

Oakland Mills Village Board Housing Committee

Meeting 7-15-15

Attendees: Bill McCormack Jr., Claudia Hollywood, Donna Koelle, CeCe McCullough, 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 – Officer Luke Buchanan has asked for addresses of problem houses. He will investigate owner/tenant and produce a report. The report is available to Dept. of Lic., Insp. and Permits (DILP) and Dept. of Housing and Comm. Dev. (HCD). Discussion about number and location of some problem houses and about how data is shared among county departments. Is the data in one shared data base? Are people assigned in DILP and HCD to look at police reports on problems in houses? Some problem houses have Section 8/Housing Choice Voucher tenants. A program requirement is that tenants cannot participate in violent criminal behavior, or any activity that hinders their neighbors’ peaceful enjoyment of the community. Because there are problem houses and houses with too many residents living there, it was recommended to ask representatives of HCPD, DILP, HCD and Health Dept. to come to a village board meeting to answer questions concerning police reports and analysis, data sharing, specific techniques used for code and law enforcement, landlord license revocation, and voucher revocation.

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
Progress Report – Discussion centered on items that could be on our OM website, possibly in a Housing Section. Before and after construction photos of remodeled homes, architectural drawings of possible additions for Pacesetter homes, photos and lists of do's and don'ts for curb appeal, link to listing of homes for sale in OM, list of contractors that residents have used with good results, lists of contractors offering discounts for several houses done at the same time, comparables in the neighborhood, list of financial aid resources, solar panel installation discounts, list of remodeling do's and don'ts and how to enhance your property value. Also suggested was an Education Section with information on our five schools and links to HCPSS and a Retail Section listing all the businesses in OM.

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