

Plan2040
Citizens Advisory Committee (CAC)
Meeting Notes
May 1, 2019 - 5:00 PM
Chesapeake Conference Room, 2nd Floor
2664 Riva Road, Annapolis, MD

CAC members present: Elizabeth Rosborg (Chair), Cate Bower, Anthony Brent, John Clark, Thomas Fahs, Jamie Fraser, Joel Greenwell, Melanie Hartwig-Davis, Pat Huecker, Matthew Korbela, Amy Leahy, Elizabeth Leight, Patricia Lynch, Charles Mannion, Gary Mauler, Caren Karabani, William Moulden, Ellen Moyer, Will Shorter, Allan Straughan

Office of Planning and Zoning (OPZ) Staff present: Philip R. Hager, Planning and Zoning Officer; Cindy Carrier, Acting Planning and Zoning Officer; Patrick Hughes, Long Range Planner; Andrea Gerhard, Long Range Planner

Visitors: Steve Miller, Alexis Dorsey

Community Revitalization:

Ms. Lynn Miller, Assistant Planning and Zoning Officer, Community Revitalization Program Administrator, Office of Planning and Zoning

The County uses various tools to promote revitalization.

Commercial Revitalization Areas – These are an overlay that has been in place since the early 2000s, adopted by legislation and incorporated into Article 17 of the County Code. There are two primary strategies that are used: the overlay provides flexibility in development/redevelopment and land uses. The designation comes with some financial incentives to help improve underutilized or distressed properties. These areas are primarily in north, central parts of county. Currently there are nine Commercial Revitalization Areas and these areas have development incentives that allow for flexibility, such as C4 zoned properties in these areas can develop with any C3 use. Financial incentives in these areas include a property tax credit and a loan program through AAEDC.

To date, approximately 14 properties have been improved using these incentives over the years, and approximately 40 properties have used the loan program. Ms. Miller shared several images of successful properties to use the program.

Challenges to commercial redevelopment are that many properties along these older corridors are very small, and often a developer needs to assemble them, which can involve many owners. Streetscape improvements often require coordination with SHA.

Sustainable Communities – This is a State program put in place in 2010; a designation that does not come with funding, but projects in a designated area are eligible for a range of State-administered revitalization programs. The program is aimed at existing communities that received prior investment, but are starting to decline, and the program is structured to try to leverage resources. There are three Sustainable Communities in the County: Glen Burnie, Odenton-Severn, and Brooklyn Park. The designation must be renewed every 5 years (Brooklyn Park and Glen Burnie have recently been renewed). Each area has an action plan with goals and action strategies for revitalization.

Baltimore Regional Neighborhood Initiative (BRNI) – This initiative was passed by the General Assembly in 2014 and focuses on cross-jurisdictional cooperation between Baltimore City and Anne Arundel County. There is a Vision and Action Plan for the area of “Baybrook,” which covers Brooklyn Park, Brooklyn, and Curtis Bay. A new nonprofit community development organization was formed called the Greater Baybrook Alliance, which is spearheading community engagement, outreach and funding for a variety of projects. Various County agencies are involved, as well as citizen organizations. There are several accomplishments so far using BRNI funding, including at the Chesapeake Arts Center, the Baybrook Youth Athletic Complex, residential property rehabilitation, the Rodent Abatement program, and an area Marketing Study.

What is needed for revitalization in the County? Stronger development incentives to incentivize developers who are looking at older, underutilized sites. The County is currently identifying key opportunity sites throughout the County, as well as ways to make better use of public-private partnerships and opportunities for adaptive reuse.

New initiatives for 2019 include forming a redevelopment working group of attorneys, developers, and County officials. The initial focus of the group will be on code revisions to provide flexibility and incentives for development/redevelopment of opportunity sites and conducting targeted redevelopment studies of sites based on proximity to amenities. The County is seeking state funding for some of these studies.

Questions from the CAC:

- What are some of the incentives the working group is looking at?
 - o Ways to adjust development requirements for specific areas to make it easier for a developer to come in and redevelop. Relaxing certain requirements and financial burdens, such as reduction of fees. Some of the underutilized properties in these areas have greater challenges than the current pot of tools can address.

Questions from CAC members:

- What nonprofits are involved in Greater Baybrook? Habitat and a large number of others.
- Is there anything similar to BRNI in other parts of the County? No, BRNI is specific to areas contiguous to Baltimore City, so just Brooklyn Park.
- Is the redevelopment working group already formed? Yes and CAC members can contact Lynn if they are interested in any aspect of it.

