

Patuxent
Commons



**CR29 Legislative Work Session
Howard County Council
March 28, 2022**



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 "intentional neighboring" model.

HCAS recruits diverse group of Howard County residents to form Task Force to drive development of 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

- 76 housing units with 25% set aside for adults with disabilities and the remainder targeting older adults, and families and younger adults.
- Project will adapt award-winning housing model that leverages social capital of supportive neighbors of different ages.

What makes Patuxent Commons innovative?



Provides adults with disabilities with housing that's both deeply affordable and inclusive of people of all abilities.

Engages neighbors to reduce social isolation, build relationships, and enhance wellbeing. This 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 will be the first community in the United States to adapt this approach to support adults with disabilities.



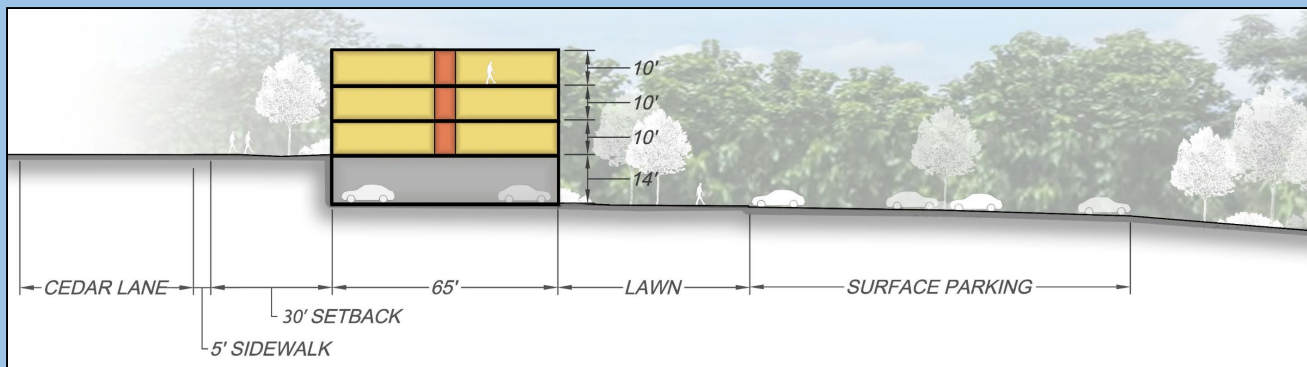
- Mission First is family of 501(c)3 non-profits that developed and owns and manages more than 3,500 housing units across mid-Atlantic.
- Expertise in innovative projects that house populations with special needs, such as individuals with mental illness, grandfamilies, and veterans.
- Executing vision of Howard County Autism Society for an inclusive, mixed income community
- Extensive county, state, federal and private support
- Ideal site placed under contract in 2020
- Howard County Housing Commission is project partner

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																

Intergenerational Community Connections

The 40% senior preference reflects the key role of older adults in Patuxent Commons. Seniors typically possess life experience and wisdom they can share with younger neighbors and more available time to devote to community service.



At Patuxent Commons, senior residents could provide volunteer support for an after-school tutoring program for any school-age children residing in the community.

This program is one of many that could operate out of the 8,000 s.f. of Patuxent Commons community meeting space that will be programmed based on survey of resident needs and interests.

On-site student support programs are rare in Columbia. At Patuxent Commons, such a program could demonstrably improve student academic achievement and social development.

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

- This projection very likely represents the maximum student yield from the community
 - 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 (six) compared to other projects used for comparison
- Clemens Crossing will be slightly over 105% capacity (106%) 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.”

