

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: City of Hagerstown

NAME OF SUSTAINABLE COMMUNITY: Hagerstown

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application 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 – Signature Letter (acknowledging Disclosure Authorization and Certification)**
- ☐ **Section F – CD-ROM:** The CD-ROM should include the following contents:
 - If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
 - **GIS shapefiles of the modified Sustainable Community boundary** (if requesting a modification) and other GIS related data
 - Photos (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
 - Digital copy of completed Sustainable Communities Renewal Application

Approved by SGCC 4/13/22

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

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|---|---------------------------|---|------------------------|
| Name of Sustainable Community: | | Hagerstown | |
| Name of Applicant: | | City of Hagerstown | |
| Applicant's Federal Identification Number: | | 52-6000794 | |
| Applicant's Street Address: | | 1 East Franklin Street | |
| City: Hagerstown | County: Washington | State: MD | Zip Code: 21740 |
| Phone Number: 301-739-8577 | Fax Number: | Web Address: www.hagerstownmd.org | |

Sustainable Community Application Local Contact:

| | | | |
|--|-------------------------------|--------------------------------------|------------------------|
| Name: Megan Flick | | Title: Planner | |
| Address: 1 E Franklin St, Suite 300 | City: Hagerstown | State: MD | Zip Code: 21740 |
| Phone Number: [REDACTED] | Fax Number: [REDACTED] | E-mail Address: [REDACTED] | |

Sustainable Community Contact for Application Status:

| | | | |
|--|-------------------------------|--------------------------------------|------------------------|
| Name: Megan Flick | | Title: Planner | |
| Address: 1 E Franklin St, Suite 300 | City: Hagerstown | State: MD | Zip Code: 21740 |
| Phone Number: [REDACTED] | Fax Number: [REDACTED] | E-mail Address: [REDACTED] | |

Other Sustainable Community Contacts:

| | | | |
|---|-------------------------|---|------------------------|
| Name: Jonathan Kerns | | Title: Community Development Manager | |
| Address: 14 N Potomac St, Suite 200A | City: Hagerstown | State: MD | Zip Code: 21740 |
| Phone Number: [REDACTED] | Fax Number: | E-mail Address: [REDACTED] | |

II. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

The City of Hagerstown is not requesting any changes to our Sustainable Community boundary at this time. The Sustainable Community Area established by the 2012 Sustainable Community Plan contains the historic

Sustainable Communities Renewal Application - Section A

urban core of Hagerstown, which continues to experience the same challenges for redevelopment and continues to be the City's priority area for revitalization.

- (2) Include the following in as an attachment (if requesting a modification to your current boundary):
N/A

- a. PDF or JPEG of modified Sustainable Communities boundary map, N/A
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary), N/A

- (3) Approximate number of acres of entire SC Area: **2,893**

- (4) Existing federal, state or local designations:

☒ Main Street ☒ National Register Historic District ☒ Local Historic District

☒ Arts & Entertainment District

☒ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD

☒ Other(s): Opportunity Zone

- (5) 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?

In 2019, Hagerstown, MD had an estimated population of 40.2k people with a median age of 35.2 and a median household income of \$40,800. Between 2018 and 2019 its median household income grew from \$40,531 to \$40,800, a 0.664% increase. The 5 largest ethnic groups in Hagerstown, MD are White (Non Hispanic) (64.7%), Black or African American (Non-Hispanic) (16.6%), Two+ (Non-Hispanic) (6.56%), White (Hispanic) (5.63%), and Asian (Non-Hispanic) (2.82%). 96.5% of the residents in Hagerstown, MD are U.S. citizens.

The 2020 Census reported population of Hagerstown increased from 40,152 people in 2019 to 43, 527 people in 2020.

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?

City staff formed 2 new work groups based around the themes of: 1) Economic Development and 2) Community Facilities and Services. Both groups discussed quality of life in addition to housing and other relevant topics. The workgroup rosters are attached to this document.

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

Sustainable Communities Renewal Application - Section A

Challenges have been retaining the exact same workgroups over the last 5 years, especially through the pandemic. We continue to keep the workgroups updated with this year's renewal of the City of Hagerstown's Sustainable Communities designation.

- (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?

City staff met with workgroups via Zoom to discuss the Sustainable Communities Action Plan and gather input on strengths, weaknesses, and prioritized goals and strategies for the next 5 years. City staff also discussed the input with Mayor and City Council to confirm that the Sustainable Communities Action Plan should continue to be based on the City's Comprehensive Plan, visionHagerstown 2035, the Community City Center Plan, and the Mayor and Council's Strategic Plan.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

N/A

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

Accomplishment 1: Completion of the Urban Improvement Project (UIP)

Outcome: Reinforce City Center's role as region's economic, cultural, and institutional center.

Projects: Supported expansion of Maryland Theatre, USMH, and BISFA; Developed public amenities to link the anchor institutions and downtown with City Park.

Partners: Maryland Theatre Board of Directors, University System of Maryland Center at Hagerstown, Washington County Board of Education, Washington County Commissioners, City of Hagerstown Mayor and City Council, Senator Serafini and Governor Hogan. The Governor awarded \$7 million to the project and the City and the County received over \$2 million in other State grants for the various components of the UIP project.

Impact: This multi-pronged, major improvement project was implemented as a public-private partnership with substantial public sector investment. The total investment was greater than \$40 plus million. The Hagerstown Cultural Trail was completed in 2017. The Maryland Theatre expansion was completed in October 2019. The BISFA expansion was completed in 2020. USMH opened the Physician's Assistants program on Walnut Street in 2019 and the Hospitality Management program on W. Washington Street in 2020. The City is finishing up construction of the Plaza and Cultural Trail expansion right now. The UIP project has certainly increased confidence in downtown developers, lenders and investors as evidenced by multiple new building acquisitions and investment projects. It has also helped the Maryland Theatre, USMH, and BISFA to expand their offerings and thus increase foot traffic to support retail and restaurants. While COVID has stifled retail and restaurant activities, plans continue for new offerings in the immediate area of the UIP. The resurrected stadium project is viewed by many as the next "UIP."

Accomplishment 2: Replenishment of First Third and Other Financial Incentive Programs

Outcome: Facilitate economic development in planned locations and increase home-ownership in urban neighborhoods.

Projects: In FY 2019, the Mayor and City Council replenished the Department of Community & Economic Development's Invest Hagerstown programs fund through dedicated funding from the real estate tax rate. Since that time, \$2,972,500 in City tax dollars have been allocated to Invest Hagerstown, \$549,500 the first year and between \$800,000-\$819,000 in each subsequent fiscal year. The Invest Hagerstown programs include the City Center redevelopment Grant Program, the City-wide Redevelopment Grant Program, the Home-ownership Grant Program, the Rental Property Rehabilitation Grant Program, and the Façade Grant Program.

Partners: For special initiatives, the City seeks Community Legacy and Appalachian Regional Commission funding to supplement our resources and leverage private sector funding, such as Student Housing program grants and grants for Life Safety upgrades to downtown buildings. All grants issued through these City programs require private sector match, minimum investment thresholds, and minimum development standards.

