

Oakland Mills Village Board Housing Committee

Meeting 8-19-15

Attendees: Bill McCormack Jr., Donna Koelle, 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

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
- Progress Report** – A list of questions for the OM Real Estate Seminar was prepared.
- What are the main factors affecting home market values over the last three years?
- What are the range of sale prices in each neighborhood?
- What needs to be done in OM to get property values up significantly?
- What holds our property values down?
- Show photos of properties with good and bad curb appeal.
- What are remodeling priorities to increase property values and make homes attractive to buyers?
- What is the effect of renting condos, town homes and single family detached homes on OM property values?
- What are the numbers and percentages that are tipping points that have negative impacts on property values?
 - At what rental percentages does it become difficult to qualify for conventional and FHA mortgages?
 - What are the radon test requirements and remediations?
 - Is radon on the list of home seller disclosures?

Do any condo and town homes HOAs have problems with buyers getting financing?

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**

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

3., 4., 9. Education Seminar with County Departments

Progress Report – A list of questions was prepared for the seminar.

How many people are caught renting without a landlord license?

How does the county find out about unlicensed landlords?

How many landlord licenses have been rescinded in OM in the last 24 months and for what reasons?

How do the county departments investigate complaints of too many people living in a residence?

What is the process for filing the complaint?

What are the county codes/regulations concerning the maximum number of related/non-related and adult/minor residents in a residence?

What departments are responsible for enforcing the codes/regulations and how are they enforced?

When property owners file for eviction notices, and judges refuse to grant them, what reasons do judges give?

Can the OMCA file an amicus brief to help the eviction process?

What triggers a Health Department inspection of an abandoned home?

How does Dept. of Housing and Community Development track voucher tenant behavior concerning calls for police service?

How many voucher tenants have been removed from the voucher program and for what reasons?

How do the Police, Housing, DILP and the Health Departments share information about police calls for service to a residence?

Committee members agreed to have the Real Estate Seminar in September serve in lieu of the September committee meeting and the Education Seminar on housing issues in late October/early November serve in lieu of the October committee meeting.