

**Sustainable Community Application 2012  
Local Government Resolution**

Resolution of the Board of County Commissioners of Calvert County, Maryland to designate areas of the County as a Sustainable Community, pursuant to the attached Sustainable Community map and Sustainable Community Plan (the "**Plan**"), as further described in the Sustainable Community Application (the "**Application**"), for approval either directly by the Department of Housing and Community Development (the "**Department**") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

**WHEREAS**, the Board of County Commissioners of Calvert County recognizes that there are opportunities for reinvestment and revitalization of the communities in Calvert County; and

**WHEREAS**, the Board of County Commissioners of Calvert County proposes to (i) designate the area of Calvert County as outlined on the attached map (the "**Area**"), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

**WHEREAS**, the Area is located within a Priority Funding Area under Section 5-7B-02 of the Smart Growth Act; and

**WHEREAS**, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan to become eligible for receiving financial assistance under the Community Legacy Program;

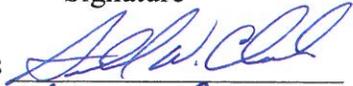
**NOW, THEREFORE BE IT RESOLVED THAT**, the Board of County Commissioners of Calvert County hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

**BE IT FURTHER RESOLVED THAT**, the chief elected executive official is hereby requested to endorse this Resolution, indicating his or her approval by signature hereof; and,

**BE IT FURTHER RESOLVED THAT**, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;



BK00039PG346

Name	Office/Title	Signature
Gerald W. Clark	President, Board of County Commissioners	
Terry Shannon	County Administrator	

and,

**BE IT FURTHER RESOLVED THAT,** copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

**DONE,** this 10 day of April, 2012 by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

Aye: 5

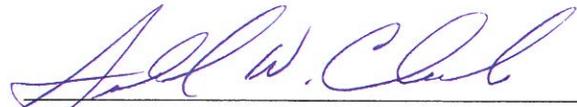
Nay: 0

Absent/Abstain: 0

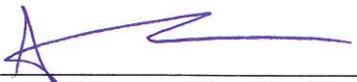
**ATTEST:**

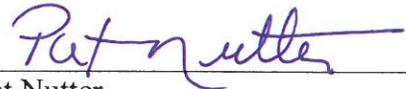
**BOARD OF COUNTY  
COMMISSIONERS OF CALVERT  
COUNTY, MARYLAND**

  
 Corinne J. Cook, Clerk

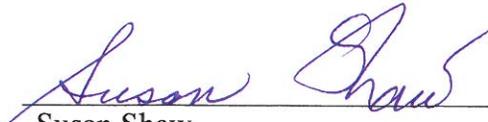
  
 Gerald W. Clark, President

Approved for form and legal  
 sufficiency on April 9, 2012  
 by:

  
 Steven R. Weems, Vice-President

  
 Pat Nutter

  
 John B. Norris, III, County Attorney

  
 Susan Shaw

Received for Record..... 4/10 ..... 2012  
 at 3:39 o'clock ..... P.M. Same day  
 recorded in Liber KPS No. 39  
 Folio 345 COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.

