

Question 9:

There are over 21,000 stormwater best management practices (BMPs) privately owned by HOAs and inspected triennially by the County. However much more of the storm water management conveyance infrastructure (street drains, manholes, etc.) is also privately owned, often by non-expert HOAs who don't even know about them. MDE recently proposed changes to regulations that would also require triennial inspections of these. Would you support the County mapping and inspections of private conveyance systems to help avert a future backlog of expensive private infrastructure repairs and reduce threats to the public system to which the private systems connect?

Question 9 responses

The following four candidates, listed alphabetically, are running in the Democratic primary:

James Kitchin

Yes, I would support mapping and inspecting this private stormwater management infrastructure - though I would need to consult with staff and get a good cost estimate before making a commitment to a timeline. But values wise I am there. The move to outsource key government functions to Homeowners Associations and Community Associations was the largest privatization of government functions in this country's history. I believe that government has a role to play in providing support to these groups, and mapping this infrastructure makes sense.

Kyle Nembhard

Yes. Failing to do so could lead to much larger challenges if these facilities are not inspected regularly. The County cannot afford to solely rely on private HOA's to inspect these facilities given that they are all connected to the overall system.

Allison Pickard

DPW is still in the process of mapping and inspecting the County's own public conveyance infrastructure and currently has complete data on only a small fraction of those systems. Even the full mapping of public infrastructure is expected to take roughly a decade. Adding comprehensive County inspection responsibilities for private conveyance infrastructure on top of that existing workload would create an unachievable operational burden and divert resources from core public responsibilities. Anne Arundel County, along with other

jurisdictions, submitted comments opposing MDE's proposed expansion of inspection requirements because the mandate is not realistically achievable with current staffing and funding levels. That said, HOA awareness and preventive maintenance are important. The County should continue providing guidance, education, and technical information to private communities so they better understand the infrastructure they own and maintain. But formally taking on broad inspection and mapping responsibilities for private systems is something that we must prioritize after the County's own public infrastructure is first accounted for.

Pete Smith

Yes. Failing to do so could lead to much larger challenges if these facilities are not inspected regularly. The County cannot afford to solely rely on private HOA's to inspect these facilities given that they are all connected to the overall system

Dave Crawford – Running Unopposed in the Republican Primary

Yes — absolutely. The fact that thousands of HOAs own stormwater infrastructure they don't know about, and that failures of those private systems threaten the public system downstream, is an unacceptable vulnerability. This is not about punishing HOAs — most of them inherited this responsibility without ever asking for it.

I will support: (1) A county-led GIS mapping initiative to identify and catalog all private stormwater conveyance systems, with results shared publicly and with affected HOAs; (2) triennial inspections aligned with MDE's proposed regulations, delivered as a service to HOAs — not as a compliance burden — with county technical assistance and educational resources; (3) a low-cost repair loan program for HOAs facing expensive remediation, preventing small associations from being overwhelmed by infrastructure costs they cannot afford; and (4) an outreach program to ensure every HOA in the county understands their stormwater responsibilities and knows where to get help.

Proactive mapping and inspection is far cheaper than emergency response after a system failure. This is smart, preventive governance.