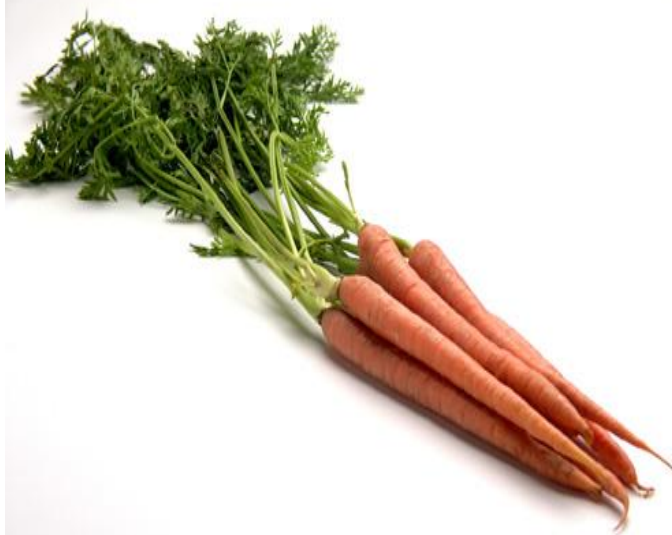




Carrots, Sticks and Populism: Why Smart Growth is Still Relevant Today

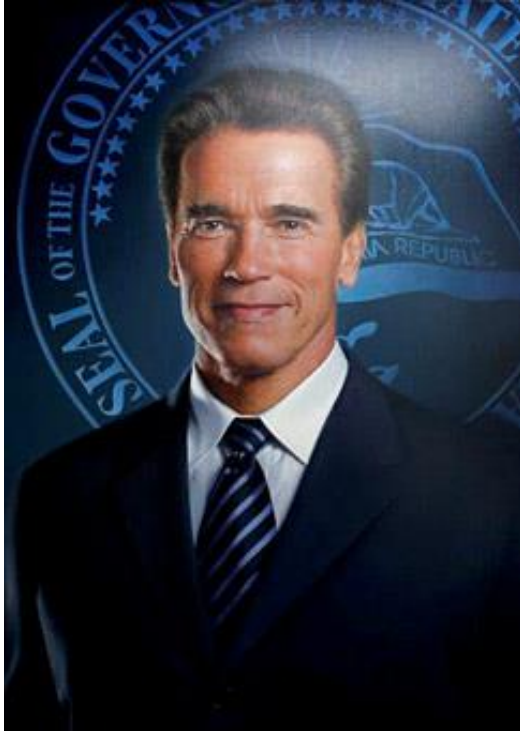


Dr. David Gordon RPP FCIP AICP
School of Urban & Regional Planning
Queen's University
(with slides from Maryland Smart Growth Secretariat)

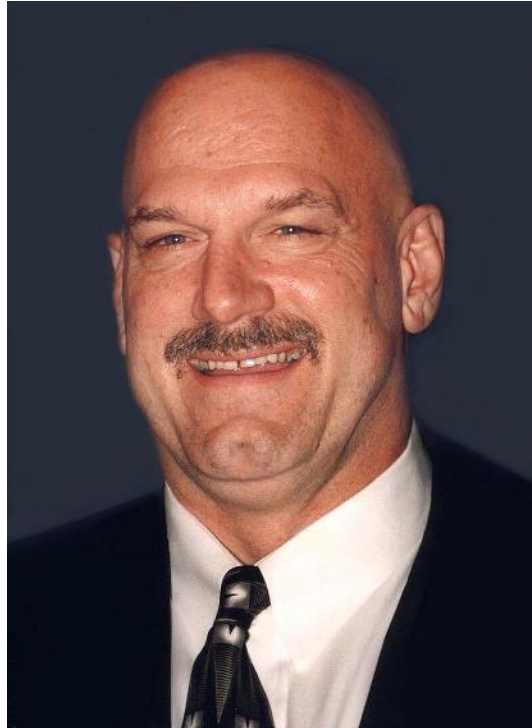
CIP Webinar

October 13, 2023

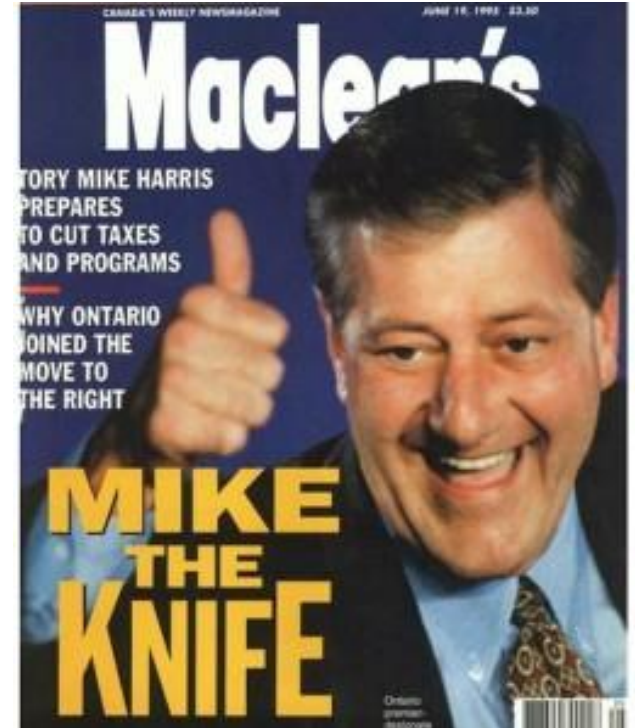
Effective with Populist & Anti-Planning Politicians



