CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Eagle Harbor

NAME OF SUSTAINABLE COMMUNITY: Eagle Harbor

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 Sustainable Community Applicant Information

☑ TAB #2 - Sustainable Community General Information: In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the proposed Sustainable Communities map in Tab 2.

☑ TAB #3 – Sustainable Community Action Plan/Matrix

☑ TAB #4 – Local Support Resolution: (sample resolution on page 11) 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 Plan.

☑ TAB #5 – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 13)

☑ TAB #6 – CD-ROM: The CD-ROM should include the following contents:

- Map in pdf format of the proposed Sustainable Community area

- GIS shapefile of the proposed 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)

- Pictures (jpeg format) of your Sustainable Community as it relates to your application
# I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

**Name of Sustainable Community:**

Eagle Harbor

**Name of Applicant:**

Town of Eagle Harbor

**Applicant’s Federal Identification Number:** 521337169

**Applicant’s Street Address:** P.O. Box 28

City: Aquasco  County: Prince George’s  State: MD  Zip Code: 20608

**Phone Number:** 301-888-2410  **Fax Number:** N/A  **Web Address:** www.townofeagleharborincmd.org

**Sustainable Community Application Local Contact:**

**Name:** James D. Crudup, Sr.  **Title:** Mayor

Address: P.O. Box 28  City: Aquasco  State: MD  Zip Code: 20608

**Phone Number:** 301-706-7123  **Fax Number:** N/A  **E-mail Address:** jcrudupsr@aol.com

**Sustainable Community Contact for Application Status:**

**Name:** Thomas Lester  **Title:** Senior Planner, Community Planning South, M-NCPPC

Address: 14741 Governor Oden Bowie Drive  City: Upper Marlboro  State: MD  Zip Code: 20772

**Phone Number:** 301-952-3756  **Fax Number:** 301-952-4121

**E-mail Address:** Thomas.Lester@ppd.mncppc.org
II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

(1) Provide a description of SC Area boundaries.

The proposed SC Area boundary for the Town of Eagle Harbor located in Prince George’s County, Maryland begins approximately 250 feet east of the intersection of Eagle Harbor Road and Trueman Point Road. The boundary continues northeast following Trueman Point Road for approximately 4,000 feet until it reaches the intersection of Truman Point Road and Spruce Trail. It then proceeds north along Spruce Trail approximately 170 feet until it reaches Brook Trail where it turns east along Brook Trail for approximately 490 feet. The boundary then heads south along Cypress Terrace for approximately 220 feet until it reaches the rear lot lines of the properties east of Cypress Terrace and north of Trueman Point Road. It then follows the rear lot lines east for approximately 200 feet until it reaches the end of the rear lot line for lot eight where it turns south and follows the lot’s eastern boundary for approximately 100 feet. It then crosses Trueman Point Road and continues south for approximately 100 feet until it reaches the shoreline of the Patuxent River. The boundary proceeds south following the curvature of the Patuxent River shoreline for approximately 2,550 feet until it reaches Oak Trail where it turns west and continues along Oak Trail for approximately 1,280 feet until Oak Trail terminates. The border then extends linearly west from this point for approximately 1,100 feet until it reaches the boundary’s starting point located approximately 250 feet east of the intersection of Eagle Harbor Road and Trueman Point Road.

How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The proposed SC Area boundary follows the Priority Funding Area (PFA) Boundary that overlaps with the municipal boundary established by the Town of Eagle Harbor’s plat of subdivision, except for the recently acquired and annexed property referred to as Trueman Point Landing. The recently acquired property is currently ineligible for SC designation because it is located outside of the Priority Funding Area established by Prince George’s County and the State of Maryland. The applicant proposes to include all property within the municipal boundary with the noted exception because the town has established goals that include the town it its entirety. Specifically, the boundary includes all residential, undeveloped, waterfront, and commercial properties to achieve the town’s housing, environmental, recreational and economic goals. With that said, the boundary excludes areas outside of the municipal boundary for two reasons; first, areas outside of the PFA boundary are ineligible and have been excluded, and second, the character of the area outside the town but still within the PFA is notably different than the character within. For example, the land to the west is zoned open space and includes single-family detached dwellings on large lots, and the land to the south is zoned industrial and includes a power plant.
(2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

(3) Approximate number of acres within the SC Area: 77 Acres

(4) Existing federal, state or local designations:
- ☐ Community Legacy Area
- ☐ Designated Neighborhood
- ☐ Main Street
- ☐ Maple Street
- ☐ National Register Historic District
- ☐ Local Historic District
- ☐ Arts & Entertainment District
- ☐ State Enterprise Zone
- ☐ Special Taxing District
- ☐ BRAC
- ☐ State Designated TOD
- ☒ Other(s): Historically Underutilized Business Zone (Small Business Administration)

(5) 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?

   The Town of Eagle Harbor has not received any state or local smart growth revitalization investments since the launching of the Maryland’s Smart Growth initiative.

(6) Describe the SC Area’s demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

   The Town of Eagle Harbor, located along the Patuxent River waterfront, was founded in 1929 as an African American resort town that catered specifically to the middle class, Black population of nearby Washington, D.C. As a resort town, the population would fluctuate based on the seasons; growing substantially during the spring and summer months, and then decreasing during the autumn and winter months. Since this time, the resort aspect of the town i.e. shops, food and beverage establishments, bath houses, hotels etc. have disappeared and the seasonal population shifts have become less distinct. This is mostly attributed to the end of racial segregation; once African American’s were permitted to enjoy the same beaches as their Caucasian counterparts and live in integrated communities the need for the smaller, segregated resort towns became less pressing. Consequently, the town has lost population over the decades. More recently, the 2010 census recorded a total population of 121 people within 46 households. The 2017 Neustar
projection estimates the population has since declined to 104 people within 40 households. The loss in population in Prince George’s County’s smallest municipality has had a profound impact on the town. The lost in tax revenue alone has put financial constraints on the town’s budget, but has also made it extremely difficult for business owners to maintain a viable business within the town’s borders. Thus, the citizens of the Town of Eagle Harbor must travel beyond to acquire goods and services.

