I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:
Smith Island, Somerset County, Maryland

Name of Applicant:
County Commissioners of Somerset County, Maryland

Applicant’s Federal Identification Number: 52-6001-020

Applicant’s Street Address: 11916 Somerset Avenue, Room 111

City: Princess Anne    County: Somerset    State: MD    Zip Code: 21853

Phone Number: (410) 651-0320    Fax Number: (410) 651-0366    Web Address: www.somersetmd.us

Sustainable Community Application Local Contact:

Name: Gary Pusey    Title: Somerset County Planning Director

Address: 11916 Somerset Avenue, Room 211    City: Princess Anne    State: MD    Zip Code: 21853

Phone Number: (410) 651-1424    Fax Number: (410) 651-2597    E-mail Address: gpusey@somersetmd.us

Sustainable Community Contact for Application Status:

Name: Gary Pusey    Title: Somerset County Planning Director

Address: 11916 Somerset Avenue, Room 211    City: Princess Anne    State: MD    Zip Code: 21853

Phone Number: (410) 651-1424    Fax Number: (651) 2597    E-mail Address: gpusey@somersetmd.us
II. SUSTAINABLE COMMUNITY - General Information

A. Proposed Sustainable Community Area(s):

(1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The Sustainable Communities Boundary for Smith Island was selected by identifying the historically developed residential, commercial, and institutional areas of the Island, all of which are located within a Priority Funding Area.

(2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

(3) Approximate number of acres within the SC Area: 112.47 acres

(4) Existing federal, state or local designations: None
   ☐Community Legacy Area ☐ Designated Neighborhood ☐ Main Street ☐ Maple Street
   ☐National Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District
   ☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD
   ☐ Other(s):

(5) Prior Revitalization Investments & Smart Growth: 

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland’s Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

Smith Island was able to benefit from the HUD Disaster Recovery Funds that were awarded to the State of Maryland. As a result, damaged homes on the Island were eligible to receive monies for repairs, and CDBG/DR infrastructure funds have been set aside for repair/replacement of the Rhodes Point Dock ($400,000), as well as for a shoreline protection project for Rhodes Point ($4.7 million), which will benefit greater Smith Island.

Somerset County (Smith Island) was also awarded funds ($90,000) from the Departments of Housing and Community Development and Natural Resources to hire a consultant to create a Vision Plan for Smith Island. The goals and objectives
of that Plan serve as the basis for this Sustainable Communities application. Currently, the County is in the process of adopting the Vision Plan as an addendum to the County’s Comprehensive Plan. This Vision Plan is an important step for the Islanders to start to chart the course for the Island’s future.

Funding has also been allocated (approx. $8 million) to decommission the Tylerton wastewater treatment plant and construct a new and improved plant at Ewell that will meet all of the wastewater needs for the three villages that comprise Smith Island.

Historically, Smith Island has not been the recipient of grants specific to revitalization and Smart Growth. Somerset County is not a wealthy County, and as such, finds it difficult to budget for the needs of the mainland, much less the needs of the Island. Due to the fact that Smith Island can only be accessed via boat, logistically, it makes it much more difficult and expensive to undertake projects on the Island. As such, years of disinvestment have had a negative impact on the Island’s infrastructure.

B. Organizational Structure, Experience and Public Input:

(1) Describe the Applicant’s organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The staff of the Somerset County Department of Technical and Community Services (Planning Department) will be responsible for the implementation of the Sustainable Communities Plan. The Planning Department will partner and collaborate with the Somerset County Economic Development Commission, the Somerset County Sanitary District Commission, the Somerset County Department of Recreation and Parks, the Somerset County Roads Department, and Somerset County Emergency Services, as well as Smith Island United, a grassroots, 501(c)(3) organization. Smith Island United was heavily involved in the development of the Vision Plan, as well as this Sustainable Communities application. Smith Island United has formed a Vision Plan Implementation Committee, with an appointed Implementation Coordinator, to seek out funding opportunities to implement the goals and objectives outlined in the Vision Plan. The Committee is comprised of Island residents, County employees, and representatives from the Maryland Departments of Housing, Planning, and Natural Resources.

