

Maryland Sustainable Growth Commission  
Infill, Redevelopment, and Revitalization Initiative  
**Highlighted Prior Recommendations**

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***Highlighted Prior Recommendation to Begin Discussion:*** To help focus the Growth Commission’s initial discussion of recommendations to the Governor and Lt. Governor, the following is a shorten list of prior recommendations. This list is intended to facilitate discussion and is not intended to exclude other recommendations for consideration. This list of recommendation is taken from previous reports and plan. Commission members are welcome to bring forward other recommendations from the prior reports or identify new recommendations. This shorten list includes items that appear most relevant to infill, redevelopment and revitalization and seem the most actionable for the Growth Commission to advance.

Please note that some of the recommendations do not necessarily represent the views of the administration or a specific state agency.

**1. Smart Growth Subcabinet and Making Best Use of Existing Programs and Plans**

- a. **Establish a policy and process** - Establish a policy and process to ensure that major transportation capacity improvements support existing and planned developments in PlanMaryland Targeted Growth & Revitalization areas and PFAs, and that do not induce demand for development outside of PFAs.
- b. **Create a “one stop” IRR resource** - Create a “one stop” community reinvestment resource online at the Smart, Green, and Growing web site, [www.green.maryland.gov](http://www.green.maryland.gov).
- c. **Coordinated state revitalization strategy** - Formulate a coordinated state agency economic development and community revitalization strategy and prepare a multi-agency toolbox of methods to promote infill and redevelopment of existing communities.
- d. **Establish rural economic programs** - Establish rural economic development and planning programs at the state and county level with advisory groups comprised of representatives from rural communities to assist with their unique challenges. Assist rural jurisdictions by promoting economic development and smart growth through a pilot state / local cooperative economic development planning effort.

- e. **Establish a state consistency compliance process** - Establish a state consistency compliance process to ensure that local land use regulations (zoning, subdivision, etc.) are consistent with the goals, objectives and policies of PlanMaryland and tie consistency determination into eligibility for state funding.
- f. **Address elements in comprehensive plans** - Work with local jurisdictions to include or address the following elements in their comprehensive plans:
- Affordable housing - quantify the need for affordable housing and what efforts are needed and proposed to provide an adequate supply of affordable housing.
  - Community design – address methods by which local jurisdictions are incorporating community design principles and standards into development regulations and development projects.
  - Complete Streets - address issues of design and operation to enable safe access for pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
  - Food policies – address issues of access to healthy foods, support for local food producers and manufactures, including farmers.
  - Health impact assessments – assess ways in which the physical development of the local jurisdiction impacts the health of its residents.
  - Historic and cultural resource preservation – address inventory of and means of protecting/preserving historic and cultural resources.
  - Revitalization strategies for weaker market communities
- g. **Align housing resources and technical assistance** - Align housing resources and technical assistance (federal, state, and local) that promote sustainable community development so that housing is considered in conjunction with local plans for health, transportation, energy, environment, education, and other local priorities.
- h. **Integrate green standards and priorities** - Integrate green standards and priorities into as the award of such revitalization programs as Community Legacy, Neighborhood BusinessWorks, MDOT Community Enhancement, and the Heritage Structure Rehabilitation Tax Credit.
- i. **Coordinate with state to connect job opportunities** - Coordinate with the Maryland Department of Labor, Licensing and Regulation and Department of Human Resources to connect job opportunities to residents in revitalization areas, including such green jobs as retrofitting homes for energy conservation.
- j. **Implement SHA's Complete Streets Policy** - Implement SHA's Complete Streets Policy, requiring that all SHA staff and partners consider and incorporate complete streets criteria for all modes and types of transportation when developing or redeveloping the transportation system.

## 2. TOD

- a. **Promote TOD and Transit-friendly design toolkits** - Promote Transit-Oriented Development and Transit-friendly design toolkits that address financing methods and financial incentives to local jurisdictions and developers, providing transit-supportive design guidelines, and information on addressing community concerns. Help local governments build the capacity to better plan for and implement transit-oriented development projects and policies.
- b. **Promote TOD** - Promote Transit-Oriented Development using publicly-controlled land and other incentives. The State and local governments should work cooperatively to promote appropriate levels of development at existing transit station areas to support and utilize the significant public investments in this expensive infrastructure. MDOT should study feasible public actions, both fiscal and programmatic, to support increased capacity for Maryland's future growth. Specifically, MDOT should study the feasibility and relationship of system and site-level investments required to support focused growth around Maryland's existing transit network, and the opportunities and barriers for such investments should be identified and investigated. This activity must involve active participation from both local and State agencies, as well as other stakeholders.
- c. **Housing options for persons with disabilities** - Encourage and support the availability of housing options for persons with disabilities who may not be able to drive and for aging seniors who may no longer be able to drive and for persons of limited income in and around Transit Oriented Developments through financing programs and incentives in coordination with local public and private.
- d. **Encourage compact development** - The State should encourage compact development and mixed land uses in PFAs around transit areas. Local governments should respond by providing policy, programmatic, and regulatory frameworks that support development patterns that are walkable and transit supportive, and within a reasonable walking distance (typically ½ mile) of existing transit service. These measures should in turn promote mixed-income housing, employment and transportation alternatives that are more efficient, affordable and cost-effective. Substantial State incentives may be required to achieve these outcomes.
- e. **State TOD incentives** - State TOD incentives should be provided to local governments that adopt agreed-upon, TOD-friendly planning, zoning, TOD supportive infrastructure policies and financing, TOD supportive housing programs, design and/or other measures that enable and permit high-quality TOD within existing transit station areas. Local governments should also have more flexible authority to use local revenue sources to support TIFs or bonds connected with the creation of TOD infrastructure.

