
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Baltimore County Department of Planning

NAME OF SUSTAINABLE COMMUNITY: Hillendale/Parkville/Overlea

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- TAB #1 Applicant Information**

- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

- TAB #4 Sustainable Community Plan**

- TAB #5 Progress Measures**

- TAB #6 Local Support Resolution**

- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Hillendale/Parkville/Overlea

Legal Name of Applicant: Baltimore County Department of Planning

Federal Identification Number:

Street Address: 105 West Chesapeake

City: Towson**County:** Baltimore**State:** MD**Zip Code:** 21204

Phone No: 410-887-3480**Fax:** 410-887-5696**Web Address:** www.baltimorecountymd.gov

Sustainable Community Contact For Application Status:**Name:** Laurie Hay**Title:** Chief, Central Sector

Address: 105 West Chesapeake Avenue**City:** Towson**State:** MD**Zip Code:** 21204

Phone No: 410-887-3480 x**Fax:** 410-887-5696**E-mail:** lhay@baltimorecountymd.gov

Person to be contacted for Award notification:**Name:** Laurie Hay**Title:** Chief, Central Sector

Address: 105 West Chesapeake Avenue**City:** Towson**State:** MD**Zip Code:** 21204

Phone No: 410-887-3480 x**Fax:****E-mail:** lhay@baltimorecountymd.gov

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Baltimore

Name of Sustainable Community: Hillendale/Parkville/Overlea

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The Hillendale/Parkville/Overlea Sustainable Community Area is proposed to include 3,330 acres and combines three inner ring residential communities, all of whom have commercial corridors that either border or bi-sect the residential areas.

The area is generally bounded by the Baltimore City/Baltimore County line on the south, Loch Raven Boulevard on the west, Taylor Avenue and I-695 on the north, and Lillian Holt Drive on the east. (see attached map)

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 3,330.00

Existing federal, state or local designations (check all that apply):

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A & E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s): Baltimore County Commercial Revitalization District - Loch Raven, Overlea, Parkville

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

Hillendale/Parkville/Overlea is currently a Maryland Designated Neighborhood. The area is made up of three neighborhoods that are all aging, inner ring residential communities that have had varying levels of state and local investment over the last several decades.

Hillendale is primarily a row house community where Community Development Block Grant (CDBG) dollars have been used to promote homeownership, residential rehabilitation, and investment in the youth programs associated with the Hillendale Police Athletic League (Pal) center. Much of this work was implemented through a partnership of Baltimore County Planning Department, Neighborhood Housing Services of Baltimore, and the Baltimore County Police Department.

Parkville is an adjacent community of modest single family homes constructed in the 1940's and 50's and is bisected by the Harford Road corridor. In 2009, a streetscape project for the 7900 through 9000 blocks of Harford Road was completed. The streetscape included paving, landscaping, traffic calming, and walkability improvements to the Parkville Commercial Revitalization District.

The Overlea community was the recent subject of a joint city/county study that partnered with the Urban Land Institute (ULI) to develop a comprehensive, strategic revitalization program for Belair Road, which bisects the community. The program resulted in a number of prioritized recommendations, the first of which was to conduct a comprehensive market study. To fund that study, the steering community submitted an application for Community Investment Tax Credits to DHCD and was awarded the credits in Spring 2012 to assist in the preparation of an assessment of economic development potential along this five-mile stretch of Belair Road.

The commercial corridors in all three of these communities are designated commercial revitalization areas (Taylor Avenue, Harford Road, and Belair Road) and as such have properties that are eligible for and have received local tax credits and revitalization loans for exterior facade improvements. Additionally there are a number of other financial and staff assistance benefits for which properties in these districts are eligible.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

From several perspectives, the age of the community poses a barrier to smart growth. There is little new land available for development in the area. The area is largely built out although there is some potential for compatible infill development and redevelopment. A disadvantage to redevelopment of the commercial corridors is the shallow depth of the commercial property lots along Harford Road and Belair Road to support any mixed-use redevelopment without increasing the height beyond what is characteristic in the community, or extending into the established residential community. Additionally, traffic speeds along these corridors often exceed that which is comfortable for pedestrians, making walkability and redevelopment of “main street” type uses difficult to achieve. The topography is also a barrier as both of the corridors are quite hilly which can make walking from one destination to another difficult, particularly for the aging population.

Regarding the residential sections of the community, because the area was developed on a grid system, new infill development is often proposed in a “panhandle” or “slot lot” scenario that poses problems for existing residents. Many older residential communities have repeatedly requested that the County institute regulations that prohibit “panhandle” lot configuration for new construction. Additionally, the existing homes are small, and from a marketing perspective are competing with newer, larger houses located just north east of the area in the White Marsh growth area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Strengths

Central location, with good access to transportation is a strength of the Hillende/Parkville/Overlea community as well as a varied, well constructed, and affordable housing stock. These three communities were developed in the 1940's and 1950's as first generation suburbs and still provide a choice for first time homebuyers and young families, as well as retaining existing families as empty nesters. The area is located between the Towson Urban Area and the White Marsh Growth Area, having access to a vast array of shopping and services. They are well served by MTA bus lines as well as easy access to the Beltway and other major arterials. Additionally, the area is fairly green with ample recreation fields and parks in Parkville and Overlea including Double Rock Park and two active senior centers.

Weaknesses

The age of both the housing stock and the infrastructure in the subject area presents a weakness in terms of the stabilization of the area. Many large residential properties that are adjacent to high traffic commercial areas have been subdivided into multifamily units with absentee owners. The cost of repairs have caused the exteriors of many properties to go into disrepair, having a domino effect on certain blocks and an appearance of disinvestment. This is compounded by an elderly population in certain sections of the neighborhood, who are unable because of physical ability and/or income restrictions to undertake repairs.

