

Our Revolution Maryland (OR-MD)

Baltimore County Endorsement Questionnaire

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1. How does your experience, along with your life experiences, qualify you for this position?

I like to look at my experiences in two ways. How will they relate to both parts of the job: land use decisions (the main power of the office) and constituent services (one of the main responsibilities of the job).

I have to be very clear. The job of being a county councilperson is mostly about land use. The position essentially allows the office holder to turn dirt into gold if they choose to do so. I have been a land use activist in Baltimore County for nearly twenty years.

- Was a land use advisor to Sheila Ruth in her run against Councilperson Quirk in 2018. I had actually planned to run myself but opted to assist Sheila. My home was also, incidentally, host to the Bernie Sanders SW Balt. County efforts where we provided logistical support and helped launch 100's of volunteers for the effort.
- Campaign Manager for Rebecca Dongarra's run for council in 2010 and the house of delegates in 2014. In both of these campaigns we bravely took on the hard issues of affordable housing, smart growth, the opioid crisis and campaign finance reform long before these calls became commonplace in current progressive circles. I am well versed in most of the local land use issues and know many local community leaders who trust me.
- Constant attendance at community input meetings for development.
- Research zoning issues and organize testimony for CZMP (Comprehensive Zoning Map Process) both at the planning board & council hearings.
- Work with community organizations to interpret Baltimore County's Master Plan to make Smart Growth arguments against SPRAWL DEVELOPMENT that enriches developers while leaving communities financially indebted and the planet weaker.
- Written numerous letters to the editor explaining to the public the difference between good and bad development, including calling for the need to protect

open space, the environmental dangers of sprawl development, calling for redevelopment of security square mall and more. I believe that one of the roles of a councilperson is to help educate the community, to be a convener to bring people together, to present new ideas and reframe questions to bring equity and sustainability into focus.

- Uncovered a developer that was funneling money illegally to councilperson Quirk. The developer was indicted, pled guilty and the attention the case garnered, according to the past director of MD Common Cause, was in part responsible for helping close the LLC loophole, a campaign finance reform victory that benefited every citizen in the State. I am committed to refusing developer funds.
- Lifelong learner regarding progressive land use planning concepts that promote equity and sustainability. Well versed in concepts and strategies in dealing with promoting equitable and sustainable communities (ADU's, Missing Middle Housing, Mixed Income Housing, StormWater Management, complete streets, community development and other issues surrounding our built environment and how it's currently not sustainable nor equitable). I've participated in hours and hours of webinars and attending events like the Smart Growth equity summit to learn as much as I can about these issues. I will be ready to discuss and advocate for the issues the campaign is talking about.
- Lobbied our elected officials to repeal State sponsored financing tools, like TIF bonds, and County created impact fee exemptions for the redevelopment of a State Hospital. These policies were created to assist a developer (the one I caught making illegal donations) to use Spring Grove State Hospital, one of the largest parcels of potentially developable land in the district. The tools we have called to repeal should be reserved for legitimate smart growth projects in areas that are struggling and that will promote sustainability and equity. Instead these tools have been granted to a developer, Whalen Properties, to be used in the most affluent part of the district for strictly car-driven, inequitable development. Unfortunately, there's a corruptive influence of money on politics and Whalen's made incredibly large donations to most local and state officials including to my competitor. They have chosen to remain silent on the issue. Plain and simple, their inaction has been a hindrance to Security Square Mall redevelopment, threatened legitimate Smart growth and endangered our State's capacity to plan for a new state of the art inpatient psychiatric hospital that's desperately needed.

All of this is important because, we face many serious problems: environmental, social and financial. Most experts agree that many solutions lie within the realm of land use policy. In order to move forward in a positive direction, the public will require assurances about why what's being proposed is good for them, the planet and our society as a whole. There is a need for someone to be both knowledgeable about the issues AND free from the corruptive influence of developer financing. Both attributes are required to fulfill the important role of the councilperson: being a public policy

educator. NIMBYISM is a powerful tool that works against progressive policies. My stance on refusing developer funds is a proactive solution to address this problem.