California Governor
Arnold
Schwarzenegger



Minnesota Governor
Jesse Ventura



Ontario Premier
Mike Harris

Maryland



Smart Growth

- Supports and enhances existing communities
(Urban Democrats)
- Preserves natural resource and agricultural areas
(Suburban Republicans)
- Saves the cost of new infrastructure
(Libertarian tax-cutters)

Maryland



Large Lot
Development



Maryland



Loss
of
Farmland



Maryland



Abandoned
Neighborhoods



Maryland



Pollution



Maryland



Priority Funding Area Criteria

- Existing or planned water and sewer service
- Average residential density of 3.5 units per acre
- Growth plan consistent with projections

Maryland



Incentive
Based
—
Not
Regulatory



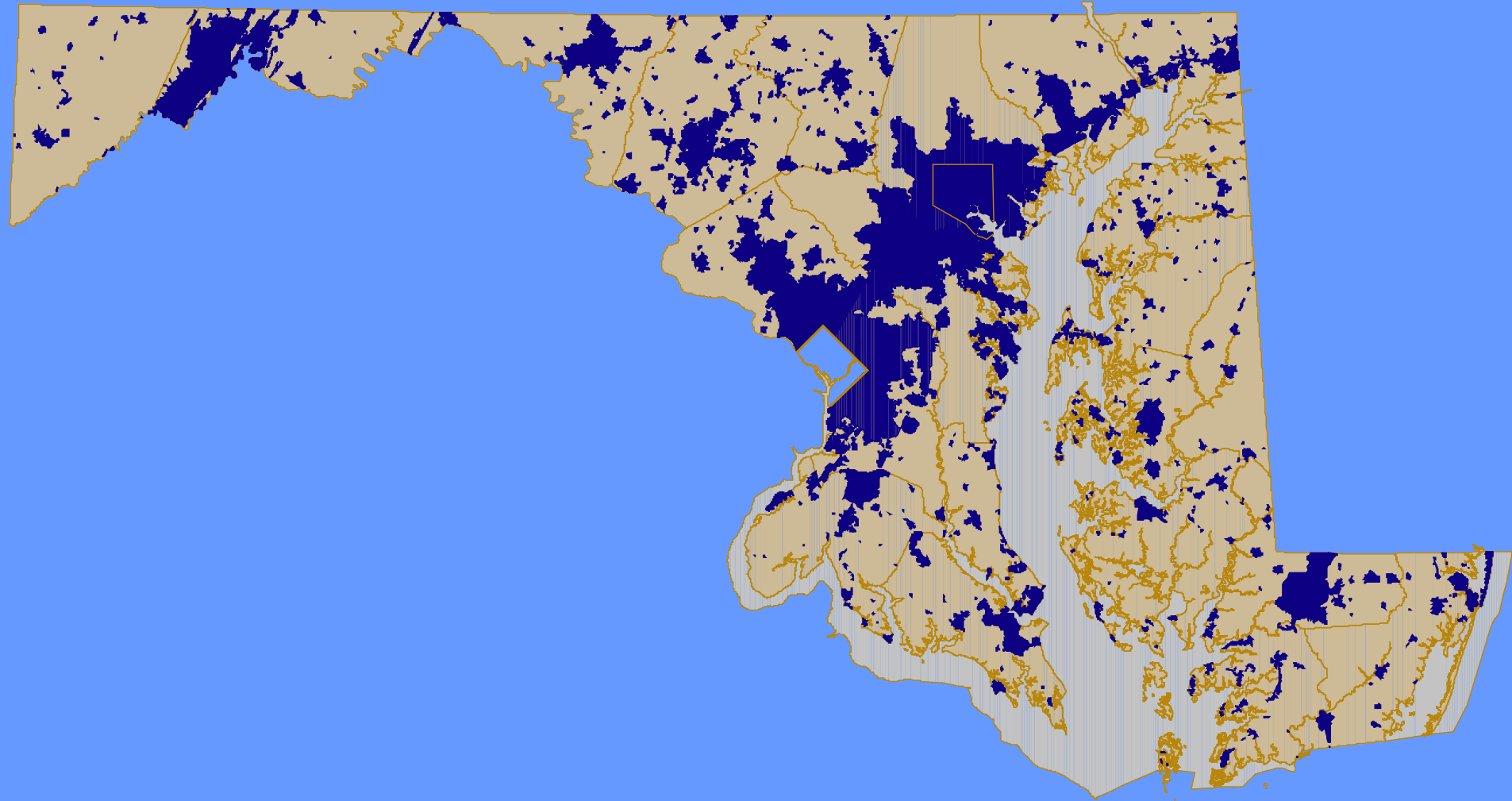
Maryland



Priority
Funding
Areas



Priority Funding Areas (PFA)

