



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 4.23

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 page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits, Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-298-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. 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.

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.

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 in which people in your community live and which make 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 conditions (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 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 reflect 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 section, 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: Town of Lonaconing

NAME OF SUSTAINABLE COMMUNITY: Town of Lonaconing

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**

- [Applicant Information](#)

☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**

- [Part 1: Qualitative Assessment](#)
- [Part 2: Comprehensive Assessment](#)
- [Competitive Funding](#)

☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

- [Action Plan](#)

☐ **Section D – Sustainable Communities Workgroup Roster**

☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

- [Disclosure Authorization](#)

☐ **Section F – Additional Files:** The following contents should be included:

- If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
- Photos (jpeg format) of your aforementioned accomplished projects of the last five years

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Town of Lonaconing	
Name of Applicant:		Town of Lonaconing	
Applicant's Federal Identification Number:		52 – 6002081	
Applicant's Street Address:		35 E Main St	
City: Lonaconing	County: Allegany	State: MD	Zip Code:21539
Phone Number:301-463-6266	Fax Number: 301-463-3150	Web Address: TownofLonaconing.org	

Sustainable Community Application Local Contact:

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Sustainable Community Contact for Application Status:

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Other Sustainable Community Contacts:

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

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?

No, our community boundaries have not changed.

- (2) If yes, Include the following in as an attachment:

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

- (3) Approximate number of acres of entire SC Area: 175.3 Acres

(4) Existing federal, state or local designations:

- ☐ 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?

In 2020, Lonaconing, MD had a population of 1.28k people with a median age of 35.2 and a median household income of \$47,824. Between 2019 and 2020 the population of Lonaconing, MD grew from 1,278 to 1,282, a 0.313% increase and its median household income grew from \$42,500 to \$47,824, a 12.5% increase.

The 5 largest ethnic groups in Lonaconing, MD are White (Non-Hispanic) (96.9%), Other (Hispanic) (0.936%), Two+ (Hispanic) (0.936%), White (Hispanic) (0.624%), and Black or African American (Non-Hispanic) (0.312%).

None of the households in Lonaconing, MD reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household. 99.4% of the residents in Lonaconing, MD are U.S. citizens.

In 2020, the median property value in Lonaconing, MD was \$72,600, and the homeownership rate was 58.5%. Most people in Lonaconing, MD drove alone to work, and the average commute time was 23.5 minutes. The average car ownership in Lonaconing, MD was 2 cars per household.

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?

The Town of Lonaconing has a Mayor and Town Council. The Mayor and Town Council will be responsible for the leadership and implementation of the plan in the SC Area. The Town Administrator, Tyler Rayner, will assist with the implementation and administration of projects in the SC Area. The Town also has an MOA with Maryland Rural Development Corporation, so the Town's Circuit Rider, Laura Freeman Legge, will also assist with the implementation and administration of projects.

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

The strengths for the Workgroup has been able to meet monthly with the exception of Covid-19. They have been able to go into the community to identify problems and help find assistance in working through any issues/problems found.

The challenges have been the changeover in the Town Administrator.

Sustainable Communities Renewal Application - Section A

- (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?
- By voicing their opinions at public Town Meetings. It's based on the Comprehensive Plan from 2010, but an updated Comprehensive Plan is in the makings.
- (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.
- No.

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:

Outcome: Quality of Life Outcome 2 Strategy A

Enhanced capacity and space for community events, and civilian involvement.

Projects:

Town Hall Construction/ with furnace park update.

Partners: USDA, MRDC, George's Creek Promotion Council, Allegany County, and MD DNR CP&P

Impact: With the building of the new Town Hall there is a meeting space for community organizations. The park updates have made it a safer space for children to play.





New Town Hall with Playground upgrades

Accomplishment 2:

Outcome: Reduce Quantity of Storm water Runoff/ mitigate flood risk. Beatify Main St. and the rest of the Town's Streetscape.