Impact: Since FY 2019 and as of January 2022, the City has awarded \$2,757,539 to facilitate economic development and homeownership in Invest Hagerstown funds. \$2,079,999 in City Center Redevelopment grants helped or are helping to upgrade 9 vacant or under-utilized downtown buildings and to add onto one building to create upgraded apartments, offices, storefront spaces, and an addition to a restaurant. \$359,593 in City-wide Redevelopment grants were awarded to assist 17 enterprises with building renovation and/or business expansion activities. \$210,500 in Home-ownership Assistance grants were awarded to 30 new home-owners. \$45,000 in Rental Rehabilitation grants were awarded for seven properties. \$54,947 in Façade grants were awarded to 10 projects. Each year, City staff and the Mayor and City Council assess the impact of the program and determine if

any fund shifting should occur or program guidelines should change. Invest Hagerstown has been very effective in helping the City to leverage private sector funds and jump start downtown revitalization activity and has helped encourage home-ownership in our older neighborhoods.

Accomplishment 3: Created two student housing demonstration projects & funded 2 more

Outcome: Encourage adaptation of buildings for alternative housing opportunities.

Projects: The Community's City Center Plan recommended that the City and USMH partner with developers to create three student housing projects over ten years. The intent was to remove risk for the developer partners and to demonstrate to the investment community that upgraded housing downtown will lease well and that there is a market for student housing downtown. Private sector partners utilized City and State grant funds to create the following student housing projects: four units at Patterson Hall in 2015; ten units at 140 W. Antietam Street in 2019. Grants were awarded in 2021 for a third and fourth project: 9 units at 170 W. Washington Street; and 8 units at The Roslyn. The first two projects have been leased since inception. The current two projects are still under construction.

Partners: The State awarded three Community Legacy grants to assist with this project. The City provided substantial grants to each project, as well. The private sector developers matched funds and retained ownership of the upgraded apartments. For the first two projects, the City and USMH provided a rent guarantee for five years, to cover costs if any student units were vacant. For the third and fourth projects, the rent guarantee was not continued. USMH still works with the developers to help secure student tenants, however.

Impact: These pilot projects have successfully demonstrated that students will live downtown in upgraded housing units. A City grant assisted with upgrades to 12 housing units at 50 Rochester Place which attracted young professionals. Another developer has been renovating the very large Hamilton Hotel into 37 upgraded housing units with the intent of leasing to students from The Collegium, a new downtown college, as well as to young professionals and other students. In recent months, the City awarded grants to four other projects that will include a total of 82 upgraded or newly created housing units which the developers feel confident will lease. The FY 2022 Community Legacy award for upper floor housing will help the City leverage our Invest Hagerstown funds to facilitate other larger scale housing projects downtown.

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: Partner with a Private Developer to Develop Class A Office Space Downtown

Narrative: While we successfully secured a developer partner for acquisition of a City-owned surface parking lot for this project in 2015, other investment activities by this developer forced this project to be put on hold. In recent years, the demand for new office space in our market is not strong even in suburban locations. The City's economic incentive programs have assisted with several office renovation projects downtown since 2017: Professional Arts Building, Mulberry Lofts, Wareham Building, Bowen Architects, and the Masonic Temple. It is too soon to tell if implementation of this new construction project will demonstrate that the downtown can compete with suburban areas for new Class A office space offerings.

Outcome: Construction of Third Parking Deck and New Stadium Downtown

Narrative: These are two separate but linked major improvement projects that were not accomplished in the last five years, however they should be implemented in the next few years. The intent of the Third Parking Deck project was to implement a recommendation of the Downtown Parking Master Plan and thus provide adequate parking capacity to accommodate new growth and occupancy. This project did not move forward due the City's inability to secure implementation partners and because existing parking demand was being met. A proposed stadium relocation project in 2012-2015 failed to move forward due to unresolved funding plans with the then owner of the minor league team. In 2019, the Maryland Stadium Authority (MSA) began planning for a new stadium, known as Hagerstown Multi-use Sports and Events Facility (MUSEF), and the Governor awarded construction funds for the project in 2021. While Hagerstown's Minor League baseball team left in 2020, the Atlantic League of Professional Baseball approved an application in 2021 for a new privately-owned team for the new MUSEF. With construction of a privately-owned MUSEF anticipated to be completed in 2023, the City agreed in 2021 to solely fund the Third Parking deck project by placing it in our Capital Improvement Project for FY 2023-FY 2024.

Outcome: Develop Hotel/Conference Center and Heritage Center/Commemorative Park

Narrative: The Community's City Center Plan and the 2017 Sustainable Community Plan recommended that this project be constructed to strengthen the City Center's role as a regional tourist destination. As recommended, the hotel was to be built by the private sector as a higher end hotel then currently exists in our market. The conference center was recommended as a necessary room generator for the hotel, but it was assumed the public sector would need to fund it. The heritage center/commemorative park was recommended for adjacent land to again generate demand for hotel rooms. The recommended location for the project was on land vacated by the hospital and still owned by the hospital. Given all that was occurring with the UIP and other investment activity downtown, the City viewed this project as not yet a priority and something that would become more viable when the economic vitality of the downtown was stronger.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

The purpose of the comprehensive 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). 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.

Sustainable Communities Renewal Application - Section B

| ENVIRONMENT | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes? |
|--|------------|-----------|------------|---|
| 1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc. | X | | | The City has constructed four retrofit water quality facilities to reduce stormwater water pollutants, and has enforced the City's Stormwater Management Ordinance's requirements to provide Environmental Site Design for all new development projects. |
| 2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens | X | | | The City continues to plant street trees and enhanced tree planting in several of our parks. In addition, the City created a Monarch Butterfly Way Station at Kiwanis Park and has an Arboretum Trail that is designed to educate people on the various tree species. The initial goal set by the City 12 years ago while part of Sustainable Maryland Certified was to achieve an Urban Tree Canopy Coverage of 30% which would mean an additional 641 acres of coverage by 2050. The City maintains this goal, but cannot assess the current tree canopy coverage. The Parks & Engineering Department has been making an effort for the last few years to complete a new tree canopy assessment. The effort will be continued this summer. The City Engineer estimates that we have probably not gained enough tree canopy coverage since the 2017 application was submitted. |
| 3. Have you increased access to green space, parks or outdoor recreational opportunities? | X | | | In addition to the Monarch Butterfly Weigh Station, the City constructed a canoe/kayak launching area at Kiwanis Park and is designing a second launch facility on Antietam Creek at Mount Aetna Road. The City also constructed Thomas Kennedy Park and the National Road Park and added extensive play systems in City Park in addition to the Arboretum Trail. Additionally, a new skate park is under construction and there are ongoing improvements to the BMX track. Furthermore, the initial phase of the Hagerstown Cultural was completed and the City is working on Phase II which will connect East Antietam Street and West Washington Street. The City continues to restore and renovate the Jonathan Hager House and Museum and has received funding from Maryland Heritage Areas Association (MHAA) to expand the recreational and educational opportunities at the Hager House. The City also has concepts in mind for a battlefield park, plans for which are on hold due to the property going to contract with a private developer. |

