

## Sayers, Margery

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**From:** Mark Wilensky <mwilen161@aol.com>  
**Sent:** Friday, May 18, 2018 2:02 PM  
**To:** CouncilMail  
**Subject:** CB20-2014

Dear councilmembers:

You're all aware of the "mulch factory" bill by now, as well as the majority opinion of Howard County residents.

I would ask councilmembers Sigaty and Fox...***If you and your family lived on Green Bridge Rd., next to where the mulch factory would be developed, would you remain there, in spite of the health effects on your family?***

Yes, of course the ill health effects might not show up completely for several years, but how would you feel if you knew that your actions caused sickness, or even death in your family?

Mark Wilensky  
mwilen161@aol.com  
5236 Kalmia Drive  
Dayton MD 21036

## Sayers, Margery

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**From:** Sigaty, Mary Kay  
**Sent:** Wednesday, May 09, 2018 9:47 AM  
**To:** Feldmark, Jessica; Sayers, Margery  
**Subject:** FW: Howard County Council Bill CB 20-18-Please STRIKE the Unilateral Lease Termination provision

**Importance:** High

For the legislative file.

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Mary Kay Sigaty  
Howard County Council Member  
District 4

3430 Court House Drive  
Ellicott City, MD 21043  
(410) 313-2001

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**From:** "Kathy K. Howard" <khoward@regionalmgmt.com>  
**Date:** Monday, May 7, 2018 at 5:16 PM  
**To:** "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>, Greg Fox <gfox@howardcountymd.gov>, Jen Terrasa <jterrasa@howardcountymd.gov>, "'cbball@howardcounty.md.gov'" <cbball@howardcounty.md.gov>, Jon Weinstein <jweinstein@howardcountymd.gov>  
**Cc:** Allan Kittleman <AKittleman@howardcountymd.gov>  
**Subject:** Howard County Council Bill CB 20-18-Please STRIKE the Unilateral Lease Termination provision

Dear Chairwoman Sigaty and Council Members- I respectfully request that you please take action to **strike Line 6 on Page 8** of this bill. MMHA has worked in good faith to address the concerns of both our members and the Sponsor, and to bring the Council real life reasons and examples of why certain parts of this Bill should be altered or stricken. To her credit Councilwoman Sigaty has listened to our concerns, however this particular provision remains unchanged at this time and creates a major problem for our industry.

This provision should be eliminated for the following reasons:

- Our industry has experienced instances in Howard County and elsewhere in the State where property owners successfully challenged a County interpretation related to smoke detectors and bed bug treatments which lasted beyond the abatement date. The bill fails to permit due process and an opportunity for a property owner to appeal the County's position.
- No jurisdiction in the State permits a Tenant unilateral termination of a lease
- In the event that there is a serious code violation or needed repair or defect that the property owner fails to address, State law provides a remedy. A Tenant may seek a rent escrow action. This bill usurps the Judiciary's decision-making authority.

Having worked very hard to reach compromise and reasonableness on this Bill, which I know is important to the Council, I believe that leaving this provision unchanged may undermine all of the effort that the Council, the Sponsor and the regulated community have expended to find a workable regulatory scheme. Please strike this provision!

Sincerely;

Kathy Howard, MMHA Legislative Committee Chair

## Sayers, Margery

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**From:** Joan Driessen <joan.driessen@acshoco.org>  
**Sent:** Monday, May 07, 2018 2:45 PM  
**To:** CouncilMail  
**Cc:** 'Jackie Eng (jleng1747@gmail.com)'; 'Grace Morris (gmorris@hhpcorp.org)'  
**Subject:** ACS response to CB20 and CR 48-2018  
**Attachments:** Ltr re CB20 and CR48-2018 (003).docx



Dear Ms. Sigaty,

The Association of Community Services appreciates the collaborative work between Council members and community stakeholders that has resulted in amendments to CB 20-2018 and CR 48-2018. With the amendments, ACS supports passage of both.

Regarding CB 20, we understand that the amendments address the primary concerns of landlords, including: acceptably defining the kinds of information to be provided to tenants; and inclusion of longer time frames to meet certain proposal elements. The requirements defining how and when a lease is terminated in the case of death or military transfer seem to be reasonable for both tenants and landlords. The amended CB 20 will be a welcome tool in helping to assure fair and equitable treatment of all Howard County residents.