As a town founded during the era of segregation the population was once exclusively African American. Over time, the town has become more diverse with the White population growing beyond the Black population. In the 2010 census, the White population was 52.9% (64 people), the Black population was 44.6% (54 people), the Native American population was 0.8% (1 person), and the persons of two or more Races was 0.8% (1 person). In 2010 the Asian and Pacific Islander population was recorded as 0%. The 2017 estimates only a slight change in race demographics. The White population is 51.9% (54 people), the Black population is 46.2% (48 people), the Native American population is 1.0% (1 person), and the persons of two or more races was 1.0% (1 person). In 2017 the Asian and Pacific Islander population was estimated at 0%. Contrary to Prince George’s County the Hispanic population of the Town of Eagle Harbor has not grown, though it has increased as a percent of the population. The 2010 census recorded the Hispanic population at 2.5% (3 people), while the 2017 estimate shows 2.9% (3 people).

The Town of Eagle Harbor has an older population than Prince George’s County overall. In 2010 the average age in Prince George’s County was 36 whereas the Town of Eagle Harbor was 44. The 2017 estimates show a similar trend with ages 38 and 45 respectively. The largest age group in the town in 2010 was 45-49; the 2017 estimates show that the largest age group now is 55-59. The aging population of the town will prove to be a great challenge. As the residents of Eagle Harbor age, their need to be near certain goods and services such as medical care will increase. Their ability to drive the current distances to reach those goods and services will be challenged. This may force older residents to relocate to neighborhoods where they have easier access to healthcare, etc. Furthermore, it has been stated by the town that as residents have passed away, they have bequeathed their dwellings in the town to their children and grandchildren. Evidently, the younger heirs have little interest with living in or maintaining their newly acquired properties and have failed to perform ordinary maintenance and yard care, and in some cases, have failed to pay the associated property tax; which has exacerbated the town’s revenue challenges. It will become imperative for the town’s viability to attract new and possibly younger residents to the community.

The number of households in the town, according to the 2010 census, totaled 46 with 61.7% (37 households) being owner occupied and the 15% (9 households) being renter occupied. The 2017 estimates show that the total number of households dropped to 40 households with 68.1% (32 households) being owner occupied and 17% (8 households) being renter occupied. Compared to Prince George’s County, which estimates current homeownership at 60.4%, it shows homeownership is higher among Eagle Harbor residents, which is an important aspect of neighborhood stability. Though the overall
drop in the number households is troublesome, it is echoed in the overall drop in population previously discussed. Household size remained stable from 2010 to 2017 staying around 2.6 persons per household, which is lower than the county at approximately 2.8 persons per household. The vacancy rate lowered from 2010 to 2017, going from 23.3% to 14.7%. However, this is deceiving, because the number of housing units decreased considerably from 60 units in 2010 to 47 units according to the 2017 estimate assuming these numbers are accurate.

The 2010 census shows that 57 individuals commuted to work by car or truck, 0 individuals commuted by public transportation or by other means, and 2 individuals worked from home. In 2017, it is estimated that 47 individuals commuted to work by car or truck, 0 individuals commuted by public transportation or by other means, and 1 individual worked from home. In terms of commute times, in 2010, 28.8% of commutes were below 30 minutes, 23.7% of commutes were between 30-60 minutes, and 44.1% of commutes were over 60 minutes. According to the 2017 estimates, 49.9% of commutes were below 30 minutes, 18.4% of commutes were between 30-60 minutes, and 30.6% of commutes were over 60 minutes. In 2010 only 4.3% (2 households) of households did not own a vehicle, while 95.7% owned at least 1 vehicle. The 2017 estimates show that 2.5% (1 household) of households do not own a vehicle, while 97.5% own at least 1 vehicle. The number of individuals commuting to work by car or truck and the time it takes to get to work implies that the town is relatively isolated from places of employment and public transportation. The number of people that own a car or cars reflects the necessity for a car given the town’s location, infrastructure, and everyday access to goods and services.

In 2010 the average household income was lower in the Town of Eagle Harbor ($66,267) than in Prince George’s County overall ($88,263), with most of the town’s households receiving less than $20,000 (30.3%) annually. This has changed considerably compared to the 2017 estimates which show an average income of $83,875 for the town compared to the county at $98,382. According to the 2017 estimates, the majority of the town’s households receiving less than $20,000 has fallen to 5% with the majority of households receiving $75,000 to $100,000 (25%). The overall rise in income is a positive sign for the town and could potentially help in business attraction.

The Town of Eagle Harbor’s population has lower levels of educational attainment than the county overall, and has declined in educational attainment over that last decade. In 2010, 28.9% of the population did not have a high school diploma, 22.2%, had a high school diploma only, 33.3% had some college, 10% had a Bachelor’s degree, and 5.6% had an advance degree. Compared to the county, where 14% of the population did not have a high school diploma, 27.9%, had a high school diploma only, 28.1% had some college, 17.7% had a Bachelor’s degree, and 12.2% had an advance degree. In 2017, it is estimated that for the Town of Eagle Harbor 19% of the population did not have a high school diploma, 46.8%, had a high school diploma only, 22.8% had some college, 8.9% had a Bachelor’s degree, and 2.5% had an advance degree.
B. Organizational Structure, Experience and Public Input:

(1) 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?

The SC Workgroup will rely on three major entities for implementation and support. These include the Town of Eagle Harbor, the Town of Eagle Harbor Citizens Association, and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

Town of Eagle Harbor
As the potential SC area comprises entirely of the Town of Eagle Harbor the lead organization will be the municipal government. The Town of Eagle Harbor has all legislative powers vested in a corporate body designated as the “Board of Town Commissioners for Eagle Harbor,” consisting of five (5) Town Commissioners who are elected at large for a period of two years. Eagle Harbor is governed under what is described as being similar to the Maryland Commission form of governing, where there is no clear separation between legislative and executive functions; all elected officials perform both roles. Four of the elected officials have responsibility for management/oversight of a particular department. There is a Public Safety Commissioner, Sanitation Commissioner, Permit Commissioner, and Road Commissioner. The Mayor is deemed head of government for ceremonial purposes and serves as chief administrator handling most administrative actions. The Mayor requires approval of the board for all major town business executed by the passing of a motion, resolution, or ordinance. The town will implement the SC Action Plan by securing funding through different sources, drafting grant applications, hiring consultants and contractors, and coordinating with the necessary agencies to achieve the different outcomes listed in the Action Plan.

