

Patuxent
Commons



Introductory Presentation



Housing Initiative



2012

In response to parent and family concerns over the housing crisis facing adults with autism, Howard County Autism Society (HCAS) creates a Housing Committee to identify and support new solutions.

2013 - 2019

HCAS Housing Committee explores various models and strategies and decides to focus on the intergenerational community model.

HCAS forms a new Task Force, comprised of Howard County residents, to launch a housing project with an expanded focus beyond solely autism.

Task Force formalizes the concept for the project, now known as Patuxent Commons, and selects Mission First Housing Group as its developer.

Patuxent Commons Concept



Adults with disabilities



Older adults 62 and above



Families

Project will adapt intergenerational “intentional neighboring” housing model that facilitates sharing of social capital among neighbors of different ages. Goal is to mitigate social isolation, build relationships, and increase wellbeing.

Approach has been adapted to support families adopting youth from foster care (Bridge Meadows, OR), young mothers exiting foster care (Genesis, Washington, DC), and wounded warrior veterans (Bastion, New Orleans).

Patuxent Commons Concept



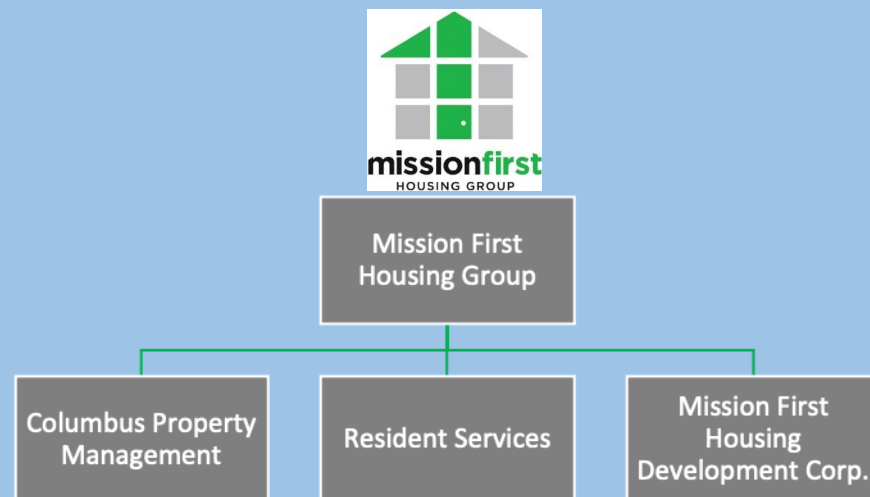
76 housing units with 25% set aside for adults with disabilities and the remainder targeting older adults, and families and younger adults.

Mix of affordable and market-rate units with common spaces, active event programming and small staff to facilitate neighbor-to-neighbor connections and community building.

Transit accessible, central location close to amenities and educational and vocational opportunities. Personal service needs will be contracted directly by resident.

Mission First

- Family of 501(c)3 nonprofits



- Own/manager >3500 units in Mid-Atlantic
 - 1250 individuals with mental illness in Philadelphia
 - Innovative projects serving veterans, grandfamilies
- Responded to Patuxent Commons RFQ and selected by HCAS in 2019



- Executing vision of Howard County Autism Society for an inclusive, mixed income community
- Extensive County Support
- Ideal site placed under contract in 2020
- Howard County Housing Commission is project partner