This race is about who to trust with the power to turn dirt into gold. It's about has a demonstrated commitment to wield that power in a way that builds stronger communities that are sustainable, equitable and promotes quality of life.

Nearly 30 years as a small business owner, now retired, afford me the skills to provide enhanced constituent services. I've a long history of keeping promises to families because I have excellent listening, consensus building, and providing accurate needs assessment skills. I'm an innovative out of the box thinker that can multi-task and is committed to service. Beyond my own skill set, I'm pledging to work with the public to design the three job descriptions for my staff addressing things like: day to day duties, preferred experience and metrics for success. Cronyism and transactional politics will have no place during my tenure. Instead, I'll insist on using best practices, giving the community a seat at the table, to build a team focused on results to move forward a progressive, sustainable and equitable legislative and land use agenda. I've demonstrated this capacity in my own business and when I served on a local area non-profit that helped turn that organization around. I also have a long history of giving back to serve those in need.

2. What will be the principles or values that guide your public service?

Equity, inclusion, embracing diversity, sustainability, honesty/transparency, genuine concern, efficiency, effectiveness. I believe that I have a demonstrated commitment to these principles, I've walked with BLM protestors, improved the environment by building my own stormwater management system and large suburban wildlife sanctuary, fought for marriage equality, called for religious tolerance, testified for affordable housing and supported reform minded progressive candidates. Not only do my platform issues reflect these values but I am running a campaign that likewise creates events that are free to attend, is working to improve walkability and our local parks as part of our efforts, etc. My goal is to win, but to also leave the district and Baltimore County stronger than when the campaign started.

Immigration/Civil Rights

3. What is your position regarding voluntary state and local cooperation with federal immigration enforcement beyond that required by Constitutionally mandated federal law? Where do you stand on efforts to sign a 287g agreement with the Federal government for the Baltimore County Department of Corrections?

Unless required by law, I do not feel municipalities should be compelled to cooperate with federal immigration law enforcement, particularly if it involves heavy-handed and

inhumane treatment of residents of the county. Specifically, I am concerned that 287G agreements have historically put an undue financial burden on local municipalities, have unfairly targeted individuals with little to no criminal background history and in general erode the trust between Law Enforcement and the communities they serve. As the grandson of immigrants who themselves were discriminated against, I'm proud that previous Dongarra campaigns (2014 House of Delegates) received the endorsement of CASA in Action and that my family worked with CASA to pass the Dream Act in MD. I expect to receive their endorsement this cycle as well.

4. What specific policies would you introduce to eliminate racial disparities in Baltimore County?

I grew up listening to my immigrant grandparents' stories of their experiences with the indignities of prejudice. Their stories propel me to stand up for social justice and all marginalized people. I also grew up in a working class family and was the first in my family to attend college. I also view this issue through a lens of economic disparities.

Right now we are identifying the most productive parts of the tax base in our district using GIS technology and tax records. My team's educated guess is that densely populated neighborhoods, heavily represented by people of color and/or from working class backgrounds, provide our most productive parts of our communities as determined by value/acre as related to infrastructure maintenance. Rightfully so, these communities feel as though they are being abandoned. They have been. It's actually, however, quite worse than that. These highly productive places are being forced to subsidize the more affluent that live in less dense places, both in and out of the URDL line. I'll talk more about that under your question about the URDL.

My campaign is currently educating the community about how important it is to invest in these places, that in addition to it being a moral responsibility it just makes good business sense too. Disinvestment in these neighborhoods is hurting everyone! I've been humbly observing these neighborhoods and listening to their residents, all the while making detailed notes. Issues like rats, reducing speeding, alleviating parking, and improving open space are all very important to them. My goal is to lift up these communities by addressing these concerns to inspire neighborhood confidence. Positively impacting perception of these neighborhoods is part of my solution to improve quality of life, health, educational and safety outcomes.