In the Hillendale community specifically, several apartment complexes that were constructed in the 1960's and 70's now make up 40% of the housing stock and house a large number of young families who are more transient in nature and in need of support services. Additionally, certain clusters of row houses have been purchased by absentee owners who have subdivided them into apartments, resulting in code enforcement problems, increased density, and incidents of crime. The Hillendale section of the proposed SC area is more dense and does lack green space that is present in the other parts of the area.

The commercial corridors are the front doors to all of these neighborhoods. In recent years, long time community owned businesses have been replaced by marginal uses and less than desirable retail chains. The result is often buildings that fall into disrepair, present a poor image of the surrounding community, and do not add to the economic growth of the community. They are often patronized primarily by commuter traffic that is "passing through" the community as opposed to residents who are invested in the community.

Aging infrastructure is another weakness that is costly for these older communities. Most often cited as major issues during community planning processes are: inadequate lighting in residential communities, the need for traffic calming street improvements on both commercial and residential streets, and upgrading storm drainage systems to reduce flooding incidents.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The area is a mix of mid density residential, institutional, and commercial zoning and uses. The designated area is actually made up of three neighboring residential communities, all of which are either bounded or bi-sected by commercial corridors. Developed primarily in the 1940's through 1960's as extensions of Baltimore City, the residential area is mid level density and includes garden apartments, town homes, and modest single-family detached dwellings. A number of blocks along the commercial corridors of Harford and Belair Road are comprised of structures that were originally built as residences and subsequently converted to commercial use due to high traffic volumes. Taylor Avenue, which borders the Hillendale section of the proposed SC area has several large strip shopping centers which were at one time anchored by super markets, but have since been replaced by discount stores.

There are a fair number of parks and recreational spaces located in Parkville and Overlea, including Double Rock Park, which is a large 107 acre park with both passive and active recreational space. Additionally, the Maryland School for the Blind, has an extensive green campus that is utilized by the surrounding communities for certain events. Hillendale is the section of the proposed area with the highest density and least amount of green space.

Institutional uses also make up a fair amount of land use including several long established churches with associated schools, newly constructed community buildings and several public schools. There are also several older school buildings which are no longer in use for schools, but serve as senior centers and for recreational use.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

The Hillendale/Parkville/Overlea is situated in the central/northeast section of the county. It is close to the Baltimore county seat, and is also close to the various amenities of Baltimore City and to the open space and recreational amenities located in the northern part of the County.

Hillendale/Parkville/Overlea has opportunities for business, arts and culture, entertainment, and education. In addition to regional destinations, there are several institutions that sponsor daily activities to enrich the quality of life for children and adults. In Overlea, the only Natural History Museum located in the state is located on Belair Road in the heart of Overlea.

In addition to the public schools in the area, the proposed SC area offers other school choices. St. Michaels the Arch Angel Catholic Church, located in the heart of Overlea, offers parochial school for preschool through middle school. Parkville is also the home of several parochial schools, including St. Ursulas which has a school for K-8th grade. The Maryland School for the Blind has a large campus in the community and is expected to break ground for a new learning activity center and cottages within the next month. The school has been a generous partner with the surrounding communities for use of their campus facilities. The area is also within close proximity to Towson University, Morgan University, and Loyola University and the area associations have partnered with the universities in the past on community projects.

The SC area community associations are very active and recognize the importance of forming partnerships with their regional partners, such as Baltimore City, to implement initiatives in a comprehensive manner. The Northeast Belair Road Community Council, an area umbrella association, is working to improve conditions on Belair Road in both the City and County.

Some of the weaknesses that affect the proposed SC area include overcrowded, under performing high schools and less school choice for secondary education. There is a perception of increased crime in some areas due to density and lack of organized youth activities. The associations, while still strong and active at this point, have a hard time attracting young people to join and invest in the future of the community.

Regarding the commercial areas, because they are older, it is difficult for them to identify new niche markets and identity, with modern competing shopping areas being so close. The current economic recession and the changing automotive industry have caused auto dealerships which once dominated the Belair Road Corridor to permanently close, leaving pockets of vacant and underutilized properties. Parking is often difficult, and traffic makes pedestrian activity difficult to manage in these older corridors.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

The Hillendale/Parkville/Overlea area is part of the Upper Back River Watershed Area. The County's watershed program consists of characterizing and prioritizing watersheds, preparing management plans, including Small Watershed Action Plans (SWAPS's) and evaluating resource systems and functions at varying scales. Assessments of pollutant loads and stream stability and forest community structure provide the framework for the implementation of capital projects, facility maintenance, education programs, and cooperative citizen actions. The goals for the SWAP include:

- 1) Improve and maintain healthy streams
- 2) Restore and maintain aquatic biology and habitat
- 3) Improve stream corridors for water quality
- 4) Increase the tree canopy
- 5) Reduce stormwater for impervious surfaces
- 6) Increase the use of public good Best Management Priorities (BMP's)
- 7) Improve access to streams
- 8) Enhance unused Green Spaces

The area also falls within the geographic purview of the long established non-profit Blue Water Baltimore, whose purpose is to use community based restoration, education and advocacy to achieve clean water in Baltimore's rivers, streams and harbor. Blue Water Baltimore is the combination of several organizations including the Jones Falls Watershed Association, Herring Run Watershed Association, the Gwynns Falls Watershed Association, the Baltimore Harbor Watershed Association, and the Baltimore Harbor Water Keeper.

Baltimore County completed an assessment of the tree canopy in cooperation with the USDA Forest Service and the University of Vermont. The county is working to finalize multiple tree canopy goals for individual communities, watersheds and reservoirs, and Countywide. Currently, the county recommends that each Census Designated Place reach a 40 % tree canopy cover. The goal is consistent with the States' goal, and the recommended forest cover by American Forests Inc. The Hillendale/Parkville/Overlea tree canopy is currently deficient having only 20-33 percent area coverage, which is the lowest ranking category within the county as a whole. The area is highly built out and older tree coverage has been cleared for development. The upper Back River SWAP identified increasing the tree canopy in the area as a major priority.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Strengths

Baltimore County is working on a number of ways to reduce the carbon footprint in all of its communities. Baltimore County has an ongoing relationship with the State to reduce its carbon footprint through clean energy loan programs and clean communities grants. Through these state grant and loan programs, Baltimore County has been able to promote:

Weatherization

- Encouraging the community to purchase compost bins from the county
- Planting young slow-growth trees
- Rain barrels and rain gardens

The Baltimore County Master Plan 2020 states that the benefits of local food production are enormous and include energy conservation, sustainability, food security and the potential for green jobs. The Master Plan recommends permitting ancillary activities that allow farmers to sell products grown on the farm directly to customers and promote certain farms as destination stop for tourists and visitors.

