



# SUSTAINABLE COMMUNITIES PROGRAM

## APPLICATION FOR DESIGNATION RENEWAL

### Eligible Applicants:

- *Local Governments with a Sustainable Communities Designation*
- *Local Government Consortiums with a Sustainable Communities Designation*

### Sustainable Communities Application Rounds

January 27, 2017

April 7, 2017

July 2, 2017

October 6, 2017

Maryland Department of Housing and Community Development

Division of Neighborhood Revitalization

2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

<http://dhcd.maryland.gov/>

**LARRY HOGAN**, *Governor*

**KENNETH C. HOLT**, *Secretary*

**BOYD K. RUTHERFORD**, *Lt. Governor*

## **OVERVIEW OF SUSTAINABLE COMMUNITIES**

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland’s existing communities creating a single, locally designated geographic focus area. Since that time the “Sustainable Communities” designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

## **PURPOSE OF RENEWAL AND STREAMLINED APPLICATION**

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

## **APPLICATION ASSISTANCE**

If a local government has limited capacity, staff from the Maryland Department of Housing and Community Development (DHCD) and Department of Planning (MDP) will be available to assist local government officials through the application process.

Please contact Mary Kendall at DHCD if you would like to request or learn more about this assistance (see page iii for contact information).

## **SUSTAINABLE COMMUNITIES BENEFITS**

The benefits of a Sustainable Community designation are substantial. The SC designation is a threshold requirement for application to several State of Maryland revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs offer additional points or preference in the application process. (See attachment “Sustainable Community Benefits”). The Sustainable Communities designation provides access to a suite of resources that can support housing and community development, local transportation enhancements, tax credit programs and programs to support a healthier environment. Taken together, these resources can promote safer, healthier and more attractive communities for families to live and put down roots.

**Community Legacy Program** is administered by the Maryland Department of Housing and Community Development and provides local governments and community development organizations with financial assistance to strengthen communities through such activities as business retention and attraction, encouraging homeownership and commercial revitalization. Community Legacy funds are restricted to Sustainable Community Areas.

**Strategic Demolition Fund** is administered by the Maryland Department of Housing and Community Development and provides grants and loans to local governments and community development organizations for predevelopment activities including demolition and land assembly for housing and revitalization projects.

The Strategic Demolition Fund catalyzes public and private investment in the reuse of vacant and underutilized sites. These funds are restricted to Sustainable Communities.

### **Application Eligibility and Threshold Requirements**

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to convene their Sustainable Communities Workgroup to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

### **Threshold Requirements**

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy;
- 2) A local government resolution in support of the boundary designation and Plan should accompany the application or must be in process (all Sustainable Community Area designations will be contingent upon an executed local resolution);
- 3) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 4) The updated Plan must be consistent with other existing community or comprehensive plans;
- 5) A Sustainable Communities Workgroup is re-convened and a roster of members must be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

### **Application Evaluation**

The Sustainable Community application for renewal will be evaluated based on the reporting of the accomplishments achieved and a thorough assessment of local strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

### **Priority Funding Areas**

All Sustainable Communities must be located entirely within a Priority Funding Area. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

### **Application Training**

The Department will be hosting various webinars for communities planning to submit a renewal application. Attendance at a minimum of one application training session is strongly encouraged for all applicants. Contact Mary Kendall (contact information below) to schedule an application training.

### **Application Submission**

Applications will be submitted both electronically/digitally and via postal mail. Each applicant must submit two hard copies (one original and one copy) of their application with all required attachments. DHCD reserves the right to not consider incomplete applications.

The first printed page of the electronic application is a Table of Contents (see page vi). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the hard copies of an application, all pictures and maps are to be submitted on a CD-ROM or flash drive. Pictures should be burned to the CD in a JPEG format and maps should be burned to the CD in a pdf format. Please ALSO include GIS shapefiles of Sustainable Community boundaries and other GIS related data. Please label your files on the CD-ROM appropriately, i.e., “Proposed Sustainable Community Boundary,” “Current Sustainable Community Boundary,” etc.

No incomplete applications will be accepted.

**Deliver Sustainable Community Applications to:**  
Sustainable Community Application  
ATTN: Mary Kendall  
Division of Neighborhood Revitalization  
Department of Housing and Community Development  
2 N Charles Street, Suite 450  
Baltimore, MD 21201

### **Site Visits, Follow-up Discussion, Technical Assistance**

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

In collaboration with the Maryland Department of Planning, the Department of Housing and Community Development is offering technical assistance to local governments with limited capacity to prepare their Sustainable Communities applications for renewal.

### **Approval**

Approval of applications will be made by the Governor’s Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development.

*All questions related to application content, please contact Mary Kendall at 410-209-5800 or by email at [Mary.Kendall@maryland.gov](mailto:Mary.Kendall@maryland.gov).*

## **SUSTAINABLE COMMUNITIES PLAN ELEMENTS**

Ongoing designation as a Sustainable Community is contingent upon the continuation, expansion, and/or modification of a multi-year investment strategy that addresses the topic areas of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning. The table below provides a non-exhaustive list of ideas that can be incorporated into each element as they are addressed in the sections that follow in this application.

**ENVIRONMENT:** Environmental accomplishments and objectives may include improvement of quality of land, water, air or watersheds, increased tree canopy, mitigation or adaptation to issues related to sea level rise, reduction of carbon footprint, improved energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, construction of parks, trails and other recreation facilities, recycling, improved water and sewer capacity, etc.

**ECONOMY:** Economic accomplishments and objectives may include increased regional accessibility, business attraction/retention, improved health of the business district and decreased commercial vacancies, improved accessibility to employment opportunities and economic drivers, adopted local policies/regulations that encourage economic growth, enhanced marketing and tourism, improvements to cultural and historic assets, etc.

**TRANSPORTATION:** Transportation accomplishments and objectives may include increased access to transit corridors, improved pedestrian safety and increased accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, improved parking and road conditions, etc.

**HOUSING:** Housing accomplishments and objectives may include an increase in affordable, workforce or market rate housing, either for homeownership or rental, improved housing conditions and values, increase in housing programs, reduction in foreclosures and residential vacancies, increase in property values and home sale values, etc.

**QUALITY OF LIFE:** Quality of life accomplishments and objectives may include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.

**LAND USE/LOCAL PLANNING:** Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.

## **RENEWAL APPLICATION INSTRUCTIONS**

The Sustainable Communities application for renewal has three sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years and discuss the strengths and weaknesses of their Sustainable Communities workgroup.