Sustainable Communities Renewal Application - Section B

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| 4. Have you implemented operational sustainability practices (example: town hall enhancements) and or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc) | X | | | The City administers a residential recycling program, and holds an annual electronics recycling event. The City also has a pilot program with the Washington County Conservation District to encourage residents to install rain barrels and rain gardens. |
|--|---|--|--|--|

| ECONOMY | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes? |
|---|------------|-----------|------------|---|
| 1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District? | X | | | The City saw an increase in the number of new businesses in the Main Street/Commercial District: 12 new businesses opened in 2017 with 9 businesses closing for a total influx of 3 businesses; while 17 new businesses opened in 2021 with only 1 business closing for a total influx of 16 new businesses. The growth did initially slow in 2020 due to the pandemic, but the City remains hopeful for continued business growth into the future. |
| 2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development? | X | | | The City will be applying for expansion of the City of Hagerstown Arts & Entertainment District in the Spring of 2022. The City also created 4 Opportunity Zones. |
| 3. Has there been an increase in foot traffic in the Main Street/commercial district? | X | | | With the combination of an increase in new businesses to the downtown and the progress of the Urban Improvement Project (UIP) over the last five years, foot traffic has increased in the downtown. The pandemic saw some decrease in foot traffic initially, as expected, but in early 2022 is picking back up again. |
| 4. Have the number of commercial vacancies decreased? | X | X | | In 2017 there were approximately 32 vacant commercial buildings; in 2019 there were 28 vacant commercial buildings; in 2020, there were 30 vacant commercial buildings; and in 2021, there are 35 vacant commercial buildings in the City. The commercial vacancies were steadily decreasing until 2020 when vacancies began to increase due to the pandemic. The storefront vacancy rate was 32% in January 2019. |

Sustainable Communities Renewal Application - Section B

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| 5. Has there been an increase in local jobs within the Sustainable Community for its residents? | X | | | There is no information available specifically for the Sustainable Community Area; however, according to the Census Bureau, 62% of the citywide population was in the labor force from 2015-2019. Of the 43,527 people living in Hagerstown, 26,986 of them are employed which is an increase from the 17,107 people employed in the City in 2015. We expect to see some decrease or flux in employment from 2020-2022 due to the pandemic. |
| OTHER: | | | | |

| TRANSPORTATION | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes? |
|---|-----|----|-----|---|
| 1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover? | X | | | From February 2017 to January 2019, the amount of bike lanes in the City has increased from 8.94 miles to 14.8 miles; the bike routes have increased from 14.36 miles to 23.4 miles; the SHA bike routes/shared lanes have increased from 8.88 miles to 17.6 miles; and the multi-path routes have remained the same at 3.5 miles. In total, the City has gone from 35.68 miles of bike use paths in February 2017 to 59.3 miles in January 2019. |
| 2. Have there been improvements to the public transit infrastructure? | | X | | Washington County has not added any new bus stop shelters since 2017, nor do they have any significant updates or changes planned in the immediate future. The City has heard from community groups and stakeholders that there is a desire to increase the number of routes on the Hopewell Express. |
| 3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places? | X | | | The City has added approximately 4000 linear feet of sidewalk and builds around 30 to 40 ramps a year to add approximately 200 linear feet of accessibility elements annually. The City also rebuilt 3 traffic signals with ADA countdown lights. |

Sustainable Communities Renewal Application - Section B

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| 4. Have there been any roadway improvements that support “Complete” or “Green” streets? | X | | | The City continues to be guided by its Complete Streets policy which was adopted in 2015. The City has also completed the Belview Green Street Project while the West Hillcrest Green Street Project is currently under design. |
| 5. Has traffic congestion along major roads decreased? (Amount in percent) | X | | | The City Engineer estimates that traffic congestion along major roads has decreased by probably 10% or more. |
| HOUSING | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes? |
| 1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased? | X | | | The City’s Façade Grant provides assistance to improve commercial facades: from 2017-2022, 3 mixed-use buildings and 6 commercial buildings used this grant program to improve facades. Since calendar year 2017, the City assisted 40 residential properties with our CDBG Emergency Repair program and/or our Single Family Loan repair program. These programs are DCED in-house repair programs and improvements can include (but are not limited to): roof replacement, window replacement, HVAC system replacement, electrical improvements, hot water heater replacement, general interior repairs, general exterior repairs, and more. |
| 2. Has the home ownership rate increased? | | X | | The owner-occupied housing unit rate in the City from 2015-2019 was 41.6%. City staff estimates that the home ownership rate has not increased much or at all since 2019. Increasing home ownership remains a priority for the City of Hagerstown. |
| 3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop? | X | | | 28 new housing units have been completed downtown, including those at the Hamilton Hotel and Patterson Hall. Increasing housing units downtown remains a prioritized goal and the City has been seeking grant funding to rehabilitate and occupy upper floors of downtown buildings for housing units. |

Sustainable Communities Renewal Application - Section B

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| 4. Has there been demolition of blighted properties? | X | | | In 2017, the City demolished 10 structures; in 2018, the City demolished 17 structures; in 2019, the City demolished 18 structures; in 2020, the City demolished 17 structures; and in 2021, the City demolished 21 structures. In total, there have been 73 demolitions in the City since 2017. |
| 5. Has the residential vacancy rate decreased? | X | | | In 2017, there were 352 vacant residential properties; in 2019, there were 324 vacant residential properties; in 2020, there were 304 vacant residential structures; and in 2021, there are 220 vacant residential structures in the City. The City is hopeful that the residential vacancy rate will continue to decrease. |
| 6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same? | | X | | <p>The Hagerstown Housing Authority has constructed affordable housing at McCleary Hill and also plans to redevelop affordable housing units at Noland Village. The City of Hagerstown is not an official partner of these developments; however, City staff encouraged the timely review of development plans to contribute to a smooth development process.</p> <p>The Mayor and City Council have prioritized support of social services to aid those who are experiencing homelessness. This goal is included in their strategic plan while specific action items are outlined in the ARPA funding list, all projects which are incorporated into the goals and strategies of the Sustainable Community Action Plan.</p> |
| 7. Has there been an increase in homeownership counseling services or individuals accessing such services? | | X | | Hagerstown Housing Authority Board approval in January 2022 to allow Section 8 vouchers to be used for mortgage payments, which represents a significant step forward in incentivizing and therefore increasing homeownership in Hagerstown. |
| OTHER: | | | | |