(2) Describe the Applicant organization’s past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?
Sustainable Community Application 2015

The staff of the Somerset County Planning Department (and the various County Departments, in general) has a long and effective history of grant implementation. More recently, the Planning Department has been responsible for administering almost 25 million dollars in CDBG/DR funds associated with the impacts of Hurricane Sandy.

Smith Island United has a volunteer professional planner that has agreed to serve as the Implementation Coordinator for the Smith Island Vision Plan. The Implementation Coordinator has already applied for several grants on behalf of Smith Island United and hopes to continue the momentum generated by the community visioning process.

The strengths of the various County Departments lie in the fact that Somerset County has had to rely on grant funds for many years to help supplement its’ budget to achieve their plans for growth, development, redevelopment, and revitalization. The County has professional staff capable of implementing this Sustainable Communities Plan. In addition, Smith Island United is well respected and supported, not only in the community, but regionally and nationally for its’ grassroots effort to have the Island recognized for its’ future potential. Smith Island United is well organized and its Implementation Committee and Implementation Coordinator can only help to augment the successful implementation of this Sustainable Communities Plan.

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

The Islanders, as well as their federal, State, and local government partners, had direct input into the Sustainable Communities Action Plan as a result of the almost yearlong community visioning process associated with the development of the Vision Plan. Many Town Hall meetings were held on Smith Island over a several month period to gain direct input from the Island residents about the future of Smith Island. The ideas presented at those many meetings have been translated into the goals, opportunities, strategies and implementation measures outlined in the Vision Plan. The Sustainable Communities Action Plan is based directly on the language contained in the Vision Plan.
Sustainable Community Application 2015

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Somerset County Commissioners

NAME OF SUSTAINABLE COMMUNITY: Smith Island, Somerset County, Maryland

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

✓ Tab #1 Sustainable Community Applicant Information

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

✓ TAB #3 – Sustainable Community Action Plan/Matrix

✓ TAB #4 – Local Support Resolution: (sample resolution on page 11) In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.

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

✓ TAB #6 – CD-ROM: The CD-ROM should include the following contents:
  • Map in pdf format of the proposed Sustainable Community area
  • GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, Brad.Wolters@maryland.gov)
  • Pictures (jpeg format) of your Sustainable Community as it relates to your application
Sustainable Community Action Plan

Smith Island, MD

Submitted by Somerset County, MD

2/5/2016
<table>
<thead>
<tr>
<th>Implementation Partners</th>
<th>Desired Outcomes and Progress Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private sector partners, government, and community stakeholders</td>
<td>Environment: Amount of pollution prevented to increase fish, oyster, and clam stocks.</td>
</tr>
<tr>
<td>Strategic steps and outcomes</td>
<td>Outcome 1: Reduce pollution in the Chesapeake Bay</td>
</tr>
<tr>
<td>Specify how you are planning to achieve the desired outcomes.</td>
<td>Propose a strategy with decommissioning of state-owned sewage treatment plant.</td>
</tr>
<tr>
<td>Identify strategies that will help your community to achieve each strategic goal.</td>
<td>Identify the challenges you would like to address.</td>
</tr>
<tr>
<td>What outcomes are you trying to achieve? Where is your organization in the process of your strategy?</td>
<td>Environmental, place-based, and place-learning educational opportunities.</td>
</tr>
<tr>
<td>What have you achieved?</td>
<td>The Chesapeake Bay Foundation and Smith Island’s Waterman’s Habitat of crabs and oysters are damaged by erosion and polluted.</td>
</tr>
<tr>
<td>What challenges do you expect to face?</td>
<td></td>
</tr>
<tr>
<td>Strategy</td>
<td>Progress Measure: Number of Food Reductions</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Resolving this ongoing issue.</td>
<td>Prevention projects implemented on the island.</td>
</tr>
<tr>
<td></td>
<td>- Develop stormwater management plan to address unmet volume.</td>
</tr>
<tr>
<td></td>
<td>- Improve the conditions of roadways and drainage ditches.</td>
</tr>
<tr>
<td></td>
<td>- Assess the current conditions of the road between Easton and Rhodes.</td>
</tr>
</tbody>
</table>
### Weaknesses

- Warmer months:
  - Inadequate impression to visitors:mosquitoes, flies, and bugs in dobjets, unkempt grounds, and open ditches
  - Tourism and wayfinding struggle.
- Lack of advertising in cruisetown and on the mainline and need for
docks, dockage for tourists who want to visit in their own boats.
- Limited hours of local restaurants can make it difficult for tourists
to find a place to eat in the morning or evenings.
- Limited boat service, such as a beach, park, or bridge.
- Limited attractions and activities for tourists to enjoy on island.
- Environmental and ecological threats.
- Declining number of watermen to sustain and draw industry which
  has been island’s mainstay.
- Need for labor.
- Established set of kayaks and canoe trails, and an annual boating event is
  necessary.