B. Qualitative and Quantitative Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes, implemented the strategies initially envisioned and identify what resources were used. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the six elements listed on the previous page (iv), including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan has been revised so that it less time consuming and focused on developing a strategic implementation plan. Renewal applicants are asked to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

**CHECKLIST AND TABLE OF CONTENTS**

APPLICANT: Town of Denton

NAME OF SUSTAINABLE COMMUNITY: Denton Sustainable Community Area

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:

- Section A - Sustainable Community Renewal Applicant Information**
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- Section D – Sustainable Communities Workgroup Roster**
- Section E - Local Support Resolution: (sample form on page 30) In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Action Plan.**
- Section F – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 31)**
- Section G – CD-ROM:** The CD-ROM should include the following contents:
  - Map in pdf format of the proposed Sustainable Community modification area
  - GIS shapefile of the modified Sustainable Community boundaries and other GIS related data, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, [Brad.Wolters@maryland.gov](mailto:Brad.Wolters@maryland.gov))
  - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)



**I. SUSTAINABLE COMMUNITY – General Information**

**A. Please inform us if you want to propose any changes to the existing Sustainable Community Area(s)**

- (1) Provide a description of SC Area boundary modification. How did you determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.  
Slight modifications were requested to be changed on the map. The map of Denton had some of the properties only half included in the SC area. We requested MDP assistance with making the changes to the SC map that will be included in this application renewal.
- (2) If you are not requesting any changes to your boundary, explain why.
- (3) Include the following in as an attachment (if requesting a modification to your current boundary):
  - a. PDF or JPEG of modified Sustainable Communities boundary map,
  - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary), please find attached and included a CP of the boundary map for Denton.
- (4) Approximate number of acres of entire SC Area: 1928
- (5) Existing federal, state or local designations:  
**X Main Street Maryland**  
**X Local Historic District**  
**x Arts & Entertainment District**
- (6) Describe the SC Area’s current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The Town of Denton’s Sustainable Community area has had improvements with the purchase and demolition of homes with our strategic partner Tuckahoe Habitat for Humanity. The purchase and planning to revitalize a Gay Street property from a vacant lot to affordable housing for seniors is currently in the planning and funding stages. Housing in other areas has been slow. The Town has 4 housing developments still not completed with minimum of homes build out over the past five years.

The Town still has a senior population, however with the new units coming we see a slight shift to families moving into homes. Work force housing is critical for affordability, the new River Woods apartments on Fleetwood Rd. will have rental units rented based on income.

**B. Organizational Structure, Experience and Public Input:**

- (1) Describe any changes to the Applicant’s organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

## Sustainable Communities Renewal Application - Section A

Minimal changes to the organizational structure has occurred. New Town Council members have assisted the community with planning and restructured ordinances which has assisted in the development with Tuckahoe Habitat and River Woods. The Planning Commission, Planning staff, and Town Council worked to enhance regulations for the new development of River Woods and Habitat work on the community. They also worked on the Main Street area to assist with the business community, which now has new businesses where the stores were vacant prior to Sustainable Community recognition.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

The strengths have been the town leaders and Planning Commission working with developers to have new projects and new businesses with Main Street coordinator. The cooperation to change legislation was key for Market Street Public House expansion and projects listed above. The community was also supportive of the plan as well. DHCD rental program was both a strength and a challenge. The loss of the QAP placed the Town and our partners at a disadvantage with other applicants for state funding for projects. With the loss of the QAP points, the Town struggles for the applicants to be on equal ground for applying with the rest of the state. We hope that DHCD and the federal housing will restore our QAP designation in the near future.

- (3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

To date we see local support with our partners, development is weak in the town limits. The movement of main street new business has added a vibrant downtown. The Market Street Public House and Gun Father have increased local support of this downtown with additions of a barber and beauty shops, increased support of our plan. The Planning Commission has reviewed the comprehensive plan and staff has worked closely with state planning for updates and reviews.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan?

The Town always looks for assistance to incorporate positive change and an understanding of other Sustainable Community Actions.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

### **Purpose:**

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, please highlight three major accomplishments from the last five years, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Pictures:** Please also include pictures that depict your accomplishments.

### **[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply**

#### ***Example – Accomplishment 1***

*Outcome: Improved stormwater management*

#### **Projects:**

*Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.*

*Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.*

#### **Partners:**

*Chesapeake Bay Trust – provided technical assistance*

*MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).*

*Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.*

**Descriptive Narrative: Please list the most significant accomplishments that apply.**

**Accomplishment 1:**

*Outcome: **Removal of Blighted Homes, Creations of LMI Homes.***

*Projects: Town of Denton and Tuckahoe Habitat for Humanity joined forces and received funds from DHCD under their SDSG (Strategic Demolition and Smart Growth) program to purchase blighted and condemned homes and demolish them. Today in their place are LMI homes built by Habitat for Humanity and their home owner program.*

*Partners: Tuckahoe Habitat for Humanity & Town of Denton.*

*Impact: Removal of Blight, creation of new homes, raised property values in those neighborhoods, increased pride in the neighborhoods.*

**Accomplishment 2:**

*Outcome: **LMI Apartment Complex Expansion.***

*Projects: Osprey Apartments – Fleetwood Apartments*

*Osprey Development worked with Town of Denton and DHCD applied for funding to repair the development and build new unites. The town worked to reduce of fees to provided assistance. Total of 8 units added, which are 80% complete. Also added a club house to the complex.*

*Partners: Town of Denton, Osprey Development, DHCD.*

*Impact: The residents will have their monthly rent reduced by 40% in some cases. They are affordable units with ADA unit on the first floor.*

**Accomplishment 3:**

*Outcome: **Culinary School Training Facility***

*Projects: Chesapeake Culinary School*

*The Town of Denton teamed up with the Friends of the Grape non-profit and the Caroline Co. Board of Education to renovate an abandoned turn of the century high school and re-use it as a culinary school. This project was completed in 3 phases. The building serves the community by training high school students, farmers, non-profits, community college students, and the local community by offering training in the culinary arts. The building is also used for special event, where the students have an opportunity to create menus and meals for the events.*

*The Chesapeake Culinary School also houses Shore Gourmet, a grass roots endeavor to provide breakfast and lunch to-go items, sells locally grown and produced food products, and provides additional training to students by serving customers in a take-out atmosphere, preparing food, displaying products, and more.*

*Partners: Town of Denton, Friends of the Grape, Caroline Co. Board of Education, USDA, CDBG, DHCD, Maryland State Planning.*

*Impact: Reusing an historic building that provides training and job training for students.*

**Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.**

*Outcome: 9 N. Fourth Street Redevelopment*

*Narrative: As part of the ArtsWay in Downtown Denton, 9 N Fourth Street was scheduled to be renovated by a local contractor. Unfortunately, partial renovations were started but never completed. The town plans to work on this after another major project (Crouse Park Visitor Center) is completed.*

*Outcome: Sharp Road Park Project*

*Narrative: This project has just begun and is the very early stages. It was not completed as expected during the last 5 years. But we look forward to this project being completed within 18 months.*

*Outcome:*

*Narrative:*

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART II: QUANTITATIVE ASSESSMENT**

### **Purpose:**

The purpose of the quantitative assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life and Land Use.

### **Please answer the following questions to the best of your knowledge.**

Check “**YES**” if applicable to your community. If you answer “**YES**” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). In your answer, be sure to only share the quantifiable changes that have occurred since your Sustainable Communities designation was approved. If necessary, please also provide a short description of the accomplishment.

