

Oakland Mills Task Force Housing Committee

Final Recommendations

DRAFT

Verona

Ask the Housing Commission to post an improvement projects schedule with status updates.

Comply with all village covenants and county codes including occupancy limits.

Offer 1 year free rent to Ho Co teachers, firefighters, police officers.

Limit subsidized units to 20% of the total of current total units, i.e. 50 subsidized out of 251 total for any redevelopment. Therefore a maximum of 50 subsidized units on the total of 16.7 acres on two sites.

Redevelopment Alternatives

- Sooner than 10 years
- Alternative Financing to Low Income Housing Tax Credits
- Sub-Committee 3 alternative developments potentially using Chatham Square in Arlington, Va. as a model with only 50 subsidized units to original plan of 500 units total with 200 subsidized
- Maximized upscale owner occupied units on the two site 16.7 acres to provide revenue to Housing Commission
- Partner with developer to build all upscale housing on the two site 16.7 acres to recoup original investment and use the revenue to create new mixed income complexes in communities with no subsidized housing

Howard County

Terminate the fee in lieu of and alternative compliance programs that allow subsidized housing to be moved off-site.

Build MIHU's in areas of Howard County where little or no subsidized housing exists.

Ask Howard County to create a subsidized housing de-concentration policy and program and measure progress over time.

Ask County Executive candidates' for their solutions for de-concentrating subsidized housing.

Create our own Oakland Mills housing policy and program for Howard County that creates a full spectrum of housing throughout the county and ask the county executive candidates and council candidates seeking to represent Oakland Mills for their support.

Develop housing statistics by local community on housing type, price, population and distribution throughout the county.

Change zoning regulations to require subsidized housing in all residential zoning categories except New Town (Columbia has ~ 80% of all subsidized housing in the county but only ~40% of the total population of the county).

New Town Zoning

- Change New Town zoning to create incentives to reduce the number of apartment units
- Maintain existing “no requirement” for subsidized housing (Since Columbia has ~80% of the county’s subsidized housing without a requirement in place, no requirement for more is needed, nor is it beneficial)

Remodel all Housing Commission owned condos, town homes and single family homes in Oakland Mills after current tenant leaves and sell at market rate to an owner occupier with defined period of residency.

Direct HCDHCD and Housing Commission to

- Cease all new activity in Census Tract Block Groups (CTBG) with 5% or more poverty
- Focus all new activity in CTBGs with 0-5% poverty
- Create long term plan to migrate half of subsidized units from CTBGs with 5% or more poverty to CTBGs with 0-5% poverty (Columbia has ~80% of all subsidized housing and only ~ 40% of the county population. Migrating half the subsidized housing out of Columbia would get Columbia down to its fair share and the rest of the county up to its fair share.)

Create “public nuisance” like legislation aimed at owners of unmaintained vacant properties to fine owners and ultimately as a last resort use public domain law to seize property for county to rehab and sell on open market.

Re-Invention

Investigate advantages of having Ho Co declare OM a re-development zone with financial incentives for re-invention investment.

De-concentrate subsidized housing.

Replace half the apartment units in OM with owner occupied upscale (executive, luxury) housing to reduce the negative impact of apartments on the property values of all other housing in OM.

To achieve a thriving community in OM there is a need to change the housing mix in the village. The current housing mix per CA document and county rental housing study 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. These 4 owners have more of an impact on the property values of the other 2,432 units than the owners of those units do. It is important to reduce the number of apartments and replace them with owner occupied upscale housing to achieve a Full Spectrum of Housing.

Contact Enterprise Housing and HUD to discuss possibility of phasing in some market rate units at Forest Ridge apartments including senior housing (no students, lower crime).

Create new upscale (executive, luxury) housing including senior housing.

Incent first time home buyers and buyers for neglected homes in OM with Ho Co and private sector reduced cost financing.

- Owner occupied only
- Reside for a defined period of time
- No landlords

Incent existing home owners to renovate homes with Ho Co and private sector reduced cost financing.

- Owner occupied only
- Reside for a defined period of time
- No landlords

Form an alliance with the four other older villages, North Laurel and Elkridge to press for the county wide subsidized housing de-concentration policy and program. Form alliance with non-profits that have similar interests.

Secure new CA recreational facility to make village center and surrounding area more attractive to home buyers.

HUD

Discuss with HUD the need to create caps on subsidized housing in certain areas similar to the 20% voluntary cap on subsidized housing in apartment complexes.

HCPSS

Discuss with the school system the need to cap the percent of FARM students in any and all schools.

Public Spaces

Ask Ho Co

- To be diligent in ongoing maintenance of streets, road markings, trees, signs, street lights.
- To upgrade SF Rd and TH Rd with curbed and painted medians to calm traffic.

Ask CA and Ho Co to keep landscaping on their property up to standards seen throughout Columbia and Ho Co.

Village Wide

Create a list of home improvement contractors used by and recommended by residents.

Encourage links to Town Center for positive spill-over effect.

Seek Ho Co funding for professional advice on property upgrades @homeowner's request.

Create list of volunteer architects to aid in design of home renovations.

Educate homeowners on how to deal with contractors and deal with general home maintenance.

Seek creation of tax break incentives for property improvements.

Investigate group discounts with home improvement contractors and retailers.

Emphasize positives in OM through all media.

Ask DILP to conduct semi-annual inspection of all apartment complexes.

Improve Covenant Compliance

- Periodic inspections of all homes for covenant compliance
- Have condo and town home HOAs research ability to limit # of rentals and enforce HOA covenants
- Educate, Encourage, Enforce covenants
- Suggest Architectural Committee conduct drive-by inspections for covenant compliance 2x/yr.

Encourage neighbors to verify landlord has Ho Co landlord license.

Encourage upscale home and landscaping improvement through contests with before and after pictures.