

Oakland Mills Village Board Housing Committee

Meeting 5-20-15

Attendees: Bill McCormack Jr., Judy Gottsagen, Claudia Hollywood, CeCe McCullough, 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

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

Progress report – Livable Homes Tax Credit available from Howard County to retrofit owner occupied home for the disabled. Need county permit and tax credit is at 50% of eligible cost or \$2,500 whichever is less. Other organizations are Rebuilding Together Howard County, formerly Christmas in April. Howard County Association of Realtors.

5. Realtors’ evaluations/presentations – CeCe McCullough

- Strengths, weaknesses in OM housing stock
- Individual homes curb appeal
 - Progress report** – Photos of homes with good curb appeal will be gathered for Housing Section of OM website. Housing Committee will sponsor Mid-September presentation by realtor John Toner on OM housing. Date to be set with Toner. Contact Marketing Committee to publicize.

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

Progress report – Advertise for residents to supply before and after photos of remodeling projects. Add link to list of all OM homes for sale. Add architect drawings for remodeling Pacesetter homes and photos of homes with good curb appeal.

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
Progress report – Bill McCormack obtained an outline of a possible process for the county and CA to provide loan guarantee seed money to banks for low interest loans to HOAs and create a contractor pool with reduced rates to perform the paving work.

There was significant discussion of the condition of housing in OM, covenant enforcement and the problem of vacant homes/foreclosed homes. The OM village board has sought legal guidance to determine board responsibility, authority, and obligation concerning covenant compliance issues.