ACS does have reservation in Amendment 4 about the change from 25 to 100 miles in the case of an involuntary change in employment before a lease can be terminated without penalty. This high threshold would be particularly burdensome for low-income tenants. To keep their jobs they would have to incur significantly higher transportation costs for at least 60 days before relocating closer to their work. And this assumes one has a car; reliance upon public transportation to a site over 100 miles away would bring even more cost and logistics challenges. A 50-mile threshold (still 100 miles plus round trip) would still be burdensome, but would seem to give better consideration to low-income tenants.

ACS enthusiastically supports CR 48-2018 Amendment 2 that would expand the Central Maryland Transportation Development Plan (TDP), Chapter Six to include specific discussion of "Bus Stops and Accessibility." As we have previously testified, ACS is particularly concerned about access and safety for our aging and disabled populations. Recognition that Howard County needs to bring all stops into compliance with American with Disability Act design requirements should serve as the guide for the level of resources necessary and prioritization for expenditure of those resources in future County capital and operations funding decisions and as the Office of Transportation implements the TDP. And the clear direction to integrate implementation of bus-stop access and safety recommendations across WalkHoward and BikeHoward should create a more cost-efficient and accelerated approach to bringing all Howard County bus stops to the ADA compliance standard.

We look forward to passage of both CB 20-2018 and CR 48-2018.

Respectfully,

*Joan R. Driessen*

Joan Driessen  
Executive Director  
Association of Community Services of Howard County  
9770 Patuxent Woods Drive, Suite 301  
Columbia, MD 21046  
[www.acshoco.org](http://www.acshoco.org)  
(443) 518-7701



May 7, 2018

Mary Kay Sigaty, Chair  
Howard County Council  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Council Bill 20-2018  
Council Resolution 48-2018

Dear Ms. Sigaty,

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We look forward to passage of both CB 20-2018 and CR 48-2018.

Respectfully,

*Joan R. Driessen*

Joan R. Driessen, Executive Director

Cc: Grace Morris, ACS President

## Sayers, Margery

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**From:** Mike Vaughn <vaughnclan5@verizon.net>  
**Sent:** Friday, April 27, 2018 11:16 AM  
**To:** CouncilMail  
**Subject:** I have been personally affected by this situation so I urge all council members to consider adding the two amendments to bill CB-20-2018.

Sent from my iPhone

Begin forwarded message:

**From:** Pam Vaughn <[vaughnclan5@yahoo.com](mailto:vaughnclan5@yahoo.com)>  
**Date:** April 26, 2018 at 8:56:18 PM EDT  
**To:** "Mike Vaughn (husband)" <[vaughnclan5@verizon.net](mailto:vaughnclan5@verizon.net)>  
**Subject:** Fwd: Urgent Message from Chairman of OMCA Housing Committee, Bill McCormack Jr.

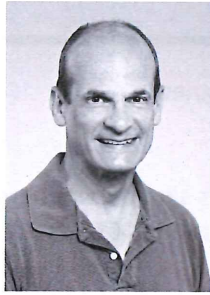
Begin forwarded message:

**From:** "Bill McCormack, OMCA Board of Directors & Housing Committee Chairman"  
<[manager@oaklandmills.org](mailto:manager@oaklandmills.org)>  
**Date:** April 25, 2018 at 3:22:27 PM EDT  
**To:** [vaughnclan5@yahoo.com](mailto:vaughnclan5@yahoo.com)  
**Subject:** Urgent Message from Chairman of OMCA Housing Committee, Bill McCormack Jr.  
**Reply-To:** [manager@oaklandmills.org](mailto:manager@oaklandmills.org)

Having trouble viewing this email? [oaklandmills.org](http://oaklandmills.org)

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**Urgent Message from OMCA Housing Chairman  
on Council Bill 20-2018**



**A Message From OM Board Member  
and Housing Committee Chairman**

**Bill McCormack Jr.**

[William.R.McCormack@verizon.net](mailto:William.R.McCormack@verizon.net)

April 25, 2018

I am writing to you as Chairman of the Oakland Mills Housing Committee and member of the Oakland Mills Board about legislation that is currently before the Howard County Council, Council Bill 20-2018.

**CB 20-2018 as written protects the rights of tenants and landlords and the desired outcome with the amendments we suggest protect the rights of the neighbors of rental properties.**

CB 20-2018 (click [HERE](#) to read) covers Landlord/Tenant Relations and regulates legal documents, disclosures, notices and billing arrangements between landlord and tenant, tenant rights, and rights and responsibilities of landlords and tenants.