Projects: Drainage and curbing projects/main street improvement

Partners: None

Impact: The Town has slowly used their own budget to correct the most hazardous spots on their sidewalks and curbing. Also installed, drains and corrected curbing to several locations to help control runoff.



replaced curbing in front of library along Main Street

Accomplishment 3:

Outcome: To address the water service area issues

Projects: Improve water quality and WTP upgrades

Partners: MDE, USDA, MRDC

Impact: Received \$2.8M grant to update 2.5 miles of water lines improving water quality and reducing water leaks and chemical usage at the water plant.

Also received funding to upgrade all plant facilities to produce high quality drinking water for the residents and surrounding areas.

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.

Sustainable Communities Renewal Application - Section B

Outcome:

Reduce the number of blighted properties.

Narrative: The Town does not have the funds in their General Funds to Acquire properties, or does it have the resources to condemn the properties that are blighted if they do not own them.

Outcome:

Expand access to non-auto transportation

Narrative: Lack of County Transit and overall interest in people leaving the area declined. 7.56 miles of the rail-line has been abandoned through the Surface Transportation Board, which covers all of the rail going through Lonaconing. Maryland DNR has made an offer to the owners of the trail for acquisition, we are hoping to hear an update by the end of 2022.

Outcome:

Elder care housing options and keeping number of elderly people in town.

Narrative: Lack of funding to acquire properties through the Town, but also Covid-19 hit our elderly population hard. The nursing home did expand to a 16 bed assisted living.

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			Yes, the Town has completed construction on the Pekin-Moscow water line. Leaks had caused a water loss of 400,000 gals per day and ran the system dry, residents had lost water for multiple days. The new line installation was completed in Fall of 2022.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			Native plants have been planted at the Furnace Park, new trees and flower gardens have been planted.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	x			Yes, the Furnace Park upgrades, we added playground equipment at the library. The Lefty Grove memorial park was installed in 2019.
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			Yes, the new Town Hall has energy efficient lighting with LED lights and automatic motion sensors. Town worked with Potomac Edison to find a place and install electric car charging ports at the library.

Sustainable Communities Renewal Application - Section B

OTHER:				
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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			Yes, there have been 3 new businesses along Main Street.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		x		No
3. Has there been an increase in foot traffic in the Main Street/commercial district?		x		No, but the County has agreed to be a trail sponsor the abandoned rail line. DNR is currently in negotiations with the land owners to acquire and rail-bank the property which would allow more foot traffic.
4. Have the number of commercial vacancies decreased?		x		No, but it has remained the same.

Sustainable Communities Renewal Application - Section B

5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			Yes, the dollar store has opened along Main Street, they have approximately 10 employees that work out of that store.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?			x	No.
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		Still in progress, 7.54 miles of rail line has been abandoned.
2. Have there been improvements to the public transit infrastructure?		x		No, the town has no available funding for this.

Sustainable Communities Renewal Application - Section B

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			Yes, repairs and ADA accessible ramps have been installed along Main Street, Furnace St, Jackson St., Church St., and Front Street. Estimating 60-70 ft of repairing unusable sidewalks.
4. Have there been any roadway improvements that support “Complete” or “Green” streets?		x		No, there has been no roadway improvements
5. Has traffic congestion along major roads decreased? (Amount in percent)		x		No.
OTHER:				
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		No

Sustainable Communities Renewal Application - Section B

2. Has the homeownership rate increased?		x		No, it has remained the same.
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		No, there are no public transit stops in the community.
4. Has there been demolition of blighted properties?	x			Yes, 5-10 houses have been demolished. One where the new Town Hall stands and one where the new dollar store stands. The Town is working with CDBG on the demolition of the former Town Hall on Jackson St.
5. Has the residential vacancy rate decreased?		x		No, it has remained the same.
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		x		No.

Sustainable Communities Renewal Application - Section B

of its own programs to do the same?				
7. Has there been an increase in homeownership counseling services or individuals accessing such services?		x		Not within the Sustainable Community.
OTHER:				
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?	x			Yes, the former Klotz Silk mill has been purchased by an individual and they have been doing upgrades to the property.
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			Yes, the new Town Hall is open for community events.