Town of Eagle Harbor Citizens Association
The town also has a very active Citizens Association which is a body elected by the community, operating with a set of bylaws, and which has been in existence before the town was incorporated. The organizational structure includes a President, Vice President, Secretary, Treasurer, Sergeant at Arms, and Parliamentarian. The major goal of the Association is to promote the good and welfare of the Town. They will implement the SC Action Plan by helping shape the actions listed in the Action Plan, possibly overseeing particular projects, and helping to prioritize the projects deemed most important to the town’s citizens.

Maryland-National Capital Park and Planning Commission (M-NCPPC)
Created in 1927, M-NCPPC is bi-county agency serving Montgomery County and Prince George’s County. Generally, the agency is responsible for managing the physical growth of the region, helping plan communities, protecting natural, cultural,
and historic resources, and providing leisure and recreational experiences for residents. The Prince George’s County branch of the organization will be the primary resource for the Eagle Harbor Sustainable Community. The organization’s respective staff from the Planning Department will aid in the implementation of the Action Plan by helping the town navigate the development and permitting process as needed, providing funds through the Planning Assistance for Municipalities and Communities (PAMC) program (a competitive program that must be applied for), and connecting the town to the right agencies and funding sources.

The other state and county agencies, and nonprofit and for-profit organizations will play a supporting role by offering technical assistance, and by providing information regarding funding sources that can be used to achieve the outcomes listed in the Action Plan. The following agencies will most likely play a supporting role in the Workgroup for specific projects as is reflected in the Action Plan:

- Prince George’s County Department of the Environment
- Prince George’s County Department of Permitting, Inspection, and Enforcement (DPIE)
- Prince George’s Historical Society
- Maryland Historical Trust
- Maryland Department of Planning (MDP)
- Maryland Department of Natural Resources (DNR)
- Maryland Department of the Environment (MDE)
- Archeological Society of Maryland, Inc.
- Patuxent River Commission
- Rural Development Administration
- Patuxent Riverkeeper
- Morgan State University
- NRG Energy, Inc.

The complete Workgroup and respective staff from each agency is provided on the following page.
### Eagle Harbor Sustainable Community Workgroup

<table>
<thead>
<tr>
<th>Workgroup Member</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Honorable Mel Franklin, District 9</td>
<td>Prince George’s County Council</td>
</tr>
<tr>
<td>Susie Proctor, Delegate</td>
<td>The Maryland House of Delegates</td>
</tr>
<tr>
<td>The Honorable James D. Crudup, Sr, Mayor</td>
<td>Town of Eagle Harbor</td>
</tr>
<tr>
<td>The Honorable James A. Green, Commissioner (Roads)</td>
<td>Town of Eagle Harbor</td>
</tr>
<tr>
<td>The Honorable Joyce E. Prince, Commissioner (License and Permit)</td>
<td>Town of Eagle Harbor</td>
</tr>
<tr>
<td>The Honorable Jack B. Martin, Commissioner (Sanitation)</td>
<td>Town of Eagle Harbor</td>
</tr>
<tr>
<td>The Honorable James R. Banks, Jr., Commissioner (Public Safety)</td>
<td>Town of Eagle Harbor</td>
</tr>
<tr>
<td>Barbara Martin, President</td>
<td>Town of Eagle Harbor Citizens Association</td>
</tr>
<tr>
<td>Fred Tutman, Riverkeeper and CEO</td>
<td>Patuxent Riverkeeper</td>
</tr>
<tr>
<td>Thomas Lester, Senior Planner, Planning Area 87B</td>
<td>Department of Planning (M-NCPPC)</td>
</tr>
<tr>
<td>Tonya Sanders, Ph.D., Associate Professor</td>
<td>Morgan State University, School of Architecture and Planning</td>
</tr>
<tr>
<td>Greg Staggers</td>
<td>GenOn</td>
</tr>
<tr>
<td></td>
<td>(NRG Energy, Inc.)</td>
</tr>
</tbody>
</table>
(2) 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?

As previously stated the Town of Eagle Harbor will be the lead organization in the implementation of the SC Action Plan. Other organizations will support the efforts of the Town of Eagle Harbor.

Town of Eagle Harbor
The town has experience in administering plans and projects. In 2011, the town embarked on an infrastructure improvement action to remodel the town community center, which had not been updated in several years. Using the town’s reserves for capital improvements, approximately $100,000 was allocated to this project. The Board of Commissioners managed the major rehabilitation of the center; which included adding new floors, walls, windows, doors, and a new deck and pavilion. This project was completed on time and on budget. In 2013, the town purchased and restored the nine (9) acre historic, waterfront Trueman Point property. The town removed several old abandoned trailers, repaired the aging pier and removed debris and dilapidated structures, which were a danger of being swept into the river. Total project cost was approximately $150,000. Also, in 2013, the town received a $65,000 grant under the State Bond Bill program to repair and renovate the town’s historic artesian well site and to repair the crumbling sea wall. This project was managed by the town and completed on time and on budget. In September 2017, the town was awarded two grants totaling $150,000 from the Maryland Department of Natural Resources under the Costal Resiliency Program. The Board of Commissioners will oversee the work to be performed by a consultant and Technical advisors to satisfy the statements of work (SOW). The town’s strengths include their dedicated and passionate leadership, and overall track record in acquiring funding and completing projects successfully. The town’s biggest challenge is their limited financial resources immediately available, and their overall capacity as a small municipal government with limited staff.
(3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The SC Action Plan was based on the 2017 Town of Eagle Harbor Strategic Plan that was developed over a two-year period of collecting data from the community and the town’s partners. In the plan’s creation, the town’s leadership first identified several areas they believed were most pressing for the town to address. To further collect data and to validate those areas that were identified, a survey was distributed to town residents and posted on the town website. The results of that survey were then shared with the community at the April 2017 Board of Commissioners meeting where additional input was collected. Using that feedback, a draft Strategic Plan was developed that focused on key areas to be addressed by the town including, quality of life, economic development, financial sustainability, partnerships and associations, historic preservation and municipal record keeping, infrastructure, and building local leadership. The draft Strategic Plan was then distributed to the community, and to the Board of Commissioners at the monthly meeting held in May 2017 for feedback. Copies of the draft plan were also provided to the town’s partners, including The Patuxent Riverkeeper, Morgan State University, M-NCPPC, and the town’s attorney for input. The Strategic Plan was then finalized and approved at the June 2017 monthly Board of Commissioners meeting. The finalized Strategic Plan was then reformatted and refocused by the town to fit the SC Action Plan template. The drafted SC Action Plan was then presented to the town at the October 8, 2017 Board of Commissioners meeting for finalization.
III. 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, 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.