The Department of Planning identifies and directs resources to promote energy efficient and sustainable buildings. The County's Green Building Program requires the use of green and sustainable building and remodeling practices when using County financing instruments. The program has two primary goals: improving energy efficiency and indoor air quality. Increased energy efficiency reduces utility costs and greenhouse gas emissions, and enhances the value and durability of the housing. Lower health care costs, and a higher quality of living can be achieved with cleaner indoor air.

The future environmental sustainability of Baltimore County depends heavily on its citizens and the County government engaging in responsible solid waste management and recycling practices. Winner of international, national, and statewide recognition for its solid waste management/recycling program on numerous occasions in the past, the County is well positioned for future progress.

In addition, the goal of Baltimore County's transportation plan is to provide infrastructure and services that will reduce the carbon footprint by doing several things. The County supports diverse travel needs within the region, fosters responsible land use decisions to enhance economic development strategies and promotes environmental stewardship. In particular, the Hillendale/Parkville/Overlea area has been a strong participant in the planning and implementation of the Eastern County Pedestrian and Bicycle Access Plan.

As mentioned earlier, the communities have also partnered on an extensive basis with Blue Water Baltimore to reduce environmental impacts on a number of water conservation and stream restoration and clean up projects.

Weaknesses

There remain opportunities for improvement. Despite participation on the County's bike plan process, there is limited bicycling activity on the streets in the area. The streets are narrow without rooms for bike lanes, and also difficult for walking in some areas. This continues to make vehicular travel the preferred method of transportation, negatively impacting the carbon footprint.

County Staff and Neighborhood Leaders must continue to include environmental policies and goals in future plans by promoting environmental stewardship and encouraging creative redevelopment strategies.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

The Stormwater Management Program addresses the impacts on stormwater quantity and quality resulting from new development after the construction phase is complete. Baltimore County has been delegated authority by the State of Maryland to enforce stormwater management regulations. The Stormwater Management Program is located within the DEPS – Stormwater Engineering Section. DEPS currently implements the requirements of the 2000 Maryland Stormwater Design Manual to new and redevelopment activities. The Stormwater Management Act of 2007 was incorporated into the County's regulations in May 2010 and further refinements will be integrated when all State regulatory changes have been completed. The delegation of this program is periodically reviewed by MDE and has consistently passed the review requirements. The Program contains several components, including:

- review of stormwater management facilities plans,
- review of variance and associated fee-in-lieu requests,
- as built inspections, and
- periodic inspections.

Baltimore County Code significantly affects the design of stormwater components for land development projects. Some of the more significant changes are:

- Environmental Site Design to the Maximum Extent Practicable must be addressed for all projects, including redevelopment.
- Three sequential plan submissions and reviews are now required: Concept SWM Plan; Development SWM Plan; and Final SWM Plan.
- Redevelopment projects will require 50 percent reduction in impervious surface or equivalent water quality management. Currently the requirement is 20 percent.
- No grading or building permits may be issued until sediment control and SWM plans are signed.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

While the Hillendale/Parkville/Overlea area lags slightly behind the county as a whole in economic strengths, it is in fact in close proximity to both city and county employment centers and has good public transportation access to those centers. Despite the fact that the median income and median housing price in the area is lower than the county as a whole, the area holds potential due to the following characteristics: its location offers strong linkages to downtown Baltimore City and the suburban job centers of Baltimore County, it provides a convenient commute to residents and workers, and draws traffic volumes attractive to retailers and it is the home of several bus routes that foster connections east-west and north-south. Steady home prices, high rates of homeownership and low vacancy rates characterize the neighborhoods in addition to a diverse housing stock and housing affordability in line with resident incomes. Close cooperation between Baltimore City and Baltimore County brings additional momentum and commitment to positive change throughout the community.

Weaknesses

The number of jobs in the immediate area, and the area's potential for job growth is limited since most of the local businesses are small establishments without the need for large numbers of employees.

While the area offers many retail uses to support the daily needs of residents and pedestrians, the types of existing tenants in the area suggest the area struggles to attract and keep high quality retail tenants. The majority of residents travel primarily to downtown Baltimore or the northeastern suburbs for work, due to a limited number of jobs and employment types within the area. The age and over-commercialization of Belair Road, Harford Road and Taylor Avenue have diluted the area market and contributed to a lack of identity. Perceptions about crime and other neighborhood stressors create significant quality of life challenges for potential businesses that are contemplating locating in the area and contribute to a negative perception of the area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

Baltimore County has a fairly stable housing market with pockets of distress and opportunity regarding affordability and property values. The Consolidated Plan represents a deliberate effort in an open and participatory process to foster accountability between County government and residents and manages funding allocation to create desirable housing and expand opportunities to persons of low to moderate incomes. The Hillendale/Parkville/Overlea housing market falls basically within or close to the median range with regard to most housing indicators.

The homeownership rate in the County is 67%, compared with the regional rate of 66%. The median home value in 2010 was \$277,500, falling slightly below the regional median which was \$260,000. The County median rent in 2010 was \$1,033 compared with the regional median of \$1,018. There were 5,900 incidents of foreclosures in the County which accounted for 11.60% of the State.