Sustainable Communities Renewal Application - Section B

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			Memorial day event, Sunday in the park, back the blue, and the fire company hosts a Friday after 5.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.		x		No, the hospital system has inquired about having clinics, but due to weather related events it has not happened yet.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?		x		No.
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		No, the local Hospital have set dates, but due to weather related events it did not happen.

Sustainable Communities Renewal Application - Section B

7. Has there been a decrease in crime rate?			x	The Town does not keep track of those numbers, the County Sheriff's office does.
8. Do all residents have access to the Internet and other basic utilities and services?	x			Yes, within city limits the residents have access to Internet, water, and sewer.
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?	X			The Dollar Store and the new Town Hall were both vacant houses before demolishing the houses to build the new buildings.
2. Has there been an increase in the amount of preserved/protected land?		x		No

Sustainable Communities Renewal Application - Section B

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			There is lack of building land, there is nowhere to build new houses.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?		x		The Town has no zoning.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	x			Yes, the Town is still in construction for restructuring their current Filter Plants. The Filter Plants are both out of city limits, but they do supply water to the community.
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	x			There is a new Town Administrator, Tyler Rayner.

Sustainable Communities Renewal Application - Section B

professional development programs?				
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		No, but the Town has completed drainage studies and Preliminary Engineering Reports on the infrastructure side.
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 (CL): <ul style="list-style-type: none"> Demolition of San Toy Theater 	DHCD	\$100,000		
Strategic Demolition Fund (SDF): <ul style="list-style-type: none"> None 	DHCD			
Community Safety & Enhancement Program: None	MDOT			
Maryland Bikeways Program: None	MDOT			
Sidewalk Retrofit Program: None	MDOT			
Water Quality Revolving Loan Fund: <ul style="list-style-type: none"> Midland-Gilmore WTP Koontz WTP Midland-Gilmore Dam Repairs Charlestown Dam Decommissioning Midland Gilmore Raw Water Tank 	MDE	\$1,611,531 \$2,001,403 \$399,076 \$798,520	Haven't received funding for the following <ul style="list-style-type: none"> Midland Gilmore Raw Water Tank Jackson St. Drainage – Flood Application Gills Hill Drainage – Flood Application Lead Service Lines Inventory 	Just applied will find out in summer of 2024 if receiving any.

Sustainable Communities Renewal Application - Section B

<ul style="list-style-type: none"> • Jackson St. Drainage – Flood Application • Gills Hill Drainage – Flood Application • Lead Service Lines Inventory 				
<p>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></p> <p>*Please add more rows if necessary</p>				
USDA- RD <ul style="list-style-type: none"> • Pekin-Moscow Waterline • New Town Hall • 	USDA-RD	\$3,506,000 \$ 386,000		
CDBG <ul style="list-style-type: none"> • 1-7 Jackson St. Demo • Jackson Street Drainage 	CDBG	\$90,000	Did not receive funds for Jackson St. Town is no longer Low to moderate income eligible so they need to complete an income survey.	
DNR – Community Parks and Playgrounds <ul style="list-style-type: none"> • Town of Lonaconing Community Parks upgrades 	DNR	\$80,310		

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?
<ul style="list-style-type: none">• Funding that helps pave roads.

<h1>Sustainable Community Action Plan</h1>
<h2>Town of Lonaconing</h2>

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.

Strengths

- Sponsors an Allegany County recycling site and electronic recycling events
- The need for additional developable land is limited due to the projected decline in population
- The mainstream of Georges Creek, as well as Koontz Run and Jackson Run, flow through town
- A community garden is installed on publicly owned property on Island Street; the garden will include composting of trimmings and other organic waste from town-owned properties and facilities
- Many natural and recreational amenities are in proximity to Town, including Dans Mountain State Park/ Wildlife Management Area and ballfields at Westmar Middle School
- The centrally located Furnace Park has a playground and open recreational space, features the historic iron furnace, and the Town Hall; additional ballfields sit across the creek behind the library.
- EV parking spaces are available for use of the public at the library.
- Town Hall has an environmentally friendly parking lot.

