



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

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

Application must be submitted
on or before the expiration date of
Sustainable Communities designation.

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5800
<http://dhcd.maryland.gov/>

SGCC Approved - 12.7.22

LARRY HOGAN
Governor
BOYD K. RUTHERFORD
Lt. Governor
KENNETH C. HOLT
Secretary
OWEN McEVoy
Deputy Secretary

Overview of Sustainable Communities

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

Purpose or Renewal and Streamlined Application

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

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at: <http://www.mdp.state.md.us/OurProducts/pfamap.shtml> ;
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 3) The updated Plan must be consistent with other existing community or comprehensive plans;
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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

Application Submission and Evaluation

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

The first printed page of the electronic application is a Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs. In addition to the hard copies of an application, all pictures and maps are to be submitted on a CD-ROM, or send via email to the Sustainable Communities project management team. Pictures should be in a JPEG format and maps should be in a pdf format. Please also include GIS shapefiles of Sustainable Community boundaries and other GIS related data.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications to:

Sustainable Community Application
ATTN: Olivia Ceccarelli-McGonigal
Division of Neighborhood Revitalization
Department of Housing and Community Development
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5826

Site Visits. Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session is mandatory for all applicants. Consult with Olivia Ceccarelli-McGonigal at 410-298-5826 or by email at olivia.ceccarelli@maryland.gov if you would like to schedule a meeting.

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

When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Olivia Ceccarelli-McGonigal at 410-209-5826 or by email at olivia.ceccarelli@maryland.gov or your regional project manager, found at this link:

<https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

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

B. Report on accomplishments over past five years:

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

C. Sustainable Communities Action Plan Update:

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

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

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

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): 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.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): 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.

HOUSING: Describes projects involving the homes people in your community live or making it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): 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.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects 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 safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; 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.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): 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.

Additional Guidance for Developing the Sustainable Communities Action Plan

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

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

Action Plan Guidance

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

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

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Charles County Government

NAME OF SUSTAINABLE COMMUNITY: Hughesville

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

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Hughesville	
Name of Applicant:		Charles County Government	
Applicant's Federal Identification Number:		52-6000925	
Applicant's Street Address:		200 Baltimore Street	
City: La Plata	County: Charles	State: MD	Zip Code: 20646
Phone Number: 301-645-0650	Fax Number:	Web Address: www.CharlesCountyMD.gov	

Sustainable Community Application Local Contact:

Name: Amy Blessinger		Title: Planner III	
Address: 200 Baltimore Street	City: La Plata	State: MD	Zip Code: 20646
Phone Number: [REDACTED]	Fax Number:	E-mail Address: [REDACTED]	

Sustainable Community Contact for Application Status:

Name: Same as above		Title:	
Address:	City:	State:	Zip Code:
Phone Number:	Fax Number:	E-mail Address:	

Other Sustainable Community Contacts:

Name: Cathy Thompson		Title: Planning Supervisor	
Address: 200 Baltimore Street	City: La Plata	State: MD	Zip Code: 20646
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?

During the 2017 renewal process, the boundary of the Hughesville SCA was modified to match the current Hughesville Village PFA boundary. At the time this included addition of College of Southern Maryland (CSM) property, Hughesville Station property and the Barns of Hughesville property. Since the last renewal, the county has not made significant changes to the land use intent for the Hughesville SCA or surrounding areas. Therefore, a modification of the current Hughesville

Sustainable Communities Renewal Application - Section A

SCA boundary is unwarranted at this time. (It is noted that a portion of the Southern Maryland Electric Cooperative (SMECO) property is not located within the current SCA boundaries, however it is not anticipated that this will affect the SCA.)

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

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

N/A – no change to boundaries proposed.

(3) Approximate number of acres of entire SC Area: 722

(4) Existing federal, state or local designations: N/A

- ☐ 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):

(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?

Please note that the data are for the Hughesville Census Designated Place (CDP), which is a larger area than the SCA. This is the best data available for Hughesville.

The chart below shows the change in demographics since 2017. Besides showing an overall growth in population, the data indicate that the area has become more diverse, with an increase in the percentage of Blacks of the total population. The data also show a slight decrease in median household income in the area. In addition, the average household size increased, at odds with national trends. Furthermore, the median age decreased slightly, from 51.6 to 48.9. The percentage of owner-occupied housing units jumped from 77.6% to 91.9%. These changes could reflect younger people moving to the Hughesville area, which may have been accelerated by the effects of the pandemic.

Hughesville Demographics ¹		
	2017 ²	2020 ³
Total Population	1,933	2,525
Total # Households	731	912
Average Household Size	2.60	2.73
Median Household Income	\$125,253	\$123,348
Total Housing Units	767	938
Owner Occupied Units	77.6%	91.9%
Renter Occupied Units	22.4%	8.1%
Vacant Units	4.7%	2.8%
Median Age	51.6	48.9
Population by Race		

Sustainable Communities Renewal Application - Section A

White	1,239	1,533
Black	419	878
Hispanic	0	0

¹Based on U.S. Census data for the Hughesville CDP.

²Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

³Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (most recent data available for Hughesville CDP)

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?

Since the development of the Hughesville Village Revitalization Plan in 2007, County staff have worked with a core group of interested citizens and businesses to coordinate and guide implementation of the Plan. In the years following the adoption of the Plan, several of these community members formed the Hughesville Business and Civic Alliance (HBCA) to promote and advocate for the Village of Hughesville (analogous to the Hughesville SC Area). The HBCA is a key community partner and consists of representatives of the Hughesville community including owners of key properties in the village, business owners and residents, and institutions such as the College of Southern Maryland. Several HBCA members are on the Hughesville SCA workgroup; see attached roster. County staff have been coordinating with these and other HBCA members on a regular basis to coordinate efforts in implementing various revitalization projects in Hughesville.