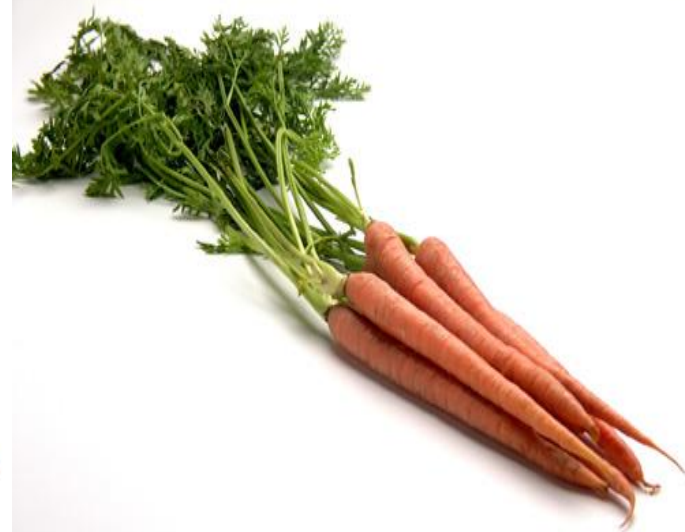
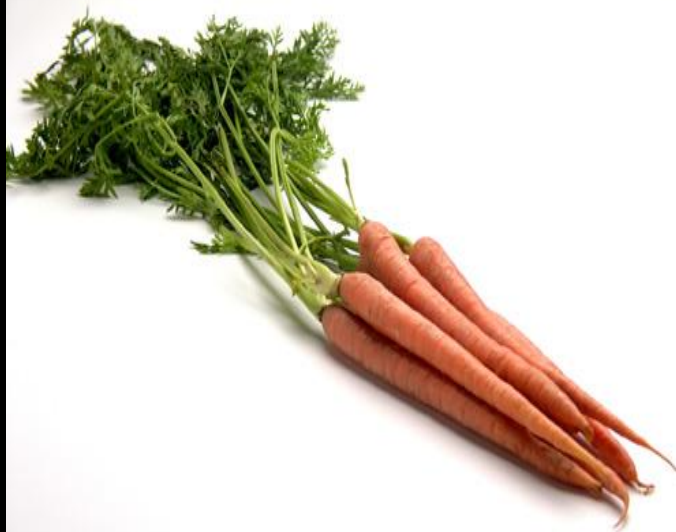
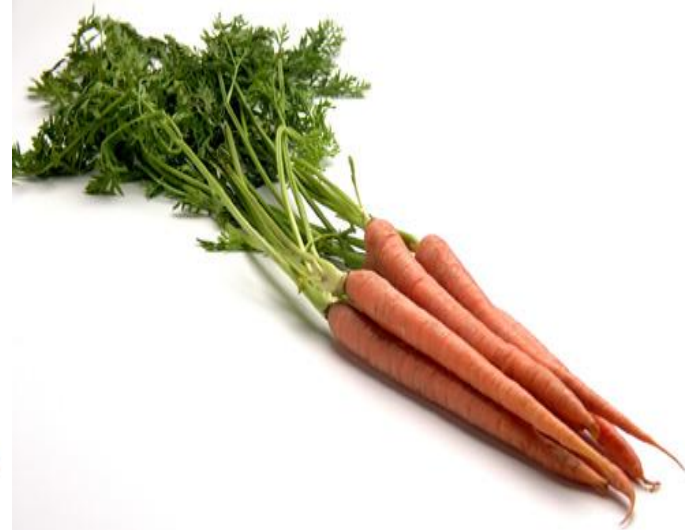
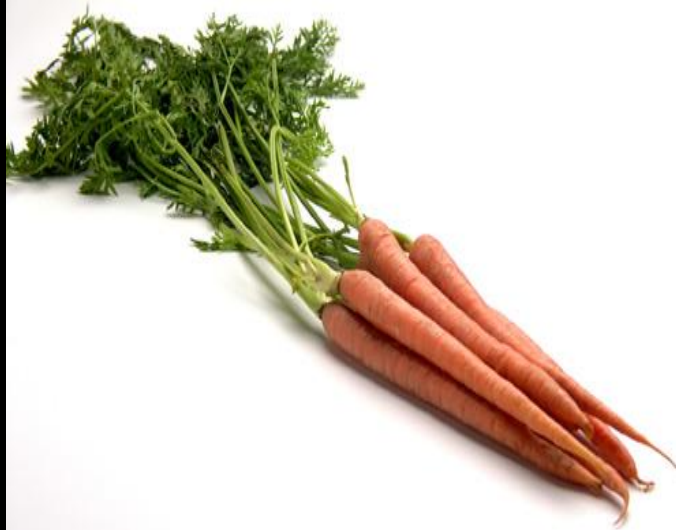


Maryland



Incentives:

Carrots
Before Sticks



Maryland



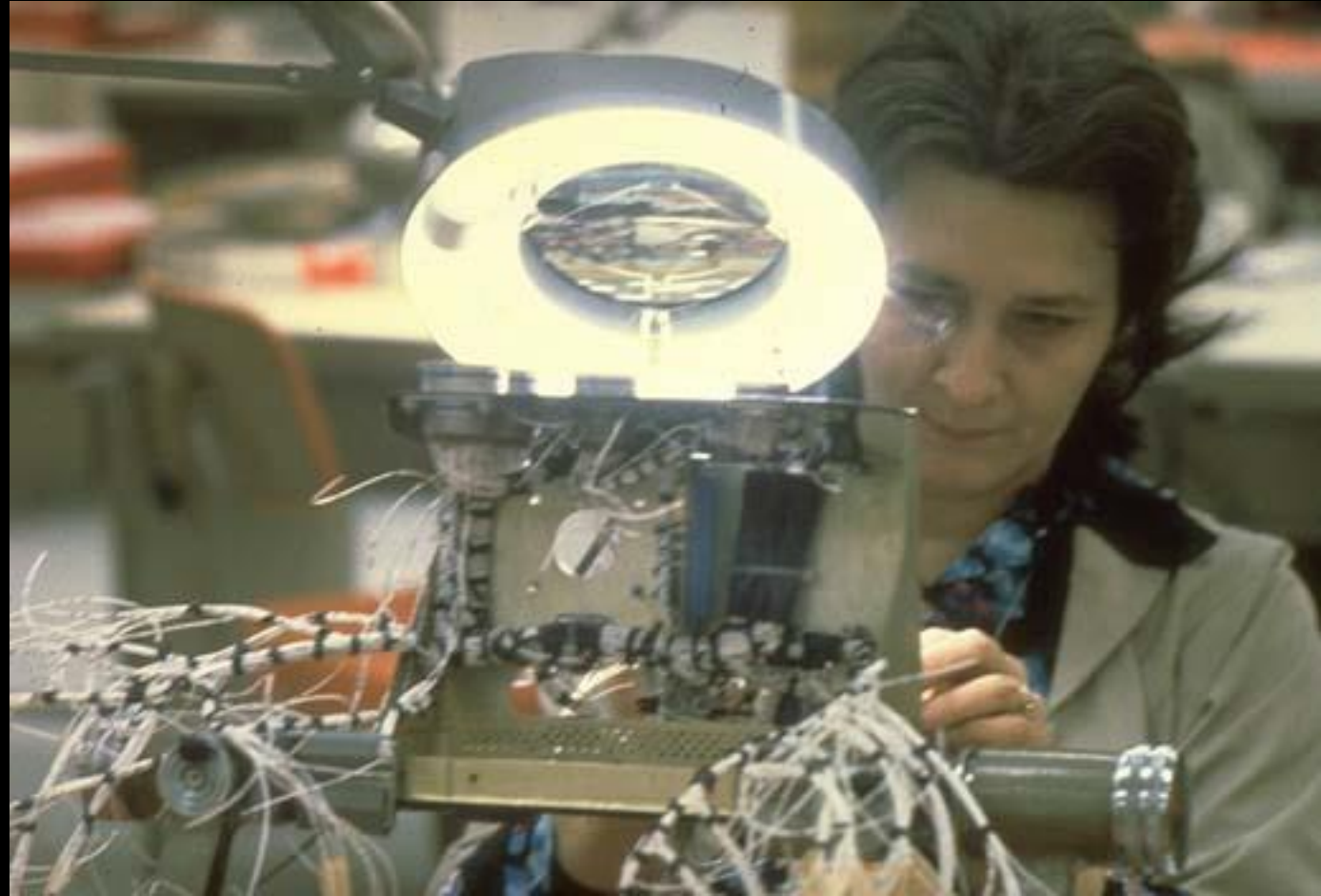
Neighborhood
Business
Development
Program



Maryland



Job Creation
Tax Credit



Maryland



Live Near
Your Work

\$3000 GRANT



The Live Near Your Work Program (LNYW), provides a \$3000 grant to employees who purchase a home near their place of employment. This money can be used for closing costs or a down payment on a home within the employer's targeted neighborhoods.

The program is a partnership among the Maryland Department of Housing and Community Development, local governments, and businesses and institutions.

To participate in the program, simply visit your company's Human Resources department and fill out an application. Then, provide at least \$1000 toward the purchase of a home within the LNYW designated area and maintain it as your primary residence.

You can receive...

*\$3000 for costs associated with the purchase of your home
Shorter commute times and more time at home
Tax benefits of home ownership*

For a list of participating employers, or to find out how you can sign up for the LNYW program, call or visit us on the web...



The Live Near Your Work Program
Maryland Revitalization Center
1201 W. Pratt Street, Suite D
Baltimore, Maryland 21223

410-209-5800
www.dhcd.state.md.us



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Raymond A. Skinner
Secretary