Weaknesses

- Issues with stormwater runoff: There are no stormwater management ponds or trenches within the municipal boundaries. Furthermore, the connection of stormwater outlets and sewer systems results in Combined Sewer Overflows (CSO), meaning untreated water flows directly into stream systems. Additional point source pollution is perpetrated by residents who illegally connect their stormwater drainage devices to the sanitary sewer system. Sewer line leaks also contribute to point source loading.
- Mining activities and Acid Mine Drainage (AMD) contribute to nonpoint source pollution in the Georges Creek Watershed; additional non point source pollutants are sedimentation, urban stormwater, and failing septic systems.
- Flooding and lack of vegetation along stream channels have created instability along stream banks, encouraging erosion and increasing sediment load into streams. Severe floods have hit the town in the past.
- Portions of past development are located within Sensitive Areas, particularly the 100-year floodplain; these properties are prone to riverine flooding. As residences are removed from floodplain areas, additional lands will be needed to accommodating existing residents.
- Total acreage of park space is 4.11 acres, which does not meet the State standard of 30 acres per 1000 people; Lonaconing has a deficit that will still fall 28 acres short of 2030 population projections.
- Water quality standards have not always been satisfactory within the Georges Creek Region according to MDE's Source Water

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		Assessment Plans and the 2007 Allegany County Master Water and Sewer Plan. In the Midland-Gilmore, Charlestown, and Koontz Reservoirs, issues include turbidity contamination as well as high iron and manganese concentrations.
<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Reduce the quantity of storm water run-off and mitigate flood risks</p> <p>Progress Measures: Reduction in Run-off</p>	<p>Strategy A: Install and strengthen storm water infrastructure</p> <ul style="list-style-type: none"> Continue and expand the ongoing drainage projects on Jackson Street and elsewhere in the town core Install curbs and follow advice from Drainage Study Improve stream buffers <p>Strategy B: Build and restore retaining walls along the creeks</p> <p>Strategy C: Enforce high quality stormwater design for any new development or redevelopment projects</p>	<ul style="list-style-type: none"> Maryland Department of the Environment Maryland Department of Transportation Allegany County Planning Services Maryland Emergency Management Association USDA-RD
<p>Outcome 2: Improve water quality</p> <p>Progress Measures: reduction in turbidity, bacteria counts, nutrient and sediment loss</p>	<p>Strategy A: Continue plans for capital improvements that will protect and improve the quality of water resources and provide safe drinking water</p> <p>Strategy B: Finish Water Treatment Plant Upgrades</p> <p>Strategy C: Additional staff training to keep up with new technology of upgrades at filter plants and water distribution system.</p>	<ul style="list-style-type: none"> Maryland Department of the Environment Allegany County Planning Services Maryland Emergency Management Association USDA-RD Maryland DNR Maryland Rural Development Corp.
<p>Outcome 3: Improve access to healthy lifestyles for Town residents</p> <p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved</p>	<p>Strategy A: Establish and promote George's Creek Trail</p> <ul style="list-style-type: none"> Work with state agencies and county to help acquire land and rail-bank current railroad to turn into trail. <p>Strategy B: Implement weekly/bi-weekly farmers markets</p> <ul style="list-style-type: none"> Work with UPMC hospital to get started <p>Strategy C: Promote the Community Garden on Island Street</p>	<ul style="list-style-type: none"> Nonprofit groups dedicated to healthy food access, urban farming, and gardening Maryland Department of Housing & Community Development Rural Maryland Council

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	<ul style="list-style-type: none"> • Annual replacement of topsoil • Set up a garden committee for planning, fundraising, and evaluating the garden • Development Local Green Team 	<ul style="list-style-type: none"> • Maryland DNR • Allegany County
Outcome 4: Make improvements to energy efficiency in town	<p>Strategy A: Replace municipal vehicle/ fleet with new and converted alternative fueled vehicles</p> <ul style="list-style-type: none"> • MEA Maryland Freedom Fleet Voucher Program <p>Strategy B: Develop an Environmental Policy and Energy Reduction Plan</p> <p>Strategy C: Leverage and support households and businesses with state grant programs for energy efficiency projects and improvements, particularly for low to moderate income families</p>	<ul style="list-style-type: none"> • Maryland Energy Administration • Maryland Rural Development Corp.