The current political machine in Baltimore County, fueled by Cronyism and development lobby money, has too often made empty promises to these communities. They show up to events in their parks that are poorly maintained. They drive on their eroding roads engineered for speeding. They pass boarded up buildings and instead of doing anything to fundamentally change our direction, they've supported each other, protecting themselves, even in the face of constant inequitable decisions both on the council and at the state level. It needs to stop.

Removal of exclusionary zoning practices and fostering efforts that build mixed income communities. We need someone who is not just making empty promises about the affordable housing crisis, but who has been studying it and comes prepared with real solutions.

1. For developers who want to increase zoning density, affordable housing across a spectrum of income levels needs to be included.
2. Amend ADU (accessory dwelling units) Legislation to allow a broader user base. Current law only allows ADU use for immediate family members.
3. Promote form-based zoning reform to address affordability as it relates to the “missing middle housing” phenomenon.

Work towards complete streets where bicyclists and walkers are placed on equal ground with cars. The suburb's car-focused nature explains its larger rate of poverty growth as compared to both rural and urban settings. I'm seeing this in neighborhoods that have lots of renters. Parking is a big problem there because one rental unit sometimes requires three employed persons/drivers to pay the rent. More bikeable and walkable communities with better transit too will help address these inequities.

Put forward legislation to put to a referendum the creation of two new council districts. The goal of the measure is intended to create a total of 3 minority-represented districts, better constituent services and maintain compact districts that can better address community, transportation and land use concerns. We are missing an opportunity by not insisting on this now so that it can be on the ballot this November. Given the large percentage of minority voters in the County this seems both fair and reasonable given the County's sizable growth since our charter's creation 65 years ago.

I'm refusing donations from the Police Union. One of the reasons I got into this race was I reviewed my competitors campaign finance records and was shocked to see that not only was money being received by morally bankrupt criminal developers but that he had also taken funds from the FOP. In 2014, the Dongarra campaign filled out this Union's questionnaire and we were clear that we'd not take money from their union and were concerned about issues like the school to prison pipeline, police brutality and the urgent need for restorative justice.

5. What is your opinion about the Urban Rural Demarcation Line (URDL)?

Well, like most issues, it's quite complicated. Perhaps nothing is more important to human rights than the right to clean drinking water. One of the main purposes of the URDL line is to protect the drinking water for our region's 1.8 million people. In addition the URDL is a tool for limiting suburban sprawl thereby reducing people driving into the city and to preserve valuable agricultural lands so that we can start to move towards a more sustainable food system. By default, both of these help reduce carbon emissions. As an environmentalist, I fully support maintaining the URDL.

As a social activist, I am deeply concerned that the URDL has created a deep divide between the haves and the have nots. Generally speaking, these rural parts of the county have much better recreational amenities than the inner tier suburbs do, for obvious reasons, they have much more land. Because of their remote location they are also shielded from many of the challenges presented by crime, traffic and suburban blight, concerns that seem more exclusive to our denser inner tier communities. Certainly, the zoning in these communities is absolutely exclusionary in that you have to be wealthy to live there. The same can be said however for many zoning designations of the inner tier suburbs whose zoning also is mostly predominated by single family homes: DR2, DR 3.5, DR 5.5 as examples. It also merits mentioning again that rural environments are not conducive to people who are economically disadvantaged because of the lack of transit options and the resulting financial hardship that car ownership imposes.

One of my biggest concerns about the URDL, however, is that the inner tier suburbs are subsidizing the affluent lifestyles of those living outside the URDL. What do I mean by this? Let's look at 1 acre of land in my district, a community called Academy Heights. Zoned DR 10.5 dwelling units per acre, it is a community of brick row homes. These homes are selling for approximately \$300,000 each. One acre of land provides 3.15 million per acre of tax base to pay for things like roads, trash collection, water, sewer and the like. It's important to note that this area has had a big problem with sewer back ups and the area roads are atrocious.