Maryland



Brownfield
Cleanup
at
The
Can
Company
-
Before
&
After



Maryland



Historic
Preservation
Tax Credits



William Dunn House - Chestertown

Maryland



Rehabilitate
and Re-use
Older
Buildings



Maryland



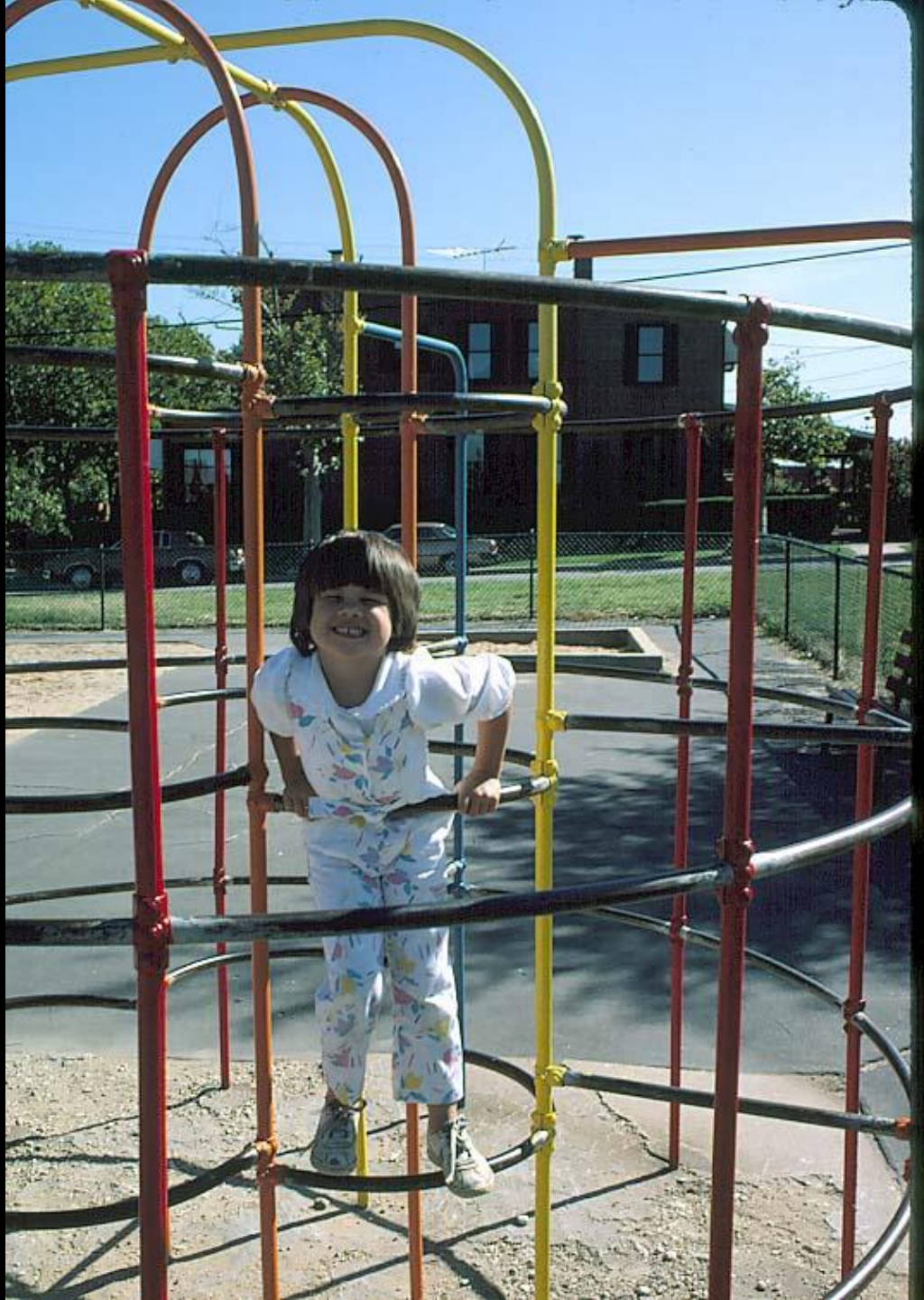
Mortgage
Assistance
for
Urban Teachers



Maryland



Urban Parks
&
Playgrounds



Maryland



Community
Business
Improvement
Areas



Maryland



Rural Legacy
Area

“Greenprint”