There have been several changes to County Government staff in the workgroup since the last renewal. In 2018, a new Engineering section was established in the Department of Planning and Growth Management to provide engineering expertise on key county infrastructure projects, including the design of the planned water/sewer system for the village. In addition, a new Agriculture Business Development Manager provides expertise on economic development efforts related to agriculture, as described in more detail under (2) below. A new position of Climate Resilience and Sustainability Officer was created in 2021 to coordinate resilience and sustainability efforts across all County departments. The workgroup will also potentially coordinate with the new County Resilience Authority, established in 2020, if efforts to address climate change in the SC Area overlap with their priority efforts.

County Planning staff will continue to coordinate with the workgroup members to oversee implementation of the Action Plan. It is envisioned this would be accomplished via individual project coordination meetings and also larger SCA coordination meetings.

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

The workgroup has many strengths in terms of staffing capacity and expertise. The Redevelopment Division within the county Economic Development Department enhances the capacity of the workgroup in terms of adequate staffing and experience in implementing revitalization projects. The Planning Engineering section in the new Infrastructure Management Division of the county

Department of Planning and Growth Management has greatly increased the workgroup's capacity by contributing their time and expertise to overseeing the water/sewer infrastructure design. In addition, a new position, Agriculture Business Development Manager, was created in the Economic Development Department to provide targeted expertise in marketing and expanding the agribusiness and agritourism sector in the county. The Agriculture Business Development Manager has assisted with various economic development efforts related to the agricultural and other commercial sectors. The Hughesville community members, particularly members of the Hughesville Business and Civic Alliance (HBCA), provide invaluable expertise, advice, support, advocacy, and buy-in for the implementation of projects in the SCA Action Plan.

The workgroup is not without its challenges. Even with the best efforts of the workgroup, implementation of revitalization initiatives is by nature a slow process, particularly for infrastructure projects. For example, the installation of water and sewer infrastructure to serve the SC Area will take several years. However, the addition of the Engineering section noted above is a key improvement in terms of workgroup capacity, as this provides dedicated staff to manage the recently initiated water/sewer design contract.

(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?

The Hughesville Sustainable Community Action Plan is based on the Hughesville Village Revitalization Plan, adopted by the County Commissioners in 2007. Residents and other stakeholders in the community provided substantial input to this plan and were the main impetus behind the plan. The Sustainable Community is considered a vital part of the implementation of this plan. As discussed above, local stakeholders, including members of the Hughesville Business and Civic Alliance (HBCA) are active participants in several projects to implement the SCA. Furthermore, the Hughesville Business and Civic Alliance serves as a liaison between the community and the county. For this renewal, Charles County staff and DHCD staff met with members of the Hughesville Business and Civic Alliance to get their input on what should be included in the Action Plan. The county will continue to coordinate with the HBCA and other community members as part of the ongoing efforts to implement the 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.

The county would like to work with SHA/DHCD to obtain funding for construction of streetscape with sidewalk along Old Leonardtown Road (MD 625). This project is included as a top priority project in the county's FY23 MDOT Transportation Priority letter.

In addition, the county would be interested in using assistance from DHCD to fund a part-time staff person to organize and implement small catalyst projects in the SCA, potentially utilizing DHCD operation grants such as the DHCD Circuit Rider and Community Safety Works programs.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

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

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

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

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

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

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

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

Partners:

Chesapeake Bay Trust – provided technical assistance

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

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

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

Accomplishment 1: Improved Water Quality and Economic Development

Outcome: Improved water quality and commercial revitalization of Hughesville SCA

Project 1: In September 2022, Charles County awarded a design contract for a new water and sewer infrastructure to serve the Hughesville Village. The project is slated to kickoff in November 2022. The design process is expected to take a total of four years to complete. The county will be coordinating with Maryland Dept. of the Environment (MDE) throughout the design process. Currently, it is difficult for properties to develop or redevelop since water and sewer service are lacking in the SCA. It is anticipated that once water and sewer are available, it will spur economic development in the SCA.

Partners: Charles County Department of Planning & Growth Management/Infrastructure Management Division; Charles County Department of Public Works/Capital Services Division; Maryland Dept. of the Environment (MDE)

Impact: Increased development/redevelopment and improved water quality in the Hughesville SCA

Accomplishment 2: Economic Development in Commercial Core

Outcome: Improved aesthetics/design to catalyze revitalization and economic development in Hughesville SCA

Project 1: In 2022, the county completed the construction of a façade rehabilitation project on a key historic tobacco warehouse in the SCA. The purpose of the project was to improve the aesthetics of the main commercial corridor to facilitate development/redevelopment in the SCA. The project built on the historic template of the building and will help preserve the historic fabric of the village while helping to attract development to the SCA.





Partners: Maryland Department of Housing and Community Development (DHCD); Charles County Department of Planning and Growth Management/Planning and Codes, Inspections, and Permits (CPIS) Divisions; Charles County Department of Public Works/Capital Services Division; Hughesville Properties, LLC; Rich Moe Enterprises, LLC

Impact: Improved aesthetics and increased development/redevelopment in the Hughesville SCA

Accomplishment 3: Economic Development, Workforce Education, Jobs

Outcome: Economic development, contribution to workforce education and jobs, and quality of life in the Hughesville SCA

Project 1: The College of Southern Maryland completed construction of the second building of its Hughesville campus, the Center for Health and Sciences Facility. The new facility of approximately 50,000 square feet, designed to LEED standards, is slated to open for student classes in January 2023, pending the receipt of necessary equipment. The new Center will feature:

- Specialized health sciences labs for programs in:
 - Nursing
 - Emergency Medical Services
 - Rehabilitation, Wellness, and Fitness
 - Health Information Management and Medical Coding
 - Medical Laboratory Technology
 - Medical Assisting
 - Pharmacy Technician

The new Center will also feature:

- Clinical Simulation Center
- Classrooms, computer lab, and collaborative learning spaces
- Health Sciences faculty and staff offices
- Student Success Suite
- Large multipurpose meeting room

Partners: College of Southern Maryland; State of Maryland; Charles County Government

Impact: The new Center is expected to attract more businesses to locate in Hughesville, and thus is considered a major economic development driver for the SCA. It provides workforce training opportunities for high paying, in-demand jobs in the health sciences field. Students and faculty will provide a customer base for existing and new businesses in the SCA.