Now let's look at two current real estate listings outside the URDL: 2000 Harris Mill Rd and 1740 Harris Mill Rd both in Parkton, MD. With an average price and lot size of \$2,747,500 and 111 acres, these properties only yield \$24,752/acre to the tax base. Residing along county roads that must be plowed and maintained by our more efficient tax base because theirs is insufficient to do so. The campaign is currently looking into the feasibility of suggesting a progressive property tax that's based on a property's infrastructure needs. Wealthy landowners outside the URDL need to start paying their fair share for infrastructure so that the inner tier tax base can be more equitably allocated towards open space acquisition, building complete streets, park development and maintenance and other quality of life issues.

Education

6. There is a deeply concerning persistent achievement gap in Maryland public schools that affects many students in economically disadvantaged communities and minority communities. What specific actions would you take to help close that gap?

Before starting my special events firm many years ago, I was a history major who planned to teach. I actually became certified to teach and did my teaching in a district middle school. My website is very clear in identifying decades of **inequitable housing policies that have resulted in high densities of poverty as a leading cause of these educational performance gaps.** Part of the solution to this is to work towards recreating these communities along a mixed income model. As I mentioned, I was the first in my family to go to college. This was not because I was some genius, but rather because I was fortunate enough to live in a mixed income community whereby I was able to envision opportunity for me in the stories I'd hear other children tell. Sadly, many communities in my district do not provide that opportunity for our children.

My whole platform revolves around solving that problem to create complete mixed income communities with **more transit choices, including bikeability and walkability** that promote movement and physical wellness. There certainly is a **positive correlation between health and educational achievement.** My plan to build the tax base in a sustainable and equitable way through focused redevelopment of ailing commercial corridors that is critical to address the financial restraints that have led to high teacher turnover due to attrition to other better funded counties which also help fuel performance gaps.

7. What recommendations and specific course of action would you introduce to improve the state of Baltimore County public schools?

I think it is very important to be clear regarding the role of the councilperson in our schools. The reality is that most of the control of the school system resides in our school board. They devise the budget, set priorities and policy.

That being said, we need to reform the Adequate Public Facilities Ordinance and start ensuring that developers pay their fair share. Exempting impact fees for campaign contributors is not acceptable and we need to start enforcing the APFO as a critical part of school funding.

I am also committed to addressing the underlying issue that forces many families not to send their kids to public high school, systemic racism that fuels a chronic perception problem. I've met many people who have sent their kids to both Lansdowne and Woodlawn High. They've gone onto college and now lead successful lives. Yet when making a choice to go to public school, many in the community, including my competitor, don't embrace diversity, but shun it and don't contribute to the greater good. Instead they choose private school. Why? They perceive "public" to mean "not a good or safe school." It smacks of racism. I want to work with our school board and administrators at these schools to reverse these perceptions to break down this stereotype. It's destructive and is creating a self fulfilling prophecy whereby involved families whose kids could improve a school's ranking think the school is not good, and send their kids elsewhere and therefore statistically make the school less successful.

We have to find ways to address this elephant in the room. Will it be easy, no. Is it necessary? Yes!

Public Transit

8. What specific actions would you introduce to improve public transportation in Baltimore County?

Another complex issue. Public transportation is not just about how to move people to and from places, it's about how to create places that people can easily move, especially around our current mass transit system and job centers. Hint, district one is one of the County's most robust public transportation corridors and has serious major employers but has not realized its potential for sustainable placemaking.

