

Oakland Mills Village Board Housing Committee

Meeting 6-17-15

Attendees: Bill McCormack Jr., Donna Koelle, Chuck Thomas

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 – Discussion centered on the scope of violations necessary to qualify as a bad landlord. Number and severity of rental home violations of county housing and health codes and OM covenant requirements and of calls to police for unlawful activity by tenant. Lack of landlord responsiveness to violations.

Need to demonstrate the need to have this bill.

How do county Police Department, Department of Housing and Community Development and Department of Inspections, Licenses and Permits share data about landlords and rental properties?

For what reasons has DILP revoked landlord licenses?

Per police report at village board meeting judges often fail to evict problem tenants. Why?

Suggestion to have our neighborhood community resource police officer come to our meeting as a starting point in our research.

3. Public Nuisance Bill – Chuck Thomas

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

4. Financial Assistance List – CeCe McCullough and Claudia Hollywood

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

5. Realtors’ evaluations/presentations – CeCe McCullough

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

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

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, Janice Rattley

- Related and nonrelated residents
- Owner occupied and rental

10. HOA private driveways and parking areas – Don Andberg

- Possible funding sources for repaving