- f. **Create a capitalized TOD Revolving Loan Fund** - Create a capitalized TOD Revolving Loan Fund to provide gap financing for TODs. This program might be administered similarly to the DHCD Neighborhood Business Development Program, which incentivizes the creation of small business in targeted community revitalization areas. Define and implement a program for financing bicycle and pedestrian facilities in all TODs, and for financing structured parking for TODs where necessary to encourage redevelopment of surface lots. The Maryland Transportation Authority or the Maryland Economic Development Corporation could act as the financing agency.
- g. **State's full faith and credit to TOD-zone TIF districts** - Provide the State's full faith and credit to TOD-zone TIF districts as a means of sharing costs associated with TOD. Engaging the State's credit on behalf of some or all investor return will reduce the risk and therefore the cost of TOD development. The State could also provide a tax credit by exempting interest payments on such bond financing from state income tax.
- h. **Enhanced incentives for TOD projects** - Consider enhanced incentives for TOD projects that incorporate housing that is affordable to the workforce at a range of income levels.
- i. **Encourage Growth through Reinvestment** - Encourage Growth Through Reinvestment and/or Tax Credits in Older, Existing Communities, Particularly in Greyfields/Brownfields, Areas Near Transit Stations, and Other Specially Designated Areas Such As BRAC Zones, Enterprise Zones And Community Legacy Areas.
- j. **Develop policies for TOD** - Develop policies for Transit-Oriented Development Areas, Bicycle and Pedestrian Priority Areas, and Sustainable Community Areas, and apply policies to guide the agency in providing a sustainable transportation network for the future.

### 3. Funding/Financing/Incentives

- a. **Prioritize and direct state funding** - Prioritize and direct a greater share of state funding for roads, sidewalks, bike routes, transit, water and sewer facilities, schools and other public facilities into PlanMaryland Targeted Growth & Revitalization areas. Coordinate public and private investment in housing, infrastructure, community revitalization and economic development to create a favorable market for development in PlanMaryland Targeted Growth & Revitalization GrowthPrint areas.
- b. **Pursue a Smart Growth Investment Fund** - Continue to pursue the creation of a Smart Growth Investment Fund based on the recommendations of the workgroup, following the investigation by MEDCO to develop a detailed plan for creation of the Fund within the next 18 months.
- c. **Create State CDFI Fund** - Explore creation of a State Community Development Financial Institution (CDFI) Fund that can provide both capital and technical assistance, such as New York State has legislated) to help CDFIs raise matching funds from the Treasury's CDFI Fund. Encourage CDFI investments in revitalization target areas, including those rural areas where little or no CDFI activity currently exists. Strengthen partnerships between State agencies and CDFIs.
- d. **Establish a renewable funding mechanism** - Establish a renewable funding mechanism for specified Smart Growth programs, with the aim of raising at least \$35 million annually.
- e. **Ensure that Congress sustains NMTC program** - Work with federal liaisons to ensure that Congress sustains the NMTC program. Strengthen partnerships between holders of NMTCs and State agencies in order to focus tax credit benefits on high priority Smart Growth projects, such as TODs.
- f. **Create affordable mortgage financing tools** - Create affordable mortgage financing tools for the rehabilitation of owner-occupied residential properties, potentially as a pilot program in designated Maple Street or foreclosure impacted communities.
- g. **Consider State and local tax incentives** - Consider State and local tax incentives that could increase marketability of target neighborhoods for rehabilitation investment.

- h. **Increase operating support for local partners** - Increase operating support for local partners that are implementing revitalization initiatives through the Community Investment Tax Credit and Community Legacy.
- i. **Increase Neighborhood Business Works financing** - Increase Neighborhood Business Works financing and other small business investment in revitalization target areas, through expanded partnerships with community lenders and the Small Business Administration.
- j. **Expand support for low-cost financing** - Expand support for low-cost financing for local infrastructure such as through the enhanced Local Government Infrastructure Finance program.