Please check “**NO**” if the question item did not have any impact on your community. If you answer “**NO**” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “**N/A**”, if the question item does not apply to your Sustainable Community.

If there is an issue with which you would like assistance in addressing, please check “**interested in technical assistance**”. State agencies would like to provide assistance to communities in helping them achieve their goals identified in their Sustainable Community Action Plans.

Sustainable Communities Renewal Application - Section B

<b>ENVIRONMENT</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has there been an improvement in water quality? <b>If so, explain (1-2 sentences):</b>	X	The town has added well 6 to the system which has improved water quality, we are also completing a grant application to replace water lines.				
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF) <b>If so, explain (1-2 sentences):</b>			X	We added water quality garden and collection system to parks and Police Station.		
3. Have there been improvements and/ or additions to your park and/ or recreational green space? <b>If so, explain (1-2 sentences):</b>	X	We added a basketball court at the Police Station for the neighborhood, the rain water is collected from this park and used for irrigation at the Police Dept.				
4. Did the Sustainable Community implement any recycling or waste reduction programs? <b>If so, explain (1-2 sentences):</b>	X	Cardboard recycling for business and residents has been a program, we assist the County and MES (Maryland Environmental Services) to keep the recycling center in the town behind Denton Plaza.				
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community? <b>If so, explain (1-2 sentences):</b>	X	There is a weekly farmers market downtown during the summer. The school system provides 3 meals a day and we have 2 grocery stores in town that both have fresh fruits, vegetables, and food available.				

Sustainable Communities Renewal Application - Section B

<b>OTHER:</b>						
---------------	--	--	--	--	--	--

<b>ECONOMY</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District? <b>If so, explain (1-2 sentences):</b>	X	In 2014 the 200 block of Market St. was full of empty stores. These buildings were recently purchased and the new owner has filled the entire block with businesses.				
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development? <b>If so, explain (1-2 sentences):</b>			x			
3. Has there been an increase in foot traffic in the Main Street/commercial district? <b>If so, explain (1-2 sentences) – what contributed to the increase:</b>	X	Since the increase in business on the 200 block and the expansion of the Market Street Public House, foot traffic has increased. The Denton Main Street Organization has increased its events that bring more people downtown after hours and on the weekends. We also have a monthly car show during the summer that brings in people on weeknights. We have a Third Thursday program that runs year-round. This				

Sustainable Communities Renewal Application - Section B

		has helped to bring people downtown to eat, shop, and play corn hole in the street.				
4. Have the number of commercial vacancies decreased? <b>If so, explain (1-2 sentences):</b>	X	Change in ownership in buildings on the 200 block of Market St. has increased businesses coming into town. Also the addition on a restaurant on the 300 block is expanding foot traffic on that street as well.				
5. Has there been an increase in local jobs within the Sustainable Community for its residents? <b>If so, explain (1-2 sentences):</b>	X	The news businesses opening in downtown have brought more jobs.				
<b>OTHER:</b>						

Sustainable Communities Renewal Application - Section B

<b>TRANSPORTATION</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover? <b>If so, explain (1-2 sentences):</b>	X	SHA repaved, a street in town and added a bike lane. This added a half mile of safe biking to the area.				
2. Have there been improvements to the public transit infrastructure? <b>If so, explain (1-2 sentences):</b>	X	Minor improvements, due to the addition of 3 bus stops and a stop at our local Walmart.				
3. Has there been an increase in sidewalks? (Amount in linear feet) <b>If so, explain (1-2 sentences):</b>			X			
4. Have there been any roadway improvements that support "Complete" or "Green" streets? <b>If so, explain (1-2 sentences):</b>			X			
5. Has traffic congestion along major roads decreased? (Amount in percent) <b>If so, explain (1-2 sentences):</b>	X	Rout 619 and 6 <sup>th</sup> street was downgraded by SHA and the traffic signal was removed in 2016. Traffic increased on Route 404 and a few streets in the center of town.				
<b>OTHER:</b>						

Sustainable Communities Renewal Application - Section B

<b>HOUSING</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Have any residential facades been improved? <b>If so, explain (1-2 sentences):</b>	X	Tuckahoe Habitat have built a number of new homes that were in place of blighted homes demolished.				
2. Has the home ownership rate increased? <b>If so, explain (1-2 sentences):</b>	X	The homes built by Habitat were moved in to. This gave many first-time home buyers that are LMI a chance to own their own homes.				
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? <b>If so, explain (1-2 sentences):</b>	X	39 homes 89% affordable.				
4. Has there been demolition of blighted properties? <b>If so, explain (1-2 sentences):</b>	X	Seven properties were demolished at time of application. One is in progress and one home restored.				
5. Has the residential vacancy rate decreased? <b>If so, explain (1-2 sentences):</b>	X	In the Sustainable Community mapping area yes, however there are 20 other bank owned and foreclosed. 8 percent are bank owned in sustainable community.				
<b>OTHER:</b>						

Sustainable Communities Renewal Application - Section B

<b>QUALITY OF LIFE</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
<p>1. Has there been a decrease in crime rate? <b>If so, explain (1-2 sentences):</b></p>			x			
<p>2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)? <b>If so, explain (1-2 sentences):</b></p>	X	<p>Sharp Road Park and Crouse Park Visitor Center are both projects currently underway. A Community Demonstration Garden and attached pathway have been completed. 4<sup>th</sup> street park equipment updated.</p>				
<p>3. Has there been an increase in public art/ arts &amp; entertainment programs/venues (i.e. murals, movie theatre, music events)? <b>If so, explain (1-2 sentences):</b></p>	X	<p>The Arts and Entertainment District was expanded recently to include 90 acres. 2 large murals were added to the Visitor Center bridge, an event area was added to the Community Demonstration Garden. Arts Council added 2 public art items outside of their building, electric boxes in downtown were painted bright colors with birds of the region on them, Mosaic art was added in and around the Community Demonstration Garden.</p>				
<p>4. How many historic properties were renovated/improved? <b>If so, explain (1-2 sentences):</b></p>	X	<p>1 – Caroline Schoolhouse was renovated into the Chesapeake Culinary School.</p>				

Sustainable Communities Renewal Application - Section B

<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)? <b>If so, explain (1-2 sentences):</b></p>	<p>X</p>	<p>YMCA has opened in the Denton Plaza. Sharp Rd. Park has a practice soccer field, basketball court, and will have baseball fields and la crosse fields added soon.</p>				
<p><b>OTHER:</b></p>						

Sustainable Communities Renewal Application - Section B

<b>LAND USE/LOCAL PLANNING</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Have there been any infill developments? <b>If so, explain (1-2 sentences):</b>	X	Osprey Development purchased apartments and in the process of adding 8 new units. Adding a club house.				
2. Has there been an increase in the amount of preserved/protected land? <b>If so, explain (1-2 sentences):</b>	X	Phase 3 of Mallard Landing has been removed and returned to green space.				
3. Have there been any developments hindered by growth constraints? <b>If so, explain (1-2 sentences):</b>			X			
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community? <b>If so, explain (1-2 sentences):</b>	X	Southern States site which is a blighted 12 acre property is under contract for an affordable housing site.				
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)? <b>If so, explain (1-2 sentences):</b>	X	The town is using energy grants to add LED street lights, lower watt lighting with new bulbs, and some town solar owner street light at Crouse Park. The Waste Water Treatment Plant installed solar panels to help them reduce their electric bills.				
<b>OTHER:</b>						

