

Question 3a:

What would you do with the additional revenue that would be released if impact fees were fully paid for by development?

Question 3a responses

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

James Kitchin

I don't believe that setting impact fees to the appropriate rate will free up a proportionate amount of county dollars. This is because many times what occurs when development doesn't pay for itself is deferred maintenance. The upgrades or maintenance that need to happen simply don't. However, any funds that are freed up should be targeted to infrastructure. I would like to target them towards bike/pedestrian improvements, community-level resiliency work, and working to close the backlog of stormwater management infrastructure repairs.

Kyle Nembhard

The additional revenue would be used to build the infrastructure necessary to mitigate developer impact on the surrounding neighborhoods and communities. I would also ensure that it goes toward our school system.

Allison Pickard

If Anne Arundel County recalibrates its impact fee program so that development more accurately contributes to the infrastructure demands it creates, any additional revenue generated should be strategically reinvested to support sustainability, improve infrastructure delivery, and strengthen the County's long-term economic competitiveness. The objective should not simply be to increase fees, but to create a more precise and balanced system where infrastructure funding better aligns with actual growth impacts while continuing to attract high-quality redevelopment opportunities. Additional revenues generated through a modernized and better-calibrated impact fee program could support: School capacity and modernization projects in high-growth areas where development is creating the greatest demand; Transportation improvements focused not only on roadway expansion, but also congestion mitigation, transit access, pedestrian safety, bicycle connectivity, and smart growth infrastructure; Public safety investments including fire stations, EMS facilities, and modernization of emergency response infrastructure needed to support growing communities; Targeted economic development initiatives such as

workforce housing, redevelopment of underutilized commercial corridors, transit-oriented development, and strategic industry recruitment; Infrastructure in growth areas where existing capacity is limited and new development requires substantial public investment; and Environmental resiliency and quality-of-life improvements including stormwater management, parks, recreation, and community amenities that support sustainable development patterns. At the same time, a recalibrated approach should continue to incentivize the types of development that advance the County's broader economic and planning goals. This includes considering lower or more flexible fee structures for redevelopment projects, mixed-use development, transit-oriented projects, and industries that generate significant employment and long-term tax base growth. By focusing on precision, Anne Arundel County can ensure that development contributes fairly to infrastructure needs while maintaining a competitive environment for investment, job creation, and improved affordability

Pete Smith

Clearly, if more impact fee revenue was available, it could immediately be invested in infrastructure projects including road improvements to reduce the impacts of traffic; sidewalks; complete-street projects, transit, sewer and water projects

Dave Crawford -- Running unopposed in the Republican Primary

Restoring full impact fee collection will unlock significant new revenue that belongs to the public, not to developers. I will direct these funds to: (1) eliminating the \$200M+ stormwater infrastructure backlog; (2) accelerating school capacity investments in the most overcrowded districts; (3) road and bridge upgrades tied to growth-driven demand; and (4) a dedicated Affordable Workforce Housing Trust Fund to close the housing affordability gap. Every dollar will be tracked transparently and reported to the public on a dashboard accessible to all residents.