Accomplishment 4: Pedestrian/Bicycle Connectivity

Outcome: Improved pedestrian and bicycle connectivity in the Hughesville SCA

Project 1: In 2018 the county completed conceptual design concepts for a streetscape with new sidewalk and bicycle lane along Old Leonardtown Road. Once this project is ultimately constructed, it will provide pedestrian and bicycle connectivity along the SCA's "Main Street", connecting businesses and residents all along the corridor and to other areas in the SCA.

Partners: Charles County Dept. of Planning and Growth Management/Planning Division; Maryland State Highway Administration (MD SHA); Hughesville Business and Civic Alliance and other community members

Impact: Increased pedestrian and bicycle connectivity in the Hughesville SCA

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.

The goal to establish a regional agricultural food facility/enterprise, such as a meat or value-added processing facility, or farmers market, has not yet been realized. In 2018 a key Hughesville investor, Hughesville Properties, applied to the Southern Maryland Agricultural Development Commission (SMADC) to establish a Regional Agricultural Center (RAC) for Southern Maryland in one of its tobacco warehouse buildings. The Center was ultimately awarded to St. Mary's County. The County's Economic Development Department continues to work with Hughesville Properties and other partners to promote the agricultural sector in the SCA, including opportunities for seafood processing. In addition, the county adopted new zoning in 2017 for the village that permits the development of agricultural product processing, including meat processing and other value-added food processing, distribution, and sale.

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.	Yes			<ul style="list-style-type: none"> The College of Southern Maryland (CSM) installed stormwater management at the Center for Trades and Energy Training to meet the codes that includes pervious paving and bioretention. The county has hired a consultant to conduct design of water and sewer infrastructure to serve the SCA. The project is slated to kickoff in November 2022.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens		No		No opportunities for such projects have been available in the SCA.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	Yes			<ul style="list-style-type: none"> No changes to green space/parkland inside the SCA. However, a new boardwalk was built at the nearby Gilbert Run Park on a 2-mile wooded trail that wraps around a 60-acre freshwater lake which affords fishing, pedal boating, row boating, and canoeing. Fishermen catch bass, bluegill, trout, and catfish. This boardwalk replaces the previous boardwalk that was damaged in 2020 due to flooding in the park. New village zoning adopted in 2017 requires minimum open space for new residential subdivisions, 50% of this open space must be usable open space in the form of parks, squares, playgrounds, greens or greenways. This new zoning applies to properties in the Hughesville Village core along Old Leonardtown Road (MD 625) and Prince Frederick Road (MD 231).
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)	Yes			<ul style="list-style-type: none"> As part of the Citizens Workshops and Education program, increased numbers of rain barrel and composting workshops annually has resulted in participation by 412 citizens, 279 rain barrels purchased and 257 composting bins given out. (data for 2018-2021) Shredding services and household hazardous waste collection events are held regularly for residents. Used motor oil and antifreeze collection is provided at the nearby Gilbert Run Park Recycling Center. In addition, scrap tire drop-off

Sustainable Communities Renewal Application - Section B

				<p>events were started in 2022 to allow residents to get rid of scrap tires free of charge.</p> 
<p>OTHER: Have any climate change mitigation / energy conservation initiatives taken place?</p>				<p>Several electric vehicle charging stations are located in and near the SCA, including the Southern Maryland Electric Cooperative (SMECO) headquarters building and the Harley Davidson shop on Old Leonardtown Road. In addition, SMECO, in partnership with the College of Southern Maryland (CSM) plans to install a charging station at the Hughesville CSM campus.</p>

ECONOMY	YES	NO	N/A	<p>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?</p>
<p>1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?</p>	Yes			<p>The College of Southern Maryland completed the Center for Health Sciences.</p>

Sustainable Communities Renewal Application - Section B

2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		No		The county is awaiting the approval of a National Register of Historic Places designation for the Hughesville Commercial and Tobacco Warehouse Historic District (CH-1031). This designation provides the opportunity for economic incentives such as tax credits.
3. Has there been an increase in foot traffic in the Main Street/commercial district?		No		<ul style="list-style-type: none"> • Development is hindered by lack of water and sewer service. However, the county will soon begin the design process for a new water/sewer system to serve the SCA. • In 2018 the County and SHA completed conceptual designs for a streetscape project to include sidewalk along Old Leonardtown Road. The next phase is to pursue funding for planning, design and construction.
4. Have the number of commercial vacancies decreased?		No		The commercial properties vacancy rate has held steady at 4.5% from 2017 to 2022.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	Yes			The new CSM Center for Health Sciences supports additional faculty and staff positions.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	Yes			<ul style="list-style-type: none"> • The College of Southern Maryland's new Center for Health Sciences, set to open in January 2023, will provide training for professionals in the health sciences fields. • There are also several countywide workforce development programs, including: • Using the American Rescue Plan Act grant, Southern Maryland JobSource has been able to train substantially more individuals for high-paying jobs. • The County's Local Management Board supports an annual summer jobs and workforce development program for local youth, with a special emphasis on providing job training and work experience opportunities to residents who are between the ages of 16-24 and not employed or enrolled in school.