We need to start to support multiple transportation choices and building more complete communities where one can live, work and play. We must break the reliance on the automobile. This is the hallmark of a complete street approach that shares the road with multiple users and is critical for building complete sustainable mixed income communities. We must make connections to and build great places (naturally mixed income, bikeable and walkable) near our job centers and current mass transit, places like SSA, UMBC, two MARC Train Stations and Light Rail Line (yes we have one already) in Baltimore Highlands. Part of these solutions resides at the federal level regarding transportation funding and building roads to standards that are specifically for cars. It's a big problem that also affects speeding and public safety.

That being said, public transportation must be made reliable and perceived as such. We must create places that are easy to have ways for people to bike or walk there and we need bike share programs near mass transit to help riders continue on their way once they arrive at their destination.

On the local level, I propose to closely look at any planned infrastructure projects in the district and when able suggest "Road Diets" that will open up space for multiple transportation modalities. We need to collectively decide if the pavement we drive on is a street where traffic should move slowly. A structure upon which we build places that is shared with users other than drivers. Or maybe it is a road, a system designed to move cars quickly from one place to another. These are two very different uses for a paved path. What we need to look at very closely is what transportation activists call Stroads, inherently dangerous places where people drive between 30-50 miles an hour in a complex system of stop lights, turning traffic, pedestrian crossings and lined with commercial development. Think RT. 40 Security Blvd, West Patapsco Ave. Washington BLVD. etc. We have a real opportunity to reimagine these places. For instance, automobile experts suggest that in 4 years time, 50% of brick and mortar car dealerships will disappear. What does this mean for Route 40? Is this an opportunity

to pivot to sustainable community building? What I can tell you is that the residents of the district are very interested in questions like this and I am working very hard to educate them about progressive land use ideas. I'd love to have your help.

We need to collaborate with partners at MTA and UMBC who also provide local transit services. We need to require higher density developments to have rideshares programs like ZipCars and provide services nearby that don't require a car.

We need to consider options like bus rapid transit and circulator shuttles to help move people efficiently. We need to reserve land immediately off the beltway for these purposes. We also need to look at cost sharing with developers who stand to make a lot of money from this new development model. For instance if a high density development is allowed to occur on a large shopping center site or closed car dealership, should they be required to contribute to transportation connections to the MARC, SSA, UMBC, etc.. I'd argue, yes.

As always, there is an educational component to this where we need community input, but I will tell you that if we connect this to safety and controlling speeding, most people will want to get on board.

Affordable Housing

9. What are your ideas regarding permanent affordable housing?

Affordable housing is a very complicated issue that requires a complex set of solutions. There is no silver bullet so to speak. I see the issue through a three part solution: education, zoning changes, and creating new models.

Similar to my education response, we need to start talking about what affordable housing is and who needs it. There is a perception problem that when we talk about affordable housing, people often jump to thinking of subsidized housing. Although subsidization is part of the issue, by itself it's not an accurate representation.

We have an opportunity to reset policy through a public process of building support geared at creating complete neighborhoods.

Currently we have two models of creating affordable housing:

- 1) Pleading with Market Based Developers to give us some affordable housing options.
- 2) Low Income Housing Tax Credits that target individuals at 60% of medium income that take 2.5-3 years to get done

WE NEED NEW WAYS TO CREATE AFFORDABLE HOUSING, I believe that this should take place during petitions to upzone properties. When developers come with their hands out, asking

for dirt to be turned into gold, we must be ready to insist on the inclusion of set aside affordable units along a spectrum of income levels. Let me give you an example, years ago around 2012, Bozzuto Homes bought a 250 unit affordable housing apartment complex just off Dulaney Valley RD. They petitioned to have the density quadrupled and were not required to include one affordable unit.. Around the same time, the County announced 5 new capital improvement projects for affordable housing all in economically disadvantaged neighborhoods. This outrage is what spurred me to testify for mixed income housing and equitable affordable housing in high opportunity areas. It is important to note that none of my elected officials, not my competitor, not the County Executive joined me there. Affordable housing wasn't even on their radars yet. I suppose I just arrived early to the fight.

