

Oakland Mills Village Board Housing Committee

Meeting 2-24-16

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

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

New Project 2-24-16

11. Rental Homes' Tenants with Negative Neighborhood Impact Complaints

- Nearby residents call police concerning possible criminal activity
- Significant traffic to the homes
- Tenant harassment of neighbors
- Safety concerns

Action Items

- Create shared data base of police reports with Housing, DILP, Council, Resident Landlord
- Prevent bad families from moving from residence to residence
- Have HUD enforce tenant regulations
- Explore reasons judges refuse evictions
- Require tenant training programs like Chatham Square, Va. Housing Authority and Baltimore Regional Housing Partnership
- Enact Bad Landlord bill like Baltimore County where a landlord can lose their license if there are three 911 calls to the residence in a six month period
- Meet with county officials to get action items done

The remainder of the meeting concerned discussion of the new covenant complaint tracking data base and the responsibilities of the new positions of Covenant Advisor – Additions and Covenant Advisor – Property Concerns.