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 historic Main St area has a healthy mix of residential and commercial uses: several small businesses exist including pharmacy, clothing boutique, credit union, Ternent & Sons lumber company, pizza shop, tavern, florist, fuel stations, auto repair, and the Dollar General. • The Egle Nursing Home is the Town's largest employers and has expanded its facility onto vacant properties nearby • Lonaconing is home to the only remaining intact Silk Mill in the U.S., which still contains most of the original machines and materials; it was recently purchased and is currently being renovated for museum and small business use. 	<ul style="list-style-type: none"> • Despite some basic needs, retail opportunities in town are still rather limited. The nearest full-service grocery store (Weis) is more than eight miles away in Frostburg. • Blight has resulted from vacated properties, but the town cannot afford to hold properties after acquiring and demolishing them. • Population is expected to decline. • Roughly 25% of the population was living below the poverty line in 2020

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- There is potential to draw tourism to Lonaconing through its historic sites (Silk Mill, Old Iron Furnace, Kelly's Tavern), as well as the recently built statue of Baseball Hall of Fame pitcher Lefty Grove and parklet improvements

- The viability of the Silk Mill as an economic development project is in jeopardy due to neglect resulting in structural instability and needs for new roof.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Attract more people and businesses to the Central Business District</p> <p>Progress Measures: New businesses, reported revenue/profit increases at existing businesses</p>	<p>Strategy A: Implement a streetscape improvement project on Main Street</p> <ul style="list-style-type: none"> • Use curb extensions to allow additional parking • Improve all sidewalks to be ADA accessible • Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities) <p>Strategy B: Create a marketing campaign to promote existing events and shops, as well as available properties, along Main Street</p> <ul style="list-style-type: none"> • Publish an inventory of available storefronts for small business owners • Market the Commerce Department's menu of tax credits and incentives for job creation, women/minority/veteran-owned businesses, etc. • Utilize the Maryland Economic Development Assistance Authority and Fund (MEDAAF) <p>Strategy C: Promote local workforce development opportunities to generate entrepreneurship among residents and potential business owners</p> <ul style="list-style-type: none"> • Explore opportunities to bring entrepreneurial trainings or a start-up speaker series to local schools or the Town Hall • Create partnerships with business departments at Allegany College, Frostburg State, Potomac State (WVU) to offer workshops for Lonaconing residents and to advertise commercial space to enterprising students • Attract a satellite facility for a local community college or state university <p>Strategy D: Apply for Grant funding to create an Economic Development Plan</p>	<ul style="list-style-type: none"> • Property and business owners • Allegany County Chamber of Commerce • Maryland Department of Housing & Community Development • Maryland Department of Commerce • Maryland Department of Transportation • Allegany County Public Works/Roads Division • Allegany County Tourism Division • Allegany County Department of Economic and Community Development
<p>Outcome 2: Rehabilitate historic structures and other locational assets to draw visitors to Town</p> <p>Progress Measures: Increase in visitors to town and business revenues</p>	<p>Strategy A: Rehabilitation of the historic Silk Mill</p> <p>Strategy B:</p> <ul style="list-style-type: none"> • Apply for grants to help with rehabilitation. • Utilize MHT programs to support restoration the Silk Mill • Use the Silk Mill for historic museum space, community meeting/center area, or retail <p>Strategy B: Redevelop the rail line into a trail</p> <ul style="list-style-type: none"> • Support efforts by the County, DNR, and Mountain Maryland Trails to turn rail into trail. 	<ul style="list-style-type: none"> • Property and business owners • Allegany County Chamber of Commerce • Maryland Department of Housing & Community Development • Maryland Department of Commerce