Sustainable Communities Renewal Application - Section B

| COMMUNITY HEALTH & QUALITY OF LIFE | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes? |
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| 1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos? | X | | | From 2017-2021, a total of 239 cases came before the Historic District Commission. All properties that go through the process of bringing a historic property up to Code are expected to mitigate environmental hazards in the renovation. |
| 2. Have there been improvements and/ or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art. | X | | | The Hagerstown Cultural Trail is a half-mile walkway featuring public art experiences, unique landscaping, gathering spaces, historical information and other amenities. The trail connects two of our city's most popular destinations -the downtown Arts & Entertainment District with the award-winning City Park and the Washington County Museum of Fine Arts. Phase II of the Cultural Trail is nearing completion in March of 2022 and will complete the connection between East Antietam Street and West Washington Street. The City's partners include the State of Maryland, Washington County Board of Education, the Maryland Theater, and Hager 5 LLC. Furthermore, the Jonathan Hager House and Museum at City Park continue to undergo site and program improvements to enhance the visitor experience. |
| 3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc. | X | | | Since 2017, the City has created a new event called Imagine Hagerstown Festival, which serves multiple generations and populations in the community. Imagine Hagerstown hosts 'Fourth Friday Music' at the University Plaza in downtown Hagerstown and offers free admission to see the bands play. Imagine Hagerstown also has a 'Music on the Square' series which will begin again in the Spring of 2022. The Hagerstown Mayor and City Council completed a Community Wide Survey during which they collected input from residents on the City's strengths and weaknesses and where they would like to see improvements in the community. |
| 4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, | X | | | In addition to the WSHC opening of a Family Healthcare clinic and pharmacy at 201 S. Cleveland in 2016 or so, Meritus opened a Meritus Family Medicine clinic at 24 N. Walnut Street in 2018. Furthermore, the Hagerstown Goodwill has been awarded \$925,000 by CHRC |

Sustainable Communities Renewal Application - Section B

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| hospitals, telehealth opportunities. | | | | to open a primary care location in their Prospect Street location, which will increase access to health and wellness services. |
| 5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)? | X | | | The City is home to several parks and bike trails in addition to the half-mile long and expanding Hagerstown Cultural Trail. The City also has plans for an indoor field house and a multi-purpose stadium downtown. Furthermore, the public golf course now remains open year-round whereas in previous years it would close for the winter season. |
| 6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community? | X | | | In addition to the City's 26-plot Community Garden, the City is currently exploring the reactivation and expansion of the City Farmer's Market. The City is also now home to a Dollar General downtown, an upgraded Aldi that is walkable, and a new Lidl store that is walkable. These grocery stores have increased residents' access to healthy food options. |
| 7. Has there been a decrease in crime rate? | X | | | According to city-data.com, the City's crime rate went from 346.6 in 2017 to 346.1 in 2018 and 296.1 in 2019. Data from 2020 and 2021 is not currently available, but the City's Chief of Police estimates that the crime rate should continue to decrease. |
| 8. Do all residents have access to the Internet and other basic utilities and services? | X | | | All residents in the City have access to Internet and other basic utilities and services. |

Sustainable Communities Renewal Application - Section B

| LOCAL PLANNING & STAFFING CAPACITY | YES | NO | N/A | If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes? |
|---|------------|-----------|------------|--|
| 1. Have there been any infill developments? | X | | | The Kilpatrick Woods development, which is currently going through the development review process, contains workforce housing and the McCleary Hill development, partially occupied and still under construction, contains affordable housing. |
| 2. Has there been an increase in the amount of preserved/protected land? | X | | | The city maintains a forest conservation ordinance as part of its land development process. Every year, existing forest is either preserved, or new forest planted, and subsequently protected via easement, on most development sites. Since 2017, about 45 acres of existing forest has been preserved and about 8 acres have either been planted or commitments have been received to be planted from developers. |
| 3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land. | | X | | The Adequate Public Facilities Ordinance (APFO) for schools was repealed in 2014. The City also has adequate levels of water and wastewater capacity to support new city development; however, it is becoming increasingly challenging to serve the demand outside the City given the extent of Washington County's Urban Growth Area (UGA) boundary. |
| 4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community? | X | | | Each year the City assesses its zoning code and makes amendments to create and modify ordinance provisions to facilitate Sustainable Community Area growth and revitalization. Most recently, the City is working to implement smart growth strategies by encouraging mixed-use development. |

Sustainable Communities Renewal Application - Section B

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| 5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)? | | X | | <p>The City did undertake additional installation of overhead wires underground during the Public Plaza project as part of the Urban Improvement Project downtown.</p> <p>The sewer department completed approximately 2,000 LF of sewer line rehabilitation work at various locations in the system; and the water department replaced some waterlines in some developments off Jefferson Blvd.</p> <p>Additionally, the City received funding from the Appalachian Regional Commission for correction of inflow and infiltration into City sewer lines.</p> <p>The Light Department has focused efforts on routine maintenance and the occasional capital improvements for minor system upgrades as needed.</p> |
| 6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs? | X | | | <p>The City of Hagerstown is constantly assessing ways to better serve the community considering financial limitations. The Fire and Police Departments are working on expanding and retaining their staff by enacting more competitive salaries.</p> |
| 7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies? | X | | | <p>The City of Hagerstown adopted a new Comprehensive Plan titled visionHagerstown 2035 in early 2018. Since then, a Future Land Use amendment has been adopted and a Transportation amendment is currently pending introduction and approval by the Mayor and City Council.</p> <p>City staff are also resuming the Shopping Center Analysis in 2022 which will help determine whether the Commercial Regional (CR) zoning district is still necessary in the City; the pandemic has created increasing vacancies in suburban shopping centers.</p> |
| OTHER: | | | | |

Sustainable Communities Renewal Application - Section B

| COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. | Source (federal, state, foundation, etc.) | Amount Received | If no funding was received, what technical or other assistance from the state would help with future applications? | Other Notes |
|--|--|------------------------|---|--------------------|
| Community Legacy | | | | |
| FY2013 CL for acquisition of 43-53 West Washington Street | State | \$100,000 | | |
| FY2014 CL for rehabilitation work on 43-53 West Washington Street | State | \$100,000 | | |
| FY2014 and FY2015 CL for rehabilitation of 170 West Washington Street | State | \$150,000 | | |
| FY2015 CL for rehabilitation of 278 South Prospect Street | State | \$100,000 | | |
| FY2015 CL- USMH Student Housing Project (<i>grant award transferred to 170 W Washington St Rehabilitation Project due to complications with Maryland Historical Trust (MHT)</i>) | State | \$100,000 | | |

Sustainable Communities Renewal Application - Section B

| COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. | Source (federal, state, foundation, etc.) | Amount Received | If no funding was received, what technical or other assistance from the state would help with future applications? | Other Notes |
|--|--|------------------------|---|--------------------|
| FY2016 CL for Acquisition/Rehabilitation of Dwelling for Homeownership | State | \$150,000 | | |
| FY2016 CL for Renovation of storefronts in Main Street Area (<i>for City Center Retail/Restaurant Incentive Program</i>) | State | \$50,000 | | |
| FY2016 CL for Student Housing Project in City Center | State | | The City did not received for this request; however, the City did receive funding in the next fiscal year. | |
| FY2017 CL for Student Housing Project in City Center | State | \$200,000 | | |
| FY2017 CL for Replenishment of Down Payment Assistance for Rehabilitation Program in the Sustainable Community Area | State | \$125,000 | | |
| FY2017 CL for Replenishment of Façade Grant Program for Commercial and Mixed-Use Buildings in the Main Street Area | State | \$25,000 | | |
| FY2019 CL for UIP – the Plaza construction and First Hose Historic Rehab | State | \$420,000 | | |