- Are the targeted redevelopment studies limited to Sustainable Community and Commercial Revitalization Areas? No, these can be done throughout the County, and we're currently looking for opportunity sites that could benefit from a redevelopment concept plan.
- Has the County considered lowering the \$100,000 threshold for the Commercial Revitalization program and are there other projects outside of County that are good benchmarks of similar efforts. There are case studies around the area, including in Baltimore City, Arlington, and Montgomery County. The County did look at the \$100,000 threshold and found that SDAT needs a certain amount of improvement to trigger a reassessment, which is needed to confirm the amount of tax credit. The loan limit has been lifted to \$100,000.
- Opportunity Zone designation offers incentives to investment that seem to overlap with some of these efforts. In Anne Arundel, we have three areas that may provide an opportunity to look at. One is in Odenton (primarily Fort Meade, Tipton Airport, and the wildlife refuge) and the others are in Brooklyn Park that may provide more opportunities.

Phil Hager noted that this Community Revitalization program managed by Lynn Miller is new, formed in October, and has support from the County Executive. Areas targeted for revitalization are not all the same, and the tools to revitalize these will vary. Many of the issues in these areas are beyond the scope of Planning and Zoning tools.

Community Development and Affordable Housing

Ms. Erin Karpewicz, Policy and Development Coordinator, Arundel Community Development Services, Inc.

Arundel Community Development Services (ACDS) is the County's nonprofit housing and community development agency. It was privatized in 1983, and currently they contract with the County for administration of various federal programs and County programs, managing \$11-12 million annually. ACDS supports various partners that receive grants, as well as managing in house programs. In community development and neighborhood revitalization, ACDS targets resources, funding and expertise/capacity building in areas of greatest need. Examples of places they work include with the Greater Baybrook Alliance, Spring Meadows in Severn. They also provide funding for rehabilitation and public service dollars to subrecipients, targeted to areas of need. Examples include the Boys and Girls Club in Meade Village, the Chesapeake Arts Center scholarship program, or an eviction prevention program in the Glen Burnie area through a partner organization.

There are examples of work in the area of rehabilitation in Brooklyn Park, where ACDS helped with owner-occupied rehabilitation and acquiring/rehabilitating dilapidated homes for sale or rent. ACDS has acquired 54 units for rehabilitation and worked on 39 owner-occupied units, and their work is intended to spur other private investments in the neighborhood.

A highlighted historic preservation project and facility in Severn is the Severn Intergenerational Center. ACDS identified a need for a youth/senior center and received HUD funding and Local Development Council funding; the facility will be collocated at the Van Bokkelen school property.

ACDS's targeted revitalization areas include census tracts with higher low- to moderate- income populations and include areas within Sustainable Communities.

Homeownership is a key goal, and ACDS provides counseling (in-house, free), mortgage assistance, property rehabilitation (often serving elderly clients and providing ADA retrofits), foreclosure prevention counseling, and financial empowerment counseling.

Affordable rent is an issue for many families in the County, as nearly half of renters in the County are rent burdened pay over 30% of income to rent; 57% of extremely low income households pay over 50% of household income toward rent. ACDS will have a consultant conduct an analysis to better understand the scope of need in the County, but currently there are 17,000 households on the waiting list for affordable housing opportunities. The State identifies Opportunity Areas, which are eligible for State funds for affordable housing development.

ACDS is the lead on the County's homelessness strategy, and they coordinate with City of Annapolis and collaborate with various other agencies to provide rental vouchers, rapid rehousing, support for Sarah's House and Lighthouse, and prevention work.

ACDS has goals to support special needs populations, through financial and technical assistance to agencies serving people with various disabilities. ACDS helps provide funding for group homes in different communities.

ACDS prepares and submits a Five-year Consolidated Plan and Fair Housing Plan to HUD, which identify the County's goals and strategies for housing. They are beginning now to update this for next year, but they anticipate targeting investment in revitalization areas, providing financial investments and land use incentives for affordable housing, preserving existing affordable units, supporting programs for sustainable homeownership and financial self-sufficiency, and increasing rental vouchers and other supportive housing for homeless/special needs populations.