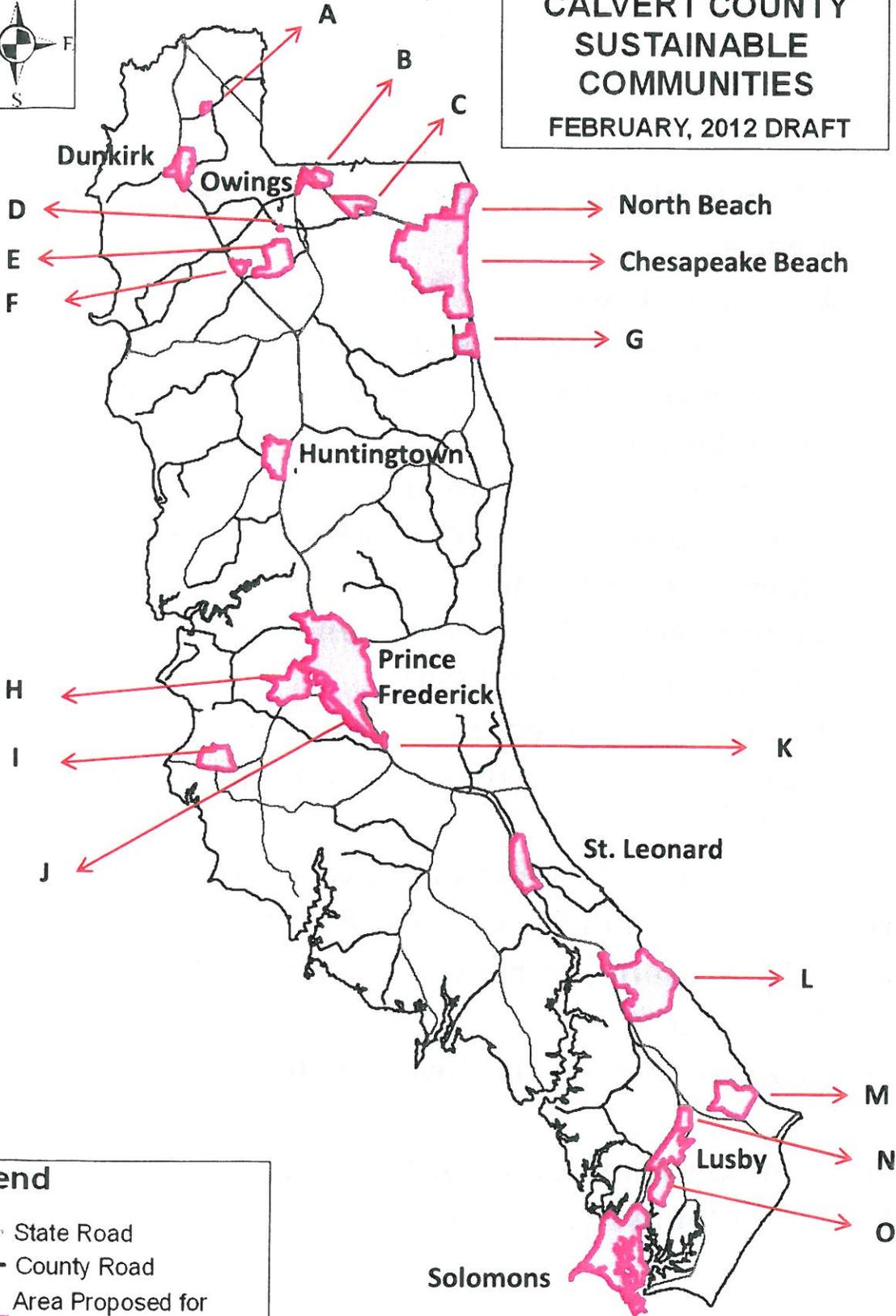
  
 Evan K. Slaughenhoupt Jr.







**CALVERT COUNTY  
SUSTAINABLE  
COMMUNITIES**  
FEBRUARY, 2012 DRAFT



**Legend**

- State Road
- County Road
- Area Proposed for Sustainable Community Designation



# Key

- A I-1 on Brick House Road, North of Dunkirk Town Center**
- B EC adjacent to Owings Town Center**
- C I-1 East of Owings Town Center**
- D I-1 on Mount Harmony Road, south of Owings Town Center**
- E I-1 on Skinners Turn Road**
- F I-1 on MD 4, South of Dunkirk Town Center**
- G Naval Research Lab**
- H EC near Prince Frederick Town Center**
- I I-1, Calvert Industrial Park**
- J EC near Prince Frederick Town Center**
- K I-1 on MD 2/4, South of Prince Frederick Town Center**
- L I-1, Calvert Cliffs Nuclear Power Plant**
- M I-1, Cove Point Liquid Natural Gas Terminal**
- N I-1, Patuxent Business Park adjacent to Lusby Town Center**
- O EC adjacent to Lusby Town Center**

**EC = Employment Center District**

**I-1 = Light Industrial District**

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

##### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

The Calvert County Comprehensive Plan (adopted 2004, amended 2010) sets forth ten visions, including "Our landscape is dominated by forests and fields" and "Our Town Centers area attractive, convenient, and interesting places to live, work and shop" (Page iv). Calvert County government's decision-making is guided by policies of directing growth to Town Centers and preserving the rural character, prime farmland, contiguous forests, historic resources, and environmentally sensitive areas. The County has an internationally known agricultural preservation program. As of 2010, 27,585 acres of land has been preserved. This amount brings the County to 69% towards its goal of preserving 40,000 acres.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)**