Sustainable Communities Renewal Application - Section B

| COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. | Source (federal, state, foundation, etc.) | Amount Received | If no funding was received, what technical or other assistance from the state would help with future applications? | Other Notes |
|--|--|------------------------|---|--------------------|
| FY2020 CL for Student Housing Project | State | \$200,000 | | |
| FY2021 CL for CDC Acquisition/Rehab Funding for Blighted Properties | State | \$150,000 | | |
| FY2021 CL for Jonathan Street Neighborhood Revitalization | State | \$325,000 | | |
| FY2021 CL Upper Floor Market Rate Housing Development | State | \$200,000 | | |
| F2022 CL for Vacant White Elephant Buildings program | State | \$200,000 | | |
| FY2022 CL - to Aspiring to Serve for 5th floor renovations of ATS building on W. Franklin Street (not awarded directly to City) | State | \$75,000 | | |
| Strategic Demolition Fund | | | | |
| FY 2018 SDF for UIP – Maryland Theatre Expansion (pre-construction) | State | \$300,000 | | |

Sustainable Communities Renewal Application - Section B

| COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. | Source (federal, state, foundation, etc.) | Amount Received | If no funding was received, what technical or other assistance from the state would help with future applications? | Other Notes |
|--|--|------------------------|---|--------------------|
| FY 2018 SDF for UIP – BOE Expansion (pre-construction) | State | \$300,000 | | |
| FY 2018 SDF for UIP – the Plaza (underground wiring) | State | \$300,000 | | |
| FY 2019 SDF for UIP –the Maryland Theatre Expansion | State | \$500,000 | | |
| FY2020 Life Safety Infrastructure Grant Program (Sprinkler Vaults) | State | \$125,000 | | |
| FY2021 Life Safety Plus | State | \$125,000 | | |
| Appalachian Regional Commission | | | | |
| FY 2017 Replenishment of City's First Third Grant Program | ARC | \$250,000 | Not selected by Tri-County Council | |
| FY 2017 Phase II-A of Hagerstown Cultural Trail | ARC | \$85,000 | Not selected by Tri-County Council | |
| FY 2017 Phase II-B of Hagerstown Cultural Trail | ARC | \$125,000 | Not selected by Tri-County Council | |
| FY 2019 Professional Court Widening | ARC | \$500,000 | Selected and project awarded by ARC | |

Sustainable Communities Renewal Application - Section B

| COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. | Source (federal, state, foundation, etc.) | Amount Received | If no funding was received, what technical or other assistance from the state would help with future applications? | Other Notes |
|--|---|------------------------|---|--------------------|
| FY 2019 Life Safety Code Upgrades Fund | ARC | \$250,000 | Not selected by Tri-County Council | |
| FY 2020 Professional Court Widening - Ph 2 | ARC | \$750,000 | Not selected by Tri-County Council | |
| FY 2020 Life Safety Code Upgrades Fund | ARC | \$250,000 | Not selected by Tri-County Council | |
| FY 2020 Third Parking Deck | ARC | \$1,000,000 | Not selected by Tri-County Council | |
| FY 2020 Wastewater Collection System Rehab (I&I) | ARC | \$200,000 | Selected and project awarded by ARC | |
| FY 2021 170 W. Washington Street Redevelopment | ARC | \$50,000 | Not selected by Tri-County Council | |
| FY 2021 Life Safety Code Upgrades Fund | ARC | \$250,000 | Not selected by Tri-County Council | |
| FY 2021 Professional Court widening/Eastern Blvd Improvement | ARC | \$750,000 | Selected and project awarded by ARC | |
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| COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source? |
| <p>The City is facing challenges funding upgrades required for the water & wastewater plant- an estimated \$100,000,000 is needed to upgrade the plant.</p> |

Sustainable Community Action Plan

City of Hagerstown

2/22/22

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding,; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

| <u>Strengths</u> | <u>Weaknesses</u> |
|---|--|
| <ul style="list-style-type: none"> • 22% Urban tree canopy, 280 acres of open space • Located within the Antietam Creek basin • Excellent parks system & bike trails • The Hagerstown Cultural Trail • New skate park • Recycling provided • Water and wastewater capacity | <ul style="list-style-type: none"> • Poor air quality • Degraded stream banks • Large percentage of City developed prior to adoption of modern stormwater management regulations; stormwater runoff in these areas flows directly to streets and storm drains |

| <u>Desired Outcomes and Progress Measures</u> | <u>Strategies and Action Items</u> | <u>Implementation Partners</u> |
|---|---|---|
| <p>Outcome 1: Implement City Tree Canopy Cover Goal</p> <p>Progress Measures: Increase City tree canopy cover percentage from 22% to 30% by 2050.</p> | <p>Strategy A: Continue/increase street tree planting projects.</p> <p>Strategy B: Continue to grow the parks/open space system to give neighborhoods appropriate levels of recreational amenities. Explore alternate forms of recreation like trails connecting green spaces throughout the City or a Splash Pad.</p> <p>Strategy C: Complete new tree canopy assessment.</p> | <p>Chesapeake Bay Trust (grant source); Private Developers' contribution to City Forest Conservation Fee-in-Lieu Fund; Community Legacy Program</p> |

Sustainable Communities Renewal Application - Section C

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| <p>Outcome 2: Improve water quality</p> <p>Progress Measures: Reduced amount of non-point source pollution in Antietam Creek watershed</p> | <p>Strategy A: Protect sensitive environmental areas, such as stream buffer zones and steep slopes, through conservation, stabilization, and restoration activities.</p> <p>Strategy B: Undertake various activities, such as regulation of private development and construction of stormwater retrofits as appropriate, to reduce non-point source nutrient loads and to gain compliance with the Watershed Implementation Plan for Washington County.</p> <p>Action: Stormwater retention project at Municipal Stadium site to solve flooding issues from Town Run.</p> | <p>Maryland Department of the Environment and Private developers whose new developments will require environmental site plan.</p> |
| <p>Outcome 3: Improve air quality</p> <p>Progress Measures: Reduction of levels of fine particulate matter and ozone</p> | <p>Strategy A: Work to reduce greenhouse gas levels within the city.</p> | <p>Washington County, Hagerstown-Eastern Panhandle Metropolitan Planning Organization (HEPMPO)</p> |