Preserving:
Greenbelts
Battlefields
Farmland
Coastal Bays



Maryland



Lower Deer
Creek

Rural Legacy
Area



Maryland



Rural Legacy

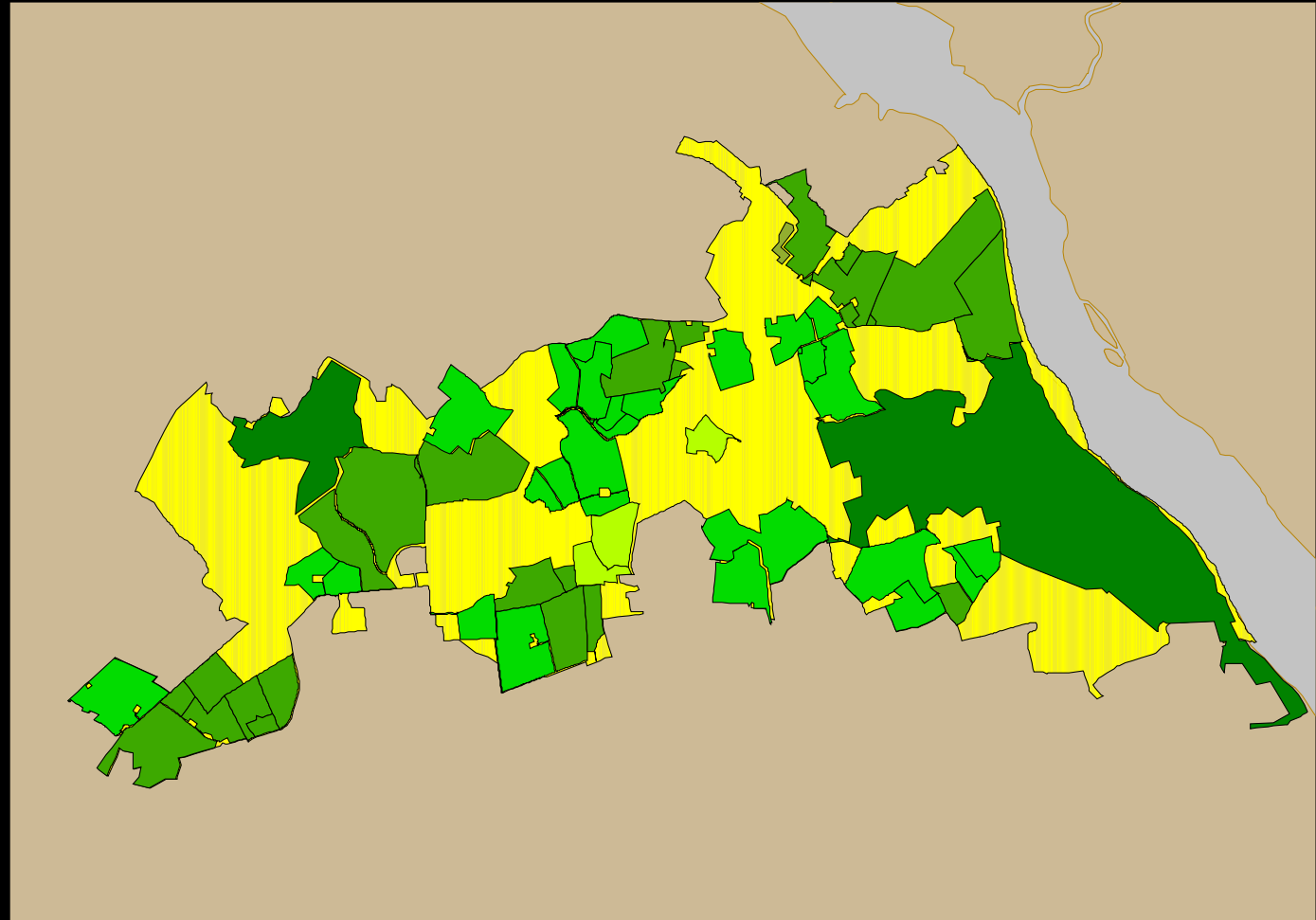
County Park

State Parks

County AG
Easements

MALPF

MET



Lower Deer Creek - Harford County

Maryland



Rural Legacy

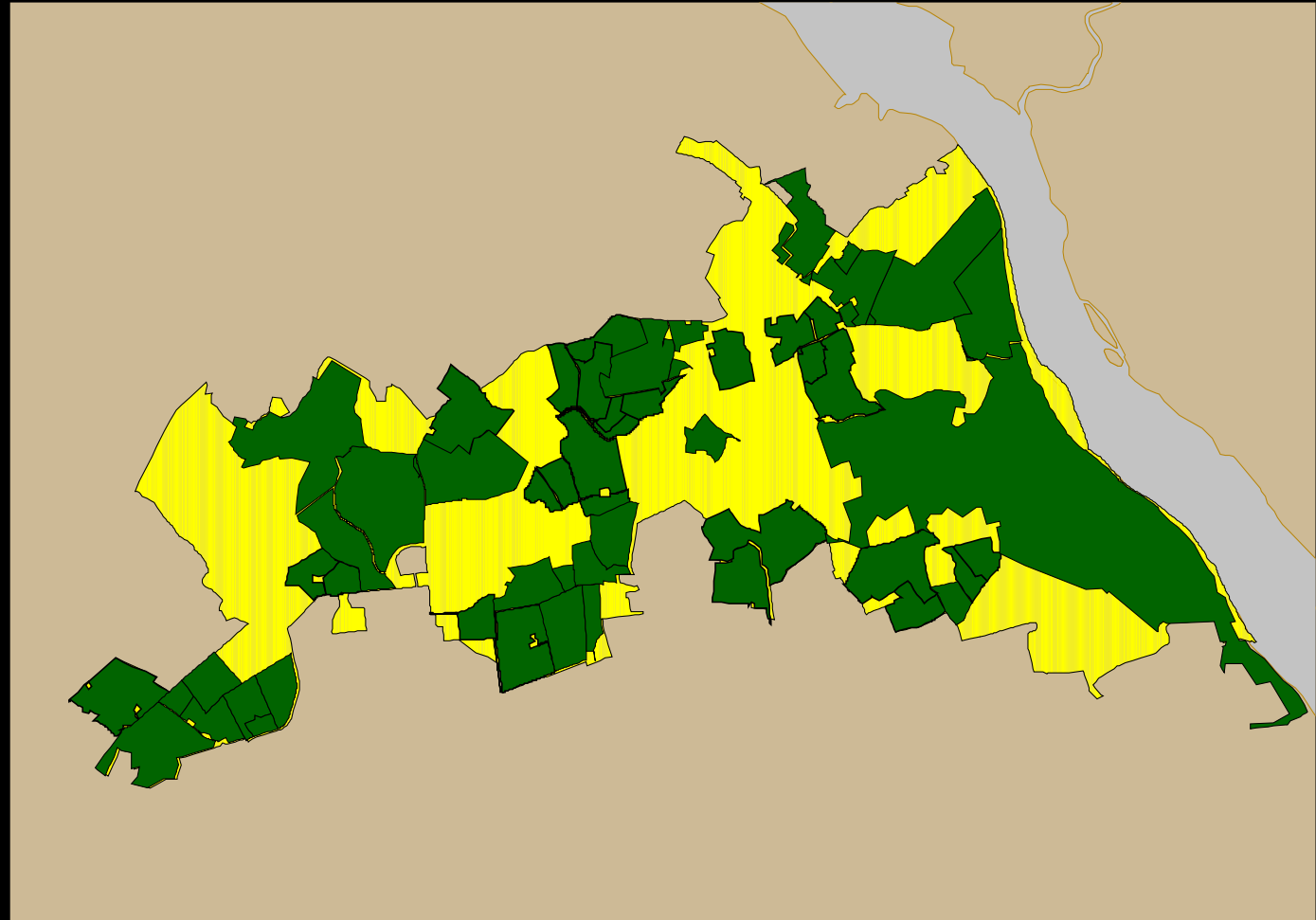
County Park

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Lower Deer Creek - Harford County