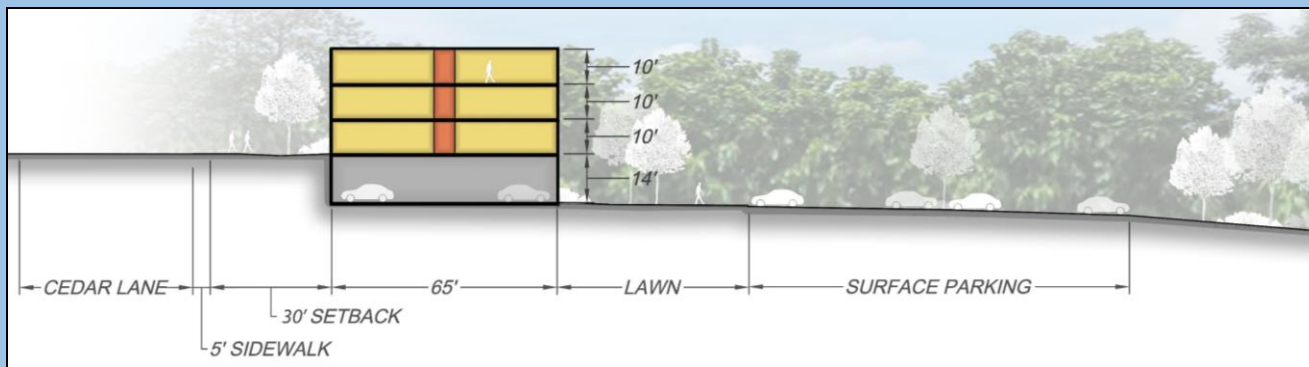
Cedar Lane & Freetown Road

Patuxent
Commons





Looking East at Cedar Lane & Freetown Road







Looking South on Cedar Lane toward Freetown Road



Rear of site looking Northwest

Unit Mix

BR siz	Senior	Disability	Family/Indiv	Total	%
1BR	25	12	6	43	57%
2BR	5	7	15	27	36%
3BR			6	6	8%
Total	30	19	27	76	
%	39%	25%	36%		

To comply with Fair Housing, Older Adults Units will be a “Senior Preference” and cannot exclude seniors with minor children. 30 units, or 39%, are proposed for this preference.

Income Mix

BR Size	Disability 13-30% AMI	Workforce 60% AMI	Workforce 80% AMI	Market	Total
1BR	12	28	0	3	43
2BR	7	16	0	4	27
3BR	0	6	0	0	6
TOTAL	19	50	0	7	76
%	25%	66%	0%	9%	

Anticipated Schedule

Patuxent Commons	2021				2022				2023				2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
County Planning Approvals																
Financing																
Civil																
Due Diligence (Environmental, Market, Geotech)																
Architectural																
Permitting																
Construction																
Marketing / Lease-Up																

PILOT and APFO Waiver Requests

- HC Housing and Development Board voted February 6 to recommend that the project receive a PILOT, which is final requirement needed for Patuxent Commons to receive a waiver from Appropriate Public Facilities Ordinance (APFO)
- Legislation to provide the PILOT, CR29, has been pre-filed with Howard County Council and will be heard on March 21. Council vote expected on April 4.

CR29: Payment in Lieu of Taxes (PILOT)

- PILOT funding is typically requested for affordable housing projects that provide public benefit.
- Project will have an additional gap of \$23,947/unit without a PILOT
- Requesting PILOT payment of \$310 per dwelling unit
- Project receives additional points from Maryland Community Development Administration if County provides PILOT
 - Will support very low-income disability units with limited ability to pay rent

Adequate Public Facilities Ordinance (APFO) Waiver

- Under the Adequate Public Facilities Ordinance (APFO) public school test, an area is deemed closed for new residential development if the assigned elementary school for the new development is projected to slightly exceed 105% capacity during the scheduled completion year of the project.
- January 2022 student yield report for Patuxent Commons:

Students at Patuxent Commons in 76 Apartment Units (1)	
Elementary Students	15
Middle Students	10
High Students	11
Total Students	36

(1) Rounded to whole number of students

Source: Bedooms from Howard County Housing Department

Yields from HCPSS Planning Office as of September 30, 2021

Student Yield Report

- These numbers are likely the ceiling
 - Unlikely that senior and disability units will have children, but limited data to back that up
 - Report doesn't fully factor in small number of 3BR units compared to other projects used for comparison
- Clemens Crossing will be slightly over 105% capacity in 2024
 - Redistricting may affect the receiving school
 - Neighboring district (Swansfield) is not over capacity

Jim Rouse's Vision for Columbia

“There is a real need to create a community which can meet as many as possible of the needs of the people who live there; which can bring these people into natural contact with one another; which can produce out of these relationships a spirit and feeling of neighborliness and a rich sense of belonging to a community.”

