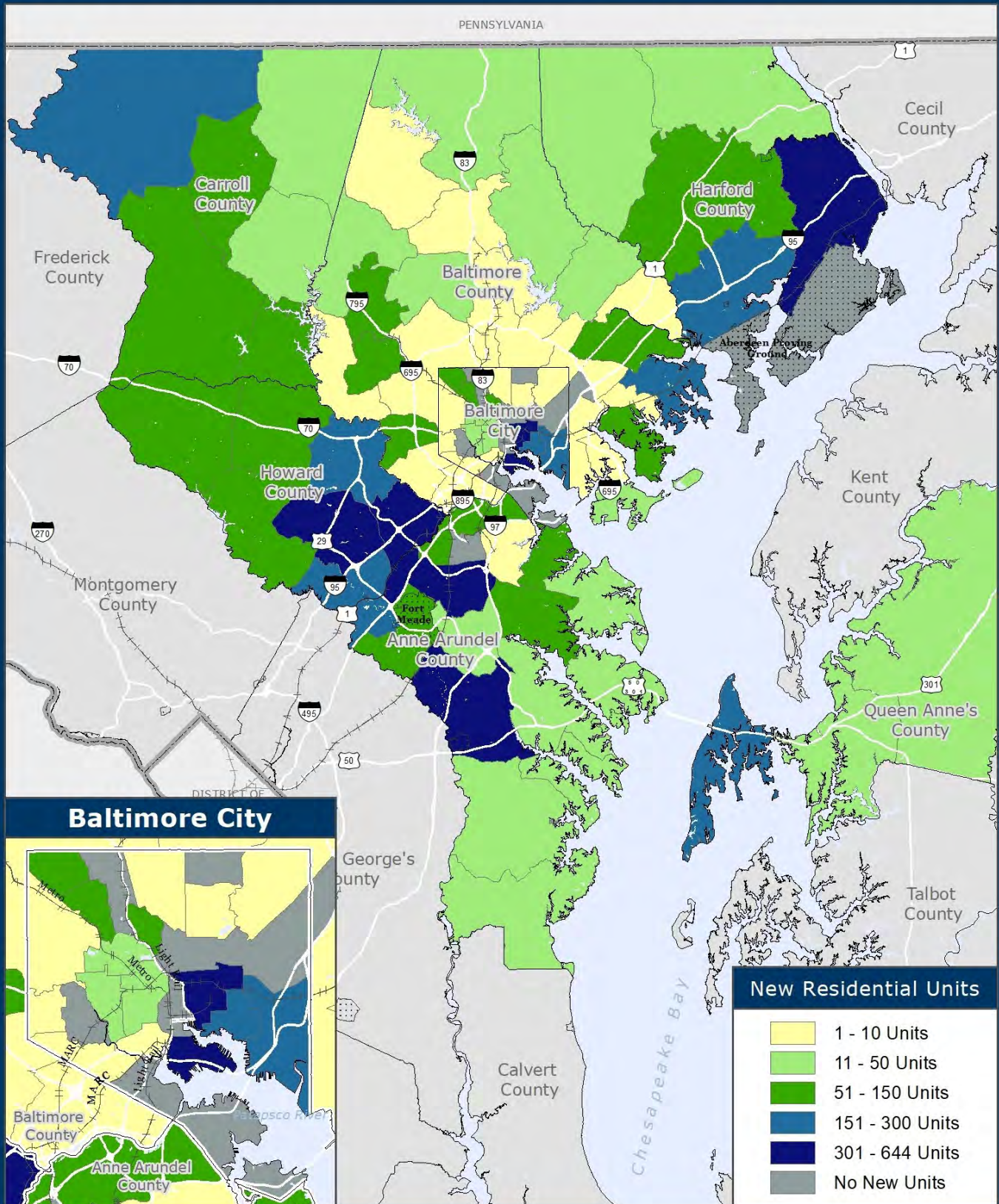
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1:285,120

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# Number of Permitted Residential Units by RPD 2021



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1:625,000  
 0 5 10  
 Miles

1 in = 9.9 miles



## 2021 RESIDENTIAL BUILDING PERMIT ACTIVITY HOT SPOT REPORT

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