Sustainable Communities Renewal Application - Section B

OTHER: Has there been an increase in commercial development/redevelopment incentives?	Yes			Bill 2021-11 Commercial Real Property Improvement and Rehabilitation Tax Credits: In 2021 Charles County adopted a new real property tax incentive to encourage redevelopment and/or rehabilitation of vacant and underutilized commercial properties. Qualifying projects will be subject to property tax credits over a period of five years. This program is a beneficial opportunity for older commercial properties in the SCA.
--	-----	--	--	--

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?		No		No projects completed in the last five years. However, the county has been conducting extensive planning for bicycle/pedestrian connectivity as follows: <ul style="list-style-type: none"> In 2018 the County and SHA completed conceptual designs for a streetscape project to include sidewalk and bicycle lane along Old Leonardtown Road. In 2022 the County completed a study to determine the feasibility of an extension of the existing 13-mile Indian Head Rail Trail (IHRT) from its current terminus in White Plains eastward to the northern terminus of the Three Notch Trail in St. Mary's County. The study provides recommendations for potential alignments for a key hiker-biker connection from the Waldorf area to eastern Charles and St Mary's counties. Two of the three recommended alternative alignments would connect through Hughesville along MD Route 5.
2. Have there been improvements to the public transit infrastructure?		No		<ul style="list-style-type: none"> No projects specific to Hughesville SCA. However, a Hughesville Transportation Study has been completed to look at the feasibility of establishing a regional transportation hub at the College of Southern Maryland (CSM) campus to facilitate transit access from all three Southern Maryland counties. As a prerequisite for St. Mary's and Calvert counties to participate, the transportation hub depends on the extension of Foster Lane to MD Route 231, which is included as a high priority project in the county's FY23 MDOT Transportation Priority letter. In 2021 the county eliminated fares on VanGo, the County's extensive public transit system. This program has been very successful.
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more		No		In 2018 the County and MD SHA completed conceptual designs for a streetscape project to include sidewalk along Old Leonardtown Road.

Sustainable Communities Renewal Application - Section B

ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?				
4. Have there been any roadway improvements that support “Complete” or “Green” streets?		No		In 2018 the County and MD SHA completed conceptual designs for a streetscape project to include sidewalk and bicycle lane along Old Leonardtown Road. This project would support Complete Streets.
5. Has traffic congestion along major roads decreased? (Amount in percent)	Yes			<ul style="list-style-type: none"> The most recent traffic volume data available from MDOT for State roads is for 2020. The traffic counts for State roads in the SCA for 2020 are lower than those for 2017, which is most likely due to the 2020 pandemic shutdowns and general reduction in commuter trips in that year. Source: MDOT, 2017 and 2020 Traffic Volume Maps. Traffic congestion along local (county) roads is not formally tracked.
OTHER:				
HOUSING * Please note that Hughesville-specific data has been provided where available; otherwise the data is county-wide. We wanted to highlight the county’s extensive housing assistance programs; however much of the data are not available specifically for the Hughesville SCA	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?		No		<ul style="list-style-type: none"> There is generally not a high use of county administered housing assistance programs in the Hughesville SCA. However, rehabilitation and adaptive re-use of existing older homes is encouraged through the new village zoning adopted in 2017. There are several programs available countywide, including:

Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"> The state Special Loans Program (SLP), administered by the Charles County Housing Authority is available to homeowners for essential and significant home improvements aimed at housing preservation. The USDA Housing Preservation Grant administered by the Charles County Housing Authority provides funding for home improvements in rural areas of the county for low-income and moderate-income homeowners.
2. Has the home ownership rate increased?	Yes			<ul style="list-style-type: none"> The data available are for the Hughesville CDP. The number of owner-occupied housing units in the Hughesville CDP increased by approx. 18.4% from 2017 to 2020. The county administers several programs to facilitate increased home ownership, including: The Settlement Expense Loan Program (SELP) for first-time homebuyers. Since 2017, 49 families have purchased homes using \$292,800 of SELP funds. This has leveraged over \$9.3 million in mortgages. First time homebuyers in low-to- moderate-income households are eligible for SELP funding. The county's Homeownership program currently provides monthly mortgage payment assistance (tenant to homeowner) for 8 local families. Although many tenants do not pursue homeownership options, the number of housing vouchers used for home ownership has doubled since 2017.
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?	Yes			<ul style="list-style-type: none"> The data available are for the Hughesville CDP. The number of housing units in the Hughesville CDP increased by approx. 22%, from 767 in 2017 to 938 in 2020. No units designated as affordable have been added. SCA residents are generally within 2.8 miles or less of the Route 5 South/Wolfe Drive VanGo stop and 1.8 miles or less of the Route 5 North/Randy's Ribs & BBQ VanGo stop.
4. Has there been demolition of blighted properties?		No		The county does not track blighted properties.

Sustainable Communities Renewal Application - Section B

5. Has the residential vacancy rate decreased?	Yes			The residential vacancy rate in the Hughesville CDP decreased from 4.7% in 2017 to 2.8% in 2020.
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?	Yes			<p>The county has worked with various partners to address availability of affordable housing:</p> <ul style="list-style-type: none"> • The county re-opened the wait list for the Housing Choice Voucher Program in July 2020 and again in September 2021, which provided increased opportunity for permanent, affordable housing to all eligible residents of Charles County. Previously, the waiting list had been closed since 2012. In the last two years, applications were accepted and enabled up to 800 residents an opportunity to apply for federal housing benefits. The Housing Authority anticipates re-opening the Housing Choice Voucher waitlist again in calendar year 2023. In addition, staff in the Housing Authority regularly monitor federal notices in order to identify and explore new opportunities to bring additional vouchers into Charles County, along with other housing affordability programs that align with Community needs. • The Housing Authority continues to offer a “set-aside” for the SAFAH program, which allows homeless individuals to bypass the wait list, and move from transitional housing into permanent housing with a Housing Choice Voucher and short-term case management to support housing stability. SAFAH referrals are facilitated by the Local Homeless Coalition to the Housing Authority on an individual basis. • In 2018 the county, with the assistance of an American Planning Association-sponsored Community Planning Assistance Team, conducted a study to assess the county’s housing needs and provide recommendations for strategies to increase housing diversity, supply and affordability. • In 2022 the county formed an Affordable Housing Workgroup, consisting of county staff and Planning Commission members, to develop priorities to address affordable housing. The Workgroup is developing zoning text amendments to address affordable housing, including revisions to the county’s MPDU regulations. • New Hughesville village zoning adopted in late 2017 allows apartments in mixed use buildings. • In 2020 the county adopted revisions to its school capacity allocation policy which incentivizes affordable housing development by prioritizing allocations