The area median income in 2010 was \$63,959. Household incomes in the region break down as follows:

Metropolitan Region - \$66,195
Household Income < 50% of regions - \$33,098
Household Income < 80% of regions - \$26,478
Household Income < 120% of regions - \$31,774

The area offers a diverse housing stock at varying levels of affordability with garden apartments, some offering section 8 rental assistance, as well as town homes and individual dwellings ranging in price and size. Various forms of housing assistance including CDBG grants, HOME funds and SELP grants are available for individuals desiring to rent or purchase in the proposed SC area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

Baltimore County has become diverse in socioeconomic composition. The emerging mixture of demographics emphasizes the necessity to promote a variety of housing choice, transportation modes, public school programs, workforce development and social services for county residents. The county as a whole has experienced an out migration of white persons and a significant growth in minorities. The county's household size continued to increase, with 65% of the population representing family oriented household composition.

There are 13,643 households in the HPO sc area. The racial composition of the sc area is predominately white with 21,975 white residents, followed by 9743 black residents and 1060 Hispanic or Latino residents. Latino households grew at the greatest rate gaining in population from 340 persons to 1,060 between 2000 and 2010.

Educational attainment mirrors that of the county as a whole with approximately 87 percent of the population earning a high school degree or higher, followed by approximately 31 percent of the population earning a bachelors degree or higher as compared to the countywide figure of 48 percent.

Regarding age groups, the largest age group was between 45-55 years old mirroring that of the county as a whole. There was also a fairly sizeable population between the ages of 65-74 years old, and 20-24 years of age.

One explanation for the high number of 20-24 year olds may be due to the proposed SC's proximity to several colleges combined with the relatively affordable housing prices for off campus housing, thus making it a neighborhood choice for college students.

The average household size for the proposed SC area is 2.46 which seems typical for the area given the age and relatively small size of the majority of the area housing stock.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The Baltimore County Department of Planning assumes lead responsibility for preparing Sustainable Community applications and for creating and implementing Sustainable Community Action Plans. The agency has the capacity and the will to maximize the impact of the SC designation. The agency has formed a county-government based Sustainable Communities Workgroup. Presently, two additional county agencies are active in the group, the Department of Economic Development and the Department of Environmental Protection and Sustainability. Additional agencies, such as Recreation and Parks and Public Works, are engaged through their prior participation in existing plans that are important components of our applications and future projects. Our government-based workgroup and more formal agency representation will expand as we move forward.

The county's SC Workgroup has a leadership team composed of the department director, two division heads and five additional staffers who are highly experienced in community development, community revitalization, community outreach and community planning. The SC leadership team will guide and supervise several departmental divisions that will be engaged. The department's recently established Neighborhood Response Team (NRT) will take on leadership and implementation responsibilities associated with individual sustainable communities. The NRT will interface with community-based organizations, non-profit organizations and other stakeholders.

Additional resources include the agency's Housing Opportunities Program and its Commercial Revitalization Program. The Commercial Revitalization Program consists of experienced professionals from various disciplines including planning, commercial real estate, neighborhood stabilization, and banking. The program will continue to offer low interests loans, tax credits, and technical and business assistance to attract new investment.

Through the recent consolidation of county government, Planning acquired functions formerly associated with the Office of Community Conservation, including the Housing Opportunities Program, administration of CDBG funds, HOME funds and other HUD state and federal programs. The Housing Opportunities Program originates, underwrites, administers and services housing loans, grants and tax incentives utilizing state, local, and federal resources. The program works to increase the supply of affordable housing, improve and maintain the existing housing stock, and strengthen neighborhoods through expanding public facilities and community amenities.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

The Department of Planning, including new divisions recently attained through a consolidation of county agencies, is well versed in leading large-scale planning efforts and implementing a wide variety of projects associated with those revitalization plans. This robust capacity includes plans that have received crucial support from the Maryland Community Legacy Program administered by DHCD and gap financing for revitalization projects generating downtown employment with DBED and MDOT. All of this work has involved close collaboration and partnerships with key county agencies, state agencies, federal agencies, community organizations and private-sector stakeholders. This work also involves many contracts, requests for proposals and memoranda of understanding to clearly guide the involvement of formal partners.

The county has tackled significant redevelopment projects involving the transformation of formerly blighted and neglected properties. Working with HUD and other partners, the county gained control of the former Riverdale apartments and resolved a longstanding case of blight and neglect in Middle River. The property – now known as Waterview – stands as a beacon of neighborhood stability, comprising more than 60 acres of newly built residences. Similar transformative initiatives to overcome blight were carried out at the former Kingsley Park apartments in Middle River and the former Yorkway apartments in Dundalk. Both of these properties are now occupied by newly built residences, including a multi-family building at Kingsley Park.

The county launched its partnership with DHCD's community legacy program as part of the Dundalk Urban Design Assistance Team (UDAT) planning process. The partnership continues to thrive and spawned the Dundalk Renaissance Corporation (a certified community development corporation). The county and the DRC have implemented many revitalization projects, including: Dundalk Avenue streetscape, Dundalk Community Center, Turner Station Community Center, Watersedge Community Center, Turner Station-Watersedge Roundabout, [[transformation of former Yorkway apartments,]] acquisition and rehab of 12 residences, Main Street designation, Maple Street designation and residential energy audits.

Baltimore County received crucial community legacy funding that supported the Randallstown UDAT plan of 2003-2004. This planning process received a community participation award from the American Planning Association. The plan's leading recommendation was to establish a multi-faceted community center. This project – involving an investment of \$9.7 million in county funds, \$2.9 million in state funds, \$400,000 in federal funds and the YMCA as a partner – was opened in 2009. Earlier a signature gateway park was completed.