Please complete the attached matrix. The document has been broken down into six different sections, namely Environment, Local Economy, Housing, Quality of Life, Transportation and Land Use/Local Planning. 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: Dept. of Housing and Community Development (Community Legacy program), Small Business Administration (Services and financial assistance) etc.
Town of Eagle Harbor
Race (2010 U.S. Census)

- White: 51.92%
- Black: 46.15%
- Native American: 0.96%
- Two or More Races: 0.83%

Total Pop: 121
Total HHs: 46

Town of Eagle Harbor
Race (2017 Neustar Estimate)

- White: 46.15%
- Black: 51.92%
- Native American: 0.96%
- Two or More Races: 0.96%

Total Pop: 104
Total HHs: 40
Housing Units (HU) (2010 U.S. Census)

<table>
<thead>
<tr>
<th>Location</th>
<th>Renter Occupied HUs</th>
<th>Owner Occupied HUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prince George's</td>
<td>36.89%</td>
<td>61.61%</td>
</tr>
<tr>
<td>Eagle Harbor</td>
<td>18.18%</td>
<td>70.45%</td>
</tr>
</tbody>
</table>

Eagle Harbor
Total Housing Units: 60 Units
Percent Vacant: 23.3%

Prince George's
Total Housing Units: 328,182 Units
Percent Vacant: 7.36%

Housing Units (HU) (2017 Neustar Estimate)

<table>
<thead>
<tr>
<th>Location</th>
<th>Renter Occupied HUs</th>
<th>Owner Occupied HUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prince George's</td>
<td>36.11%</td>
<td>60.42%</td>
</tr>
<tr>
<td>Eagle Harbor</td>
<td>17.02%</td>
<td>68.09%</td>
</tr>
</tbody>
</table>

Eagle Harbor
Total Housing Units: 47 Units
Percent Vacant: 14.9%

Prince George's
Total Housing Units: 332,296 Units
Percent Vacant: 3.46%
Household Income 2010 U.S. Census

Average Income PG: $88,263
Average Income EH: $66,267

Household Income 2017 Neustar Estimate

Average Income PG: $98,392
Average Income EH: $83,875
Sustainable Community Action Plan

Eagle Harbor

Submitted by the Town of Eagle Harbor
10/9/2017

Revised 03/23/2018
# 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.)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Approximately 31 acres of undeveloped, forested area.</td>
<td>• Potential for flooding given proximity to the river (portion of Town is within the FEMA 2016 “VE” Flood Zone.)</td>
</tr>
<tr>
<td>• Boat access to the Patuxent River.</td>
<td>• Environmental regulations, though important, and supported by the town may conflict with some of the development goals.</td>
</tr>
<tr>
<td>• Recreational water sports, and fishing opportunities along the river’s shoreline.</td>
<td>• Town located closely to a fossil fuel power plant.</td>
</tr>
<tr>
<td>• The shoreline and wetlands are protected from development through the Chesapeake Bay Critical Area, and other regulations.</td>
<td></td>
</tr>
</tbody>
</table>

## Desired Outcomes and Progress Measures

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?
Progress Measure: Identify how you will know that you have achieved your outcome.

<table>
<thead>
<tr>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</td>
</tr>
</tbody>
</table>

**Outcome 1:** Work with the county, state, and federal government to eliminate septic systems in the town and move to a central town sewage system.

Progress Measures: The safe removal of septic tanks with the replacement of a town sewage system.

<table>
<thead>
<tr>
<th>Strategy A:</th>
<th>Strategy B:</th>
<th>Strategy C:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perform feasibility study to determine costs and prohibiting factors.</td>
<td>Work with M-NCPCC, county, and state to determine likelihood of expanding existing sewer system infrastructure to the town.</td>
<td>If possible, use state and federal funding sources to support a town sewage system.</td>
</tr>
</tbody>
</table>

- M-NCPCC
- Maryland Department of Planning
- Maryland Department of the Environment
- Rural Development Administration
### Outcome 2: Reduce the erosion of the town’s shoreline.

**Progress Measures:** Conduct annual or biannual measurement of shoreline recession.

| Strategy A: | Add native ecosystem vegetation to work as a natural buffer between shoreline and the bay currents. |
| Strategy B: | Add concrete structure or wall to have a fixed divide between shoreline and water for protection. |
| Strategy C: | Add rock embankment to shorelines to break wave strength when approaching the shore. |

- Maryland Department of Natural Resources
- Patuxent River Keeper/SC Consultant

### Outcome 3: Be proactive and conduct studies about the potential for hurricane, storm and flood damage and execute proven steps to protect the town and all inhabitants from both personal and property damage.