##### Master Plan Projects:

- Water and wastewater master plans were developed by the Division Water & Sewerage and a private consultant to determine necessary upgrades to various systems in Calvert County. The intent was to improve upon existing capacity, identify the need for future capacity, and overall, increase the likelihood that the Division of Water & Sewerage can support future growth within town center. Examples of two recent master plans (January 2012) are:

Prince Frederick Water and Wastewater Master Plan

Solomons Island Water and Wastewater Master Plan

##### Water Projects:

- East Prince Frederick Tower and Well project is designed to provide increased capacity and redundancy.
- Costley Way water line is under construction and will provide additional water support to various existing business' and provide for extended infrastructure for future business'. The new infrastructure will allow for increased fire suppression, which in turn, allows for business' needing this service to build.
- St. Leonard Well and Elevated Tower is a project that will ensure the County stays within its permit to withdraw water from the aquifer. This additional well and tower will also allow for increased business capacity within town center.
- The Patuxent Business well and tower project was designed to support the Patuxent Business Park.

##### Sewerage Projects:

- Lusby Parallel Force Main is designed to provide increased capacity flow to the Solomon's Treatment Facility. This in turn will allow for increased capacity for additional growth in the Lusby and Solomon's town centers.
- Dowell Road WWPS Upgrade will improve the overall capacity of the existing infrastructure allowing for better service to existing business' and residents as well as provide increased capabilities for future growth.

#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)**

Town Centers: Town centers are the County's primary designated growth areas and Priority Funding Areas, which emphasize more compact development patterns and the reduction of land consumption. Zoning within a one-mile radius of Town Centers permits higher density with the purchase of TDRs.

Agricultural Preservation Districts (APD) and Transferable Development Rights: The APD is a 5-year commitment by a landowner not to develop land, which entitles the land owner for a 100% county tax credit. After 5 years, if a landowner withdraws from the APD and has not sold TDRs, the APD may be terminated after a 1-year's notice. The landowner may sell their TDRs to another party in order for the other party to increase housing density in a TDR receiving area or meet Forest Conservation Requirements. Each TDR converted to a Forest Conservation TDR protects one acre of forest. Approximately 19% of the County's acreage has been permanently preserved through the County and State agricultural preservation programs: Calvert County's TDR program and the State's Rural Legacy and Maryland Agricultural Land Preservation Foundation programs.

Critical Area Program, Forest Conservation Program and the Tree Ordinance: Forest covers 81,781 acres or 58% of the County. The County's goal is to retain 90% of existing forestland. Forest interior represents 37% of forest cover, of which 44% is protected. Regulatory approaches can protect an additional 11% and include the Chesapeake Bay Critical Area Program, the Forest Conservation Program, and the TDR and APD Programs. Important to note, the County achieved 100% replacement of forest in the Critical Area since 1989 using Critical Area fees-in-lieu (FIL) and the Forest Conservation Program FIL. The Forest Conservation Program generally applies to land disturbance of 40,000 square feet or more and conserves forest lands and priority areas within and/or adjacent to protected forests. Priority areas include steep slopes (>25%), wetlands and streams their buffers, floodplains and erodible soils. The County requires 50' wetland and stream buffers, and the expansion of stream buffers to include contiguous steep slopes, which exceed state standards. The County conducted tree surveys in the Solomons Town Center and Huntingtown Town Center which provided the ecological value of trees and the functions they perform. The Solomons Town Center tree survey resulted in the adoption of a Tree Ordinance and a 40% tree canopy goal. Other town centers are anticipated to follow suit.

Floodplain Management: The County adopted a Flood Management Plan and updated its floodplain regulations to meet the new FEMA and MEMA requirements. The County exceeded the requirements by requiring 2' of freeboard countywide and 3' in the Solomons Town Center.

Cliff Protection: The County adopted regulations governing cliffs and shorelines on the Chesapeake Bay, Patuxent River and their tidal tributaries. The cliff areas are separated into three categories: Category 1, undeveloped areas with significant preservation needs; Category 2, developed areas with significant preservation needs; and Category 3, remaining cliff areas along tidal waters. An Environmental Commission and Cliff Stabilization Advisory Committee advises the County on environmental issues.