Baltimore County administers a comprehensive Commercial Revitalization Program that seeks to reposition the County's aging downtown business districts. Using targeted public investment to leverage private reinvestment, the Program offers a range of complementary development and financial assistance tools to implement area specific revitalization strategies. These include an Architect on Call Program, Building Improvement Loan Program, tax credits, property and demographic data, small business loans, infrastructure improvements, organizational grants, regulatory changes, etc. Prior to the economic downturn, the County generally loaned over \$650,000 annually for revitalization projects and granted \$150,000 annually to business organizations for a variety of promotional events and beautification projects. The County has partnered with the State on several large revitalization projects, most recently with DBED on the complete renovation of the 150,000 SF Towson City Center and with MDOT on the Towson Square entertainment complex.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

Residents in the three individual communities that make up the proposed sc area all participated in comprehensive community planning processes within the last three years. These processes were, to a large extent, community driven with community advisory groups identifying issues. With the guidance and expertise of planning staff, stakeholders developed and prioritized strategies and frameworks to deal with the issues. The resulting efforts of these processes were three community plans that were adopted by the County Council and incorporated as amendments to the Baltimore County Master Plan 2020. They include: The Greater Hillendale Community Plan, adopted in May 2010, the Carney-Cub Hill-Parkville Area Community Plan, adopted in May 2010, and the Overlea-Fullerton Community Plan, adopted in November 2009. In addition to the community planning process , the Overlea community participated in a joint project with Baltimore City and the Urban Land Institute (ULI) through ULI's Technical Assistance Program (TAP) to develop a revitalization program for a five mile stretch of Belair Road that reaches from the community of Belair Edison in Baltimore City to I-695.

Since the SC area proposes to combine these three communities into a broader focus area, the workgroup will be made up of representatives from both the business, residential and institutional communities that will partner with county staff to implement the actions developed during their previous planning processes in addition to actions identified through Sustainable Community Program.

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)

Baltimore County has been successful in safeguarding its urban communities as viable places to live, work, tour, and raise families. The establishment of the Urban Rural Demarcation Line (URDL) in 1967, designation of the Owings Mills and White Marsh Growth Areas in 1975, creation of land management areas in the 1980s, and formation of the Middle River Redevelopment Area in 2010 are essential to maintaining the sustainable development and resource preservation throughout county communities. The county's growth and development has mainly taken place within the URDL. Ninety percent of its population resides in the urban areas.

Development statistics authenticate Baltimore County's success in enhancing community conservation and resource preservation. Within the county's urban areas, there exists a diversity of housing types for an emerging diversity of residents. The largest growth has occurred in the community conservation districts, designated growth and redevelopment areas, and urban core. Major redevelopment projects have featured high-density, multi-family dwellings in recent years. In addition, the county's permanent conservation goal established in 1989 is to preserve 80,000 acres of agricultural and resource preservation areas. Baltimore County has ranked among the top dozen counties nationwide for preservation progress, successfully saving approximately 52,000 acres of such valuable land.

The Master Plan 2020 continues the county's success on growth management and emphasizes on promoting healthy and cohesive neighborhoods, supporting transit oriented and walkable development, improving functional and efficient transportation networks, enhancing workforce training and business attraction, and reinvesting in existing infrastructure and aging housing stock.

Building on nationally renowned strengths and success, Baltimore County has made its best effort in providing an adequate supply of residential dwellings with a variety of types to meet the needs of people at different ages and stages of their lives. Approved by the U.S. Department of Housing and Urban Development (HUD) in 2011, the Consolidated Plan is a five-year strategy proposing utilization of federal, state, and local resources and funds to create decent housing, expand economic opportunities, and ensure a suitable living environment for low- to moderate-income persons. The Consolidated Plan represents a deliberate effort in an open and participatory process, fosters accountability between the county government and residents, and manages funding allocation according to performance and desired outcomes.

Reflecting the national phenomenon, affordable housing becomes crucial to many county residents. Baltimore County has implemented policies to assist its rental population for their affordable living conditions. The county also is committed to increasing availability and accessibility of public services, economic advancement, transportation opportunities, and vital resources to improve the quality of life of

minorities and low to moderate-income families and communities.

Baltimore County's overall housing approach is to sustain neighborhoods, support broad community development activities, and renovate public facilities and infrastructure by means of the designation of the Sustainable Communities in partnership with the Maryland Department of Housing and Community Development (DHCD) and collaboration with the Baltimore Metropolitan Council (BMC) on HUD Sustainable Communities Initiative.

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)

As mentioned previously, the Stormwater Management Program addresses the impacts on stormwater quantity and quality resulting from new development after the construction phase is complete. Baltimore County has been delegated authority by the State of Maryland to enforce stormwater management regulations. The Stormwater Management Program is located within the DEPS – Stormwater Engineering Section. DEPS currently implements the requirements of the 2000 Maryland Stormwater Design Manual to new and redevelopment activities. The Stormwater Management Act of 2007 was incorporated into the County's regulations in May 2010 and further refinements will be integrated when all State regulatory changes have been completed. The delegation of this program is periodically reviewed by MDE and has consistently passed the review requirements. The Program contains several components, including:

- review of stormwater management facilities plans,
- review of variance and associated fee-in-lieu requests,
- as built inspections, and
- periodic inspections.

The proposed SC area is basically ready to compete with some infrastructure limitations that are in the process of being corrected and some that are planned for future action. The county's compliance with the TMDL requirements and the areas competitiveness will be enhanced and improved by the following actions:

Traffic calming measures along Belair Road
 Installation of new curb and gutter at select locations
 Lighting study and installation on commercial corridors
 Stemmers Run at Double Rock Park Stream Restoration
 Stemmers Run Water Quality Retrofit Projects
 Linwood Avenue Stream Restoration
 Putty Hill Avenue (Herring Run) Urban Reforestation Project
 Taylor Avenue Streetscape Enhancement Project
 Jennifer Run Stream Restoration
 Installation of sound barrier wall along I-695 from Harford Road to Putty Hill Avenue
 Repair of aging storm drains
 Installation of sidewalks/ada compliance

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)

There are several policies, initiatives or projects underway or recommended in order to reduce the negative impacts on the environment. These policies/projects were developed and reinforced through the recent Community Planning processes that took place and were referenced in Section III C.

