

# Oakland Mills Housing Goals and Plans

**Final Approved by Board Unanimously 8-9-16**

**Goal** - Advocate for a comprehensive, balanced housing policy for all of Howard County to ensure equitable distribution of housing options for residents of all backgrounds throughout the county.

Support the Village Center Community Plan (VCCP)

- Encourage increase in owner occupied housing
- Encourage increase in middle and upper income housing
- Encourage the development of senior housing

Correct Imbalance of Subsidized Housing

- Establish database of all housing in the county by community and elementary school district to guide decision making toward well balanced communities
- Balance subsidized housing from 0-100% of Area Median Income throughout county
- Create De-concentration plan with housing database showing price, type, population and issue progress reports

Support Legislative Initiatives

- Terminate fee-in-lieu and alternative compliance
- Create moratorium on all subsidized housing from 0-100% of Area Median Income in areas of concentration
- Coordinate with county to create a "Public Nuisance" law to eliminate bad landlord and bad tenant problems

HUD / DHCD Initiatives

- Support negotiation of capping and steering policy for all vouchers programs (Currently done in Baltimore Housing Mobility Program) to create equitable distribution of vouchers countywide
- Require tenant training for all voucher recipients as done in Baltimore Housing Mobility Program
- Support promotion of grants from the fee-in-lieu fund toward down payment/closing costs for county police, teachers and fire fighters to purchase and occupy homes in the Howard County

Housing Commission Initiatives

- Support the creation of new subsidized housing from 0-100% of Area Median Income in areas of the county that have little or no subsidized housing
- Support the creation of a migration plan to de-concentrate subsidized housing and spread it equitably throughout the county
- Support the remodeling of all Housing Commission owned housing units in Oakland Mills after current tenant leaves and sell at market rate to an owner occupier with a defined period of residency

**Goal** - Be a Good Neighbor in a Good Neighborhood: Enhance the demand for and desirability of homes in Oakland Mills by improving the condition and appearance of our home.

Village Wide

- Provide education, encouragement and enforcement for covenant compliance for all housing units
- Present Renew, Rehab, Replace seminars
- Provide education on financing options for home improvements
- Promote RENEW Howard to revitalize neglected homes and increase owner occupancy
- Coordinate with county entities to enforce health and building codes and voucher tenant regulations

Home Owner Associations (Town Homes and Condos)

- Provide assistance in finding financial aid from government and grants from independent organizations to non-profits for repaving common areas
- Encourage By- Laws that limit the ability to rent units