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

| <u>Strengths</u> | <u>Weaknesses</u> |
|--|--|
| <ul style="list-style-type: none"> • The supply of smaller office space floorplans in the downtown is more than adequate for its demand. • The downtown's full-service restaurants are a significant concentration of all full-service dining in the County and represent a major strength of the City Center. • Downtown workers are an extremely important customer segment for all downtown retailers- specialty retailers and full-service restaurants are more of a destination and tend to get the majority of their evening customers from other areas of Hagerstown and the region. • Public, cultural and historic buildings clustered in downtown historic district. • Dense mixed-use development oriented to sidewalks characterizes the City Center, particularly the historic district. • The Maryland Theatre and Barbara Ingram School for the Arts (BISFA) expansions as part of the Urban Improvement Project (UIP), which have received statewide recognition and bring people downtown. • The Hagerstown Cultural Trail, a half-mile walkway featuring public art experiences and historic amenities that connects the downtown Arts & Entertainment District with City Park and the Washington County Museum of Fine Arts. • Completion of student housing projects downtown, occupying dwelling units that were previously vacant residential properties and bringing students downtown. • Increasingly new and vibrant uses occupying the downtown, including breweries, distilleries, and a new multi-use stadium. • New downtown events programming like the Imagine Hagerstown Festival. • Creation of the City of Hagerstown Opportunity Zone benefits economic development. | <ul style="list-style-type: none"> • Downtown retailers and restaurants do not view downtown residents as a significant share of their customer base • Downtown retail sales market and foot traffic is limited and creates uncertainty for existing and prospective new retail merchants; • Business hours of downtown retail and restaurants affects the lack of foot traffic later into the weekday evenings. • There are limited office opportunities downtown for businesses in need of a floorplan larger than 6,000 square feet; • Much of the downtown office supply would be considered Class B or lower in quality and pricing. • There are limited office opportunities downtown for businesses needing a total building size of more than 30,000 sq.ft. in move-in ready condition. • The feasibility of a hotel downtown depends on association with parallel development of a hotel room-night generator like a large conference center or major University expansion. • It is a challenge to retain full occupancy of downtown buildings after people and commercial activity moved to surrounding suburbs. • Vacant and marginally used properties can detract from the vitality of Hagerstown and make it feel unsafe and look unpleasant. • Vacant upper floors of downtown buildings are not being utilized for housing. • The perception of downtown Hagerstown remains a challenge when attracting visitors and even residents to spend time and money downtown. |

Sustainable Communities Renewal Application - Section C

| Desired Outcomes and Progress Measures → | Strategies and Action Items → | Implementation Partners |
|--|---|--|
| <p>Outcome 1: Strengthen the City's role as a regional tourist destination.</p> <p>Progress Measures: Increased levels of foot traffic downtown, increased tourism dollars in community</p> | <p>Strategy A: Develop Hotel/Conference Center and Heritage Center/Commemorative Park</p> <p>Strategy B: Continue development of heritage interpretative products, including ongoing site and program renovations at the Jonathan Hager House & Museum in City Park.</p> <p>Strategy C: Support expanded downtown arts/events programming including those at the Maryland Theatre Performing Arts Center.</p> <p>Strategy D: Build a new multi-use stadium downtown to retain minor league baseball in Hagerstown and support additional entertainment uses.</p> <p>Strategy E: Implementation of plans for Field House at old stadium property.</p> | <p>State of Maryland; Civil War Trust; Greater Hagerstown; Maryland Stadium Authority; Main Street Hagerstown; Maryland Theatre; Hagerstown Suns; Eastern Sports Management; Hagerstown Baseball partners; and other partners including a potential hotel developer.</p> |
| <p>Outcome 2: Reinforce City Center's role as region's economic, cultural, and institutional center.</p> <p>Progress Measures: Increased confidence in downtown for developers and lenders, Increased foot traffic to support retail and restaurants, Growth in enrollment in USMH and BISFA, Increased number of events at Maryland Theatre</p> | <p>Strategy A: Continue to support the Maryland Theatre in increasing the level of events activity.</p> <p>Strategy B: Continue to support the University System of Maryland Hagerstown (USMH) and Barbara Ingram School for the Arts (BISFA).</p> <p>Strategy C: Support Board of Education activities and institutions downtown.</p> <p>Strategy D: Facilitate retention and recruitment of government offices in the City Center.</p> | <p>State of Maryland; Washington County; Board of Education; USMH; Main Street Hagerstown; Chamber of Commerce; Maryland Theatre; and Private Developers.</p> |
| <p>Outcome 3: Enhance the city's economic competitiveness.</p> <p>Progress Measures: Demonstrate that downtown can compete with suburban areas, decreased vacancies in downtown buildings.</p> | <p>Strategy A: Partner with Private Developer to Develop Class-A Office Space Downtown. Consider alternatives like small business incubators and maker spaces to encourage entrepreneurship and to help create a sense of place.</p> <p>Strategy B: Continue City economic development programs and incentives to draw residents and businesses to the City and especially downtown, like the Invest Hagerstown Grant.</p> <p>Strategy C: Continue the City's Main Street Program and reactivate the work groups. Consider exploring a consistent funding stream for Main Street and AE District.</p> | <p>State of Maryland; Chamber of Commerce; Main Street Hagerstown; A&E Advisory Council, arts partners; and Private Developers.</p> |

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: 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; and road conditions.

| Strengths | Weaknesses |
|---|--|
| <ul style="list-style-type: none"> Dense and walkable urban core; pedestrian-friendly downtown Constant increase of bicycle lanes and trails City's proximity to Interstates 70 and 81 City's proximity to Hagerstown Regional Airport Downtown County Commuter Transfer Facility As the 'hub' for the region's transportation network, access to and from downtown is excellent. | <ul style="list-style-type: none"> Edges of downtown occupied by industry, railroad, auto-dominated development creates pedestrian barrier from neighborhoods to downtown. Many sidewalks leading to City Center within surrounding neighborhoods are narrow with stoop projections making them even narrower and uncomfortable for pedestrians. Narrow walkways between buildings are too accessible and create a potentially unsafe area for pedestrians. No trespassing signs or other defensive signs also make these gateway areas feel uncomfortable. Parking capacity is insufficient to accommodate growth in downtown occupancy; however, there is a need for additional promotion of parking opportunities and reasonable rates. Lack of investment in public transit programs like the Hopewell Express results in less routes and decreased accessibility. |

| Desired Outcomes and Progress Measures → | Strategies and Action Items → | Implementation Partners |
|--|---|--|
| <p>Outcome 1: Implementation of Downtown Parking Master Plan recommendations.</p> <p>Progress Measures: Adequate parking capacity to accommodate new growth and occupancy.</p> | <p>Strategy A: Secure funding to enable development of new parking deck in the southwest portion of Downtown.</p> <p>Strategy B: Develop a parking incentive program for City Center residents where on-site parking is not available to the tenants.</p> | <p>State of Maryland, MDOT, Washington County.</p> |

Sustainable Communities Renewal Application - Section C

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|--|--|---|
| <p>Outcome 2: Enhanced Transportation Efficiency and Access</p> <p>Progress Measures: Transportation barriers removed for downtown residents; and improved access to job, retail, and medical centers for urban residents.</p> | <p>Strategy A: Explore funding opportunities for bus shelters along County Commuter routes.</p> <p>Strategy B: Implement the Bicycle Master Plan recommendations for commuter bike routes.</p> <p>Strategy C: Continue to fill the gaps in the city’s pedestrian network and ensure that all new development includes sidewalks that are interconnected with the surrounding network, further enhancing walkability.</p> <p>Strategy D: Ensure adequacy of capacity of roadway network in the community to prevent from overwhelming the Sustainable Community Area with the region’s through traffic.</p> <p>Strategy E: Explore creation of “Rail-By-Trail” along little used rail lines in the Sustainable Community Area.</p> | <p>Federal Transit Administration, State of Maryland, MDOT, Railroads, Washington County; other community partners.</p> |
|--|--|---|