- Single stream recycling for residents, and possible expansion of recycling
- Tree plantings where possible throughout the area
- Stream restoration projects budgeted through the County's Capital Improvement Project (CIP) Process
- Increased usage and enhanced linkages of the Eastern County Bicycle and Pedestrian Access Plan
- Increased participation in community based activities hosted by the Md. Natural Museum of History within the sc area
- Installation of streetscape measures that "green" such as landscape buffers along paved areas, and promoting shared parking along the major corridors (Harford and Belair) to reduce impervious surface
- Preservation and redevelopment of existing structures as opposed to new construction
- Supporting local farmers markets in commercial revitalization districts
- Redeveloping underutilized sites in commercial corridors with mixed use development

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 key community groups and stakeholders that will be involved in implementation of this sections initiatives and projects include:

- Baltimore County government including the Department of Planning, the Department of Environmental Protection and Sustainability, the Department of Public Works
- Community and Business Associations including: The Parkville Carney Business Association, The Overlea Fullerton Business and Professional Association, The Parkville Community Association, the Overlea Community Association, the Northeast Belair Road Community Council, The Hillendale Community Association
- Non Profits including Harbel, and the Greater Baltimore Committee
- Additionally, Baltimore City is our regional partner on the Belair Road corridor project and will be a key player along with several city communities that border Belair Road.

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)

The Hillendale/Parkville/Overlea area contains the following assets on which to build:

Central geographic location
Strong community associations
Historically strong institutions
Proximity to several universities (Towson University, Morgan State University, Community College of Baltimore County)
Regional Partnership established with Baltimore City Government and Communities
Several Parks – Double Rock, Lillian Holt Center for the Arts, Fullerton Fields
Commercial Corridors with national chain tenants (Belair Road, Harford Road, Taylor Avenue)
Pockets of "Main street" character and potential
Previous planning efforts completed recently (Community Plans adopted by Master Plan 2020)
Hillendale PAL Center
Loch Raven Mini Library

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 HPO area has two major corridors for which the county hopes to capitalize on the main street character – Harford Road and Belair Road. A ULI Technical Assistance Program (TAP) project completed for Belair Road identified branding and "sense of place" a critical component for the revitalization of the corridors. Additionally, the Belair Road TAP effort developed an overall corridor framework that promotes the establishment of unique pedestrian and auto based experiences aimed at enhancing the corridors character. That framework contains:

- Nodes and Opportunity Sites that serve as areas of initial investment due to favorable development characteristics such as adequate parcel configuration and depths, available land, distinctive physical assets, and capacity for walkability.
- Linkages between nodes that encourage more residential uses between nodes in order to add a critical mass of residents and consumers while clustering retail and service based businesses at nodes and opportunity sites.
- Since the Belair Road and Harford Road corridors share many of the same characteristics, a similar strategy could be developed for both. Additionally, the following projects have been identified in area community plans:

Streetscape project for Belair Road

Market analysis for Belair Road corridor funded by Community Investment Tax Credits

Completed streetscape project for Harford Road in 2010

Improvements to Hillendale's "four corners" at Taylor Avenue and Loch Raven Blvd.

Branding efforts along all commercial corridors

A mural painting program on Belair Road

Educational programs sponsored by the Maryland Museum of Natural History

Commercial revitalization incentives such as "architect on call" and façade loan for three designated commercial revitalization areas (Harford Road, Belair Road, & Taylor Avenue).

Development of a Community Development Corporation (CDC) to address housing issues in the Hillendale section of the proposed SC area.

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)

Opening up access and increasing the use parks/open space areas is a major priority of the HPO communities. In some cases, physical entrances require improvement. Other cases involve improved delivery of services and education, and/or establishing better relationships between operators and users. The following locations in the proposed SC area will be addressed:

Double Rock Park
The Lillian Holt Center for the Arts
The Parkville Community Center
Overlea Community Center and Senior Center
The Overlea Recreation Fields
The Hillendale PAL Center
The Eastern Regional Bicycle path
The Maryland Natural History Museum located on Belair Road
St. Patricks Field in Overlea
Linover Park in Overlea
MD School for the Blind (Taylor Avenue)

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)

As with previous sections, the key stakeholders will be:

Baltimore County Department of Planning
Baltimore County Department of Public Works
Baltimore County Department of Recreation and Parks
Northeast Belair Road Community Council
Overlea Community Association
Parkville Community Association
Hillendale Community Association
Parkville Carney Business Association
The Overlea Fullerton Business Association

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)

The area contains three distinct Commercial Revitalization Districts which provide incentives for economic development. The general goals of the districts are to retain and attract a mix of uses that create a well balanced and economically vital commercial area, improve the appearance and walkability of the districts and promote the districts to potential businesses and patrons. This will be achieved through use of the following resources:

Exterior Façade loans targeted in Commercial Revitalization Districts

Commercial Revitalization Tax credits

Architectural Assistance through the Architect On Call Program

Partnering with the Area Chamber of Commerce and Small Business Association

Staff assistance with branding and marketing

Funding a market study utilizing Community Investment Tax Credits from DHCD for Belair Road to create focal points

Work with the Neighborhood Design Center on corridor wide design assistance

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)

Baltimore County utilizes the Baltimore Regional Careers Pathways Initiative for its workforce initiatives. It is a series of connected education and training programs and student support services that enable individuals to secure a job or advance in a demand industry or occupation. This program will partner with the Community College of Baltimore County, which is in close proximity to the proposed SC area. Some workers of the recently closed RG Steel Plant closure reside in the proposed SC area.

As mentioned previously, job growth in the area is limited due to its relatively small business district and nature of establishments, which are primarily small businesses with limited numbers of employees. However, several of the action items addressed in other parts of this application support enhanced workers access and potential modest job growth:

- Increasing transportation access to the sc area
- Examining zoning and land use allowances of certain properties to accommodate potential expansion of existing businesses and/or mixed use development
- Encouraging green development solutions and renovations throughout the areas to generate contract employment opportunities
- Filling business vacancies which could result in modest job growth in the area.