(Please See Addendum)

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

Calvert County Departments of Planning & Zoning and Public Works, Calvert County Planning Commission, and Calvert County Agricultural Preservation Advisory Board.

#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

##### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)**

Refer to Section II B for a list of community parks and recreation assets within the proposed Sustainable Community Area. Three of the Calvert County's four libraries are located with the proposed Sustainable Community Area: Calvert Library in Prince Frederick, Twin Beaches Branch in Chesapeake Beach, and Southern Branch in the Lusby Town Center. The Southern Branch will be relocating temporarily to the Solomons Town Center, where the County has a 10-year lease, to allow expansion of recreation and senior programs at the Southern Community Center.

Key historical assets that are owned or managed by the County or municipal governments and located within the proposed Sustainable Community Area are listed below.

Town of Chesapeake Beach: Chesapeake Beach Railway Museum, owned by Rod & Reel, Inc., is covered by a State Easement and operated under the aegis of Calvert County government.

Town of North Beach: The Bayside History Museum is currently located in a classic example of a 'Flying Dutchman' Colonial Revival House that was rehabilitated by the Town of North Beach and reused as a local history museum. The long term plan is to relocate the museum to a County-owned building located at 4025 4th Street. The Town of North Beach and Calvert County are in the process of entering into a long term lease agreement that will benefit the Bayside History Museum by providing a building that has additional square footage and is ADA accessible; whereas the current location is limited in size and accessibility.

Prince Frederick Town Center: Linden, the headquarters of the Calvert County Historical Society and recipient of Community Legacy grants; the Phillips House, located in King Memorial Park; the Calvert County Courthouse; Calvert House, the former Calvert Hospital and the present headquarters of the Sheriff's Office; the Duke Room, this private library was established in 1912 and the building donated to the public in 1959, it is a component of the Community Resources Building; and Central School, a Rosenwald School completed in 1922, restored by Calvert County government.

St. Leonard Town Center: St. Leonard Polling House, located in a one-acre park.

Solomons Town Center: Calvert Marine Museum's campus includes the Drum Point Lighthouse and many historic boats, including the Wm. B. Tennison, a log bugeye buy-boat and the only Coast Guard licensed log hulled vessel in the United States; and the Lore Oyster House, a designated National Historic Landmark.

Educational institutions within the proposed Sustainable Community Area include Beach Elementary School in Chesapeake Beach; Hunting Creek Annex in Huntingtown; Calvert Elementary, Calvert Middle, Calvert High School, and Calvert Career and Technology Center located in the Prince Frederick Town Center; the College of Southern Maryland, located in the Employment Center zone west of the Prince Frederick Town Center; and Mill Creek Middle, located in the Employment Center zone in south of the Lusby Town Center.

The Calvert Arts Council is located within the Prince Frederick Town Center. Annmarie Sculpture Garden and Art Center is located in Solomons.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)**

The County's policies of directing growth to Town Centers and preserving the rural character, prime farmland, contiguous forests, historic resources, and environmentally sensitive areas help to ensure that Calvert's traditional business districts are not abandoned for highway development scattered along 35 miles of Maryland 4.

The County strives to retain its sense of place through architectural review within the Town Centers and the Employment Center Districts adjacent to Town Centers. Each of the Town Centers has an architectural review committee composed of five citizens appointed by the County Commissioners. The committee composition includes at least one member: who has experience in architecture, landscape architecture, historic preservation, urban design, planning, engineering or related fields; who owns a business within the Town Center; and who is a resident not connected with a business within the Town Center.

The Calvert County Historic District Commission (HDC) serves as a citizen review board on matters concerning historic preservation within Calvert County. The seven members, appointed by the Board of County Commissioners, have knowledge, training and special interest in historic preservation. Article 66B of the Annotated Code of Maryland establishes the authority of the HDC to function as an advisory and decision-making body. In its advisory capacity, the HDC is required to make recommendations to the County Commissioners concerning the designation of sites as Historic Districts and applications for County tax credits for restoration work on structures in Historic Districts. In its decision-making capacity, the HDC reviews and approves petitions and building permits for alteration, repair, moving or demolition of structures and for ground-disturbing activities within designated Historic Districts. The HDC also reviews subdivision and site plan applications which may impact Historic Districts.