Housing

This section focuses on the homes in which people in your community live or making it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

| Strengths | Weaknesses |
|--|--|
| <ul style="list-style-type: none"> The southwestern and northeastern sectors surrounding the City Center are commanding the highest price points in the urban core and likely have the most potential for creating additional market-rate housing momentum. Affordability of housing when compared to areas east of Hagerstown and Washington County. Diverse housing stock (single-family, duplex, multi-family). Distinctive historic architecture for much of the housing stock in the Sustainable Community Area. Affordable student housing in the downtown. | <ul style="list-style-type: none"> The Sustainable Community Area contains a disproportionate amount of subsidized housing and an undersupply of workforce housing. Vacant and marginally used housing units represent the underutilization of buildings but also provide opportunity for increased housing stock. Some areas may be underserved by park space. Neighborhoods should be within a five minute walk of parks and open space. Home ownership in Hagerstown remains relatively low when compared to the rest of Washington County and continues to be a challenge. |

| Desired Outcomes and Progress Measures → | Strategies and Action Items → | Implementation Partners |
|---|---|--|
| <p>Outcome 1: Improve the quality of housing stock and address blighting influences in Sustainable Community Area</p> <p>Progress Measures: Increased developer, homeowner, and renter confidence to improve housing stock and healthier neighborhoods.</p> | <p>Strategy A: Assist investors and home-buyers in identifying acquisition opportunities and understanding building code requirements for upgrades.</p> <p>Strategy B: Continue Rental Licensing program to ensure safe housing for rental population and well-maintained properties for the neighborhood.</p> <p>Strategy C: Continue Vacant Structures Program to address blighting influences in neighborhoods.</p> <p>Strategy D: Work with stakeholders on faster sales of foreclosure properties.</p> | <p>Private developers, Private residents, City-Sponsored Neighborhood 1st Groups, State of Maryland,</p> |

Sustainable Communities Renewal Application - Section C

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| <p>Outcome 2: Continue expanded and targeted homeownership support within the Sustainable Community Area.</p> <p>Progress Measures: Increased homeownership</p> | <p>Strategy A: Explore opportunities for acquisition/rehabs in targeted areas of relatively strong home-ownership and property values for home-ownership conversions.</p> <p>Strategy B: Provide incentives for down-payment assistance for new home-buyers.</p> <p>Strategy C: Promote the Hagerstown Housing Authority Board approval to allow Section 8 vouchers to be used for mortgage payments.</p> | <p>State of Maryland, private developers, home-buyers.</p> |
| <p>Outcome 2: Encourage adaptation of buildings for alternative housing opportunities.</p> <p>Progress Measures: Increased developer confidence in creating appropriate housing products for growing student population, artists, millennials, and empty nesters. Growth in student and artist residency downtown.</p> | <p>Strategy A: Continue to support creation of student housing opportunities in Downtown.</p> <p>Strategy B: Encourage additional artist live-work space conversions.</p> <p>Strategy C: Encourage adaptation of vacant upper floors of downtown buildings into loft housing, particularly in the vicinity of the Hagerstown Cultural Trail, and other market rate products.</p> | <p>Private developers, State of Maryland, University System of Maryland-Hagerstown, and other local education partners</p> |
| <p>Outcome 3: De-concentration of subsidized housing within City</p> <p>Progress Measures: New subsidized housing developments are created within the city, but the Sustainable Community Area</p> | <p>Strategy A: Explore opportunities that would lead to de-concentration of subsidized housing within Sustainable Community Area and more even distribution in larger community, particularly within proximity to suburban retail, medical, and job centers.</p> <p>Strategy B: Develop partnerships to create a public housing plan and diversify housing balance to include more workforce housing.</p> | <p>Hagerstown Housing Authority, other housing providers, private developers.</p> |
| <p>Outcome 4: Promote housing and community assets to potential investors and home-buyers.</p> <p>Progress Measures: vacant properties are re-occupied and home-ownership conversions increase.</p> | <p>Strategy A: Promote assets to wider audience with new tools like an interactive “development map” on the City’s website where viewers can navigate through the City and learn about upcoming projects.</p> <p>Strategy B: Work with real estate community to promote Hagerstown and recruit new investors and home-buyers.</p> | <p>Private developers, media, realtors</p> |

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

| Strengths | Weaknesses |
|---|--|
| <ul style="list-style-type: none">• Public spaces and parks, such as Public Square, University Plaza, and nearby City Park and Fairgrounds Park.• Concentration of arts, cultural, education, entertainment facilities in the downtown historic district.• The Urban Improvement Project including Maryland Theatre and Barbara Ingram School for the Arts (BISFA) expansions.• The Hagerstown Cultural Trail, a half-mile walkway featuring public art experiences, landscaping, historic information and other amenities that connects the downtown Arts & Entertainment District with City Park and the Washington County Museum of Fine Arts.• The new stadium will draw visitors and residents downtown.• Unique historic architecture and walkable neighborhoods.• Wide array and plentiful supply of services and retail in suburban areas to serve needs of our county.• Fastest growing community college in the state and continued expansion of University System of Maryland at Hagerstown (USMH). | <ul style="list-style-type: none">• Negative perception of downtown environment including misconceptions about crime and safety• Gains in employment have been in low-income jobs.• Disproportionate balance of incomes downtown.• Some areas are underserved by park space.• Deteriorated condition of many buildings and proliferation of vacant structures in neighborhoods of SCA.• Historic buildings can be less accessible due to the high costs associated with upgrades and therefore can be a barrier to investment and redevelopment• Limited amenities and services in downtown areas to serve daily needs of residents.• Public transportation options are not as convenient as desired to reach suburban amenities.• Need to address issues associated with homelessness including mental health and lack of year round shelter. |

