

Oakland Mills Village Board Housing Committee

Meeting 4-22-15

Attendees: Bill McCormack Jr., Don Andberg, Judy Gottsagen, Claudia Hollywood, Donna Koelle, CeCe McCullough, Evelyn Tanner, Chuck Thomas, Paul Verchinski

Meeting discussion is listed under “Progress report” in each project.

1. Housing data base of the county

- By community
- Market Rate
 - SFH Detached, TH, Condo, Apartment
- Below Market (Financially Assisted)
 - MIHU, Affordable, Section 8/Housing Choice Voucher
 - Tenant Based
 - Complex Based

2. Bad Landlord Bill – Chuck Thomas

- Research laws in country
- Requirements to qualify as bad landlord
 - Tenants evicted, arrest of adults, minors
 - Calls to police

Progress report – Researched yielded little information on any existing laws in the country.

3. Public Nuisance Bill – Chuck Thomas

- Aimed at neglected vacant properties
- Fines
- Ultimately eminent domain law to seize property

Progress report – Minnesota has excellent program for public and private nuisance. Maryland has no laws. Different local counties deal mainly with community associations. Columbia Association has revised its policy on Abandoned Homes. Local jurisdictions have differing laws to declare “blighted property.” Eminent domain scope is being broadened to go beyond public works to cover community development.

4. Financial Assistance List – CeCe McCullough and Claudia Hollywood

- Prospective homebuyers
- Existing homeowners
- Seniors
 - Federal, state and local programs

Progress report – Found loan info from FHA that covers mortgage and rehab, state loan for those over 55, Habitat for Humanity Revitalization, Livable Homes Tax Credit, several local rehab programs. Goal is to compile all the information and put in Housing Section on OM website.

5. Realtors’ evaluations/presentations – CeCe McCullough

- Strengths, weaknesses in OM housing stock
- Individual homes curb appeal

Progress report – Contacted realtors and in discussion about a presentation to residents.

6. OM website – Bill McCormack and Claudia Hollywood

- List of homes for sale in OM
- Housing inventory in OM
 - SFH Detached and TH
 - Condos

- Apartments
- Sizes and price ranges
- How to deal with contractors in home improvements

7. Create list of volunteer architects to advise homeowners – Bill McCormack

Progress report – A local architect has created drawings showing possible ways to remodel the Pacesetter Homes. A Housing Section could be created on the OM website to display these drawings and actual photos of remodeled homes to show homeowners the potential in their homes.

8. HUD

- Work with local and state officials and HUD to apply capping and steering procedures that are used in HUD-MBQ to the Section 8/Housing Choice voucher program.

9. Occupancy Laws – Residential – Bill McCormack to call Janice Rattley

- Related and nonrelated residents
- Owner occupied and rental

10. HOA private driveways and parking areas – Don Andberg

- Possible funding sources for repaving
Progress report – One OM HOA has a repaving estimate far in excess of their current reserves and by-laws restrict annual dues increases. A special assessment is allowed. Don will work with Michael Knott, HOA president Cinnamon Tree Talbott Springs to contact all seven HOA's in OM. Bill McCormack will contact retired public official for possible funding information.