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> <b>(federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Funding Program:</b> Strategic Demolition and Smart Growth (SDSG)	State	400,000		
<b>Funding Program:</b> Strategic Demolition and Smart Growth (SDSG) FY2017	State	250,000		
<b>Funding Program:</b> Community Legacy (CL) For the Chesapeake Culinary School	State	200,000		
<b>Funding Program:</b> Community Legacy (CL) for the Chesapeake Culinary School.	State	250,000		
<b>Funding Program:</b> Community Legacy (CL) for the Crouse Park Visitor and Heritage Center.	State	150,000		
<b>Funding Program:</b> Community Legacy (CL) for the Crouse Park Visitor and Heritage Center.	State	160,000		
<b>Funding Program:</b>				

\*Please add more rows if necessary

### **III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE**

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, increase prosperity for local households and improve the 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 identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to 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 livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may be due to changes in external factors affecting the community or changes in the priorities of the applicant.

Guidance for completing the Action Plan can be found on the next page.

## Action Plan Guidance

The document has been broken down into the same six categories as the Quantitative Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.**  
Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**  
Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.
- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

# Sustainable Community Action Plan

---

Denton Sustainable Community

Submitted by Town of Denton

4/3/2017

# Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>• Nature trail across the bridge from the Visitor Center</li> <li>• Community garden with paths connected to Market Street</li> <li>• Situated on Choptank River, a major tributary of the Chesapeake Bay, and the largest river on the Delmarva Peninsula</li> </ul>	<ul style="list-style-type: none"> <li>• A lack of complete connectivity between trails and the Downtown Denton.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.            What outcomes are you trying to achieve?            Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy.            Specify how you are planning to achieve the desired outcomes. →</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy?            Name specific public and/or private sector partners.</p>
<p>Outcome 1: Increase connectivity between natural elements and Main Street</p> <p>Progress Measures: Number of new directional signs, liner of feet of new trail that connects river to main street</p>	<p>Strategy A: Install directional/informational signage to help visitors and residents locate environmental elements close to downtown Denton            Strategy B: Construct a nature trail connecting waterfront to downtown            Strategy C: Extend path from community garden to Main Street</p>	<p>MDE, DHCD, Caroline County</p>
<p>Outcome 2: Continue work to improve water quality in the Choptank River</p> <p>Progress Measures: water quality of river</p>	<p>Strategy A: Continue work with Caroline County to implement the watershed plan to reduce nonpoint source pollution entering the Choptank River from lands occupied by Denton            Strategy B: Reduce impervious surfaces in areas that drain to the Choptank River            Action Item 1: Identify areas most in need permeable surfaces, i.e., areas most</p>	<p>Caroline County, MDE</p>

at risk of flooding or those areas that could capture storm water run-off  
 Action Item 2: Identify and execute most appropriate storm water run-off mitigation strategy for targeted areas

## Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Proximity to MD-404; Improvements and signage on MD-404 have helped attract people driving to Delaware.</li> <li>Situated on Choptank River – water-based tourism, potential for hunting, fishing, kayaking</li> <li>Arts &amp; entertainment designation. Town has one or two art galleries, plus the Rural Life Museum.</li> <li>Employers include Wal-Mart, elementary school (68 teachers), and a small amount of food &amp; beverage (Pizza Empire, Market Street Public House)</li> <li>Downtown programming, including Third Thursdays and Trunk or Treat event</li> <li>Town has secured funding for social media/marketing position</li> <li>2006-07 town marketing/branding study</li> <li>Recently completed visitor center</li> <li>B &amp; B in downtown (providing some of the only 65 beds in the county)</li> <li>Microenterprise center</li> </ul>	<ul style="list-style-type: none"> <li>Lack of visibility. Residents in other parts of the county do not realize what is in downtown Denton</li> <li>Town lacks the human capacity to consistently promote and program downtown</li> <li>No nightlife apart from Market Street Pub and Harry's</li> <li>Town-owned property at 9 North 4<sup>th</sup> St needs to be redeveloped</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Attract and retain small businesses</p> <p>Progress Measures: Number of new businesses or businesses supported through business development strategies</p>	<p>Strategy A: Create a hybrid commercial façade/tenant fit-out program allowing businesses the opportunity to access funds for both interior and exterior improvements.</p> <p>Strategy B: Encourage pop-up shops. Establish a space for pop-up businesses to test out a concept during community events.</p> <p>Strategy C: Leverage Fiber Arts Center to attract companion businesses</p> <p>Action Item 1: Identify business recruitment partner to assist with recruiting</p>	<p>DHCD, Arts Community, Local Business Owners, Main Street program</p>

	<p>businesses</p> <p>Strategy D: Encourage development/establishment of a waterfront restaurant</p> <p>Strategy C: Hire consultant to provide an update to Denton’s 2009 retail market study and branding strategy. Focus on retail/small business recruitment, including types of businesses and how to attract those businesses.</p>	
<p>Outcome 2: Build on Arts and Entertainment District designation</p> <p>Progress Measures: Number of new venues or events that have an arts/entertainment theme</p>	<p>Strategy A: Conduct a feasibility study quantifying the overall demand for arts and creative spaces, and identifying the types of spaces, amenities and features that artists want/need.</p> <p>Strategy B: Continue to build on strength of existing festivals and programs</p> <ul style="list-style-type: none"> <li>• Add music component. Encourage busking by allowing musicians to sign up for time slots in designated “busker stations.”</li> <li>• Partner with Denton Elementary (art teacher) to host student artists during Third Thursday events. Kids can demonstrate their skills, sell their works, and bring their parents.</li> </ul>	<p>Local schools, Maryland State Arts Council</p>
<p>Outcome 3: Increase/enhance tourism</p> <p>Progress Measures: Number of activities that promote tourism; number of visitors to visitor center</p>	<p>Strategy A: Promote water-based tourism</p> <ul style="list-style-type: none"> <li>• Attract kayak &amp; tube rental facility</li> <li>• Promote fishing and hunting</li> <li>• Partner with Envision Choptank to build on proximity to Choptank River. Consider how to integrate the Choptank into the local economy.</li> </ul> <p>Strategy B: Form an ambassador program to welcome visitors to the area on designated evenings.</p> <p>Strategy C: Create connections between the Visitor Center and downtown</p> <ul style="list-style-type: none"> <li>• Ideas include historic tours, wayfinding signage, and pamphlets</li> <li>• Create an ongoing downtown scavenger hunt/“passport” program that will lead visitors from the visitor center to downtown businesses and sites. Offer small prizes/coupons based on tasks completed or stamps collected in the passport. Encourage business participation. See Carroll County Small Business Saturday flier, attached. Other examples include: Greensboro, NC, Downtown passport at <a href="https://downtowngreensboro.org/passport/">https://downtowngreensboro.org/passport/</a> and Lancaster, OH, Destination Downtown passport at <a href="https://www.destinationdowntownlancaster.com/Downtown-Passport.html">https://www.destinationdowntownlancaster.com/Downtown-Passport.html</a></li> </ul> <p>Strategy D: Rehab and repurpose town-owned property at 9 North 4<sup>th</sup> St. Consider using this as a pop-up space; or meet with historic society to discuss reuse (possibly re-use as an Abolitionist Story Teller Museum – a museum with a rotating display of stories from MD about abolition)</p>	<p>Denton Historic Society, Envision Choptank, DHCD, MHT</p>