Sustainable Communities Renewal Application - Section C

| Desired Outcomes and Progress Measures → | Strategies and Action Items → | Implementation Partners |
|---|--|--|
| <p>Outcome 1: Recruitment of new residents and home-buyers.</p> <p>Progress Measures: Increased home-ownership in urban neighborhoods.</p> | <p>Strategy A: Down-payment Assistance Grant Program.</p> <p>Strategy B: Promotion of assets.</p> <p>Strategy C: Continuation of Hagerstown Cultural Trail as community asset and linking element between the downtown and City Park.</p> <p>Strategy D: Continue code enforcement activities to eradicate blighting influences in urban neighborhoods.</p> | <p>State of Maryland, Main Street Hagerstown, Hagerstown Housing Authority</p> |
| <p>Outcome 2: Recruitment of retail and services in downtown to serve daily needs of residents and to draw suburban residents.</p> <p>Progress Measures: Vacant storefronts filled and increased foot traffic downtown.</p> | <p>Strategy A: Reinvent the City Farmers' Market into a seasonal program with outdoor and/or indoor venues. Support other food resource ideas being explored in the community.</p> <p>Strategy B: Retail and Restaurant Grant Program for downtown storefronts.</p> <p>Strategy C: Architect assistance in understanding code issues in vacant storefronts and buildings downtown.</p> <p>Strategy D: Continued support of Pop-Up Shops events and opportunities downtown.</p> <p>Strategy E: Continue to support the idea of a brewery cluster in appropriate locations of the Sustainable Community Area.</p> | <p>State of Maryland; Washington County; Main Street Hagerstown; Goodwill; A&E Advisory Council; private partners.</p> |
| <p>Outcome 3: Improvement of public's perception of downtown.</p> <p>Progress Measures: Increased foot traffic and patronage of Maryland Theatre, library, retail and restaurants.</p> | <p>Strategy A: Promotion of assets to wider audience.</p> <p>Strategy B: Continuation of more visible police presence in downtown.</p> <p>Strategy C: Support enhancement and expansion of cultural and educational anchors downtown. Possible incentive program to support and promote local artists and bands. Possible fund to cover cost of securing national acts in local performance venues.</p> <p>Strategy D: Support efforts by developers to renovate and fill vacant buildings.</p> | <p>Main Street Hagerstown, USMH, Washington County, Board of Education, Maryland Theatre, CHIEF; Washington County Free Library.</p> |

Sustainable Communities Renewal Application - Section C

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| | Strategy E: Make Our Neighborhoods Bright by adding better lighting around businesses, neighborhoods, and alleys. | |
| <p>Outcome 4: Prepare workforce for employment opportunities in evolving industries.</p> <p>Progress Measures: Reduced demand for social services by urban residents.</p> | <p>Strategy A: Support efforts of local educational institutions to provide workforce training programs.</p> <p>Strategy B: Retrain out of work or underemployed residents for jobs in burgeoning industries in our community; help enhance existing workforce. Develop downtown space for job training.</p> <p>Strategy C: Funding program to support development of home offices for teleworking and home-based businesses.</p> <p>Strategy D: Create scholarship program for City residents to gain degrees and certificates to improve chances for higher paying jobs.</p> | HCC, United Way, Pathways from Poverty. Washington County |
| <p>Outcome 5: Enhance transportation options for urban residents to reach suburban job centers and Hagerstown Community College.</p> <p>Progress Measures: Reduced unemployment of urban population.</p> | <p>Strategy A: Support expanded hours on Community Commuter bus routes.</p> <p>Strategy B: Support supplemental bus programs, such as CAC's Hopewell Express, to reach suburban job centers and educational facilities.</p> | County Commuter, Community Acton Council, HCC: FTA |
| <p>Outcome 6: Enhance social service options</p> <p>Progress Measures: Reduced unemployment, reduced homelessness</p> | <p>Strategy A: Establish 24 Hour Crisis Center for initial wrap-around services for people in financial or behavioral health crisis.</p> <p>Strategy B: Outreach Coordinator Liaison to act as conduit between City and social service agencies regarding behavioral health issues.</p> <p>Strategy C: Youth Violence Prevention Program.</p> <p>Strategy C: Bridge funding gap for individuals seeking behavioral health treatment until Medicaid or insurance kicks in.</p> | Washington County Health Dept, Meritus Medical Cener, Homeless Coalition |

Sustainable Communities Renewal Application - Section C

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|--|---|--|
| | <p>Strategy D: Year-round Homeless Shelter. Partners – Health Department and Homeless Coalition.</p> <p>Strategy E: Provide funding to assist with start-up costs for accreditation for service providers and hiring of additional counseling staff</p> | |
|--|---|--|

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

| Strengths | Weaknesses |
|---|--|
| <ul style="list-style-type: none"> Professional City staff and community stakeholders working diligently with Mayor and City Council on initiatives to improve the quality of life in Hagerstown and facilitate economic development in appropriate locations. Strong history of comprehensive planning dating back to the 1960's with updates occurring every 10 years, most recently visionHagerstown 2035 which was adopted in 2018. Local zoning code updated annually to ensure provisions are relevant and fulfilling intent of the code and the Comprehensive Plan. | <ul style="list-style-type: none"> Negative perceptions of downtown associated with crime and safety. Large historic buildings are costly to upgrade and can be a barrier to investment and redevelopment downtown. Modern parking demands cannot be met on-site for existing building stock. Fiscal constraints hamper efforts to implement initiatives intended to improve quality of life and recruit investors. Lack of confidence in potential investors and employers in fiscal and socio-economic health of community. Local investors and contractors inexperienced with renovating old buildings and code requirements. |

| Desired Outcomes and Progress Measures → | Strategies and Action Items → | Implementation Partners |
|---|---|--|
| <p>Outcome 1: Facilitate economic development in planned locations.</p> <p>Progress Measures: Vacant and under-utilized buildings and property are redeveloped for productive new uses.</p> | <p>Strategy A: Seek funding sources to supplement financial incentive programs that spark downtown investment, such as Invest Hagerstown.</p> <p>Strategy B: Code staff work with investors to facilitate design and permitting process on downtown projects.</p> <p>Strategy C: Implement Parking Master Plan recommendation for third parking deck downtown.</p> | <p>State of Maryland, ARC, Washington County Commissioners, Private Developers</p> |

Sustainable Communities Renewal Application - Section C

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| <p>Outcome 2: Leverage funding for community projects and priority economic development projects to supplement local public funding base and reduce risk for participants.</p> <p>Progress Measures: Implementation of planned projects build community and investor confidence.</p> | <p>Strategy A: Develop and strengthen public-public and public-private partnerships, such as in place for the Urban Improvement Project, Multi-use Stadium project, and the Field House.</p> | <p>State of Maryland, County Commissioners, Private developers, Hagerstown Housing Authority, Washington Community Action Council, Goodwill, Chamber of Commerce, GHC, CHIEF</p> |
| <p>Outcome 3: Promote initiatives in place or underway to enhance image and safety of downtown.</p> <p>Progress Measures: Community pride and investor confidence strengthened.</p> | <p>Strategy A: Implement a rebranding campaign and promotion of assets and services to wider audience.</p> <p>Strategy B: Continue wayfinding enhancement efforts to direct visitors to downtown assets and parking.</p> | <p>Media, Main Street Hagerstown, Convention and Visitor's Bureau, Chamber of Commerce</p> |
| <p>Outcome 4: Remove blight and enhance underutilized properties in the City and especially downtown.</p> <p>Progress Measures: Demolished and renovated buildings, new housing units.</p> | <p>Strategy A: Acquire and demolish or renovate blighted buildings that are a serious detriment to challenging neighborhoods.</p> <p>Strategy B: Acquire rental or vacant properties for affordable rental and homeownership housing opportunities.</p> <p>Strategy C: Assist landlords with improvements to rental properties to create quality, affordable housing.</p> | <p>Hagerstown Housing Authority, Washington County Community Action Council, HNBP, Goodwill, Landlords Association</p> |