Maryland



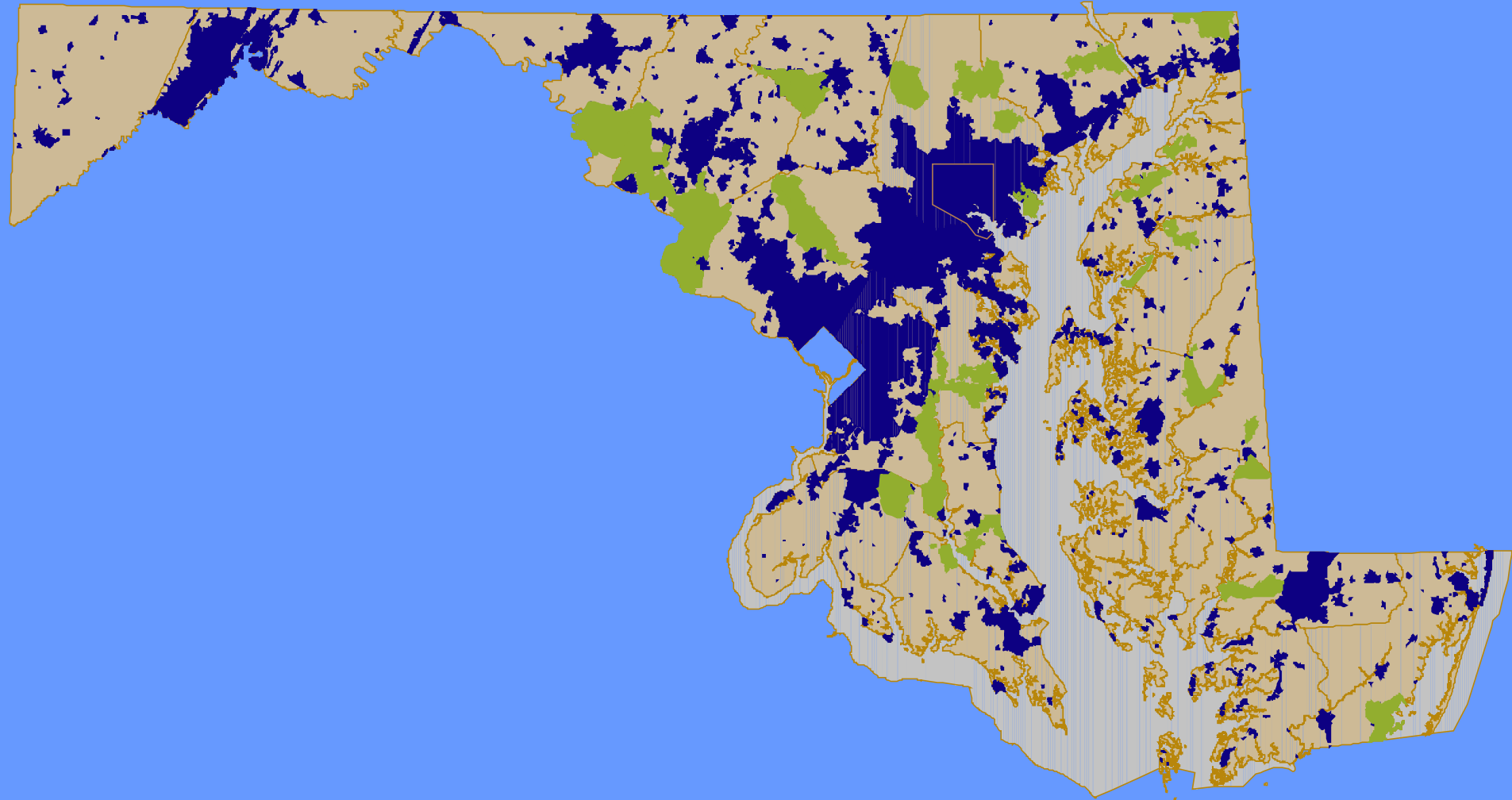
Rural Legacy Program

After 4 Years

- 23 Rural Legacy Areas designated
- \$137 million in RL & POS funds
- 20 Counties, 21 Land Trusts
- 54,000 acres to be protected
- 200,000 acre protection goal in 15 years
- Requests annually exceed resources 3:1



