



# THE TRUTH

## ABOUT RESIDENTIAL DEVELOPMENT, OUR TAXES, OUR FUTURE

Friends of Frederick County believes that citizens need to know the truth about residential development so their decision-making can be based on fact, not myth. It is our intention to provide factual information that will dispel these myths for the dangerous and costly falsehoods they are.

We often hear statements about growth and development in Frederick County that are based more on myth than fact. These statements are often spoken by those with vested economic interests in having people believe them without question.

### THE MYTH

New residential development is good because it adds to the tax base and adds to the local economy.

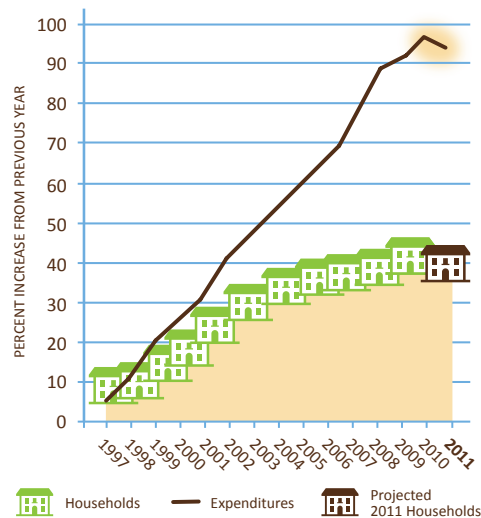
### THE TRUTH

Residential growth creates far more expenses than it pays for. If residential growth only provided added tax base without adding disproportionate costs then our largest cities would be rolling in money, instead of the debt-ridden under-funded problem areas they actually are.

## WHAT YOU CAN DO

- Help us get the messages about growth, taxes, schools and roads to fellow county citizens. Do you belong to an organization, church or neighborhood group we can talk to?
- Forward this to a friend who might be interested or want to become involved.
- Donate to our educational fund— even a small sum is a big gift! <http://www.friendsof-frederickcounty.org/you-can-help/donate/>
- Please sign on to our Facebook page and spread the word to your friends in Frederick County: <http://bit.ly/friends-of-frederickcounty>

THROUGH PRO-DEVELOPMENT AND SMART GROWTH - DOMINATED COUNTY COMMISSIONS, RESIDENTIAL GROWTH HAS FORCED DRAMATIC INCREASES IN GOVERNMENT SPENDING FOR SERVICES  
FREDERICK COUNTY, MD



### THE FACTS

In 1995 Frederick County had a population of 177,773;<sup>1</sup> by 2010 that population had increased to 235,364<sup>2</sup>—**an increase of 24.5%**.

In 1995 Frederick County had annual total expenditures of \$159,189,112.<sup>3</sup> In 2010 Frederick County had annual projected expenditures of \$449,036,299<sup>4</sup>—**an increase of 182%**.

Increased expenditures far outstripped inflation. Between 1995 and 2010, the TOTAL inflation rate was 33.75%.<sup>5</sup> Gross expenditures increased by 18%; when adjusted for inflation, the increase was 101.5%, far greater than the 32 percent increase in population.

<sup>1</sup>U.S. Census, Frederick County Comprehensive Plan, 1998 p 2-16

<sup>2</sup>Population Estimates, Jan. 1, 2010, Frederick County website: <http://www.frederickcountymd.gov/index.aspx?NID=147>

<sup>3</sup>Comprehensive Annual Financial Report exhibit II-A-5; data 2002 on CAFR exhibit II-A-4 adding back "transfer to component units"; data 2010 Frederick County FY2011 Recommended Operating Budget

<sup>4</sup>Summary of the Recommended Operating and Capital Budgets for Fiscal Year 2011 Frederick County, MD., p2

<sup>5</sup>Bureau of Labor Statistics, Consumer Price Index for all Urban Consumers 1995-2009



## THE FACTS, CONTINUED

Between 1995 and 2010 the property taxes for each resident of Frederick County, **adjusted for inflation**, rose from \$475.57 per person to \$586.96 (19% increase).<sup>6,7</sup> Income taxes for each resident of Frederick County, **adjusted for inflation**, rose even more, from \$394.60 per person to \$641.33 per person.<sup>8,9</sup>

The facts are straightforward and indicate that instead of “increasing the tax base” residential growth increases demand on county government for more services such as emergency services, police, fire, schools,

roads and libraries – and taxes may need to go up to cover these costs.

