

Question 1a.

What actions will you take to achieve that?

Question 1a responses:

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

James Kitchin

My administration will work to: (a) create a true no-net-loss of forest policy, (b) bring traffic studies in house so that the engineers performing the work are paid by the people instead of the developer, (c) require bike, pedestrian, and transit upgrades when new development occurs, (d) repeal the “adjacency” loophole that allows market-rate housing to be built in school districts where the schools are already overcrowded, and (e) update our impact fee schedule (if this hasn’t happened yet) to make sure the development that is happening pays for itself and isn’t being subsidized by the taxpayers.

Kyle Nembhard

One of the first actions I would take is to impose a moratorium and assess the infrastructure needs relative to all development proposals. Based on that assessment, development proposals will be allowed to advance based on their compatibility with associated infrastructure capacity. Other development proposals will be re-evaluated and assessed for developer impact.

Allison Pickard

I have been the leading advocate for building more affordable housing in Anne Arundel County, particularly workforce housing, transit-oriented development, and community revitalization efforts. Most recently, I fought off Republican attempts to repeal our Workforce Housing policies — policies designed to ensure that the people who work here can actually afford to live here. As County Executive, I will create a Housing for All plan that cuts unnecessary red tape and reforms the permitting process so residential, commercial, and redevelopment projects can move forward more efficiently, without sacrificing community input or smart planning. Streamlining approvals is critical to delivering housing faster, reducing costs, and making projects financially viable. I will also pursue housing solutions, including expanding workforce housing set-asides, creating down-payment and rental assistance programs, and partnering with nonprofit developers and the state to pilot educator housing initiatives near schools and transit. These targeted strategies will help ensure that our workforce can afford to live close to where they work, strengthening school

communities and improving student outcomes, while also serving as a much needed pressure release on our transportation grid. We also need to build a more resilient and sustainable future for every community and ecosystem here in Anne Arundel County. As County Executive, I will invest in climate resilience and flood prevention, work to protect our incredible green spaces and waterways, improve our stormwater management systems, expand clean energy and sustainability initiatives, as well as strengthen our disaster preparedness planning. As the Trump Administration pulls back, it is squarely on us to protect our communities and tackle environmental issues head on. I will prioritize the long-term protection of existing natural areas through strategic land conservation, strong zoning and land-use policies, as well as continued investment in park maintenance and stewardship. Preserving what we already have is just as important as acquiring new land, and that means ensuring our parks and forests are properly funded, staffed, and managed for long-term sustainability and public access. I am also committed to expanding natural areas by investing in green space acquisition, restoring degraded lands and waterways, and advancing tree planting and forest conservation efforts to meet our long-term canopy goals. We must be creative and committed to facilitating public access to our natural waterways when so much of our shoreline is privately owned. Developing public-private partnerships and utilizing our Department of Recreation and Parks is vital to creating public access to enjoy our incredible waterways and greenspaces. Partnerships with state agencies, land trusts, and community organizations will help maximize these impacts and leverage outside funding to create and maintain resources and public access

Pete Smith

Our past actions have constituted only a small investment to correct the imbalance we face. To move forward, we must take creative steps and turn to some solutions that we have not done previously. As County Executive, I will review our tax rates and make recommendations for appropriate levels to meet our needs. I also know that we can leverage private-sector investment through Public-Private Partnership arrangements for roads, sewage and other investments. Other Maryland counties have used this funding mechanism more aggressively and creatively than we have, and we can make progress in our backlog by using it more. We must also leverage our state partners to bring more investment back to Anne Arundel. Housing and commercial development will continue to take place in Anne Arundel, and growth in our economic base is needed to provide the resources that will fund our needs in education, public safety, and other areas. Much of that growth should come from redevelopment of our aging commercial areas. Anne Arundel County must catalogue underutilized properties with high-impact redevelopment potential and compile a project pipeline that includes older shopping centers and commercial districts, so that redevelopment is facilitated in areas with existing

infrastructure. My administration will fully support transit oriented development designed to take advantage of existing rail networks and provide community benefits and commercial activity that is walkable

Dave Crawford -- Running unopposed in the Republican Primary

As County Executive, I will enact a rigorous Adequate Public Facilities Ordinance (APFO) with real teeth — no project moves forward unless schools, roads, and stormwater infrastructure can demonstrably handle the new demand. I will tie development approvals directly to infrastructure capacity metrics, commission annual infrastructure adequacy reports, and publish findings publicly so residents can hold their government accountable. Redevelopment of underutilized sites within existing infrastructure footprints will be prioritized over greenfield sprawl. Growth can be good for our county — but only when it serves existing residents, not at their expense.