Questions from CAC members:

- What is the difference between Affordable Housing and Workforce Housing? The meanings vary based on who's using them, but ACDS considers households at 80% of AMI to be workforce. Very low income is 30% of AMI.
- With different and shifting age demographics, is there a shift in the range of needs from one age group to another? ACDS sees growing elderly population with growing needs. It is often difficult for developers to get land for projects serving this population, and local opposition can present a challenge. Past projects have been focused on the elderly, whereas new initiatives include more family housing as well as elderly housing.
- With the wide range of services from ACDS, is there a consistent theme (besides funding) that keeps ACDS staff up at night? ACDS serves the low-income community, and the first priority is affordable housing, then community services and revitalization. The lack of community support for affordable housing is a challenge.
- There are vouchers for low income renters, but is there a program in place for low income homeowners? The property rehabilitation program is aimed at homeowners, and operates as a loan program. Terms are favorable and based on income/affordability. Accessibility

modification program is currently for homeowners, but ACDS is looking to expand to rental properties as well.

- How does ACDS screen, or do they screen, for citizens versus illegals when providing funding? A federal eligibility checklist screens for a number of things, including social security numbers. When people come into various programs, are federal guidelines a deterrent for illegal immigrants getting into housing programs? ACDS partners who administer these funds are most likely follow up on legal residency.
- Regarding revitalization areas, there are similar terms used for slightly different purposes by different agencies. ACDS focuses on census tracts that are low-moderate income by HUD standards.
- Considering how terms “Sustainable Communities” can differ in meaning to different audiences, including environmental meanings, how can/does ACDS incorporate these goals? ACDS administers Energy Efficiency funds, and efficiency goals are integrated into its construction/rehabilitation programs.
- Who would nonprofits contact at ACDS to work with? Ms. Karpewicz would be the starting point. Are there funding sources/fundraising aside from government funding for ACDS work? ACDS seeks competitive State/federal grants, but only some private fundraising in support of specific things.

Economic Development

Mr. Wes MacQuilliam, Business Development Associate, Anne Arundel Economic Development Corporation (AAEDC)

AAEDC is a private 501(c)3 and serves as a resource for companies in the County looking to expand and grow. They administer various finance programs, including the VOLT program, which has provided \$11 million in financing since inception with loans at below market interest rates to start-ups or existing companies that are creditworthy, but not bankable. The Arundel Community Reinvestment Fund provides loans up to \$100,000 interest free for exterior building improvements in Commercial Revitalization Areas. Examples of projects that have used these programs include Arundel Plaza, Checkers, and Magothy Gateway, which is no longer a Commercial Revitalization area.

Other AAEDC services:

- Small Business Development Center: offers no-cost consulting services to entrepreneurs looking to start/grow a business.
- Site selection assistance
- Permitting/Development Assistance to developers
- Workforce Training Grants: a matching grant program (reimbursement) for things such as job training and related software
- Runway to Success: a partnership with Southwest Airlines providing vouchers to offset conference travel
- Market research: providing County economic data and customized reports for businesses.
- AAEDC also partners with the State Department of Commerce to promote State programs, including the Job Creation Tax Credit, More Jobs for Marylanders, ExportMD, various workforce training programs, and the Economic Development Assistance Authority Fund for capital investments.

Success stories include Paragon BioServices, which expanded in the County and anticipates 400 new jobs; Best Buy distribution facility; Amazon distribution facility; Home Builders, which relocated its regional headquarters in the County; Hi-Tech Color; and TierPoint data center.

Questions from CAC members:

- Does AAEDC provide STEM training or partner with schools, and does AAEDC work with small businesses, such as food trucks? Yes, AAEDC has worked with food trucks in the past, particularly those located in business parks that otherwise lack food options. They do work with the school system, for example placing high school seniors with businesses seeking talent.
- Does AAEDC reach out proactively and try to attract businesses into distressed areas of county? One person at AAEDC is solely dedicated to revitalization and drawing businesses into these areas, including Commercial Revitalization areas.
- How much of the work AAEDC does is dedicated to helping businesses getting through permitting process? This is Mr. MacQuilliam's primary job. Many small businesses complain about this aspect of the process and AAEDC tries to facilitate.
- What attracted Paragon to Anne Arundel County? Proximity to airport and having the space to grow.
- What is AAEDC's reporting structure to the County? The CEO is a County employee appointed by the County Executive; employees are employees of the corporation.
- When you create jobs, how many are people living in the County now versus people who will be attracted into the County as additional population? Depending on the company, it seems that majorities are within the County, but many come from outside the County. When you provide incentives, is it a net gain for the tax base? It depends, but the incentives that have the most impact tend to be State incentives, including tax incentives. Once here, they tend to be a net gain to the tax base.