<p>Outcome 4: Strengthen and promote purpose of Main Street</p> <p>Progress Measures: Foot traffic on Main Street or number of events on Main Street</p>	<p>Strategy A: Strategize to increase staffing capacity of Main Street organization</p> <p>Strategy B: Work with businesses to coordinate hours of operation.</p> <p>Strategy C: Host a “Welcome back to Denton” event to remind the surrounding communities about the assets/businesses along Denton’s Main Street, and promote it heavily in the surrounding communities.</p>	<p>Local business owners, Main Street program</p>
--	---	---

# Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• MDOT transportation study completed a while ago looking into how DCT can better populate services to move people to work and errands</li> <li>• MD-404 park and ride offers commuter bus service to Western Shore</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of connectivity to other parts of the county via public transportation</li> <li>• Lack of public transit to employment opportunities for Town residents</li> </ul>

Desired Outcomes and Progress Measures 	Strategies and Action Items 	Implementation Partners
<p>Outcome 1: Improve public transportation connectivity to other parts of the county</p> <p>Progress Measures: Any steps taken towards implementing the transportation strategies</p>	<p>Strategy A: Hold a listening session to gain an understanding of residents' transportation needs and their thoughts on solutions.</p> <p>Strategy B: Explore ways that Denton could fill the gap in public transportation for residents. Consider a weekly or bi-weekly scheduled shuttle to key errand locations.</p> <p>Strategy C: Facilitate carpool/vanpool options.</p>	<p>Residents, Caroline County, Business owners of employment centers.</p>

# Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Partnership with Habitat for Humanity to acquire and demolish or rehab homes</li> <li>Good amount of affordable housing, including rehabbed income-based rentals and Section 8</li> <li>Partnership with historic district to assist in rehabbing homes</li> <li>Working to get state legislature to pass a bill forcing bank-owned properties into the housing market</li> </ul>	<ul style="list-style-type: none"> <li>Housing market has been stagnant since 2008 crash. Uptick in sales in south Eastern Shore has not been felt in the midshore. Many housing developments remain uncomplete, and some homes in downtown have been on the market for 700+ days.               <ul style="list-style-type: none"> <li>Approximately 11 residential properties in downtown have been vacant and for 8-9 years – many of these properties are bank-owned. Town penalties for keeping houses off the market (\$300 last year, proposed \$1000 this year) have not motivated banks to put houses up for sale.</li> </ul> </li> <li>Low homeownership (55%)</li> <li>Individual property owners sitting on/not maintaining properties</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Promote homeownership</p> <p>Progress Measures: Number of homes purchased for homeownership</p>	<p>Strategy A: Utilize state programs (including the Maryland Mortgage Program) and create incentives beyond what the state provides</p> <p>Strategy B: Provide homebuyer education, targeting young mothers/Moms of Preschoolers group.</p> <p>Strategy C: Implement a down payment assistance program modeled off of Dundalk’s down payment assistance program (see attachment)</p>	<p>DHCD, Community groups</p>
<p>Outcome 2: Work to fill downtown residential vacancies</p> <p>Progress Measures: Number of vacancies occupied</p>	<p>Strategy A: Implement a home renovation/rehab assistance program. Town or Denton Development Corporation can acquire vacant properties and partner with developer to rehab them for market rate housing, B&amp;B, other commercial/residential use. Town can encourage partnership with market rate developers by offering subsidies.</p>	<p>DHCD, Tuckahoe Habitat for Humanity, Caroline County</p>

# Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>○ Have an active/engaged Caroline County Parks and Recreation Department, 4-H Club. Parks and Rec center located in old armory building downtown, with a large portfolio of activities year-round and the ability to host events.</li> <li>○ Two facilities offering mental health services opening in near future (Choptank – inside SC; Shore Health – outside SC, opening in Spring 2018)</li> <li>○ Good school district. 32% of Denton Elementary School students scoring at proficient levels on statewide standardized testing in English; 46% proficient in Math.</li> <li>○ Retired residents have been moving to Denton. The Town’s 2010 Comp Plan states that the over-65 population is, proportionally, significantly larger than the County’s or the State’s (22% as compared to 13.5% and 11.3%, respectively).               <ul style="list-style-type: none"> <li>○</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ Low prosperity. 80% of students qualify for free and reduced lunches. 68 students at Denton Elementary have dinners prepared for them (640 students total at Denton Elem.)</li> <li>○ Currently no dedicated mental health facilities on Eastern Shore</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Make downtown more engaging and pedestrian-oriented</p> <p>Progress Measures: Number of enhancements completed</p>	<p>Strategy A: Install Walk Your City signage</p> <p>Strategy B: Provide new murals, tree lighting, and public art through a creative place-making process.</p> <p>Strategy C: Prepare and adopt the official Transportation Map that identifies where new streets and pedestrian links will be built, as called for in the 2010 Comp Plan.</p> <p>Strategy D: Work with merchants and landowners to address traffic and pedestrian circulation issues.</p>	<p>MDOT, DHCD, Denton’s Mainstreet Affiliate.</p>
<p>Outcome 2: Offer enhanced programming at existing town-owned properties</p> <p>Progress Measures: Number of new</p>	<p>Strategy A: Develop a strategy for programming the space behind the 4<sup>th</sup> Street houses – possible outdoor performance space.</p> <p>Strategy B: Increase programming in Cobbler House (10 N 4<sup>th</sup> Street)</p> <p>Strategy C: Host designated Community Garden Work/Play Days</p>	<p>Arts Community, MHT</p>

events and activities that take place on town owned properties		
<p>Outcome 3: Continue to build on the appeal that Denton has for retirees</p> <p>Progress Measures:</p>	<p>Strategy A: Survey retirees to understand if/how the Town is meeting their needs. Also seek to understand what types of services and programs they would enjoy.</p> <p>Strategy B: Based on the survey, program events geared toward seniors' interests. Possible ideas include: Seniors Night Out in Downtown, Paint and Picnic, Bridge Club, etc.</p> <p>Strategy C: Partner with local nonprofit or faith-based organization to offer home and yard maintenance assistance to older residents.</p>	Local community groups and businesses

## Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>○ Recently implemented rental license ordinance affording better oversight of rental property maintenance</li> <li>○ Established guidelines for what infill development should look like.</li> </ul>	<ul style="list-style-type: none"> <li>● Limited number of new development can take in outer areas due to environmental and infrastructure constraints such as water and sewer.</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Promote desired land uses in downtown</p> <p>Progress Measures: Increase in in-fill development</p>	<p>Strategy A: Design and hold workshops to encourage and proactively regulate Airbnb's</p> <p>Strategy B: Adopt vacant property ordinance that addresses blight caused by long-term vacant properties</p> <p>Strategy C: Promote in-fill development</p>	DHCD, Local Residents

RESOLUTION # 838

A RESOLUTION OF THE TOWN OF DENTON APPROVING THE DESIGNATION OF A SUSTAINABLE COMMUNITY AND A SUSTAINABLE COMMUNITY PLAN AND APPLICATION FURTHER DESCRIBED IN THE SUSTAINABLE COMMUNITY APPLICATION ("THE APPLICATION"), TO BE APPROVED EITHER DIRECTLY BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (THE "DEPARTMENT") OF THE STATE OF MARYLAND OR THROUGH THE SMART GROWTH SUBCABINET OF THE STATE OF MARYLAND.

WHEREAS, The Denton Town Council recognizes that there is a significant need for reinvestment and revitalization of the communities in the Town of Denton; and,

WHEREAS, The Town of Denton proposes to (i) designate the area of Downtown Denton of Caroline County, Denton, Maryland; as outlined on the attached map (the "Area") as a Sustainable Community and to (ii) develop a Sustainable Community Plan (the "Project") as further described in the Application in the Area, the purpose of which will be to contribute to the reinvestment and revitalization in the Area; and,

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act and the Project will conform to the local zoning Code; and

WHEREAS, the applicable law and regulations require approval of the Sustainable Community designation, the Project and the Project Financing by the Denton Town Council and, where appropriate, by the chief elected executive official of the local subdivision;

NOW, THEREFORE BE IT RESOLVED THAT, The Denton Town Council hereby endorses the designation of the Sustainable Community.

BE IT FURTHER RESOLVED THAT, the chief elected executive official be, and is hereby requested to endorse this Resolution, thereby indicating approval thereof; and,

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

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

READ AND PASSED THIS 6<sup>th</sup> day of April, 2017

ATTEST:

DENTON TOWN COUNCIL

Karen L. Monteith  
Karen L. Monteith, Clerk-Treasurer

Abigail W. McMinch  
Abigail W. McMinch, Mayor

Dennis D. Porter  
Dennis D. Porter, Councilperson

Lester L. Branson  
Lester L. Branson, Councilperson

Dallas Lister  
Dallas Lister, Councilperson

Walter Keith Johnson  
Walter Keith Johnson, Councilperson

Approved for legal sufficiency this 6<sup>th</sup> day of April, 2017.

Christopher F. Drummond  
Christopher F. Drummond, Attorney

Date Introduced N/A  
Date Amendments Introduced N/A  
Date Passed 4-6-2017  
Effective Date 4-6-2017

## Sustainable Community Application 2017

### 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 and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine 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. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans and the contents of Sustainable Community Applications, including posting of entire applications on the Department's website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** an

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

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, 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

Abigail W. McNinch  
Abigail W. McNinch, Mayor

4/6/2017  
Date

## SIGNATURE LETTER

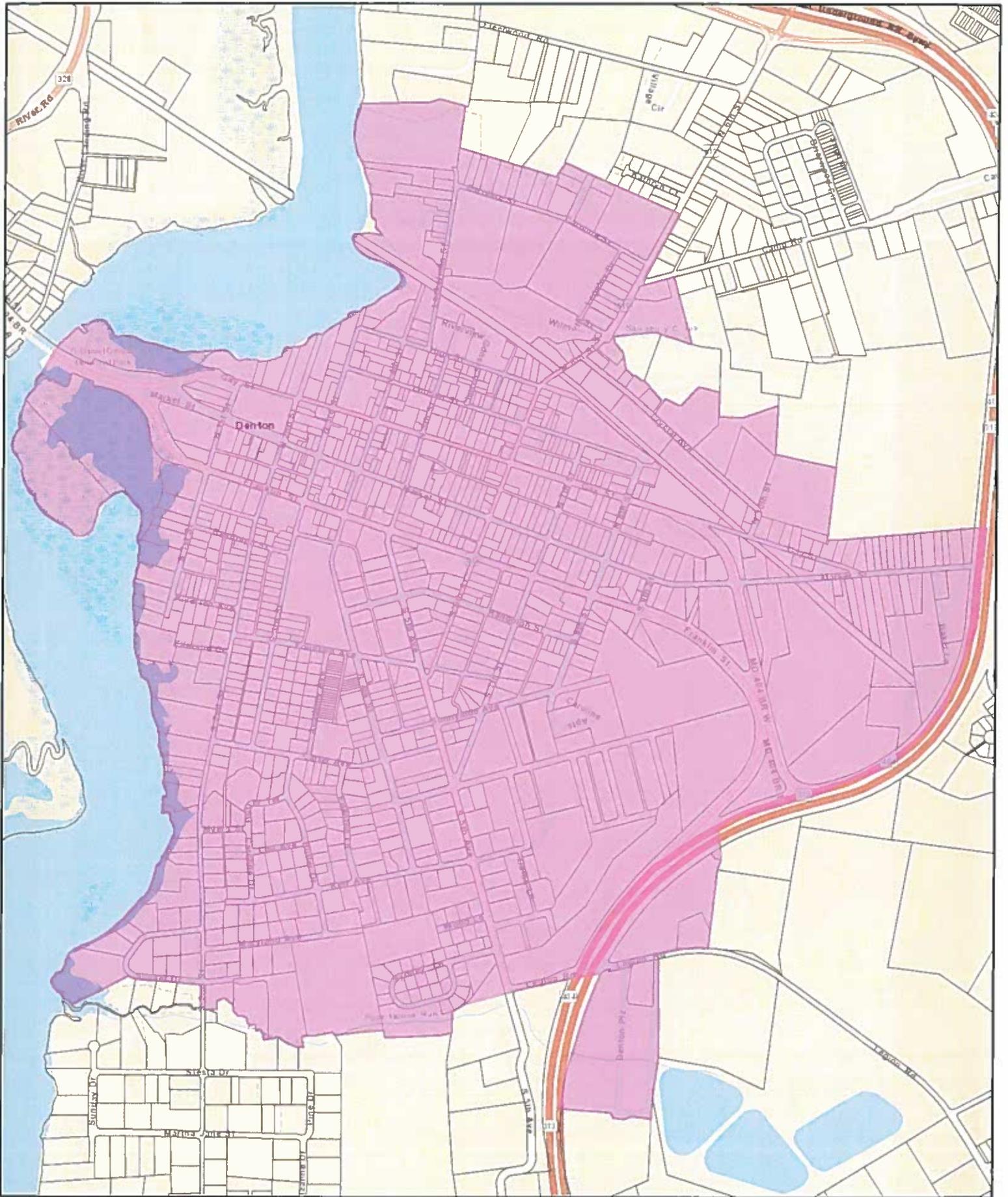
On behalf of the **Town of Denton**, I hereby approve the application for renewal of the Sustainable Communities designation for **Denton Sustainable Community Area**. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an executor of the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