**Progress Measures:** Survey residents to determine how many residents have flood insurance; maintain updated measurements of the impervious surfaces; and keep an inventory of stormwater runoff infrastructure; such as the number of rain gardens.

| Strategy A: | Hire professionals to identify stormwater drainage routes when moving stormwater into the Patuxent River with as little high-velocity runoff as possible. |
| Strategy B: | Reduce the frequency of impervious paving, while promoting gravel and other forms of pervious surfaces with newer development. |
| Strategy C: | Identify areas to plant rain gardens to slow rainwater velocity and filter contaminants. |
| Strategy D: | Encourage residents to purchase flood insurance; hold an open house with an insurance provider to distribute information. |
| Strategy E: | Concentrate future development outside of the wetlands and floodplain. |

- Maryland Department of Natural Resources
- M-NCPPC
- Patuxent River Keeper/SC Consultant

### Outcome 4: Maintain and enhance the existing green infrastructure.

**Progress Measures:** The acreage of protected land, improved water quality of runoff, and number of elements introduced to protected areas that improve ecosystem function.

| Strategy A: | Strategically purchase environmentally sensitive land for protection from development. |
| Strategy B: | Perform invasive species management throughout the area. |
| Strategy C: | Reduce debris entering the Patuxent River by providing more well-placed municipal trash receptacles. |
| Strategy D: | Slow and treat runoff before it enters the Patuxent River. |
| Strategy E: | Investigate the runoff effect of the stream running through the town from Trueman Point Road to the Patuxent river. |

- Maryland Department of Natural Resources
- Patuxent River Keeper/SC Consultant
## 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)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| • Possibility of residents opening home-based businesses.  
• Waterfront provides a major attraction for educational and recreational activities, such as student field trips, boating, fishing, swimming, etc. | • Only one property is currently zoned for commercial use and it is vacant.  
• The town is in a remote location and abuts an environmental barrier, the Patuxent River.  
• Limited tax base weakens the town’s ability to make improvements that could help attract businesses. |

### Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
</table>
| **Outcome 1:** Through collaboration with the State of Maryland, maximize the economic value and community use of environmentally sensitive waterfront property within the SC boundary.  
Progress Measures: Maintain estimates of the number of patrons visiting the area annually. | **Strategy A:** Through collaboration with state agencies and M-NCPCC (namely the Critical Area Program manager), and after conducting a feasibility study that shows a viable path forward, the Town would like to install/construct several attractions and enhancements including a boat ramp, a town pontoon boat, and a small stadium with associated facilities, such as portable bathrooms.  
**Strategy B:** Rent out bikes, paddle boats, jet skis and canoes and offer boat rides on the Patuxent River (see Economy Outcome 3).  
**Strategy C:** Market the new attractions to the region.  
**Strategy D:** Offer the active waterfront area to be used for educational and recreational activities to schools and daycare facilities for a reasonable fee that generates income for the town (see Local Planning and Land Use Outcome 1). | -Maryland Department of Planning  
-Patuxent River Commission  
-Maryland Department of the Environment  
-Maryland Department of Natural Resources  
-Prince George’s County Department of the Environment  
-Patuxent River Keeper/SC Consultant |
| **Outcome 2:** Attract a seasonal sit-down restaurant.  
Progress Measures: A seasonal restaurant establishment opens within the town. | **Strategy A:** Create a marketing identity for the Town of Eagle Harbor as a destination spot that offers waterfront access and associated amenities for all county residents and beyond.  
**Strategy B:** Rezone residential property through a map amendment or sectional map amendment to a commercial zone that allows for the desired land use.  
**Strategy C:** Work with potential restauranteurs to apply for small-business loans. | -Marketing consultant (hired partner)  
-M-NCPCC |
<table>
<thead>
<tr>
<th>Outcome 3: Rent out bikes, paddle boats, jet skis and canoes and offer boat rides on the Patuxent (See Economy Outcome 1). Progress Measures: The desired recreational opportunities are made publicly available.</th>
<th>Strategy A: Find a well-priced, good quality manufacturer or vendor to purchase equipment for town ownership and rental. Strategy B: Find outdoor water recreation outfitter to open in the town. Strategy C: Work with county and state agencies to ensure all uses are permitted and legal.</th>
<th>-Maryland Department of Planning -Patuxent River Commission -Maryland Department of the Environment -Maryland Department of Natural Resources -Prince George’s County Department of the Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outcome 4: Devise a way to collect donations via social media to restore the history of the area. Progress Measures: Amount of funds collected annually via online donations.</td>
<td>Strategy A: Establish a PayPal donation account in conjunction with the town’s banking accounts. Strategy B: Establish periodic GoFundMe pages to help fund discrete goals listed in the Action Plan.</td>
<td>-Board of Commissioners will investigate hiring a fund-raising consultant.</td>
</tr>
<tr>
<td>Outcome 5: Sell surplus lots that are not ideal for environmental protection and are of no foreseeable future value to the town. Progress Measures: Number of successfully sold lots.</td>
<td>Strategy A: Contact and build a partnership with a Realtor familiar with bay-front properties and rural Prince George’s County. Strategy B: Market properties to those looking to live in rural bay-front areas for an affordable price. Strategy C: Help potential buyers perform due diligence on properties, particularly concerning environmental constraints.</td>
<td>-Realtor Company (hired) -M-NCPPC</td>
</tr>
</tbody>
</table>
### 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)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Newly paved and well-maintained streets.</td>
<td>• No sidewalks.</td>
</tr>
<tr>
<td>• Opportunities for shoreline boardwalk, and/or wooded trails system.</td>
<td>• No public transit connections.</td>
</tr>
<tr>
<td>• Boat access.</td>
<td>• No bridge connection across the Patuxent River.</td>
</tr>
<tr>
<td></td>
<td>• Inadequate parking for community center and waterfront area.</td>
</tr>
</tbody>
</table>

### Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Add a town garage/shed to hold equipment used to sustain and maintain roads during bad weather and to keep overgrowth and bushes under control.</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: A shed is placed on municipal property with newly purchased equipment.</td>
<td>Strategy A: Research the cost of constructing a shed. Strategy B: Consider purchasing a prefabricated shed. Strategy C: Use Town funds to purchase the necessary equipment.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome 2: Working with state agencies and M-NCP PC (namely the Critical Area Program manager) add an additional parking lot to accommodate visitors to the area.</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: More parking has been provided.</td>
<td>Strategy A: Add parking using gravel. System will be cheaper and reduce stormwater runoff while maintaining rural character. Strategy B: Continue to use grass lots as parking or find other forms of pervious parking.</td>
<td>M-NCP PC</td>
</tr>
</tbody>
</table>
### 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)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Relatively affordable housing opportunities.</td>
<td>• Abandoned/unmaintained residential properties.</td>
</tr>
<tr>
<td>• Rural, family-oriented, waterfront residential community character.</td>
<td>• Construction requires six lots to build.</td>
</tr>
<tr>
<td>• Many subdivided buildable lots available for sale.</td>
<td>• Lack of a town marketing strategy.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
</table>
| **Outcome 1:** Encourage the construction of four to eight new dwellings over the next two to five years.  
Progress Measures: The desired number of dwellings have been built. | Strategy A: Identify marketing strategies to find residents seeking a rural bay-front, relatively affordable property.  
Strategy B: Build luxury waterfront properties to generate interest and additional residents for economic growth. | Realtor Company (hired)  
- Residential developer |
| **Outcome 2:** Reduce the number of lots with tax liens.  
Progress Measures: Reduced number of lots with municipal tax liens. | Strategy A: Be proactive in tracking delinquent property owners.  
Strategy B: Use the court system, or collection agencies to collect owed taxes.  
Strategy C: Acquire delinquent properties to be sold at auction to receive owed funds. | |
| **Outcome 3:** Encourage DPIE to issue fines to property owners with property-standard violations.  
Progress Measures: The number of violations that are rectified. | Strategy A: Report property standards to the county enforcement agency (DPIE). | DPIE |
# 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.)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The heritage and history of the town.</td>
<td>• Lack of awareness of the significance of the town.</td>
</tr>
<tr>
<td>• One documented historic site, the Artesian Well.</td>
<td>• Lack of historical data and photos.</td>
</tr>
<tr>
<td>• Knowledgeable town historian on staff.</td>
<td></td>
</tr>
<tr>
<td>• Ideal locale with natural beauty perfect for bike and walking trails.</td>
<td></td>
</tr>
</tbody>
</table>

## Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Preserve and document the rich history of the town while ensuring those pioneers and dedicated individuals who worked so tirelessly for the town are remembered and honored.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress Measures:</strong> Continue documenting and maintaining files and source material on town history.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome 2: Develop displays, written materials, videos, etc. that depicts the past, present, and future of Eagle Harbor.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress Measures:</strong> Production of displays, written materials, and videos.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome 3: Appoint energetic committees to address unattractive areas of the town, for example, a flower committee to plant wildflowers, etc. throughout the town.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress Measures:</strong> Monitor areas for improvements in appearance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome 4: Construct a playground for children to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy A: Work with M-NCPCC is Parks and Recreation to consider the</td>
</tr>
</tbody>
</table>

## Strategies and Action Items

<table>
<thead>
<tr>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy A: Work with M-NCPCC’s Historic Preservation Section, and local history groups to find ways of record keeping and archiving the local history of the Town of Eagle Harbor. Strategy B: Conduct oral interviews with older population to document local history. The project may be funded through the PAMC program administered by M-NCPCC. Strategy C: Work with local heritage groups to conduct research on the town’s history.</td>
<td>-M-NCPCC  -Maryland Historical Trust  -Prince George’s Historical Society  -Archeological Society of Maryland, Inc.</td>
</tr>
<tr>
<td>Strategy A: Continue to consider the most viable options for historical publishing and broad publicizing of Eagle Harbor. Strategy B: Work with M-NCPCC’s Historic Preservation Section, and local historic groups to help produce materials.</td>
<td>-M-NCPCC  -Maryland Historical Trust  -Prince George’s Historical Society  -Archeological Society of Maryland, Inc.</td>
</tr>
<tr>
<td>Strategy A: Engage with residents to gain a better perception of who would be interested in beautification of the town. Strategy B: Implement gardening and other forms of beautification in partnership with residents.</td>
<td>-Town of Eagle Harbor Citizens Association  -Beautification Committee as Implementation Partner</td>
</tr>
<tr>
<td>Strategy A: Work with M-NCPCC</td>
<td>-M-NCPCC</td>
</tr>
<tr>
<td>Outcome</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>5</td>
<td>Under direction from the board of commissioners, expand the historic committee led by the town historian to include partners and friends beyond the town residents.</td>
</tr>
<tr>
<td>6</td>
<td>Sponsor yearly programs/events to honor the town’s history and those who contributed so much.</td>
</tr>
<tr>
<td>7</td>
<td>Implement the use of solar panels, while transitioning from fossil fuels.</td>
</tr>
<tr>
<td>8</td>
<td>Add to the ‘Artesian Well’ historic site and park, and look to open another park that recognizes and celebrates significant female figures from the past.</td>
</tr>
<tr>
<td>9</td>
<td>Replace the aging community center deck in-kind.</td>
</tr>
</tbody>
</table>
# 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.)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Significant amount of land area for residential development.</td>
<td>- Outdated local ordinance (Note: An Ordinance review committee has been appointed to review and update the current Ordinance.)</td>
</tr>
<tr>
<td>- Local municipal control over certain planning aspects.</td>
<td></td>
</tr>
</tbody>
</table>

## Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Work with state agencies to construct an alternative enhancement that would allow schoolchildren to take advantage of the waterfront for ecological activities. Rent the enhancement area to schools and daycare facilities as an income source (see Economy Outcome 1).</th>
<th>Strategies and Action Items</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress Measures:</strong> Monitor when construction of an alternative enhancement has been completed.</td>
<td>Strategy A: Work with state agencies to determine the feasibility of constructing an enhancement on the shoreline of the Patuxent River.</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Research construction limitations within the Chesapeake Bay Critical Area overlay zones.</td>
</tr>
<tr>
<td></td>
<td>Strategy C: Identify materials/methods that would be environmentally friendly to achieve an active waterfront.</td>
</tr>
<tr>
<td>Outcome 2: Make Patuxent Boulevard the town “gateway” and improve lighting, pavement, and overall appearance to help identify the town.</td>
<td>Strategy A: Use town funds to install lighting and repave street. Consider adding landscaping.</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Review other bay-front and rural towns to gain ideas for improving overall appearance.</td>
</tr>
<tr>
<td><strong>Progress Measures:</strong> Photo document conditions periodically and compare photos overtime to track progress.</td>
<td></td>
</tr>
<tr>
<td>Outcome 3: Work to make the entry to the town coming down Trueman Point Road more pleasant.</td>
<td>Strategy A: Plant welcoming greenery around the entry way.</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Install new signage that captures and rural, coastal character of the town.</td>
</tr>
<tr>
<td><strong>Progress Measures:</strong> Photo document conditions periodically, and compare photos overtime to track progress.</td>
<td></td>
</tr>
</tbody>
</table>