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	<p>Strategy C: Set up a retail incentive package to attract buyers or tenants for Main Street storefronts (commercial facade improvement program to allow property or business owners to restore and improve historic buildings, rental assistance, tenant fit-out)</p> <ul style="list-style-type: none"> Market the program to potential buyers of vacant storefronts and/or current property owners who could draw visitors to Town (eventual Silk Mill buyer, Kelly's Tavern owner whose upstairs space could be used as a bed and breakfast) Other business needs include: coffee shop, small/specialty market, art studio, medical office, accounting/tax services, ice cream shop, barber, day care, shoe store, hobby/hunting/outdoors store, baseball memorabilia store, pet groomer/boarding, gym/fitness studio <p>Strategy D: Redevelop the gateway area to link Dans Mountain State Park to town</p> <ul style="list-style-type: none"> Work with Allegany County and/or private landowners to encourage demolition of blighted properties along Water Station Run Road Improve sidewalk and trail connections for eco-tourism and recreational opportunities at the park Work with County to link into George's Creek trail if trail moves forward. 	<ul style="list-style-type: none"> Maryland Department of Transportation Allegany County Public Works/Roads Division Allegany County Tourism Division Allegany County Department of Economic and Community Development Mountain Maryland Trails
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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"> Lonaconing is a walkable community and there are planned ADA upgrades to sidewalks by SHA Rail lines are currently unused but there are plans for it to be a trail which would follow the Allegany County Pedestrian Plan. Allegany County's Human Resources Development Commission works with transportation providers improve non-emergency health and human service transportation options for the elderly and those with low 	<ul style="list-style-type: none"> Improvements are needed along Route 36 (Main Street) through town. Sidewalks have been buried by repaving along steep and narrow residential streets The Town is not served by a bus Poor coordination between various agencies that provide transit and paratransit services

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<p>incomes. HRDC educates consumers on the existing transportation options, provides bus vouchers for qualified applicants.</p>		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Make Main St and the rest of the Town an interesting and inviting place to walk Progress Measures: Greater pedestrian activity and enhanced facilities.</p>	<p>Strategy A: Become a Main Street Maryland Community through DHCD and utilize their resources.</p> <p>Strategy B: Complete Main St Streetscape Project</p> <ul style="list-style-type: none"> • Use curb extensions to allow for additional parking • Improve all sidewalks to be ADA compliant • Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities) • Become a Certified Tree Town <p>Strategy C: Expand Sidewalk access to residential areas where they have been paved over or were never installed.</p> <ul style="list-style-type: none"> • Develop a prioritized list of target areas for new sidewalks • Apply for MDOT sidewalk programs. 	<ul style="list-style-type: none"> • DHCD • MDOT • Allegany County
<p>Outcome 2: Expand access to non-auto transportation Progress Measures: Increase bus frequency, centralized paratransit resources, new trail connections</p>	<p>Strategy A: Work with ACT Bus transit to get bus stops in town.</p> <p>Strategy B: Create a web page on Town's website for a centralized transit and paratransit schedule and information</p>	<ul style="list-style-type: none"> • HRDC • DHCD • MDOT • Allegany County • Maryland Rural Development