  
\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Abigail McNinch, Mayor  
Type Name and Title

\_\_\_\_\_  
April 6<sup>th</sup> 2017  
Date



**Legend**

- Parcel Polygon
- Sustainable Communities Boundary\*

\*Boundary is approximately: 661 Acres

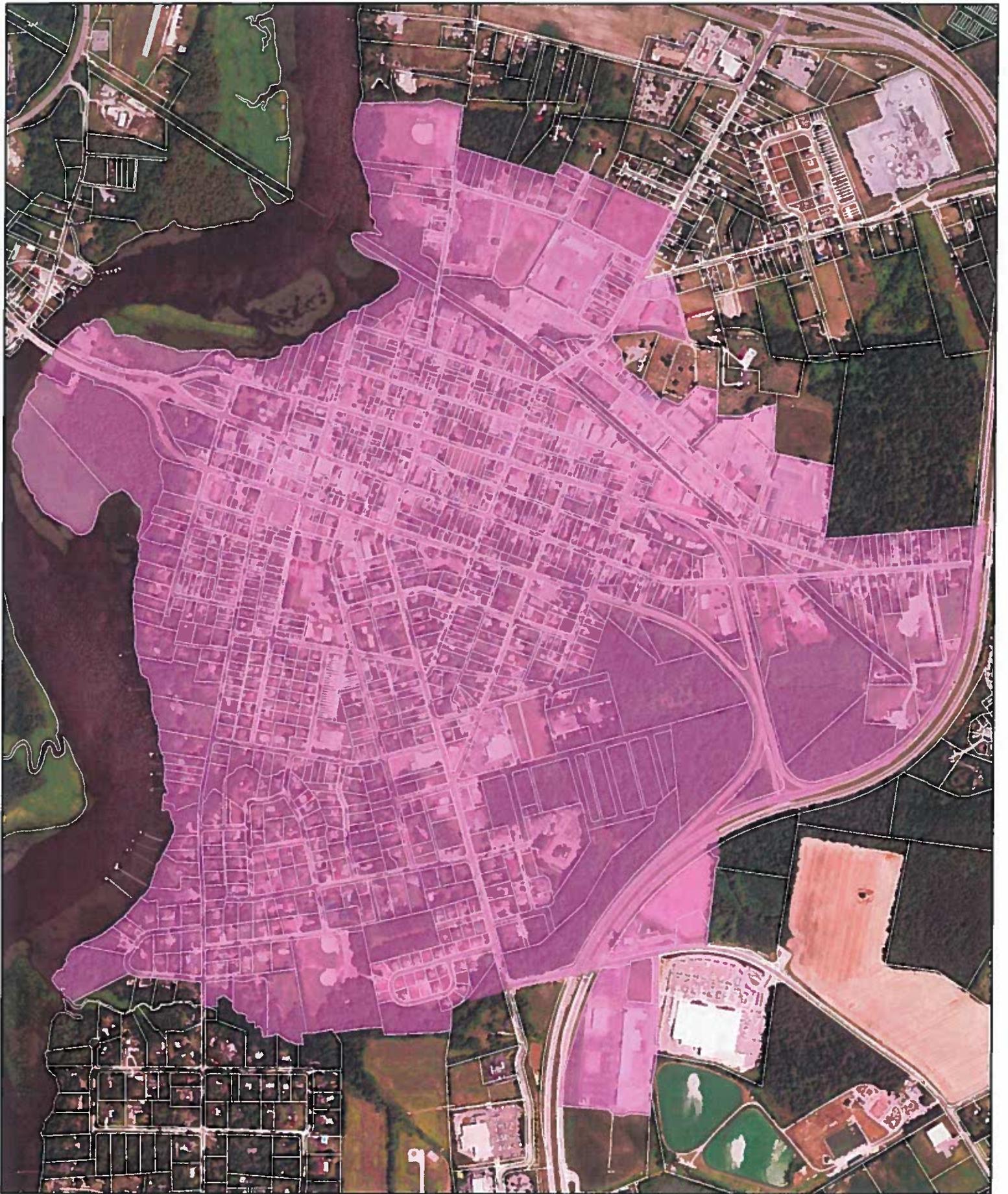
**Sustainable Communities Boundary:  
Town of Denton  
Caroline County, Maryland**

0.15    0.075    0    0.15 Miles



Date: 3/24/2017





**Legend**

- Parcel Polygon
- Sustainable Communities Boundary\*

\*Boundary is approximately: 661 Acres

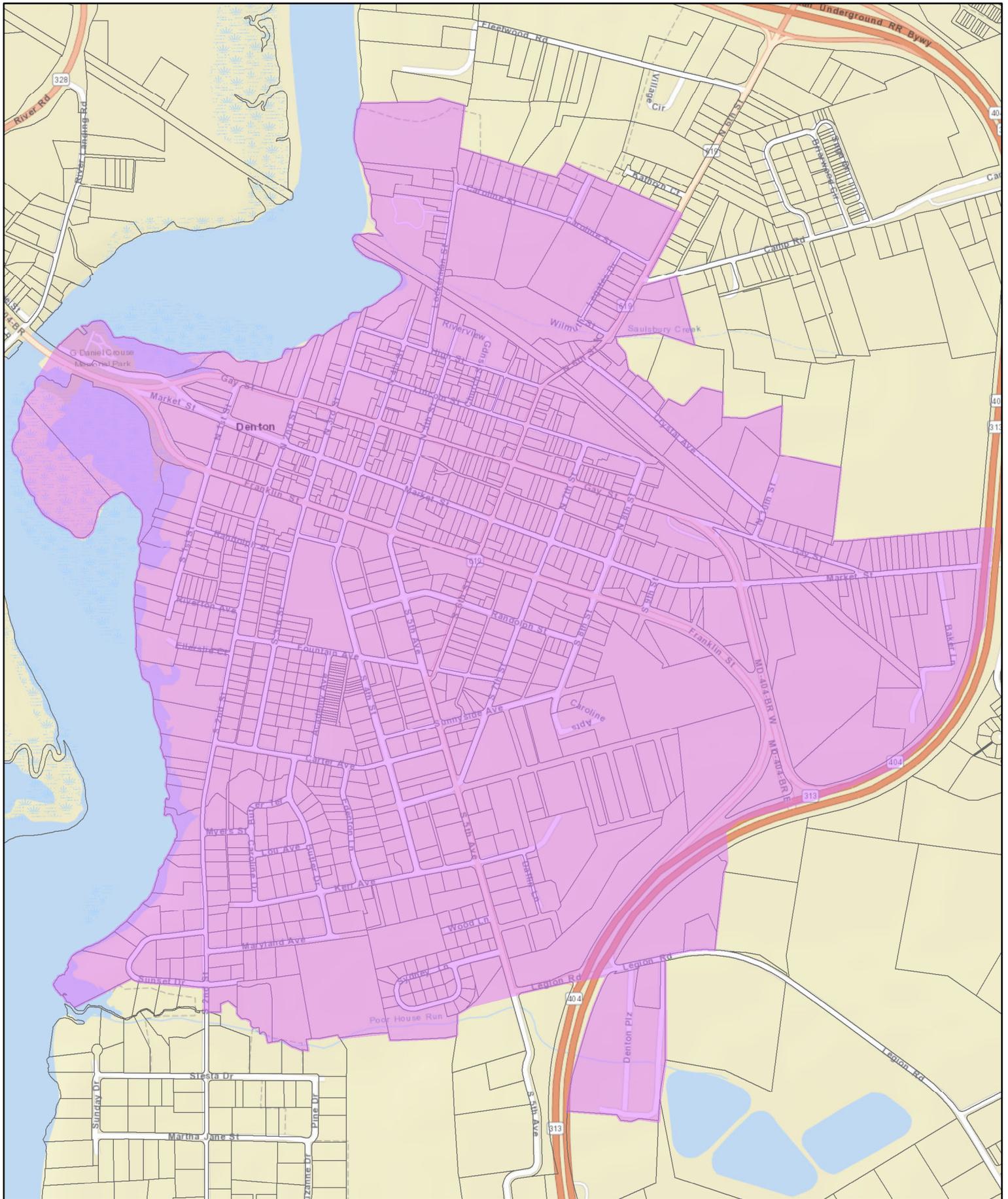
**Sustainable Communities Boundary:  
Town of Denton  
Caroline County, Maryland**