Phil Hager provided a few words, recapping comments from the previous meeting, noting that the CAC will hear a range of information to put the CAC in a better place to review background information that will form the basis for Plan2040. It's important for everyone to have some knowledge of all the elements going into the GDP. All of these have to do with a lot of different areas, but what we'll most focus on in the GDP is how these issues relate to land use.

Health Services

Ms. Jennifer Schneider, Deputy Director, Bureau of Disease Prevention and Management, Department of Health

Ms. Ann Heiser-Buzzelli, Community Education, Chronic Disease Prevention Program, Bureau of Disease Prevention and Management, Department of Health

Ms. Schneider spoke to the role of health in the GDP and how the Health Department works with other agencies to create healthy communities. Including the Health Department in planning helps provide the required connection between crime, public health, water quality, disease and land use.

The Department of Health has served all County residents since 1930. There are 700 professionals employed across five program bureaus. The Department works to enforce certain State/Federal/County laws and standards of care and provide mandated, delegated and locally

initiated public health services. There are locations throughout the County, with headquarters in Annapolis. There is staff in schools, court systems, and detention facilities.

Key challenges include funding, increased demand for services, and current and emerging health priorities. Their priorities for the future include dealing with the opioid epidemic, recreational waters, and the food environment.

Opioid Epidemic: There has been a rise in mental health and substance abuse issues, increased need for services. Long term goals include decreasing morbidity and mortality and increasing individuals in long-term recovery.

Recreational waters: From Memorial Day to Labor Day, the Department tests waters for bacteria and provides alerts to residents/visitors. Development in watersheds impacts stormwater and water quality. Through a Bay Restoration Program grant, the Department approves nitrogen reducing septics for development in the Critical Area. The Department helps provide funding for residents to switch to improved septics or to the County system. Reduction of funding threatens the program.

Ms. Heiser-Buzzelli described how planning for the food environment is important in the GDP process. The lack of access to healthy foods leads to higher obesity, diabetes, heart disease, so the food environment as key determinant of health. In Anne Arundel County, 13.2% of County residents live in a food desert, without ready access to fresh, healthy and affordable food. These are typically low income households with travel challenges. A map shared with the CAC shows food deserts primarily in Annapolis, North County, and West County.

Questions from CAC members:

- What is SNAP and WIC? These are types of food stamps that provide recipients with supplemental money for food. Access points for healthy food include farmers markets and school programs. Some farmers markets don't accept SNAP and WIC, and it's up to market managers and individual vendors to accept these.
- Why should farmers at a market be encouraged to take SNAP and WIC, versus people just going to the grocery store? Farmers market are access points that may be closer, more accessible to some. We should try to expand access to these existing points as well.
- Why is Fort Meade in a desert if there is a commissary there? The formula is defined by the US Department of Agriculture based on available data, and this may be based on the surrounding area and based on a ½ mile radius.
- With regard to community schools, other Counties incorporate services in their schools. Are there school based health centers in Anne Arundel? Not like in Baltimore City, but mental health services are expanding, such as the STAR program in high schools, where if student presents with mental health issue, they are connected by iPad with a clinician. There is also Narcan availability. Many schools don't have a nurse practitioner on site, but have other clinical services. The Health Department is trying to overlap services with where people are, such as farmers market in the parking lot of Brooklyn Park Middle School and the healthy pantry on the same campus, as well as other services.

- Does the program tie in to Title 1 programs, like providing food after school? The qualification to have a “schoolhouse” is a school having more than 50% of students in the schools receiving free/reduced lunch. There probably is overlap.

Comment: Kudos to Health Department on progress on opioids and their training programs and outreach to citizen groups.

Challenges for the Health Department include physical access / affordability of healthy food, and built environment (access to groceries, bike lanes, and safe recreation spaces).

Future needs include supporting bike/pedestrian connections in communities; promoting schools’ free/reduced meal programs; supporting farmers markets accepting SNAP, WIC, etc.; healthy food access in local organizations; and food policy council/multi-sector food coalition.

Comment: Mike Rowe did a show on giving back in inner city communities and their community gardens. We have places for playgrounds; should we also have places for community gardens? The Health Department works with groups developing community gardens and is considering expanding into animal husbandry.

Approval of Meeting Notes

Ms. Elizabeth Rosborg, Chair

One correction was noted to the draft April 17 minutes, to change the next meeting date to May 1. A motion made, seconded, and carried to approve the minutes as corrected.