## Implementation Partners

- Maryland Department of Planning
- Patuxent River Commission
- Maryland Department of the Environment
- Prince George’s County Department of the Environment
- Town of Eagle Harbor Citizens Association
<table>
<thead>
<tr>
<th>Outcome 4: Work with state, county, and other entities to ensure Eagle Harbor is considered in all relevant master planning, economic, zoning and development studies, decisions, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: Plans that are produced reflect the needs and desires of the town.</td>
</tr>
<tr>
<td>Strategy A: Maintain communication with M-NCPPC, and other planning agencies’ staff regarding planning efforts in and around Eagle Harbor.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outcome 5: Obtain a town office to handle town business, storage of records, and historic documents.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: The grand opening of a new community office.</td>
</tr>
<tr>
<td>Strategy A: Identify an existing building that could be remodeled to serve as new town office.</td>
</tr>
</tbody>
</table>
Local Government Resolution

Resolution of the Town of Eagle Harbor to designate Eagle Harbor as a Sustainable Community, pursuant to the attached Sustainable Community map and Sustainable Community Plan (the “Plan,” as further described in the Sustainable Community Application (the “Application”), for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS, the Town of Eagle Harbor recognizes that there is a significant need for reinvestment and revitalization of Eagle Harbor; and

WHEREAS, the Town of Eagle Harbor proposes to (i) designate the area of Eagle Harbor in the Town of Eagle Harbor as outlined on the attached map (the “Area”), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

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

NOW, THEREFORE BE IT RESOLVED THAT, the Town of Eagle Harbor hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Office/Title</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joyce E. Prince</td>
<td>Commissioner</td>
<td></td>
</tr>
<tr>
<td>James A. Green</td>
<td>Commissioner</td>
<td></td>
</tr>
<tr>
<td>Jack B. Martin</td>
<td>Commissioner</td>
<td></td>
</tr>
<tr>
<td>James R. Banks</td>
<td>Commissioner</td>
<td></td>
</tr>
</tbody>
</table>

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 _____ day of _____, 2017.

BY ORDER: James D. Crudup, I hereby certify that Resolution Number _____ is true and correct and duly adopted by the Town of Eagle Harbor of Prince George's County.

ATTEST/WITNESS:

___________________________________________________________________________

___________________________________________________________________________

___________________________________________________________________________

Page 33 of 60
September 26, 2017

Secretary Kenneth C. Holt
Office of Secretary
Department of Housing and Community Development
7800 Harkins Road
Lanham, MD 20706

Dear Secretary Holt:

It is with great pleasure that I write to offer my strong support for the Town of Eagle Harbor’s application for designation as a Sustainable Community by the Department of Housing and Community Development. A small Prince George’s County waterfront community rich in history, I strongly support their application.

Officially incorporated in 1929, the town of Eagle Harbor will use this most important designation to implement their plan to revitalize and protect this vital area along the Patuxent River. Including Trueman Point Landing, a site recognized by the Maryland-National Capital Park and Planning Commission as historically significant to our State, it stood for centuries as a noteworthy river port for our rich agricultural County and State. It is with this historic legacy in mind that the Town of Eagle Harbor wishes to implement a strategic action plan that would help to address the erosion of the town’s shoreline as well as maximize the economic value and community use of the environmentally sensitive Trueman Point Landing. As Prince George’s County continues to grow, it is imperative that we work with these small communities to embrace their important legacy and protect their infrastructure while allowing them to proactively work to conduct studies on how to protect the inhabitants from rising shorelines and possible future flood damage. Designation as a Sustainable Community will help the Town gain access to essential county and state programs and funding to guarantee these initiatives as well as enhance their future as they move to become a green and sustainable community.

Striving to safeguard this rural waterfront area of Prince George’s County, this designation will ensure the Town of Eagle Harbor is able to remain a beacon of small community success. For these reasons, I strongly support the Town of Eagle Harbor’s application for Sustainable Community Designation and thank you for your consideration of this outstanding town within my District. Please do not hesitate to contact me directly if I can be of any further assistance.

Sincerely,

Thomas V. Mike Miller, Jr.
Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Eagle Harbor Sustainable Communities Designation

Dear Secretary Holt:

I am submitting this letter in support for the Town of Eagle Harbor’s application seeking designation of Eagle Harbor as a Sustainable Community by the Maryland Department of Housing and Community Development.

The Sustainable Communities designation will play an important role in helping the town to implement their strategic action plan for revitalization by targeting county and state programs and funding related to environmental protection, economic development, transportation, housing quality, historic preservation, town beautification, and land use planning. I understand the importance of this designation for the Town of Eagle Harbor and I support the town’s revitalization and development in the following areas:

- Address the erosion of the town shoreline.
- Be proactive and conduct studies about the potential for hurricane, storm and flood damage and execute proven steps to protect the town and all inhabitants from both personal and property damage.
- Maintain and enhance the existing green infrastructure.
- Maximize the economic value and community use of the environmentally sensitive Truman Point.

As the Maryland State Delegate for the town, my office stands ready to assist Eagle Harbor to achieve their strategic goals and to be designation as a Sustainable Community.

Sincerely,

Delegate Susie Proctor

cc: The Honorable James A. Crupup, Mayor, The Town of Eagle Harbor
    Thomas Lester, M-NCPPC, Community Planning South
September 21, 2017

Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Eagle Harbor Sustainable Communities Designation

Dear Secretary Holt:

As the Prince George’s County Council Member who serves the subject area, I am submitting this letter in support for the Town of Eagle Harbor’s application seeking designation of Eagle Harbor as a Sustainable Community by the Maryland Department of Housing and Community Development.