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)

BRAC activities in the area are fairly limited. Residential demand may increase in this area based on its relative close proximity to Aberdeen Proving Ground and its central location. Housing is also relatively affordable for BRAC employees.

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)

Many of the stakeholders are the same but the focus would lie within the purview of the following:

Baltimore County Division of Workforce Development
Baltimore County Department of Planning
Baltimore County Small Business Association
Greater Baltimore Committee
Harbel

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)

Affordability is the most important element of housing sustainability. A housing cost burden is experienced when a household's housing costs exceed 30% of the household's income. The county will use its federal resources to increase and preserve the number of affordable housing units available to renter households and owner occupied households. The County will provide a variety of financing mechanisms to achieve this goal.

Baltimore County's Department of Planning's Housing Opportunities Program has administered housing programs and services for more than 30 years. The mission of the Housing Opportunity Program is to provide access to resources that provide access to affordable, high quality, durable, and sustainable housing for low to moderate income households in Baltimore County. The Housing Opportunities Program offers a myriad of affordable housing programs and incentives including the Single Family Rehabilitation Loan and Emergency Grant Program, Lead Safe Baltimore County (lead hazard reduction demonstration program), the Settlement Expense Loan Program, the Mortgage Assistance Loan Program, the Payment In Lieu of Taxes Program (PILOT), the Rental Assistance program and the Multifamily Housing Finance Program.

These programs seek to expand the supply of affordable rental housing for families, disabled and homeless households, and elderly households. Existing homeownership programs including the Settlement Expense Loan Program and the Mortgage Assistance Loan Program provide deferred loans and grants to provide affordable homeownership opportunities for low to moderate income households. Further, Single Family Rehabilitation Loan Program, Lead Hazard Reduction Program, and Emergency Repair Grant Program help existing homeowners make repairs and improvements to their homes to maintain and improve value, bring the properties up to the current building code, and to enable aging homeowners to remain in their homes. Emphasis on sustainability requires that developers and households seeking resources for rehabilitation or new construction must use green building practices to ensure energy efficiency, improved indoor air quality, and water conservation. All new construction must be Energy Star compliant at a minimum. These programs, along with a focused community-based strategy that builds upon the community's existing strengths, and engages the community leadership and residents will be utilized to revitalize and stabilize communities within the Sustainable Community Designated Areas.

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)*

The county will support the construction of new affordable housing that is located close to transportation, employment and services to provide occupants with the ability to sustain their housing and access to employment opportunities. Baltimore County will assist increasing partnerships and linkages to increase access to transportation and transportation services. The county will participate in initiatives that seek resources that revitalize, stabilize, and enhance communities, including transportation access as a key resource. These same areas will be targeted such that they are eligible for other state resources such as community legacy, Main Street and historic tax credits.

The housing initiatives that will be undertaken within the SC action areas will be investments that address maintaining and improving the existing housing stock, as well as those investments that will result in housing opportunities in proximity to transportation, employment, recreational amenities, well or high-performing schools, amenities such as shopping and retail centers, and healthcare and medical facilities. Our criteria for funding housing investments are based on the principles of sustainability, walkability, energy efficiency, and respect and sensitivity to the local character and context of the community.

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)

Housing need and housing market data reveal that Baltimore County has a need for additional affordable housing that meets the needs of households earning from 30% to 120% of the Area Household Median Income as defined by HUD based on household size. Research indicates that there is an increased need for rental housing that meets the needs of families including large families and families with disabilities. The Baltimore County Housing Office reports that there are over 20,000 households on the Housing Choice Voucher program waiting list with an expected waiting period of 9 years or more. Further, the presence of foreclosures in several communities demonstrates the reduction in the number of owner-occupied households and indicates the presence of distressed housing in many older neighborhoods including those identified within the Sustainable Communities designation applications. Baltimore County has identified as a major housing goal to increase the number of housing opportunities for low to moderate income households that are located in areas of opportunity. This will include increasing the number of affordable rental housing units that meet the need of families, increasing the availability of rental and for-sale housing that is accessible to households with disabilities, increasing homeownership opportunities for low to moderate households, and finally reducing the presence of foreclosures through outreach, education and prevention activities as well as providing incentives for the purchase of foreclosures.

The proposed SC area poses several opportunities for creating affordable housing. While foreclosure incidents have been on the rise, these properties that have been abandoned or are vacant could be purchased for rehabilitated housing for larger families. Many of them are located in a racially non-impacted area, and are large enough or have the opportunity for enlarging to house families that a typical row house may not offer. Additional incentives, such as tax credits, could be targeted to the residential areas of Parkville and Overlea to offer more affordable family housing.

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)

Baltimore County Department of Planning
Hillendale Community Association
Overlea Community Association
Parkville Community Association
Harbel

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)

Transportation improvements to the major commercial corridors of Harford Road, Belair Road and Taylor Avenue include the following:

Install clearly visible striping of all traffic lanes including bike and parking where appropriate

Reduce traffic friction points such as mid-intersection left-hand turns, double-parking and on street loading for commercial deliveries and shipments

Coordinate the signalization of the traffic lights to interrupt traffic at appropriate points along the corridor

Consolidate curb cuts where possible and institute traffic calming measures such as on-street parking

Install parking bump-outs where appropriate for on-street parking and traffic calming

Promote use of the Route 47 MTA quick bus as a viable transit alternative for commuters

Examine the best placement for and type of parking (i.e. Shared, structured, underground, rear surface, on-street) that will coincide favorably with potential redevelopment along the corridors.

Visible striping for crosswalks

Coordinated pedestrian light signals

ADA compliant sidewalks

Redesign major intersection signage to increase visibility from the road

Institute signage restrictions to control chaotic, visual clutter

Standardize amenity signage for better visual appeal.