It is critical that our community leaders strike a balance of residential and commercial development, open space and farmland. Residential growth is a net revenue drain due to necessary services, yet commercial, open space and farmland are net revenue gains. The recently (4/8/2010) ratified 20- year Comprehensive County-wide Plan “Many Places One Community” strikes a balance between residential and commercial growth and open space and farmland preservation.

	County Expenditures <sup>10</sup>	No. of Households <sup>11</sup>
1995	\$159,189,112	60010
1996	\$167,580,853	62063
1997	\$171,502,771	64447
1998	\$178,637,377	66893
1999	\$193,088,373	68922
2000	\$212,833,336	71673
2001	\$239,450,346	74678
2002	\$263,444,178	76750
2003	\$278,730,163	78355
2004	\$293,098,432	80279
2005	\$310,925,910	81849
2006	\$332,260,120	84100
2007	\$369,548,675	85384
2008	\$414,556,446	86438
2009	\$427,045,734	87000
2010	\$449,036,299	87724
2011	\$438,308,019 <i>Projected</i>	89074 <i>Projected</i>

## THE MYTH

We are not building enough new residential units to keep up with the demand.

## THE TRUTH

We have met growth projections to-date, and the county has plans to meet future projections.

## THE FACTS

There are currently 36,264 lots approved or planned for. This number exceeds the county’s projected current and future growth for at least the next 20 years.<sup>12</sup>

As of December 2008, the pipeline of recorded lots for building homes, lots approved for residential building, lots unrecorded but having passed the Adequate Public Facilities Ordinance (APFO) requirements and lots pending APFO approval totaled 36,264 units.<sup>13</sup> The Maryland Department of Planning

(MDP) projections are that Frederick County will need 36,100 additional residential units by 2030 to accommodate an additional 95,600 people; the population in 2030 is expected to be 323,700.<sup>14</sup> Currently the County has approximately 87,000 residential units. Thus the projected need, according to MDP, is for an additional 36,100 residential units by 2030. With over 36,000 units approved or planned, Frederick County has clearly planned for enough new residential housing to meet and exceed projected demand for at least the next 20 years.



<sup>6</sup>America’s Farmland Trust Appendix A1, pp 22-27

<sup>7</sup>Budgets for Fiscal Year 2011, Frederick County, MD, p2

<sup>8</sup>America’s Farmland Trust Appendix A1, pp 22-27

<sup>9</sup>Budgets for Fiscal Year 2011, Frederick County, MD, p2

<sup>10</sup>Comprehensive Annual Financial Report exhibit II-A-5; data 2002 on CAFR exhibit II-A-4 adding back “transfer to component units”; data 2010 Frederick County FY2011 Recommended Operating Budget

<sup>11</sup>Many Places, One Community, A Comprehensive Plan for Frederick County, Maryland, 2010, p 02-10

<sup>12</sup>Many Places, One Community, A Comprehensive Plan for Frederick County, Maryland, 2010, Slide show, slide 12

<sup>13</sup>Final.Plan.Adoption.Presentation: <http://www.frederickcountymd.gov/documents/Planning/Comprehensive%20Plans/Background%20Reports/PlanAdoption%2004-08-10.PDF>, slide12

<sup>14</sup>Twenty Year Population Projections, Maryland Department of Planning (MDP), presented in February 2010 by Frederick County Planning Division before MDP Secretary and staff