

Oakland Mills Task Force Housing Committee

Meeting 6-25-14

Attendees: Bill McCormack Jr., Tom Carbo, Claudia Hollywood, Donna Koelle, Doris Morgan, Janice Rattley, Kathryn Schatz, Chuck Thomas, Paul Verchynski

1. Alternatives for Verona Re-development

Tom Carbo and an engineer who is donating his time are looking at Chatham Square development in Alexandria, Virginia, as a possible model for Verona re-development. A field trip to the development is being planned.

2. Empty Properties

The proper maintenance of empty residential properties and their eventual sale present a problem to the village. Discussion focused on possible methods to get covenant and code compliance from absentee owners. Many homes have been foreclosed, and the banks are reluctant to spend maintenance money and price the homes for quick sale. County legislation targeting this situation was suggested.

3. County Loan Program

Tom Carbo outlined a potential county and private sector financed home loan program targeted to first time home buyers who would buy and remodel existing homes in old neighborhoods. The home owners would have to use the home as their principle residence for a defined period of time. If the program comes to fruition and is successful, a possible future enhancement would be to open the program to existing home owners for renovating their homes.

4. Thriving Community Housing Mix

There is a need to change the housing mix in the village. The current housing mix per CA document is:

Single family detached homes	1,717
Town Homes	525
Condos	190
Apartment units (4 complexes)	984
Total	3,416

The apartments represent 28% of all units and are controlled by four owners. The four owners have a significant influence on the property values of the other 2,400+ owners. It is important to reduce the number of apartments and replace them with owner occupied upscale housing to achieve a Full Spectrum of Housing.

Condominium complexes are not being built because of problems caused by individual condo owners who rent out their condo and those owners who do not pay the required condo fees. Upscale town homes are the viable option.

5. County Housing Policy

A county housing policy needs to be created that focuses on spreading subsidized housing more equitably throughout the county while de-concentrating it in the areas of the county which have the majority of subsidized housing. County executive and legislative action are necessary. It is strongly recommended that Oakland Mills ask to meet with the county executive candidates and council candidates seeking to represent Oakland Mills to present its own housing policy for their support.