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)

Baltimore County has been a strong supporter of the transit planning process. According to the Baltimore Regional Rail System Plan, the proposed SC area will be served by the Green Line in future planning processes. The Green line will run from Owings Mills to connect in downtown, and continue northeast to White Marsh, connecting destinations in the northeast parts of Baltimore City and County with downtown destinations. Once the regional transportation plan is complete, it will connect with other lines and will allow for east west connections throughout the region. Future land use decisions will be made with regard to creating a jobs/housing balance, and development opportunities along the northeast corridor will likely emerge.

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)

Baltimore County Department of Planning
Baltimore County Department of Public Works
State Highway Administration
Baltimore Metropolitan Council
The Northeast Belair Road Community Council
Overlea Community Association

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 SCW is composed of governmental, not-for-profit, business, and residential stakeholders representing a range of interest groups who will be well educated and motivated for success. County staff will be amply able to coordinate public policies and funding streams, especially as the Capital Improvement Program is extensively reviewed by Planning.

Specifically, in the Belair Road Corridor, the workgroup has developed an ongoing relationship with neighborhood and regional non-profits including The Harbel Organization and The Greater Baltimore Committee. The organizations are working with staff to leverage funds through private donations to the Belair Road business area through the Community Investment Tax Credit Program. A steering committee has been approaching property owners for donations to help fund capital improvements as well as a market analysis. This could potentially be used as a model for leveraging funds for other projects in the proposed SC area.

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)

Residents in the three individual communities that make up the SC area all participated in comprehensive community planning processes within the last two years. These processes were to a large extent community driven with community advisory groups identifying issues and with the guidance and expertise of planning staff, developing and prioritizing strategies and frameworks to deal with the issues. The resulting efforts of these processes were three community plans that were adopted by the County Council and incorporated as amendments to the Baltimore County Master Plan. They include: The Greater Hillendale Community plan, adopted in November 2009, The Carey-Cub Hill-Parkville Area Community Plan, adopted in May 2010, and the Overlea-Fullerton Community Plan, adopted in April 2011 . In addition to the community planning process , the Overlea community participated in a joint project with the Baltimore City and the Urban Land Institute through ULI's technical assistance program to develop a revitalization program for a five mile stretch of Belair Road from the city community of Belair Edison to I-695.

Since the sc area proposes to combine these three communities into a broader focus area, the workgroup will be made up of representatives from both the business, residential and institutional communities that will partner with the county to implement the actions developed during their planning processes.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

All stakeholders are becoming more and more aware of declining public funding and recognize the necessity of joint public/private/not for profit partnerships. Groups are becoming more creative in cobbling various funding sources together to achieve a common outcome. Likewise, stakeholders and funders are becoming more "hard nosed" in demanding clear outcomes and tangible results that benefit the community. County loan and grant programs have always required a private sector match and that will continue.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

Revitalized commercial corridors that offer a mix of "main street" and commuter retail opportunities and offer a thriving "front door" to the surrounding residential communities.

Greater sense of ownership, awareness, and usage of neighborhood resources such as parks, athletic fields, schools, and institutional non-profits as valuable and well-used resources.

Enhanced aesthetics and appearances on residential blocks throughout the study area including housing rehabilitation standards and area greening practices.

Enhanced relationships between institutions of higher learning and communities to complete neighborhood stabilization efforts.

Development of new mixed-use developments on underutilized parcels located along commercial corridors.

Development of a pilot program, similar to that of Baltimore Healthy Neighborhoods, that targets housing resources including housing rehabilitation programs, foreclosure intervention, neighborhood marketing and infrastructure improvements to enhance the competitiveness of the area.

Expanded local organizational capacity with representation from the residential, business and institutional communities to partner with county government to implement a holistic redevelopment approach throughout the proposed SC area.

Enhanced economic competitiveness through improved branding and marketing.

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

Below is a menu of benchmarks that will be considered:

1. Revitalized Commercial corridors...
 - Completion of a market analysis
 - Establishment of corridor theme and logo (branding)
 - Active programming events (fairs, block parties etc.)
 - Identification of areas best suited for new development
 - Identification of niche markets
 - Design concepts and solutions to physical constraints for narrow lot sizes and difficult topography
 - Regular infrastructure improvements coordinated with proposed development

2. Greater sense of ownership...
 - Complete inventory of neighborhood assets
 - Conduct survey to determine usage indicators of neighborhood resources
 - Conduct physical survey to determine condition of resources and barriers to usage
 - Program improvements coordinated with a conditions survey

3. Enhanced aesthetics...
 - Targeted housing rehabilitation loans
 - Targeted code enforcement
 - Increased landscaping
 - Signage enforcement
 - Development of general residential design standards manual

4. Enhanced relationships between area universities
 - Establish an “adopt a neighborhood” program to assist in partnership for planning, youth development, education, etc.

5. Development of new mixed-use development
 - Promote site layout designs that allow for co-tenancy and co-locating (clustering of uses), shared parking and limited curb cuts.
 - Incorporate inventive streetscape and site designs along the corridor that naturally combat crime
 - Design development scenarios for each node and opportunity site that depicts the scale and size of market potential.

6. Development of pilot healthy neighborhoods programs
 - Targeted code enforcement
 - Neighborhood marketing campaign
 - Targeted capital improvements coordinated with housing investment strategy
 - Acquisition and revolving loan fund for housing rehab
 - Foreclosure intervention

7. Local organizational capacity
 - Successful merger or coordination of multiple organizations leading to a partnership entity responsible for

managing commercial revitalization efforts.

- Coordination with local non-governmental organizations to create a work plan that integrates commercial revitalization efforts with neighborhood planning efforts.

8. Marketing and Branding

- Establish corridor themes that describe the future vision of the area
- Endorse active programming and events such as arts festival, community 5K, neighborhood clean up day, community school, parades, and summer block parties. Etc.
- Install colorful logos, signage and banners at corridor nodes and gateways
- Establish a corridor business district to actively advertise corridor services, enforce property upkeep and clean streets/sidewalks. Coordinate with police and set up civic engagement initiatives.
- Development of social media such as blogs, websites, newsletters etc.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date