0.15 0.075 0 0.15 Miles



Date: 3/24/2017





**Legend**

-  Parcel Polygon
-  Sustainable Communities Boundary\*

\*Boundary is approximately: 661 Acres

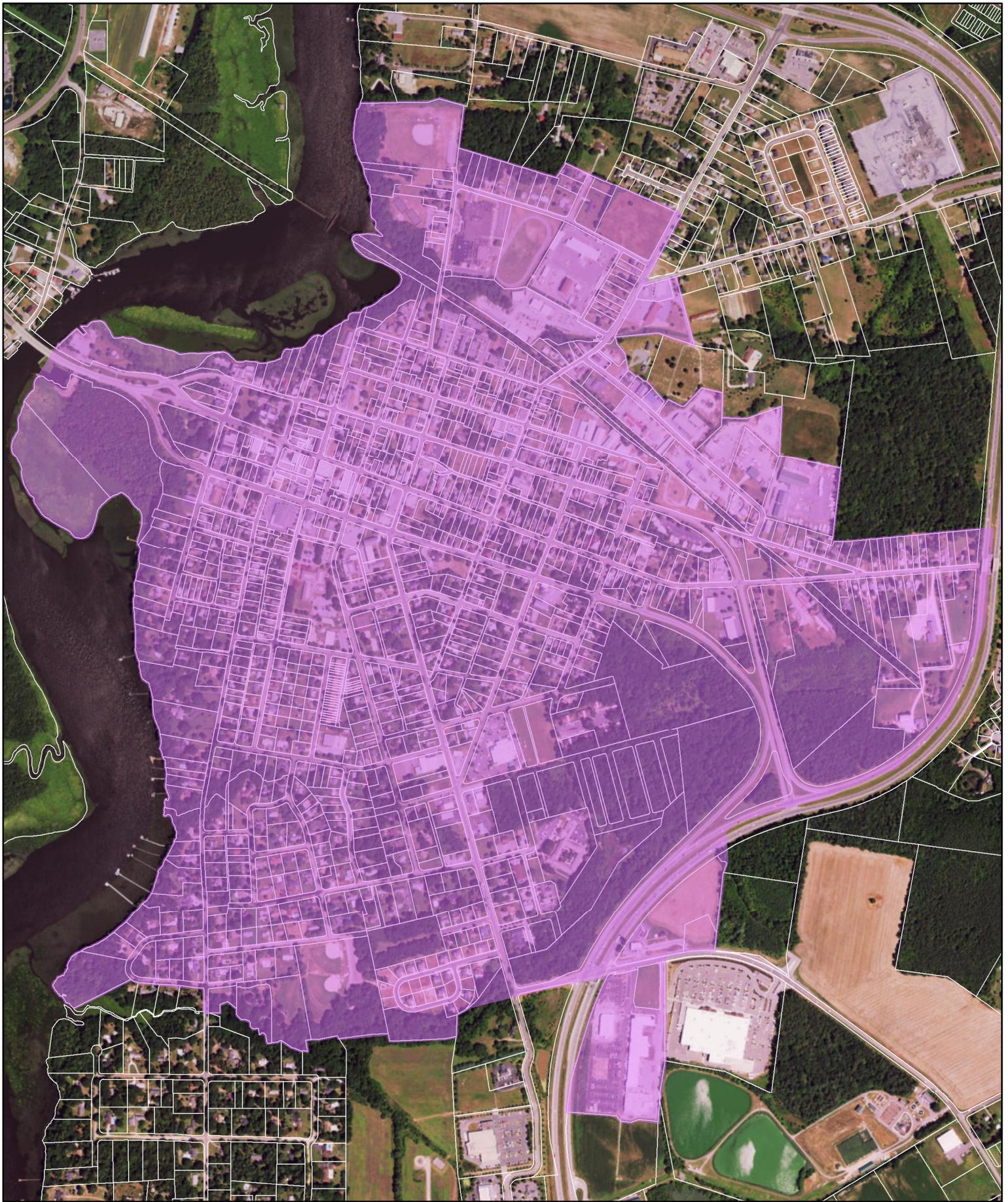
**Sustainable Communities Boundary:  
Town of Denton  
Caroline County, Maryland**

0.15 0.075 0 0.15 Miles



Date: 3/24/2017





**Legend**

Parcel Polygon

 Sustainable Communities Boundary\*

\*Boundary is approximately: 661 Acres

**Sustainable Communities Boundary:  
Town of Denton  
Caroline County, Maryland**



Date: 3/24/2017



0.15 0.075 0 0.15 Miles



**Denton Sustainable Community  
Photos as of 2017**

**Accomplishment 1** – Removal of Blighted Homes, creation of LMI Homes

**523 Lincoln St. Denton**



Before.



After demo.

**8 N. Fourth Street, Denton MD**

**Demolition**

Before, front of house.



During Demo.



After Demo.



**Plain Dealing Home**  
808 N 5<sup>th</sup> Ave. Demo



Before demo, after fire.



During demo.



After demo.

**Chesapeake Culinary School  
512 Franklin St., Denton**

Before and after photos.

Before renovations – Interior



After, interior renovations.



Before Renovation – Exterior



After renovation - exterior





**Willows at Denton Project  
Before and During Photos  
(project still under construction)**