Several of the Town Center zoning ordinances include provisions that when a building which is listed on the Maryland Historical Trust's Historic Sites Survey is located within the boundaries of a proposed development project, the applicant shall meet with the HDC prior to the approval of a site plan or subdivision plat. The meeting is to determine the feasibility of retaining the building and incorporating it into the site design. If it is not feasible to retain the building or make it available for removal to another site, the applicant must document the building prior to its destruction.

The North Beach Historic Preservation Commission's purpose is to preserve and enhance the rural historical and cultural heritage of the Town by preserving sites, structures, districts or landmarks of local significance which reflect elements of cultural, social, economic, political, archeological or architectural heritage; to strengthen the local economy; to stabilize and improve property values of such sites, structures or districts; to foster civic beauty; and to promote the preservation and appreciation of such sites, structures and districts for the education and welfare of the residents of the Town through preservation, education and outreach activities.

The Southern Maryland Heritage Area is state certified area composed of clusters and corridors within the three Southern Maryland counties of Calvert, Charles and St. Mary's. The mission of the Southern Maryland Heritage Area Consortium is to enhance the economic activity of Southern Maryland through combining quality heritage tourism and small business development with preservation, cultural & natural resource conservation and education. The Consortium helps with the application and approval of state-funded grants and the Consortium's mini-grant program. Within Calvert County, the Heritage Area includes the municipalities of Chesapeake Beach and North Beach, and the Town Centers of Prince Frederick, Lusby, and Solomons.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.***(Answer Space 4,000 characters)*

Calvert County's adopted standard is to provide 30 acres of recreational open space per 1000 population. The County's policies are described in the Calvert County Comprehensive Plan and in the Calvert County Land Preservation, Parks, and Recreation (LPP&R) Plan. The most recent LPP&R Plan was adopted in 2006. The 2020 goal is for 2,880 acres. The County and municipalities need to acquire approximately 990 acres in order to meet the 30 acre standard. Each year, the County and municipalities prepare a Program Open Space Annual Program, which identifies specific projects. The County collects a recreation excise tax for each new dwelling unit permitted. The excise tax is used for land acquisition and park development.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

Key groups and stakeholders instrumental in implementation of this section include Calvert County Parks and Recreation Board, Calvert County Historic District Commission, Calvert County Planning Commission, Calvert County Parks and Recreation Division, Calvert County Natural Resources Division, Chesapeake Beach Planning Commission, North Beach Planning Commission, Calvert County Public Schools, Board of County Commissioners, Chesapeake Beach Mayor and Town Council, and North Beach Mayor and Town Council.

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#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

##### **C. Enhancing economic competitiveness**

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)**

Calvert County's Department of Economic Development offers economic development activities in support of the local business community. The priority is to contribute to their success by performing outreach and offering services to new and existing businesses. These services include online commercial property listings, online business resource guide, confidential in-house counseling, online business directory, online employment classifieds, marketing assistance, an ombudsman program, training and educational seminars/workshops and networking events. Fast track permitting is also available to qualified projects. This program provides an accelerated development review process to reduce the turnaround time in the county's development approval process, and qualified projects receive the highest priority from county staff.

In addition, Calvert County also administers an array of incentive programs. One is the Calvert County Economic Development Loan Fund (CEDLF). The CEDLF is a revolving loan that provides an alternative funding source for business expansion in Calvert County. Selected business start-ups may be eligible and assistance in preparing a business plan is available. The loan amount ranges from \$2,500 to \$100,000.

The other program is the Economic Development Incentive Fund (the Fund) for companies looking to expand or locate their facility in Calvert. The Fund, provided by the Board of County Commissioners, is available to qualifying companies that can show significant economic impact within the county's business community and can demonstrate that they are within the county's specific target industries. The interested party should be able to demonstrate that they are establishing new operations or facilities within the county or plan to significantly expand existing operations.

The county has a strategic partnership with the Small Business Development Center (SBDC) to bring local entrepreneurs the business assistance they need. The SBDC offers free, one-on-one confidential counseling for business owners who seek advice on business plans, certifications, loan packaging and strategic planning. Calvert County has an SBDC business counselor co-located with the Department of Economic Development to offer one-stop assistance.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)**

Although there is no specific goal for the number of jobs to be created, Calvert County has developed several initiatives to support economic activity and job creation in the SC area. These include the incentives mentioned above, such as the CEDLF as well as the Fund. Both programs, especially the latter, are tied to job creation goals. The Department of Economic Development also maintains a free job classifieds section on its website ([www.ecalvert.com](http://www.ecalvert.com)) for employers and job seekers and also organizes several free workshops throughout the year for Calvert County companies on issues related to the operation of a business such as marketing strategies, financing, strategic planning. In addition, the county works closely with Maryland's Department of Business & Economic Development to offer job creation tax credits for any new or expanding businesses that qualify.