Sustainable Communities Renewal Application - Section B

				<p>for housing developments that commit to at least 25% of units as affordable (defined as affordable for households earning 80% or less of the Average Family Income for Charles County.)</p> <ul style="list-style-type: none"> The county also initiated several programs to support those experiencing homelessness or being threatened with eviction, including: An interdepartmental county workgroup was convened in 2019 to identify the most appropriate strategies for delivering housing for the homeless, including consideration of a rapid rehousing program, a rental assistance program, and a permanent year-round emergency shelter. In 2021 the workgroup re-convened to update its data and recommendations regarding homeless services. Between 2020-2022 the county has received over \$10.9 million in CDBG and ERAP funding for COVID-related Rental Assistance Programs. The combined programs provide rental assistance, housing counseling, utility assistance, and free legal representation for residents to prevent eviction (see Competitive Funding table below). Approximately 1,248 households have been served to date by these programs.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?	Yes			In 2021 the county provided a \$50,000 CDBG grant to Southern Maryland Tri County Community Action Committee to provide Housing Counseling assistance, consisting of interventions to help residents improve housing stability. Over 150 households were provided services.
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?
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	Yes			<ul style="list-style-type: none"> A façade rehabilitation project was completed for one of the historic tobacco warehouses on Old Leonardtown Road. The county prepared and submitted an application to the Maryland Historical Trust for National Register of Historic Places designation for the Hughesville Commercial and Tobacco Warehouse Historic District (CH-1031). Rehabilitation and adaptive re-use of existing older structures is encouraged and incentivized through the new Hughesville Village zoning.

Sustainable Communities Renewal Application - Section B

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.	Yes			A façade rehabilitation project was completed for one of the historic tobacco warehouses on Old Leonardtown Road. This building is used for the Hughesville Bargain Barn, a vendor market that the public can access.
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.	Yes			<ul style="list-style-type: none"> • The Hughesville Fire Department hosts community events such as community open houses and music performances. • The Hughesville Bargain Barn hosts a Trick or Treat event for community children.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.	Yes			<p>There are several countywide services that Hughesville residents have access to:</p> <ul style="list-style-type: none"> • During the COVID-19 pandemic, Charles County Government established a call center to facilitate appointment setting and vaccination clinic information for the general public. The Senior Centers partnered with a retail pharmacy under contract with the Maryland Department of Health to provide multiple free vaccine and COVID booster clinics for older adults. • The Department of Community Services provides free facility space year-round to a local non-profit primary care and dental services provider. Persons who are uninsured or under-insured can receive free or low-cost health and dental care by qualified providers. Referrals and access to other community care partners including Maryland Health Exchange to facilitate health insurance enrollment counseling is also available from the clinic. • The local Health Department has continued to provide targeted health outreach to under-served populations, including homebound elderly and disabled residents, even as infection rates have fallen.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational	Yes			<ul style="list-style-type: none"> • A small park located in the SCA has baseball and softball fields. • There are several other parks near the SCA, including Oak Ridge Park with baseball fields, equestrian and hiking trails, playground, picnic tables and

Sustainable Communities Renewal Application - Section B

indoor/outdoor courses or groups)?				<p>pavilion; the Hughesville Community Park which contains a fishing pond; and Gilbert Run Park which has a 2-mile wooded hiking trail and 60-acre freshwater lake which offers fishing, pedal boating, row boating, and canoeing.</p> <ul style="list-style-type: none"> The Department of Community Services works closely with the local Health Department to assure access to preventive health services such as health education, chronic disease self-management and wellness classes, flu shots, and at-home COVID test kits for older adults.
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?		No		<ul style="list-style-type: none"> There are no grocery stores or markets inside the SCA. There are nearby fresh food options in Charlotte Hall, including grocery stores and the North County Farmers Market. A Hughesville landowner/developer applied to establish the Regional Agricultural Center in one of the historic tobacco warehouses in the SCA, but was not selected. They are now exploring potential opportunities to utilize the newly rehabilitated warehouse as a retail outlet for the St Mary's County Regional Agricultural Center. The County Economic Development Department created and filled a new role of Agriculture Business Development Manager who has provided technical assistance to the Hughesville community in pursuing various economic development efforts, building on Hughesville's historic role in the regional economy, including agriculture and seafood. As a compliment to retail food and grocery options, the Department of Community Services' Aging & Human Services Division supports access to healthy food by providing daily meal programs and other nutritional support programs for all eligible older adults in Charles County. During the pandemic, the Aging Division held numerous "drive-through" grocery and essential supply distributions for older adults who were unable to shop. These scheduled food distributions are continuing during the post-pandemic period through the Division's partnerships with local farmers, the Maryland Food Bank, the local hospital, and supported by grants administered by the Department of Community Services. An annual distribution of 'shelf stable meals' is provided in advance of winter to provide emergency nutrition support to homebound seniors who are enrolled in the Meals on Wheels program, in case inclement weather prevents delivery of the daily meal program.