Ms. Rosborg noted that biographies were still needed from some CAC members and shared forms for completion. Name tags will be printed for the next meeting.

CAC Member Introductions

Amy Leahy, Severna Park, a retired County employee, including with Constituent Services, and is involved with Greater Severna Park Council. She feels there is a lot of work to be done through citizen involvement with the GDP.

Cate Bower, West River, has been in the County for 25 years, has spent her career in consulting working with nonprofits. She is drawn to this work by previous work in planning and thinking carefully where development should be. She is a beneficiary of previous planning efforts, as South County still looks largely the same.

Pat Hoeker, Crofton (one of the original settlers of Crofton). She has seen a lot of development and feels the quality of life in Crofton has deteriorated; does not want to see this elsewhere in the County.

Charlie Mannion, Linthicum. He was involved in the original BWI/Linthicum Small Area Plan. He has a background in accounting and would like to preserve the hometown feel of Linthicum.

John Clark, Pasadena. He is involved in the Rotary Club and local Chambers of Commerce, which facilitated networking throughout Glen Burnie and elsewhere.

Caren Karabani, Brooklyn Park, has community services background. She is involved with the Greater Baybrook Alliance Committee and Greater Brooklyn Park Council.

Melanie Hartwig-Davis, is the at large environmental member and a LEED accredited architect. She values a balance between the natural and built environment and is an advocate for smart growth.

Gary Mauler, Jessup, has seen a lot of change in Jessup, though he still sees some wildlife in the area. He has been involved in land use and zoning in previous planning efforts and is in the Jessup Improvement Association. He has a desire to keep Jessup a family community and wants to mitigate problems and do better going forward.

Matthew Korbelak, Odenton, serves on the Odenton Town Center advisory committee and commutes to DC for work. He wants to see good things happen for the County and the Bay.

Anthony Brent, Edgewater/Mayo, is a 3-year resident of the Mayo Peninsula and wants his children to be able to ride bikes to school and have safe water, trees, and community environment. He wants a planned community feel to the County, with smart growth, collaboration between developers and communities that avoids overburdening developers.

Jamie Fraser, MBIA representative, has been a resident of County for 15 years, chaired the Odenton Town Center committee for 3 years, and spent time as president of the Home Builders Association in Howard County. He is a civil engineer and has an MBA in real estate finance. He feels the negative impacts of development are not reflective of greed on the part of developers. Plan2040 should set the rules correctly for the developers to follow.

Pat Lynch, Broadneck, is a proud environmentalist. She has worked in state and local government management with IBM for many years. She cannot imagine not trying to preserve the environment. She was a representative in the SAP and previous GDP.

Ellen Moyer, City of Annapolis has been in Annapolis for 60 years. She has served on various national/state commissions and has held public office for 22 years (first woman mayor of Annapolis). Hopes to bring innovative thinking to the CAC, particularly in the areas of education and the environment.

Joel Greenwell, South County, lives in Harwood and is a full-time farmer and has an excavation business. He has no problems with development, but development needs to be done in correct areas, with revitalization prioritized and farmland preserved.

Thomas Fahs, NAIOP representative, works for Corporate Office Properties Trust, a real estate company and is a developer of Class A, high-class offices. Also is an environmentalist with LEED-credited professional and is interested in bringing a business and developer perspective to this process and as part of the community.

Elizabeth Ysla Leight, Maryland City /Russett, is a 25-year resident and an attorney. Education is important to her; she served on the Kirwin Commission and the Maryland PTA board. We must consider residents coming behind us as we plan. Russett residents go to other counties for many services, and she would like to see her neighbors be able to get services in County.

Elizabeth Rosborg, Chair, has moved many times, and is now the 3rd generation on her property in Severna Park. Her goal is not to be everyone's friend, but to make a difference. She wants to see Plan2040 adopted and implemented. She had been involved in previous planning efforts.

Ms. Rosborg invited all CAC members to come to the Visioning Meetings in their respective communities, noting agendas for the meetings are on the web. Mr. Mauler noted that the Jessup Visioning Meeting had fewer attendees than in planning efforts in the past.

Ms. Carrier shared maps for each CAC member of their respective community.

The meeting adjourned at 7:50 p.m. The next meeting is scheduled for May 15.

Note: These meeting notes should not be considered as verbatim, but do encapsulate comments made by the Citizens Advisory Committee, Office of Planning and Zoning staff, and persons who offered comments.