



**MORRIS & RITCHIE  
ASSOCIATES, INC.**

**MRA President Frank Hertsch Honored  
With National Smart Growth Achievement Award**

March 13, 2006

Abingdon, MD – President of Morris & Ritchie Associates, Inc. (MRA), Frank Hertsch, was recently honored with the National Association of Home Builders (NAHB) Smart Growth Achievement Award for his outstanding contributions to the industry in the area of Land Inventory and Development Capacity Analysis.

Each year the NAHB recognizes several projects for their Smart Growth Achievement Award. The Home Builders Association of Maryland (HBAM) Land Inventory and Development Capacity Analysis project was chosen for the national Smart Growth award this year. Mr. Hertsch was specifically recognized for his efforts and involvement in the project representing the Association on the gubernatorial Development Capacity Task Force.

The Land Inventory and Development Capacity project was developed to address the severe shortage of home construction opportunities in Maryland which have, along with low interest rates, driven record price increases to new home buyers throughout the State.

These issues drew attention to deficiencies in Maryland's comprehensive planning process which is used to keep track of how land is used and how it will be needed in the future. Present state law does not require counties and municipalities to develop a detailed inventory of single-family lots and other new housing opportunities, such as apartment sites.

The program was designed to address the lack of available capacity data by using Land Inventory and Development Capacity Analysis to collect data on remaining undeveloped land and project new home yields and future land use.

Since work began on the study, thirty-three towns and counties now utilize variations of the Land Inventory and Development Capacity Analysis and incorporate capacity projections in their comprehensive land use plans.

“An understanding of development capacity within a planning area is absolutely necessary for local planning agencies to improve the effectiveness of decisions about planning, zoning and development,” said Mr. Hertsch. “Without this kind of information important long range land use planning decisions will continue to be based too heavily on politically influenced guesswork.”

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