Sustainable Communities Renewal Application - Section B

7. Has there been a decrease in crime rate?	Yes			Per the Maryland Governor's Office of Crime Prevention, Youth, and Victim Services, the overall crime rate per 100,000 people in Charles County was 1,621.4 in 2020 (latest data available). This compares to 2,019.6 in 2017 and shows a decrease of approximately 20%.
8. Do all residents have access to the Internet and other basic utilities and services?	Yes			SCA residents generally have access to the Internet and other basic utilities and services.
OTHER:				
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?		No		Lack of water and sewer service has hindered development in the SCA. However, demand for infill development should increase as the College of Southern Maryland continues to expand their presence in Hughesville.
2. Has there been an increase in the amount of preserved/protected land?			N/A	The SCA is intended to develop as a mixed-use village and is intended for new development, redevelopment and infill development, rather than preservation.
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.	Yes			Redevelopment of the Hughesville SCA has been hindered by lack of water and especially sewer infrastructure. The County has recently hired a design consultant for a new water and sewer system to serve the SCA.

Sustainable Communities Renewal Application - Section B

4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	Yes			<ul style="list-style-type: none"> In 2021 the county adopted a new Commercial Real Property Improvement and Rehabilitation Tax Credit to incentivize redevelopment and/or rehabilitation of vacant and underutilized commercial properties. Qualifying projects will be subject to property tax credits over a period of five years. The program is relatively new but it is anticipated that it will have a positive effect on redevelopment. New mixed-use, traditional neighborhood zoning for the Hughesville Village area was adopted in late 2017. The new zoning contains provisions to encourage redevelopment and infill development. In 2020 the county adopted revisions to its school capacity allocation policy which incentivize mixed-use and affordable housing development.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?		No		<p>The County is working on several major infrastructure initiatives, including:</p> <ul style="list-style-type: none"> The County recently hired a design consultant for a new water and sewer system for the SCA. In 2018 the County, in partnership with MD SHA and the community, completed conceptual designs for new streetscape on Old Leonardtown Road, the SCA's "Main Street". The county has included funding for planning, design and construction of the streetscape in the FY23 MDOT Transportation Priorities letter.
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?	Yes			<p><i>Planning/Engineering:</i></p> <ul style="list-style-type: none"> A new Engineering section was established in 2018 in the County Department of Planning and Growth Management to provide engineering expertise for county capital projects. Staff in the Engineering section are overseeing the contract for the new water and sewer system for the Hughesville SCA. <p><i>Economic Development:</i></p> <ul style="list-style-type: none"> The county Economic Development Department hired a new Business Expansion and Retention Manager to provide resources and assistance to existing businesses. The Economic Development Department also created and filled a new role of Agriculture Business Development Manager who provides technical assistance to county agricultural businesses and agritourism. <p><i>Climate Resilience:</i></p> <ul style="list-style-type: none"> In 2020 the county established a new Resilience Authority to undertake and support resilience infrastructure projects that mitigate and adapt to the impacts of climate change by offering a range of financing structures, forms, and techniques that leverage public and private investment.

Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"> The county created the new position of Climate Resilience and Sustainability Officer in 2021 to coordinate resilience and sustainability efforts across all county departments. This position will also work closely with the new Resilience Authority. More than 30 county staff members have gone through the Maryland Climate Leadership Academy training. Similarly, 83 full-time positions within County Government are now required to take climate change competency training as part of their job. The county is working with MD DNR and the Association of Climate Change Officers (ACCO) to develop this training.
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?	Yes			<ul style="list-style-type: none"> The county completed a study to determine the feasibility of an extension of the existing 13-mile Indian Head Rail Trail (IHRT) from its current terminus in White Plains eastward to the northern terminus of the Three Notch Trail in St. Mary's County. The study provides recommendations for potential alignments for a key hiker-biker connection from the Waldorf area to eastern Charles and St Mary's counties. Two of the three recommended alternative alignments would connect through Hughesville along MD Route 5.
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: DHCD Community Legacy grant for façade renovation of historic tobacco warehouse building	DHCD	\$133,333		
Maryland Bikeways Program: Funds used for Indian Head Rail Trail (IHRT) Extension Feasibility Study	MDOT	\$64,000		
Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i> *Please add more rows if necessary				
Funds for developing a nomination for National Register of Historic Places designation for the Hughesville Commercial and Tobacco Warehouse Historic District (CH-1031)	Maryland Historical Trust/Certified Local Government Program	\$23,000		
Funds to establish a Regional Agricultural Center (RAC) (Applicant: Hughesville Properties, LLC)	Southern Maryland Agricultural Development Commission (SMADC), Tri County Council for Southern Maryland	\$1,000,000	The center was ultimately awarded to St. Mary's County.	

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 Development Block Grant CV-1: COVID-related Rental Assistance Programs	Federal/DHCD	\$150,000		Partners: Charles County United Way, Southern Maryland Tri-County Community Action Committee (SMTCCAC) Total Households Served to date: 189
Community Development Block Grant CV-2: COVID-related Rental Assistance Programs	Federal/DHCD	\$750,000		Partner: MD Association of Social Services Boards Foundation (MASSB) Total Households Served to date: 105
Emergency Rental Assistance Program (ERAP 1): COVID-related Rental Assistance Programs	Federal/DHCD	\$5,897,393		Partners: Charles County United Way, SMTCCAC, Lifestyles of Southern MD, Legal Aid Bureau Total Households Served to date: 954
Emergency Rental Assistance Program (ERAP 2): COVID-related Rental Assistance Programs	Federal/DHCD	\$4,057,745		Partners: SMTCCAC, Lifestyles of Southern MD, Legal Aid Bureau Total Households Served to date: 332

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?
The county is in need of funding for planning, design and construction of a streetscape with sidewalk and bicycle lane along Old Leonardtown Road (MD 625), inside the limits of the Hughesville Bypass. This project is included as a top priority project in the county's FY23 MDOT Transportation Priority letter.