Housing

This section focuses on the homes in which people in your community live and efforts which make 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 conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none"> The median property value in Lonaconing, MD was \$72,600 in 2020, which is 0.316 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$68,400 to \$72,600, a 6.14% increase. The homeownership rate in Lonaconing, MD is 58.5%, which is approximately the same as the national average of 64.4%. 	<ul style="list-style-type: none"> In 2020, 58.5% of the housing units in Lonaconing, MD were occupied by their owner. This percentage declined from the previous year's rate of 66.2%. 25% of the population for whom poverty status is determined in Lonaconing, MD (304 out of 1.22k people) live below the poverty line, a number that is higher than the national average of 12.8%. Over 85% of housing units were built prior to 1959 Blighted housing units are in need of rehabilitation or redevelopment Decline in average household size may require the construction of additional housing units if older homes are not suitable.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improve the physical quality of the existing housing stock</p> <p>Progress Measures: Progress Measures: Number of homes improved or demolished</p>	<p>Strategy A: Encourage infill redevelopment or rehabilitation of blighted properties</p> <ul style="list-style-type: none"> Create/update an inventory of homes experiencing disrepair Contact owners of occupied homes about code violations and funding incentives for repair Set up a residential facade improvement program by applying for Community Legacy funds from DHCD <p>Strategy B: Acquire and/or demolish severely dilapidated homes</p> <ul style="list-style-type: none"> Apply for Strategic Demolition Fund grants from DHCD Set up training burns with the volunteer fire department 	<ul style="list-style-type: none"> Maryland Department of Housing & Community Development Housing developers U.S. Department of Housing & Urban Development U.S. Department of Agriculture Good Will Fire Department
<p>Outcome 2: Decrease the number of foreclosed properties in town</p>	<p>Strategy A: Determine the number of foreclosed properties within the Town boundaries.</p>	<ul style="list-style-type: none"> Maryland Department of Housing & Community Development Housing developers

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Progress Measures: The current number of foreclosures will decrease by XX properties within the next 5 years.	Strategy B: Leverage down payment assistance programs for first time home buyers <ul style="list-style-type: none"> Work with the Department of Housing and Community Development on their Maryland Mortgage Program that provides home loans and down payment assistance to Maryland working families who are first time homebuyers and bring in an income below a certain level. 	<ul style="list-style-type: none"> U.S. Department of Housing & Urban Development
Outcome 3: Create transitional elder care housing options Progress Measures: Number of new/additional age-restricted units	Strategy A: Solicit developer interest in building high density senior housing on undeveloped properties within Town limits Strategy B: Explore methods to reuse vacated single-family homes as shared senior units Strategy C: Determine if any current vacant commercial buildings can be transitioned into senior housing.	<ul style="list-style-type: none"> Maryland Department of Housing & Community Development Housing developers U.S. Department of Housing & Urban Development

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"> Tight knit community that boasts low cost of living The area is known for volunteerism, natural beauty and commitment to preserving the community's rich history and heritage Home to oldest bar in Allegany County (Kelly's) and a family-owned hardware store dating back to the 19th century There are several public facilities within town limits including Good Will Fire Department, Town Hall, and Post Office 	<ul style="list-style-type: none"> Roughly 25% of the population was living below the poverty line in 2020 The historic Silk Mill is in jeopardy due to neglect resulting in structural instability and needs a roof replacement There is demand for a clinic. High levels of Opioid Addiction with no local treatment facilities.

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- The Silk Mill and Iron Furnace are historical assets
- Rich history as a "company town" owned by the Georges Creek Coal and Iron Company, whose original furnace is still an attraction
- Annual Christmas parade and other holiday celebrations and special events
- Walking track at Westmar Middle School
- Local Community garden on Island St.
- Many basic services are available within town
- Plans are underway for a future George's Creek Trail