### Strengths

- Agriculture, service, tourism, educational, etc.
- Entrepreneurial opportunities for restaurants, small businesses
  with well-established clientele,70% owning/leasing
  and fishing industry within
- Smith Island Cakes, the official Maryland State Dessert.
- Chesapeake Bay Island with a rich history and waterfront culture.
- One-of-a-kind experience window into what it is like to live on a
  small island.
- Environmental and ecological threats.
- Established set of kayaks and canoe trails, and an annual boating event.

### Economy

- US Department of Energy.
- Department of Planning and the
  Department of Planning.
- Department of Resources.
- Maryland Department of Natural
  Resources.
- Maryland Department of
  Natural Resources.
- Community Development.
- Department of Housing and
  Community Development.
- Department of Housing and
  Community Development.
- Environmental Maryland
  Department of the
  Environment.
- Maryland Department of the
  Environment.
- Island: wind, or other "off the grid" technologies to address the power needs of the
  Island.
- Strategy 1: Assess viable end uses and businesses to incorporate solar.
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- Strategy 1: Assess viable end uses and businesses to incorporate solar.
- Island: solar and/or win energy at standard, subsidized.
- Progress Measure: Percent of number of homes.
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more than being a local landmark.

- Expand maritime services at the port to enhance economic development.
- Develop job opportunities and training programs for waterman, including docking and associated services.
- Increase opportunities for cultural tourism and support for local businesses.
- Advocate for Maryland’s maritime heritage and practices.

Outcome 1: Preserve, diversify, and expand local heritage tourism.

Strategies:
- Increase maritime tourism by promoting local events and festivals.
- Provide educational opportunities for visitors to learn more about the local waterways.

Outcome 2: Increase opportunities for cultural tourism.

Strategies:
- Enhance access to public spaces and cultural institutions.
- Promote tourism opportunities for cultural attractions.

Outcome 3: Expand opportunities for the island’s physical tourism and cultural experiences.

Strategies:
- Promote island history and culture through guided tours.
- Increase access to cultural landmarks.

Progress Measure: Increase amount of travel to the island.

Outcome 4: Provide additional and easily accessible tourism opportunities.

Strategies:
- Enhance access to public spaces and cultural institutions.
- Promote island history and culture through guided tours.

Progress Measure: Increase amount of tourism to the island.

Outcome 5: Preserve, diversify, and expand local heritage tourism.

Strategies:
- Increase maritime tourism by promoting local events and festivals.
- Provide educational opportunities for visitors to learn more about the local waterways.

Progress Measure: Increase amount of travel to the island.

Outcome 2: Increase opportunities for cultural tourism.

Strategies:
- Enhance access to public spaces and cultural institutions.
- Promote tourism opportunities for cultural attractions.

Outcome 3: Expand opportunities for the island’s physical tourism and cultural experiences.

Strategies:
- Promote island history and culture through guided tours.
- Increase access to cultural landmarks.

Progress Measure: Increase amount of tourism to the island.

Outcome 4: Provide additional and easily accessible tourism opportunities.

Strategies:
- Enhance access to public spaces and cultural institutions.
- Promote island history and culture through guided tours.

Progress Measure: Increase amount of travel to the island.
### Transportation

**Transportation Committee**
- Conduct a transportation feasibility study.
- Develop a comprehensive transportation plan.
- Address system failures.
- Bridge between freight and rail.
- Expand public transport services.
- Increase frequency of service.

**Strategies**
- Increase public transport services.
- Expand public transport services.
- Address system failures.
- Bridge between freight and rail.

**Weaknesses**
- Lack of public transport services.
- Passengers waiting longer than expected.
- Limited access to public transport.
- Public transport services are not reliable.