Sustainable Community Action Plan

Hughesville

Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community) 	<ul style="list-style-type: none"> Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</p>

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"> • The northeastern portion of the SCA drains into Swanson Creek Upper Tributary 1, which is listed in State regulations as a drainage area to a Tier II or high quality stream. • The large forested tracts surrounding the Hughesville SCA are identified by the 2000 Edition of the Maryland Atlas of Greenways, Water Trails, and Green Infrastructure, as forest hubs (greater than 100 acres in size) and corridor • County recently awarded a contract for design of new water and sewer infrastructure for the SCA • Three Notch Trail terminus nearby 	<ul style="list-style-type: none"> • Lack of water and sewer infrastructure, and failure of current septic system serving 22 businesses, impacts water quality • Concern regarding future availability of funding for construction of water/sewer system • Lack of open space, parkland, and recreational trail connections

<u>Desired Outcomes and Progress Measures</u> →	<u>Strategies and Action Items</u> →	<u>Implementation Partners</u>
<p>Outcome 1: Improve water quality and replace failing septic system.</p> <p>Progress Measures: Improvements in water quality</p>	<p>Strategy A: Complete design for water/sewer system.</p> <p>Strategy B: Ensure funding for construction of water/sewer system.</p>	<p>County Dept. of Planning and Growth Management/Infrastructure Management Division; County Department of Public Works/Capital Services Division; MD Department of Environment</p>
<p>Outcome 2: Provide access to regional recreational trail network</p> <p>Progress Measures: Linear feet of new trail</p>	<p>Strategy A: Connect Hughesville to the Three Notch Trail via a spur from the planned Indian Head Rail Trail extension. This would provide a pedestrian/bicycle connection to Charlotte Hall.</p>	<p>County Dept. of Planning and Growth Management/Planning Division; County Department of Public Works/Capital Services Division;</p>

Sustainable Communities Renewal Application - Section B

		County Dept. of Recreation, Parks and Tourism; Tri-County Council for Southern Maryland; St. Mary's County
--	--	--

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"> Physical presence of two major employers - an expanding College of Southern Maryland satellite campus and Southern Maryland Electric Cooperative (SMECO) - will provide customer base for new services that locate in the SCA Supportive organizations such as Tri County Council for Southern Maryland, Tri-county Community Action Committee, and Southern MD Association of Realtors service the tri-county region and have physical locations in Hughesville Increased residential growth surrounding the SCA which could help support a revitalized downtown area Excellent access to regional highway network connecting major employment and activity centers 	<ul style="list-style-type: none"> Lack of water and sewer infrastructure limits the ability to revitalize the SCA Construction of Route 5 Bypass greatly reduced traffic which negatively impacted visibility for some businesses along the village "Main Street" (Old Leonardtown Road) Need for aesthetic enhancements and economic incentives to catalyze revitalization in commercial core

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
--	-----------------------------	-------------------------

Sustainable Communities Renewal Application - Section B

<p>Outcome 1: Commercial district revitalization in the SCA</p> <p>Progress Measures: Increase in number of new businesses, retainage of existing businesses, number of businesses using incentives, number of users/customers in SCA, number of facades improved, increase in foot traffic and use of businesses</p>	<p>Strategy A: Pursue Community Legacy funds to develop Façade Improvement Program for commercial properties in the SCA.</p> <p>Strategy B: Promote State and local incentive programs to property and/or business owners in the village including the county's new Commercial Real Property Improvement and Rehabilitation Tax Credit.</p> <p>Strategy C: Complete design and begin construction of water/sewer system.</p> <p>Strategy D: Assist Hughesville Station (office park) and tobacco warehouse owner/developer with development opportunities that don't rely on water/sewer service.</p>	<p>County Dept. of Planning & Growth Management/Planning; Maryland Department of Housing and Community Development; Hughesville Business and Civic Alliance (HBCA)</p> <p>County Economic Development Dept.; HBCA; County Dept. of Fiscal and Administrative Services</p> <p>County Dept. of Planning and Growth Management/Infrastructure Management Division; County Department of Public Works/Capital Services Division; MD Department of the Environment</p> <p>County Economic Development Dept.; Hughesville Properties, LLC; HBCA</p>
<p>Outcome 2: Pursue new economic development opportunities that don't depend on sewer service, building on Hughesville's historic role in the regional economy, including agriculture and seafood</p> <p>Progress Measures: Additional growth in the retail and commercial sectors</p>	<p>Strategy A: Leverage existing initiatives and funding opportunities to establish seafood aggregation/processing in the SCA.</p> <p>Strategy B: Consider projects related to logistics, distribution, and warehousing operations as potential economic development opportunities with lesser infrastructure requirements.</p> <p>Strategy C: Explore opportunities to utilize the newly rehabilitated tobacco warehouse as a retail outlet for the Regional Agricultural Center in St Mary's County.</p>	<p>County Economic Development Dept.; Tri-County Council for Southern Maryland; Southern Maryland Agricultural Development Commission (SMADC)</p> <p>County Economic Development Dept.; Hughesville landowners/developers</p> <p>County Economic Development Dept.; Tri-County Council for Southern Maryland; Southern</p>

Sustainable Communities Renewal Application - Section B

	Strategy D: Work with the County Tourism Division to promote the seafood industry and other agricultural sector/agritourism activities.	Maryland Agricultural Development Commission (SMADC); Hughesville Properties, LLC; St. Mary's County County Dept. of Recreation, Parks and Tourism; County Economic Development Dept.
--	---	--

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"> Road access – Hughesville Village is easily accessible from a major state highway (MD Route 5) Many of the traffic volume and pedestrian safety issues at the Rt. 5 / Rt. 231 intersection were eliminated with the completion of the Route 5 Bypass. Local bus service is available via the County's bus service, VanGo. The County recently started a pilot program to eliminate passenger fares that has been very successful. 	<ul style="list-style-type: none"> Lack of pedestrian connectivity and accessibility No pedestrian/bicycle linkages from CSM campus to SCA's "main street" (Old Leonardtown Road). Lack of road network connectivity and street lighting Need for improved intercampus and inter-county transit connections, due to new college campus