The public and private sector from Calvert County are represented and are very active in the Southern Maryland Workforce Investment Board (WIB). The WIB's mission is to provide Southern Maryland's economy with a labor force that meets employer needs for diversified skills across the wage spectrum by aligning labor demand and supply. The WIB aggressively and productively marshals federal, state and local workforce development resources that are utilized for programs to address employer and job seeker needs throughout the region. This includes the One-Stop operation, known as Southern Maryland JobSource, that simplifies access to workforce-related services. With a satellite location in Calvert County, numerous services can be delivered in the SC area. These include: business services, employee training scholarships, skill assessment, employment information, resume writing, interview skills and occupational job training. The Calvert County Department of Economic Development, Southern Maryland JobSource and the Calvert County Chamber of Commerce also partner on an annual job fair that draws up to 500 attendees from the local area. In 2011, the Calvert County Job Fair featured the brand-new Mobile Career Center, a motor vehicle outfitted with 11 computer stations and satellite capability that is used for job training and workshops as well as job recruitment and placement.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)**

The SC benefitted greatly from previous BRAC activities that impacted the Naval Air Station Patuxent River in St. Mary's County. The 1993 and 1995 BRACs brought 18,000 personnel to the base and growth continued in the early 2000s. Many of the newcomers to the area settled in Calvert County which borders St. Mary's County and provides an easy commute. More BRACs are scheduled for 2013 and 2015, and we are closely monitoring the plans for any possible impact to the SC. To date, nothing definitive has been announced.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

The following will be key to the implementation of the above initiatives and projects: Calvert County Department of Economic Development; the Small Business Development Center; the Calvert County Economic Development Commission; the Calvert County Economic Development Authority; the College of Southern Maryland; the Southern Maryland Workforce Investment Board; the Maryland Department of Business & Economic Development; and Pax Partnership.

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#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

##### **D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)**

As described in Section II, the County overall has a need for increased inventory of housing in all areas of affordability up to 80% of AMI, more so in the area of rentals. While some softening of the market due to the decline in housing prices has provided opportunities for homeownership for households with 60-80% of AMI, the inventory remains minimal in that price range, the required credit scores, condition of the houses, and high down-payment requirements make purchase extremely difficult for any demographic other than investors. We have had some success through partnering with DHCD in the House Keys 4 Employees Program, whereby the County has provided a \$5,000 grant to match state funds for CDA mortgages. Through this program, 28 income eligible families have become first-time homebuyers in the last five years.

For many years, Calvert County incentivized (for developers) the construction of affordable housing through a process that allowed the Board of County Commissioners to waive Transferrable Development Rights (TDRs) purchase requirements for density to the extent that the waiver produced an overall benefit to the community. This program (TDR waiver) has come to a standstill due to the current housing market decline. The market decline has also created an excess of agricultural property owners holding TDR rights to sell, with no buyers. This has created the unintended effect that use of the TDR waiver program could further devalue transfer development rights, since supply already exceeds demand. Developers have attempted to work within the current conditions over the past two years, with the hope that full or partial TDR waivers, in conjunction with state low income tax credit program funding and other low interest private or public financing, would create a scenario that would be financially feasible. Federal and State funding limitations, combined with increased competition for these sources of lower cost financing, have caused several developers to abandon plans to build affordable housing.

The most pressing demand is the need for quality, affordable multi-family rentals. Without changes in the existing zoning regulations and a reworking of the TDR program, plans for expanded affordable housing remain at a standstill. (It should be noted that a considerable obstacle to increasing the number of rental units is the lack of existing apartments and rental housing that could be revitalized. A significant portion of Calvert County's housing inventory is single-family homes (@85%).