**Strengths**
- Reliable public transport services.
- Good connectivity between stakeholders.
- Efficient public transport systems.

**Desired Outcomes and Progress Measures**
- Increase public transport services.
- Expand public transport services.
- Address system failures.
- Bridge between freight and rail.

**Implementation Partners**
- State transit agencies.
- Local governments.
- Businesses and industries.
- Public transport operators.

**Strategies:**
- Conduct a transportation feasibility study.
- Develop a comprehensive transportation plan.
- Address system failures.
- Bridge between freight and rail.

**Weaknesses:**
- Lack of public transport services.
- Passengers waiting longer than expected.
- Limited access to public transport.
- Public transport services not reliable.

**Strengths:**
- Reliable public transport services.
- Good connectivity between stakeholders.
- Efficient public transport systems.

**Transportation Stages and Weaknesses**
- Transportation stages and weaknesses can include access to transit corridors, pedestrian safety, and accessibility to transportation centers.

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**Goals and Objectives**
- Increase public transport services.
- Expand public transport services.
- Address system failures.
- Bridge between freight and rail.

**Strategies:**
- Increase public transport services.
- Expand public transport services.
- Address system failures.
- Bridge between freight and rail.

**Weaknesses:**
- Lack of public transport services.
- Passengers waiting longer than expected.
- Limited access to public transport.
- Public transport services not reliable.

**Strengths:**
- Reliable public transport services.
- Good connectivity between stakeholders.
- Efficient public transport systems.
Housing

Weaker:

- House prices are rising faster than incomes;
- Affordable housing options are limited;
- Homelessness rates are high;
- Rent-control laws are not effective;
- Housing regulations are too strict;
- Availability of affordable housing is insufficient;
- Lack of affordable housing options for low-income families;
- High housing costs unsustainable for many families;
- Poor quality of public housing.

Stems:

- Higher housing costs, leading to decreased mobility;
- Increased costs for services and utilities;
- Decreased access to healthcare and education;
- Increased stress and mental health issues;
- Decreased productivity at work or school;
- Increased crime rates in high-density areas;
- Decreased economic growth and development;
- Decreased community cohesion and social stability.

Strategies:

- Increase funding for affordable housing programs;
- Implement rent control measures to stabilize housing costs;
- Develop more efficient public transportation systems;
- Improve access to affordable healthcare and education;
- Implement policies to reduce homelessness;
- Increase funding for affordable child care;
- Provide incentives for developers to build affordable units;
- Implement policies to reduce housing discrimination.

Measures:

- Number of new units constructed;
- Number of rental units available for low-income families;
- Number of homeownership units created;
- Number of affordable housing units provided;
- Number of households in extreme poverty provided with housing assistance;
- Number of homeless individuals housed;
- Number of households in emergency shelters.

Outcomes:

- Decreased homelessness;
- Increased access to affordable housing;
- Improved quality of life for low-income families;
- Decreased economic strain on households;
- Increased community stability and cohesion;
- Improved health outcomes for vulnerable populations;
- Increased economic growth and development.

Partners:

- Local governments;
- Non-profit organizations;
- Private developers;
- Federal agencies;
- Community groups;
- Faith-based organizations;
- Education institutions;
- Healthcare providers;
- Business leaders.
<table>
<thead>
<tr>
<th>Implementing Partners</th>
<th>Strategies</th>
<th>Progress Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Somerset County Planning Department</td>
<td>Strategy B: Apply for Community Legacy Program Open Space at Sommerset County Planning Department</td>
<td>Outcome 2: Public Recreation Open Space.</td>
</tr>
<tr>
<td>U.S. and State Departments of Commerce</td>
<td>Strategy C: Remove or demolish old grocery stores on Tyre Island to create public open space</td>
<td>Progress Measure: Number of grants awarded and open space.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Weaknesses</th>
<th>Strengths</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited cellular phone and internet access</td>
<td>The historical churches &amp; Yearly &quot;Camp Meeting&quot;</td>
</tr>
<tr>
<td>Inconsistent hours</td>
<td>Beaches, coves, and marshlands allow boating activities.</td>
</tr>
<tr>
<td>Limited attendance at stores and restaurants: existing establishments</td>
<td>Smith Island Cultural Center &amp; Artisan Museum</td>
</tr>
<tr>
<td>Limited passenger boat service</td>
<td>Fire departments in Ellsworth and Tyre Island</td>
</tr>
<tr>
<td>Lack of outdoor public recreation space</td>
<td>Pocket parks, waterfront recreation, and boat docks.</td>
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<td>Emergency school facilities</td>
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<td>Turnagain, off the grid environment</td>
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<td>Special niche living environment: traditional village atmosphere</td>
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<td></td>
<td>and provides opportunity to move forward on the Smith Island Vision Plan.</td>
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<tr>
<td></td>
<td>Non-profit exists (Smith Island United) to represent the island's interests.</td>
</tr>
</tbody>
</table>