PFA and Rural Legacy Areas



Maryland



Supporting
Transit



Maryland



Transit Oriented Development

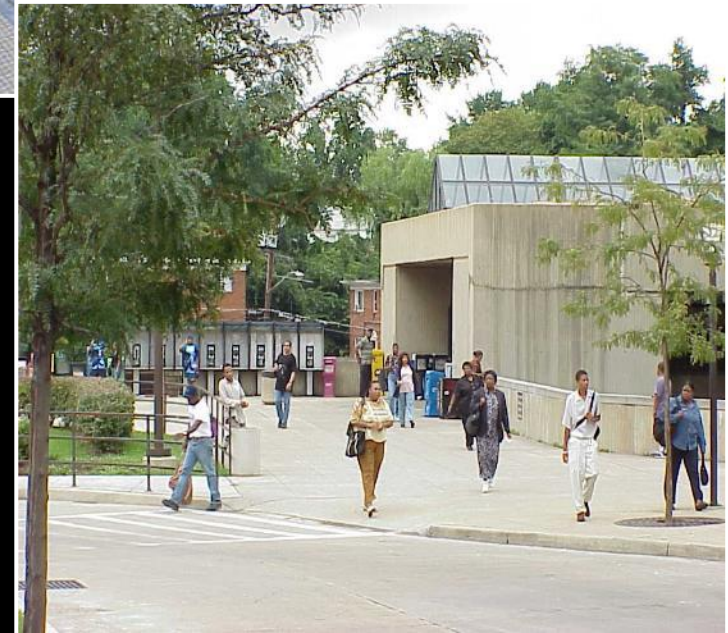


Maryland



Commuter Benefits Act

Tax Benefit for
Transit, not
Parking



Maryland



Providing
Transportation
Choices

--

Bicycling



Maryland



Building
Sidewalks



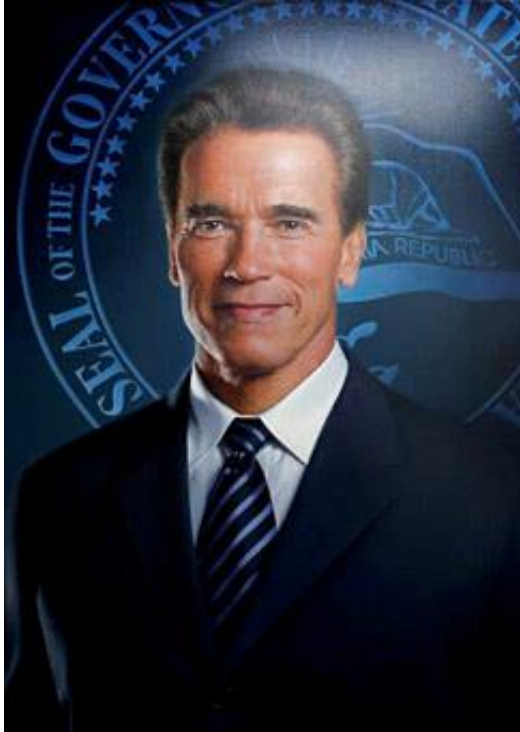
Maryland



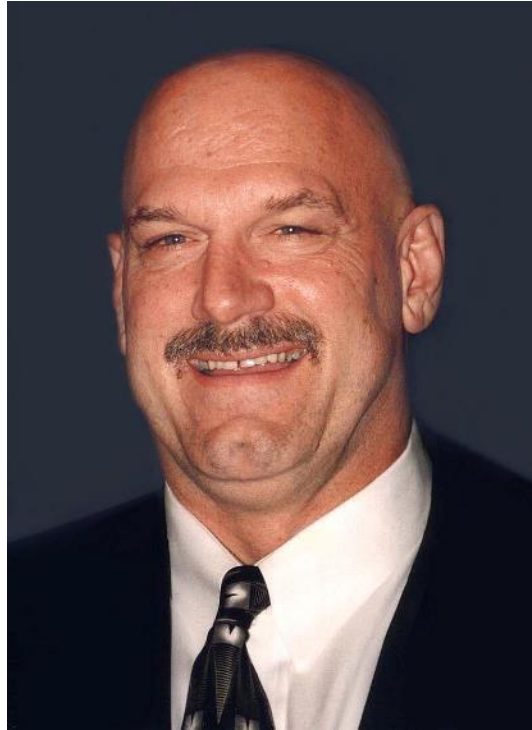
Reasons
for
Smart
Growth's
Success

- Rural/urban balance
- Mayors enthusiastic
- Preserved local decision-making
- Strong environmental support
- Protected rural lifestyles, economies
- Provided more certainty to businesses
- Fiscally responsible
- Leadership from the top

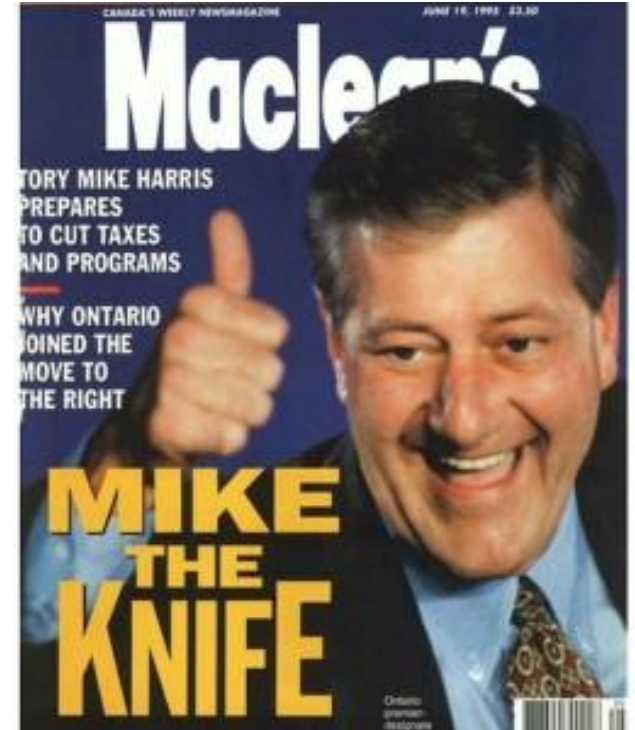
Effective with Populist & Anti-Planning Politicians



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Mike Harris

Effective with Populist & Anti-Planning Politicians