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#### 4. **Streamlining and Regulatory Relief**

- a. **Enhance state multi-agency predictability** - Establish a consolidated State multi-agency process to enhance predictability and expedite project review and permit approval, and coordinate closely with local processes. Consider this for all projects in Targeted Growth and Revitalization Areas, or focus on projects that meet or exceed infill, redevelopment, and revitalization.
- b. **Consolidate state revitalization programs application processes** - Consolidate application processes and timelines of community revitalization programs across State agencies.
- c. **Resolve incompatibilities between preservation and codes** - Resolve incompatibilities between historic preservation and other codes, such as green building, ADA, and fire
- d. **Promote use of the Maryland Building Rehabilitation Code.**
- e. **Encourage uniform development approval** - Encourage more uniform development approval processes throughout the State in order to make it easier for developers to readily work in more than one jurisdiction, and to level the playing field. Standardize certain regulations throughout Maryland, including but not limited to grandfathering, fire codes, and moderately priced dwelling unit requirements.
- f. **Encourage clarity and consistency in review process** - Encourage clarity and consistency in development review processes (while still allowing flexibility so development can adapt to the market in a timely manner). Limit reviews of subsequent submittals to ensuring that prior comments were addressed, rather than allowing identification of new issues. Require all rules to be approved by the local regulatory body, in writing, and readily accessible to the public.
- g. **Address grandfathering and related issues.** For example, allow Developer Rights and Responsibilities agreements be valid 10-15 years. Encourage local jurisdictions to retain validity of approvals longer, based on project size and complexity. Require grandfathering provisions in all new regulations.
- h. **Revise the stormwater management regulations** - Revise the stormwater management regulations for redevelopment within PFAs. Allow developers to contribute to off-site mitigation and off-site amenities to provide more density on small parcels and make the development more cost efficient.

- i. **APFOs and impact fees do not hinder I/R/R** - Within PFAs, reduce adequate public facilities standards, cap impact fees, or disallow application of both adequate public facilities and impact fees. Extend the time allowed to address adequate public facilities issues, as projects are not always built all at once. When adequate public facilities do not exist, find solutions other than moratoriums, or at least limit duration of development moratoria. Target state infrastructure spending in areas within PFAs under adequate public facilities ordinances moratoria. Reduce, subsidize, or eliminate impact fees for catalytic projects in Targeted Growth and Revitalization areas.
- j. **Make the public input process more meaningful but also more predictable for developers** - Make the public input process more meaningful and consistent. Adopt clear rules regarding who can testify in a public forum and require factual basis for testimony. Create a mechanism to mediate land use disputes and evaluate the “greater good” from the PlanMaryland perspective. Reform the process for public input in PFAs so that by-right projects require very little public input, administrative waivers, variances and special exceptions somewhat more, and rezoning requests the highest level of public input.
- k. **Inside PFAs, not allow local adoptions of standards stricter than the state standards** - Do not allow local jurisdictions to make a State-mandated law more stringent than the State regulations within the PFA.
- l. **Establish minimum zoned density requirements** - Establish minimum zoned density requirements that vary for urban, suburban, and rural PFA communities.

## 5. Education, Training, Outreach, Best Practices

- a. **Facilitate growth in market demand for I/R/R** - Facilitate growth in market demand for infill, redevelopment and revitalization by promoting the merits of living close to areas of employment, coupled with a comprehensive, ongoing education program on sustainable development.
- b. **Expand training and technical assistance** - Expand training and technical assistance for local planning and building code staff, builders, and other stakeholders on a variety of subjects, including but not limited to “Smart Codes,” energy codes, green codes, and other safe building codes.
- c. **Prepare guidance for comprehensive plan elements** - Prepare Models and Guidelines for comprehensive plan elements and regulations that help direct growth to Targeted Growth and Revitalization areas, provide affordable housing, encourage adaptive re-use, encourage mixed use redevelopment, emphasize community design, and promote public/private partnerships.
- d. **Encourage adoption of green approaches** - Encourage adoption of green approaches to community design, planning and infrastructure investment, through education on best practices and by working with non-profit organizations and educational institutions to develop educational materials, guidelines and programs.
- e. **Develop outreach program on green industry** - Develop a comprehensive public and business outreach program on green industry opportunities and utilization of green technology.
- f. **Facilitate increase in homeownership** - Facilitate an increase in homeownership through multiple mechanisms. For example, support access to nonprofit homeownership education for consumers, particularly first-time home buyers. Review feasibility of expanding Anne Arundel County’s Rent-to-Own program, providing renters or former homeowners a pathway to asset building and homeownership.
- g. **Replicate best practices** - Document, and where applicable, replicate best practices from Maryland DHCD’s initiative to preserve 9,000 units of affordable rental housing over the next 10 years.

## 6. Design

- a. **Preserve authentic sense of place** - Preserve authentic sense of place and historic character, and support economic development and sustainable design, by developing and supporting private and public sector financing for rehabilitation, retrofit, and renovation of buildings and infrastructure that benefits older communities.
- b. **Establish state assistance to adopt best practices** - Establish state agency assistance and funding eligibility requirements for jurisdictions to adopt/implement community design best practices, programs, and regulations.
- c. **Provide public education and assistance** - Provide public education and assistance to local governments on the use of community design techniques to mitigate the impacts of increased densities.
- d. **Acknowledge harder-to-achieve vertical mixed-use projects** - Acknowledge that vertical mixed-use projects are even harder to achieve than horizontally mixed use projects and promote horizontal mixed use in order to respect financial realities.
- e. **Eliminate gaps in existing sidewalk and trails** - Identify and eliminate short gaps in existing sidewalk and trail systems through local and state partnerships.