*Quality of Life*

- Cultural assets, civic amenities, facility-based opportunities, economic health of household, sense of place, etc.

*Strengths and Weaknesses can include climate, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, facility-based opportunities, economic health of household, sense of place, etc.*

The housing inventory has been conducted.

**Progress Message:** An Existing Conditions Report of Somerset County Planning Department

For the home (keep, sell, renovate, etc.)

Stock bands some amount (exceed, meet, etc.)

Outcome 3: Identify existing conditions of housing
<table>
<thead>
<tr>
<th>Outcome 1: Smith Island United is established as a nonprofit organization</th>
<th>Strategy A: Explore funding opportunities and implement fundraising programs.</th>
<th>Strategy B: Establish a development prospects list for general operating and project-based funding opportunities from foundations, government agencies, etc.</th>
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<tbody>
<tr>
<td></td>
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<td>Elected officials, corporations, individual donors, etc.</td>
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<td></td>
<td></td>
<td>The number of projects funded and implemented.</td>
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<tr>
<td></td>
<td></td>
<td>Progress Measures: 2013 is established, number of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>projects staff to implement mission.</td>
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<td>2013, develops an annual operating budget and</td>
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<td></td>
<td></td>
<td>budget.</td>
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<tr>
<th>Outcome 2: Telemedicine program is in place for the island</th>
<th>Strategy A: Apply for funding for distance learning technology for use by students and residents.</th>
<th>Strategy B: Create a care management program and provide telemedicine services in close proximity.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Telemedicine, videoconferencing, and virtual health visits.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Program Measures: Amount of funding secured and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>number of telemedicine equipment purchased.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>School for students and community members.</td>
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</tbody>
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<th>Outcome 3: Distance learning technology at Smith Island</th>
<th>Strategy A: Apply for funding for distance learning technology for use by students and residents.</th>
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<td>Weaknesses</td>
<td>Strategies</td>
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<td>------------</td>
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<td></td>
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<tr>
<td>The island is not incorporated, so the island has no authority to</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
<td></td>
</tr>
<tr>
<td>Site-specific patterns of development (lots, sizes, etc.)</td>
<td>Focus on community development and infrastructure (docks, schooners, roads, water wells, etc.)</td>
<td></td>
</tr>
<tr>
<td>Local transportation infrastructure is limited due to the island's size and fragmented</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
<td></td>
</tr>
<tr>
<td>Strong island, which could help the island become more</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
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<td>Community Development, Department of Housing and Urban Development</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
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<tr>
<td>Somerset County Planning Commission</td>
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<th>Progress Measures</th>
<th>Strategies</th>
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<td>Somerset County Zoning Ordinance</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
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<tr>
<td>Existing Conditions Report to include</td>
<td>Strengthen local planning and land use management, and use sustainable development that is compatible with the island's resources and capacities.</td>
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<tr>
<td>Maryland Department of Planning.</td>
<td>Somerset County Planning</td>
</tr>
<tr>
<td>---------------------------------</td>
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</tr>
<tr>
<td>Flood Mitigation Plan.</td>
<td>Create工作组 to determine feasibility of creating a small area suitable development pattern and small lot sizes.</td>
</tr>
<tr>
<td>Progress Measures: Adoption of a Flood Mitigation Plan. Seek funding to support the development of a small area suitable development pattern and small lot sizes.</td>
<td>Outcome: Plan for future flood mitigation.</td>
</tr>
</tbody>
</table>