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Support the aging population</p> <p>Progress Measures: Number of elderly residents able to stay in town</p>	<p>Strategy A: Enhance the frequency and reliability of services for needy seniors, including transit, paratransit, social, wellness and healthcare opportunities</p> <ul style="list-style-type: none"> • Implement a more comprehensive schedule of senior activities at the library or the new community center/town hall • Create a consolidated transit resource • Increase ACT capabilities 	<ul style="list-style-type: none"> • Allegany County Transit • Egle Nursing Home • Human Resources Development Commission • Maryland Department of Health & Mental Hygiene
<p>Outcome 2: Improve the aesthetic and cultural appeal of the historic town</p>	<p>Strategy A: Develop a Junk Abatement Law and incentivize owners to maintain debris-free properties</p> <p>Strategy B: Support the rehabilitation of the Silk Mill and promote linkages with neighboring town amenities such as the ballfields, creek, and library</p> <ul style="list-style-type: none"> • Utilize MHT programs and tax credits • Create a working museum space, community meeting/center area, or retail venue <p>Strategy C: Acquire or promote the restoration or demolition of privately-owned properties in disrepair</p>	<ul style="list-style-type: none"> • Maryland Department of Housing & Community Development • Allegany County Department of Economic & Community Development • Maryland Historic Trust • Allegany County Tourism office • Allegany County Chamber of Commerce
<p>Outcome 3: Improve access to healthy lifestyles for Town residents</p> <p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved,</p>	<p>Strategy A: Establish and promote a weekly farmers market</p> <ul style="list-style-type: none"> • Select and set up a conducive farmers market site with pavement or freshly planted grass with paths, and/or other decorative features and amenities such as picnic tables, benches • Secure local vendors, artists/entertainers, and/or entrepreneurs such as fitness instructors, nutritionists, chefs, etc. to attend each week • Develop a marketing plan to encourage Town and area residents to participate <p>Strategy B: Develop fitness and wellness programming for all age groups</p> <ul style="list-style-type: none"> • Establish and promote an awareness campaign for drug abuse and crime prevention 	<ul style="list-style-type: none"> • Nonprofit groups dedicated to healthy food access • urban farming, and gardening • Maryland Department of Housing & Community Development • Rural Maryland Council • Maryland Department of Health & Mental Hygiene,

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- Strategy C: Extend a 1-mile hiking/biking trail to the Dans Mountain State Park to offer eco-tourism and recreational opportunities

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"> • Town receives planning assistance from Allegany County • Loyal Volunteers to the committees & commissions • Dedicated and polite Town Staff workers • Great addition with a new town manager • Abandoned Town Hall set for demolition beginning in Feb. 2023 • Town has part-time access to a Circuit Rider for supporting writing grant applications & state designations 	<ul style="list-style-type: none"> • Lack of staff to complete all that needs done: addition of Code Enforcement, Police, Public Works, & Economic Development are needed • Need updated Comprehensive plan • Lack of communication & input on plans made for the community • Budget constraints allow only a limited number of hours for staff to support town needs • Updated maps and drawings for town utilities needed for accuracy to prioritize projects

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: An active and engaged citizenry focused on the well-being of the Town government and more broadly the well-being of the community.</p> <p>Progress Measures: Increased well-being and happiness of Town citizens as measured through a survey conducted every two-years.</p>	<p>Strategy A: Over the next five years, invest in citizen engagement using available technologies to connect with business people and residents and encourage meaningful participation in new and creative ways. For example, use regular online surveys through survey monkey and other measures to inform, search for ideas, and solicit opinions about progress on official Town channels.</p> <p>Strategy B: Modernize the Town's website, making it more citizen, business, and tourist-friendly and more interactive.</p> <p>Strategy C: work to find balance in using printed materials and electronic means to communicate to residents</p>	<p>Lonaconing Town Council</p> <p>Local Businesses</p> <p>Town employees</p> <p>Maryland Rural Development Corp.</p>

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<p>Outcome 2: Build local capacity for planning and town management activities. Progress measure: Number of projects completed, reduced time to deliver services to town residents</p>	<p>Strategy A: Secure an AmeriCorps or other volunteer/stipend-based employee to build capacity within the town government.</p> <p>Strategy B: Work with local university and community college students to offer volunteer or contracted work opportunities in support of town initiatives.</p> <p>Strategy C: Launch or partner with programs that hire senior citizens or retirees to volunteer in town or other facilities</p>	<p>Lonaconing Town Council Local Businesses Town employees Maryland Rural Development Corp. Allegany College of Maryland FSU and WVU</p>
<p>Outcome 4: Update Capital Improvement Plan & Comprehensive Plan Progress Measure: Completed Plans</p>	<p>Strategy A: Solicit outside consultants to aide leadership & staff to create plans for the Town that will allow phased work to be done and long-term goals to be set</p>	<p>DHCD, MRDC</p>

SIGNATURE LETTER

On behalf of Town of Lonaconing, I hereby approve the application for renewal of the Sustainable Communities designation for Town of Lonaconing. 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.



Tyler Rayner, Town Administrator
Type Name and Title

2/17/2023
Date