While the rights of landlords and their tenants should be protected, so should the rights of the neighbors of rental properties. On behalf of the OMCA Housing Committee and Board of Directors I presented the attached testimony asking that two amendments be added to CB 20-2018. Click [HERE to read testimony](#).

**YOUR ACTION IS REQUESTED -**

**PLEASE** read the summary below of the two amendments we would like included in the legislation and **EMAIL** the Council members asking them include the two amendments in CB20-2018. Email the Council at this address: [Councilmail@howardcountymd.gov](mailto:Councilmail@howardcountymd.gov).

**The following are two amendments that we would like included in CB 20-2018.** The amendments are based on Baltimore County and Baltimore City ordinances and can be used to terminate the landlord licenses of the bad landlords and terminate the tenants from voucher programs.

- **Baltimore County Code of Ordinances**, Article 13, Title 7, Subtitle 1 covers among other things nuisances of private property that are deemed detrimental to public health, safety, welfare, or the environment, and unruly social gatherings. (Baltimore County has used this law to deal with unruly student parties in private rentals near Towson University.)



- **The Baltimore City Police Ordinances**, Article 19, Subtitles 43, 43A, and 43B cover public nuisances, neighborhood nuisances, and unruly social events. (Baltimore City used this law to close a gas station that had become a location for drug deals.)

It is important that the Howard County Council take these two amendment into consideration and add them to CB 20-2018. This is our best opportunity to make sure the legislation provides the tools to enhance community safety so that everyone is a good neighbor in a good neighborhood.

The County Council will have a final vote on CB 20-2018 on Monday, May 7, 2018. It is important to contact the Council members as soon as possible.

Thank you,

[Bill McCormack Jr.](#)



Oakland Mills Community Association, 5851 Robert Oliver Place, Columbia, MD 21045

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## Sayers, Margery

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**From:** Pat Daley <patd21045@yahoo.com>  
**Sent:** Thursday, April 26, 2018 11:12 AM  
**To:** CouncilMail  
**Subject:** CB 20-2018

As a resident of Howard County for 40 years and watching my community evolve to include many rentals I fully support CB 20-2018, including Article 13, Title 7, Subtitle 1 AND Article 19, Subtitles 43, 43A and 43B. The above amendments would go a long way in defining responsibilities of both tenants and landlords and holding them accountable for infractions. On my street I have seen: grass remain un-mowed and growing to over 18" - a perfect environment for vermin, ie: mice, snakes - both of which I have seen. Also, abandoned vehicles, damaged vehicles and numerous "co-tenants" that occupy certain rental units- resulting in safety issues with unknown people living for periods of time at the residences and vehicles coming and going creating increased traffic conditions.

At one point one of these houses was occupied for the purpose of prostitution which I reported to the police and the the situation was remedied, without any concern to the landlord -- unbelievable in my opinion. In other words this landlord, Jacob Kaminsky, should have lost his ability to rent.

The above histories are just a few examples that I have witnessed over the years and it is past due to hold both tenants and landlords accountable. I have not reported many instances out of concern for my personal safety. I am THANKFUL these issues are FINALLY coming to the attention of those that can make positive change in the community.

Thank you,  
Pat Daley

## Sayers, Margery

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**From:** Bill Bawcombe <webawcombe@yahoo.com>  
**Sent:** Thursday, April 26, 2018 10:47 AM  
**To:** CouncilMail  
**Subject:** 20-2018

I am in favor of including the 2 amendments in the rental agreements that address problem tenants. I have experienced problems with tenants that abut my residence for the following: Lack of maintaining the yards-do not cut/trim the grass, throw trash in both in yard and street (when confronted tenants respond it's not their job!); parking untagged and/or damaged vehicles/trailer @ the rental property; bringing large numbers of vehicles into the neighborhood-crowds residents access to their driveways or in front of their homes and increases traffic @ all hours! I recommend the landlord must be ultimately responsible for the actions/lack of action as it regards their rental properties!

## Sayers, Margery

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**From:** dag100@verizon.net  
**Sent:** Thursday, April 26, 2018 9:20 AM  
**To:** CouncilMail  
**Subject:** CB20-2018

Please add the two amendments to CB20-2018 as written.

Am also asking that enforcement be added to keep rental properties neat and tidy. Examples: Prohibit motor vehicles stored for long periods of time and being used as spare parts for other vehicles parked. Cut the grass, pick up dog droppings, pick up toys and bicycles strewn about the premises.

Thank you  
D.A.Graham