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?** *(Answer Space 4,000 characters)*

Because infrastructure (water or water & sewer) for affordable housing is available in the municipalities and in some of the Town Centers, there is a natural synergy for transit and walkability. Housing in the Prince Frederick area provides easy access to commuter bus service, which would expand the employment opportunities of citizens by providing transportation to the metropolitan Washington, D.C. area.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)**

Calvert County's focus in the past few years has been on defining the demand and feasibility of workforce housing, for those citizens whose employment and wages fall within the 60-80% AMI. As described in previous question, however, public-private partnerships to address this demographic have not been able to overcome the formidable financing (for developers) and budgetary (county revenue) issues that remain. Since the location of multi-family rentals would be restricted to town centers with infrastructure, the number of units to be created would be impacted by land usage (commercial vs. residential). At a minimum, there would be a need for a moderately-sized (50-100 units) quality workforce housing development in Prince Frederick.

Affordable senior housing (which includes disabled) was a focus for much of the 1990's and early 2000's, with units built in all three districts of the county. These senior-specific housing developments were financed primarily through a combination of local and state funds, with ongoing subsidized rentals and utilization of rental assistance vouchers (Section 8). Although there is an existing inventory of senior housing, it is always completely utilized. We project that the aging of the current population and the influx of parents of current residents will create additional demand, mostly in the 40-60% AMI range of rental units. These units would also be located in a town center.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

County Government (review and revise current workforce housing incentives)

- Planning and Zoning (review and revise areas of zoning ordinances that create obstacles to multi-family housing in town centers)
- Housing Authority
- Local non-profits such as Habitat for Humanity
- Financing sources such as banks (on local level) and Federal/State government offices that issue low cost financing for such initiatives
- Developers (both local and larger regional corporations)

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN****E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

Calvert County submits annual transportation network priorities to the Maryland Department of Transportation (MDOT) that include replacement of the Thomas Johnson Bridge and the widening of MD 2/4 from Broomes Island Road to the northern boundary of the county and MD 231 to the western boundary. The bridge replacement and the widening of MD 2/4 and MD 231 will, per state standards, include pedestrian and bicycle access accommodations.

The Calvert County Comprehensive Plan (adopted 2004, amended 2010) includes a transportation section that includes objectives and actions. The County's Transportation Plan, adopted in 1997, is being updated. The master plans for the Town Centers include proposed transportation projects. The Chesapeake Beach's Comprehensive Plan 2010 Update includes transportation guiding principles, objectives, policies and actions in the plan's section on Development in Balance with the Pattern of the Town.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)**

Not applicable. Calvert County's SC Areas do not presently have either a connection or proximity to transportation centers. However, annual priorities to MDOT include commuter bus connections to the Suitland Metro Station. Transportation links to the Metro would allow commuters that presently rely on single occupancy vehicles to travel into Prince George's County and Washington, DC to take buses to the Metro to access further employment destinations. TOD within the SC Areas is not possible in the near future as population densities are not planned that would support such development.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

The key stakeholders in implementation include Maryland Department of Transportation (State Highway Administration and Maryland Transit Administration), Calvert County Government, and the municipalities of Chesapeake Beach and North Beach.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN****F. Coordinating and Leveraging Policies and Investment**

**(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)**

- The specific task of the Workgroup is to identify State and Federal funding for the capital programs that would benefit the Sustainable Communities area. The only barrier to investment that has stalled funding of proposed projects is the continuing of the reduction in funding at the State and Federal level. This has either (1) bore the cost onto the County which then puts that project in direct competition for County funds against other important projects; (2) defers the project further out in future; or (3) cancels the projects. This has a direct effect on the County's ability to provide the needed infrastructure for growth and investment within the Sustainable Communities.
- The group will benefit from the various State designations already assigned to the Priority Funding Areas within Calvert County and its municipalities.
- The Sustainable Communities' Action Plan is completely consistent with the County's adopted Comprehensive Plan and Town Center Master Plans.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? (Answer Space 4,000 characters)**

The Sustainable Community Action Plan is consistent with the Calvert County Comprehensive Plan, the Town Center Master Plans, the Calvert County Comprehensive Water and Sewerage Plan, and the Calvert County Land Preservation, Parks and Recreation Plan.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) How will the Plan help leverage and/or sustain more private sector investments?** *(Answer Space 4,000 characters)*

As planned projects are completed and needed infrastructure improvements are addressed, Calvert County continues to progress towards being a more desirable Sustainable Community to live and work.