Most of all we have to be intentional with our strategies and aligning our resources like creating legislation for regulatory relief to redevelop ailing commercial corridors with things like parking reductions and density bonuses.

Affordability Housing Facts

Baltimore County Average Household Median Income \$76,866

60% of AMI is \$46,119.6030% of that is \$13,835.88 or \$1,152.99/month

Baltimore County Average individual Median Income \$38,949

60% of AMI is \$23,369.40 (40 hours/week at \$11.25/hour)30% of that is \$7,010.82 or \$584/month

Another strategy is to work to increase housing supply through zoning changes that remove exclusionary practices that promote only single family homes in large parts of the County. Form-based zoning is part of the tool box that can be used to address this issue while maintaining community character. This will facilitate the creation of a variety of housing options: think duplexes, triplexes and fourplexes, cottage courts, courtyard buildings, etc. In addition, we also need to start thinking IMMEDIATELY about allowing ADU's (accessory dwelling units) by right to properties that can reasonably facilitate their creation.

We must also work to remove predatory practices of property management companies who use the affordable housing crisis and use eviction as a conscious tool to drive profits at the expense of residents. This is wrong.

Women's Issues

10. What is your plan to help with income disparities for women?

As the father of a young woman and partner to a hard working woman, naturally I am deeply concerned about this issue. I was raised by a single mother who knew that the system was stacked against her. As a result, we often struggled financially. First and foremost, I'd make the time to sit down with any activist who wanted to brainstorm strategies and coordinate their efforts with my legislative aide to work with the Council's Legislative Counsel/Secretary, Thomas H. Bostwick and the Assistant Legislative Counsel. Adam M. Phillips to help determine what could be done. This is essentially the role of a legislator to work with people to help find solutions to problems.

I have been researching the issue for some time and aside from supporting State and Federal initiatives to address the issue, to be honest, I am unsure what action can be taken on the local level to address the issue. We could require the county to create an easily searchable database that publicized employees' salaries to promote income transparency. We could require anyone doing business with the county to publicize their workers salaries. I'd certainly support both those ideas.

11. What are your thoughts about the increase in domestic abuse that women have faced due to the Covid-19 pandemic?

Domestic abuse is a very important issue, in the 2014 House of Delegates race our team challenged every State and local politician who was running for office to make a matching donation to the Baltimore County Family Crisis Center. None answered our call. Dongarras have a long history of fighting the good fight, putting their money where their mouths are and encouraging others to do the same. Naturally, I'm concerned about the isolating nature that the COVID pandemic is having on victims of domestic abuse. In addition, drug addiction has also been on the rise. As far back as the Dongarra 2010 Council Campaign we have called for treating this issue as a public health issue. We bravely faced this issue years before the opioid crisis clearly came into focus.

A few thoughts. 1) The complete communities that we are advocating for are inherently safer because they build human connections, places to notice when someone needs help and opportunities for people to ask for help. 2) My plan presents real solutions to create more housing options to increase affordability. Doing so will make it easier for women who want to leave an abuser to do so. It is also part of the argument that needs to be made for needing quality affordable housing. 3) I view public safety as not just an issue solved with policing. I have been open and honest calling for a comprehensive approach to public safety issues that address inequitable housing,

struggling schools and suburban decay and in doing so **recognizes the causes of crime** and addresses them.

Safety is about allowing children to grow up in communities that provide diverse role models, good schools, and encouragement through meaningful activities like arts and sports.

My smart growth policies will **decrease crime, including domestic abuse**, because daytime activity from shops and offices combined with resident vigilance at night **reduces criminal opportunity**.

Expanding our capacity to treat mental illness, substance abuse, and domestic violence is also a key part of my strategy to improve public safety.