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased pedestrian connectivity</p> <p>Progress Measures: Linear feet of new sidewalk/pathways added</p>	Strategy A: Work with SHA/DHCD to obtain funding for planning, design and construction of streetscape with sidewalk along Old Leonardtown Road (MD 625), inside the limits of the Hughesville Bypass. This project is included as a top priority project in the county's FY23 MDOT Transportation Priority letter.	County Dept. of Planning & Growth Management/Planning; MD State Highway Administration; MD DHCD;

Sustainable Communities Renewal Application - Section B

	<p>Strategy B: Pursue connection of hiker biker trail along College of Southern Maryland property on east side of Route 5</p> <p>Strategy C: Identify potential sidewalk and trail connections on both sides of Route 5.</p>	<p>Hughesville Business and Civic Alliance</p> <p>County Dept. of Planning & Growth Management/Planning</p> <p>County Dept. of Planning & Growth Management/Planning</p>
<p>Outcome 2: Improved road network connectivity and street lighting.</p> <p>Progress Measures: Linear feet of new roads and number of streetlights</p>	<p>Strategy A: Implement adopted village zoning which includes requirements for road network connections and street lighting for new developments. Enforce these requirements as development occurs.</p>	<p>Charles County Dept. of Planning and Growth Management/Planning Division</p>
<p>Outcome 3: Improved transit connections</p> <p>Progress Measures: Number of minutes saved for transit users</p>	<p>Strategy A: Implement recommendations in College of Southern Maryland (CSM) Hughesville Transportation Study. This study looked at the feasibility of establishing a regional transportation hub at the CSM campus to facilitate transit access from all three Southern MD counties. As a prerequisite for St. Mary's and Calvert counties to participate, the transportation hub depends on the extension of Foster Lane to MD Route 231, which is included as a top priority project in the county's FY23 MDOT Transportation Priority letter.</p>	<p>Charles County Dept. of Planning and Growth Management/Transit Division; MDOT/MD SHA; College of Southern Maryland; St Mary's County; Calvert County</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"> Existing housing is generally in fair to good condition The county has numerous programs to assist with affordable housing and homelessness prevention 	<ul style="list-style-type: none"> Lack of affordable and workforce housing Lack of diversity in housing types SCA is land constrained for much new housing development

Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased supply of workforce/affordable housing and variety of housing choices/types</p> <p>Progress Measure: Number of workforce/affordable units, development of different types of housing units</p>	<p>Strategy A: Implement revisions to county policies and zoning regulations to facilitate increased supply of affordable/workforce housing, such as improvements to Moderately Priced Dwelling Unit (MPDU) and accessory dwelling unit regulations. (Note: this is a countywide effort already underway)</p> <p>Strategy B: Check Village zoning to determine whether changes are needed to permit townhomes and multifamily development in the SCA.</p> <p>Strategy C: As part of next Comprehensive Plan update, consider analysis of sufficiency of supply of residential land use within and surrounding the SCA to support the desired type of businesses and growth inside the SCA.</p>	<p>Charles County Dept. of Community Services; Dept. of Planning & Growth Management/Planning; County Housing Work Group; Charles County Housing Authority</p> <p>County Planning & Growth Management Department/ Planning Division</p> <p>County Planning & Growth Management Department/Planning Division</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"> Retains aspects of sense of place, character, and history (historic rural agricultural village, historic center of tobacco trade) Historic building stock Engaged citizen and business alliance 	<ul style="list-style-type: none"> Lack of community amenities Lack of access to local foods Lack of knowledge about preserving historic structures

Sustainable Communities Renewal Application - Section B

- Access to educational opportunities provided by new college campus

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Increased community amenities.</p> <p>Progress Measures: Number of new community amenities</p>	<p>Strategy A: Pursue Community Legacy grant or other funding source for small/temporary enhancements such as landscaping, planter boxes, banners, etc. Work with Hughesville Garden Club.</p> <p>Strategy B: Explore opportunities to utilize the newly rehabilitated tobacco warehouse as a retail outlet for the Regional Agricultural Center in St Mary's County.</p>	<p>County Department of Planning and Growth Management/Planning; Hughesville Business and Civic Alliance; Hughesville Garden Club; Maryland Department of Housing and Community Development</p> <p>County Economic Development Dept.; Tri-County Council for Southern Maryland; Southern Maryland Agricultural Development Commission (SMADC); Hughesville Properties, LLC; St. Mary's County</p>
<p>Outcome 2: Rehabilitation and adaptive re-use of historic structures.</p> <p>Progress Measures: Number of historic structures rehabilitated</p>	<p>Strategy A: Work with Maryland Historical Trust to complete the National Register of Historic Places designation for the Hughesville Commercial and Tobacco Warehouse Historic District (CH-1031). This designation provides the opportunity for economic incentives such as tax credits</p> <p>Strategy B: Once designated, utilize tax credits for historic rehabilitation.</p> <p>Strategy C: Implement rehabilitation and adaptive re-use of historic buildings through new village zoning as development occurs.</p>	<p>Dept. of Planning & Growth Management/Planning; Maryland Historical Trust</p> <p>Dept. of Planning & Growth Management/Planning</p> <p>Dept. of Planning & Growth Management/Planning</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">SC Area is central focus of the adopted 2007 Hughesville Village Revitalization Plan, which helps guide development and forms the basis of planning for the SCANew village zoning adopted in 2017 to encourage redevelopment, adaptive reuse and infill development	<ul style="list-style-type: none">Need for additional staffing to implement small catalyst projects

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Attractive "Main Street" enhancements that respect the historic character of the village. Progress Measures: Number of new "Main Street" enhancements.	Strategy A: Pursue funding for part-time staff person to organize and implement enhancements, events, etc. Potentially utilize DHCD operation grants such as DHCD Circuit Rider and Community Safety Works programs.	County Dept. of Planning & Growth Management/Planning; County Dept. of Recreation, Parks and Tourism; MD DHCD

SIGNATURE LETTER

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

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

Authorized Signature

Type Name and Title

Date