

COLTA Quarterly Meeting Summary

Meeting Date/Location: September 29, 2015/Third Floor Conference Room

Commissioners Attending: Dorothy Clennon, Peter Munger, Irving Foster, Vineda Myers*

Staff Attending: Majorie Ciccone, Moses A. Wilds, Jr.

Chairperson Munger convened the meeting at 7:05 pm with commissioner introductions including commissioners providing types of membership and length of commission service.

Ms. Ciccone next provided information about the city's Rental Housing Licensing Requirements and how code enforcement complaints may be filed with the county code enforcement office. The former included information on the rental housing license types, applying for a rental housing license application, license and transfer fees, landlord certification (seminar attendance/ written exam option, lead poisoning prevention compliance, and property inspections. Commissioner Clennon raised questions about who conducts the lead poisoning inspections-county housing inspectors or others? Ms. Ciccone noted that lead poison inspections are conducted by certified lead inspectors who are not county code inspectors. She further noted that lead inspections are required each time a rental unit has a change in tenancy. Ms. Ciccone also noted that the type of rental license issued to a landlord-annual vs. biannual is the sole responsibility of the city.

Commissioner Myers next raised questions about the increase in rents at Hampshire Towers and why the property is not covered by the city's rent stabilization law. Chairperson Munger and Mr. Wilds responded that the Hampshire Towers rent agreement is with Montgomery County. It was suggested that she contact the city's housing department for information on the agreement.

Ms. Ciccone next provided information on how code complaints may be filed with the Montgomery County Code Enforcement Office. She indicated that code enforcement complaints may be reported by phone by calling 240-777-0311 but recommended that reporting the complaint on line to the county's website is preferred because the website provides for copying the complaint and providing the submitter with a complaint submission record. She noted that contact information including phone number and an email address is required.

Mr. Wilds next led a discussion about the difference between ordinary wear and tear and damages. Commissioner Munger noted that this issue had come up in a recent hearing involving a security deposit refund. Two handouts were given to the commissioners including one on calculating replacement cost on fixtures and appliances.

Commissioner Munger next raised questions about reducing the commissions quarterly meetings to semi-annual meetings and asking the COLTA Executive Director to attend the December annual business meeting. Mr. Wilds asked Mr. Munger to provide him with an email on these two questions which could be forwarded to all commissioners for their consideration.

Commissioner Foster next asked about the number of tenant education classes annually held by the city and the low number of persons attending as previously reported to him by Mr. Wilds. He agreed to provide selected recommendations for increasing tenant attendance.

Commissioner Munger next asked if there were any additional commissioner questions and hearing none adjourned the meeting at 8:10pm.

*Commissioner Myers left the meeting early to attend a prior commitment.