The Sustainable Communities designation will play an important role in helping the town to implement their strategic action plan for revitalization by targeting county and state programs and funding related to environmental protection, economic development, transportation, housing quality, historic preservation, town beautification, and land use planning.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from state and county agencies and community interests, we understand the importance of this designation for the Town of Eagle Harbor and are committed to the town’s revitalization and development.

We look forward to continued involvement with the Sustainable Communities Workgroup and the designation of Eagle Harbor as a Sustainable Community.

Sincerely,

Councilman Mel Franklin
Prince George’s County Council, District 9

cc: The Honorable James A. Crudup, Mayor, The Town of Eagle Harbor
    Thomas Lester, M-NCPPC, Community Planning South
September 22, 2017

Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Eagle Harbor Sustainable Communities Designation

Dear Secretary Holt:

The Town of Eagle Harbor Citizens Association is submitting this letter in support for the Town of Eagle Harbor’s application seeking designation of Eagle Harbor as a Sustainable Community by the Maryland Department of Housing and Community Development.

The Sustainable Communities designation will play an important role in helping the town to implement their strategic action plan for revitalization by targeting county and state programs and funding related to environmental protection, economic development, transportation, housing quality, historic preservation, town beautification, and land use planning.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from state and county agencies and community interests, we understand the importance of this designation for the Town of Eagle Harbor and are committed to the town’s revitalization and development. To ensure the success of this endeavor the Town of Eagle Harbor Citizens Association will work with our partners to:

- Appoint energetic committees to address unattractive areas of the town, for example a flower committee to plant wild flowers etc. throughout the town.
- Under guidance and assistance from the board of commissioners, expand the level of support to the town towards obtaining Sustainable Community (SC) status
- Partner with the Board of Commissioners to sponsor yearly programs/events to honor the town’s history and those who contributed so much.
- Work with the Board of Commissioners to open another park to recognize and celebrate the significant contributions of female figures from the past.
- Make Patuxent Boulevard the town “gateway” and improve lighting, pavement, and overall appearance to help identify the town.
- Work to make the entry to the town coming down Trueman Point Road more pleasant.

We look forward to involvement with the Sustainable Communities Workgroup and the designation of Eagle Harbor as a Sustainable Community.

Sincerely,

[Signature]

Barbara D. Martin
President, Eagle Harbor Citizens Association

cc: The Honorable James A.Crudup, Mayor, The Town of Eagle Harbor
    Thomas Lester, M-NCPCC, Community Planning South
Kenneth C. Holt, Secretary  
Maryland Department of Housing and Community Development  
4800 Harkins Road  
Lanham, MD 20706  

Re: Eagle Harbor Sustainable Communities Designation  

Dear Secretary Holt:  

I am submitting this letter in support for the Town of Eagle Harbor’s application for the designation of the town as a Sustainable Community by the Maryland Department of Housing and Community Development.  

Eagle Harbor has the rare distinction of being both a well-established historic and culturally significant community as well as a viable municipality that has been continuously active and robust since the 1920’s. Now as the town seeks to update its infrastructure and intensify its vision for the future, the townsfolk hope to commit to a sustainable vision for future generations—while retaining the quality of life that has made the town an extremely desirable place to live for several generations.  

The Sustainable Communities designation is a key component that will help connect and activate the town’s various and visionary efforts to implement their strategic action plan for revitalization. The town is presently targeting county and state programs and funding related to environmental protection, economic development, transportation, housing quality, historic preservation, town beautification, and land use planning. The Patuxent Riverkeeper organization understands the importance of this designation for the Town of Eagle Harbor and moreover, we support the town’s revitalization and development in the following specific areas.  

- Reduce harmful erosion on the town’s shoreline.  
- Planning and preparation for the likelihood of foreseeable hurricanes, storms and flood damage while protecting the town and its inhabitants from both personal and property damage.  
- Modernizing and improving existing green infrastructure.  
- Maximize the economic value and community use of the environmentally sensitive area next to the town (Trueman Point).
- A gradual transition away from a fossil fuels energy basis and a deeper reliance on renewable sources of energy

The Board of Directors and staff at Patuxent Riverkeeper admires and supports the determinism and initiative of the town as it exemplifies positive civic engagement, grassroots zeal and deliberative democracy at its finest. We stand ready to help the town actualize these ambitious and very necessary plans and programs toward the goal of becoming more resilient, sustainable, and green. We will continue to assist Eagle Harbor to achieve their strategic goals and to become a model designee as a Sustainable Community.

Sincerely,

Frederick L. Tutman
Riverkeeper, CEO
Patuxent Riverkeeper

cc: The Honorable James A. Crudup, Mayor, The Town of Eagle Harbor
Thomas Lester, M-NCPPC, Community Planning South
September 29, 2017

Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Eagle Harbor Sustainable Communities Designation

Dear Secretary Holt:

I am submitting this letter in support for the Town of Eagle Harbor’s application seeking designation of Eagle Harbor as a Sustainable Community (SC) by the Maryland Department of Housing and Community Development.

GenOn, Chalk Point and its predecessors have worked in partnership with the town of Eagle Harbor for several years and will continue to assist the town, where possible, to achieve the goals outlined in the town’s (FY2017-FY2020) Strategic Plan, which will allow them to achieve the designation of a Sustainable Community.

Sincerely,

Greg Staggers

General Manager, Chalk Point Generating Station

cc: The Honorable James A. Crudup, Mayor, The Town of Eagle Harbor
Thomas Lester, M-NCPPC, Community Planning South
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: jpc

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.

[Signatures and Date]

Page 41 of 60
Town of Eagle Harbor Sign Looking Southeast – Trueman Point Road
Town Garage Looking West – Hawkins Drive

Reforestation Area Looking North – Trueman Point Road
Commercial Property Looking South - 18311 Truman Point Road

Waterfront Property Looking East – Patuxent Boulevard
Vacant Lots Looking East – Hawthorn Trail

Vacant Lots Looking Southwest – Elm Trail
Grill Looking North – Juniper Trail

Mailboxes Looking South – Elm Trail
18407 Juniper Trail Looking South

23319 Sycamore Trail Looking West
23512 Hawkins Drive Looking Southeast

23401 Patuxent Boulevard Looking South (Vacant House)