12. What are your ideas to provide more affordable childcare in Baltimore County?

Earlier in this questionnaire, I mentioned helping turn around a non-profit organization. This was my church's child care center, who back just before the "great recession" was about to engage in its third consecutive tuition increase in three years. I applied simple business acumen to resolve the issue which not only prevented the cost increase but turned around the center's financial feasibility allowing for the creation of scholarships for families in need. What drove me in that endeavor was a desire to help families save money and to help my community grow stronger.

We are currently working on strategies to assist communities to help their neighbors provide affordable after school care and tutoring services by harnessing the power and goodwill of community retirees. It was once suggested that it takes a village to raise children, but no prescription was ever offered as to how this would happen. I remember, growing up there was an older woman and neighbor that would read to my brother and me. I remember her giving us slices of apples with cinnamon and sugar. Building community connections, like this memory from my past, is part of my grassroots plan to help solve societal problems like childcare. Cars and sprawl development have divided us. It's time to come back together.

Is there a place for subsidies to make it more affordable, absolutely! As always, my plans grow a sustainable tax base because it builds off of previous investments that don't incur future infrastructure liabilities the way Sprawl development does. Doing so will improve to provide greater sustained investments in essential services: things like affordable childcare.

Environment

13. The climate crisis is an urgent and existential threat. What actions will you take to reduce Baltimore County's greenhouse gas emissions and increase resilience to the impacts of climate change, and how quickly must those actions take effect?

So it's been a long day of writing these responses and this is my last question. This is the third run for office undertaken by my family. It's hard, literally painful at times. My oldest son, concerned for the family, asked me, "why are you doing this?" He's a smart kid and knows the risks. My response was quick and simple, "Do you believe in climate change?" Almost my entire platform is rooted in a deep concern about climate change and an understanding that we need to change how we have been developing and structuring our society: where we live, shop, work and play. These issues happen on the local level and in relation to land use. I am not sure if I have said it plainly enough, but this is a time for immediate action. The time to act is now. It is not a time to believe what people say they stand for, it is time to believe in the actions demonstrated by those seeking to serve. I have constantly spoken out about all of the issues presented in this questionnaire. Two years after this election, will be the next cycle of the CZMP, myself along with other community activists are working on targeting parcels to protect from development while convening property owners and neighbors to suggest where redevelopment makes sense and where it will promote sustainability. This fight is here now, literally at our doorstep. The question is whether or not we have the honest courage and will to stand up, not only casting blame on others, but take a long look at ourselves about our lifestyles and how we are both part of the problem but also part of the solution. Recycling isn't enough, electric cars aren't enough. What's required is well a bottom up revolution to reinvent how we live, how we get from place to place and how we interact with the natural world. I'm inviting you to join me because this isn't a private fight, anyone can jump in.

14. What environmental justice issues exist within Baltimore County and how will you address them?

Perhaps the greatest environmental injustice that's endemic in the County is the lack of recreational and open space amenities in the inner tier suburbs. Access to the natural world, for me, is a human right and the county must do better to provide this. It promotes emotional and physical well being. The parks we have are in unbelievably poor condition and most passive open space is being overtaken by invasives. I've actually knocked on doors where trees on county owned properties are falling on homes and/or making alleyways less accessible. I've suggested solutions that include enforcing APFO laws that are already on the books, removing impact fee exemptions and enacting the progressive property tax rates all as means to address these inequities.

Many of our older struggling communities also have large areas of impervious surfaces that contribute to area flooding. I've knocked on many doors and when asked about their biggest challenges, residents say, "flood insurance." Redeveloping these large grey fields will require stormwater management to alleviate the issue.

Car driven development is in of itself a form of environmental injustice and I think I have adequately communicated my concerns on this issue.

Mold and rats in poorly maintained older affordable housing communities whose property management companies do not manage trash properly and do not adequately maintain the properties are both issues. . Code enforcement is certainly an issue that is important to everyone and we need to hold large corporate slumlords accountable for their properties and the conditions that their residents must endure. To anyone in your group that would like a tour of these communities, please let me know as I am happy to take you.