

Culturally Responsive Home
Intergenerational *Relational*
Interdependent *Dignity* *Acceptance*
Growth **Innovative**
Person-centered **Choice** *Respect*
Inclusive *Mutual Support*
Enriching *Life Long Learning*
Accessible *Safe*
Affordable

**Update on Patuxent Commons
and
Local Disability Housing Initiatives**



Feeling and longing are the motive forces behind all human endeavor and human creations.

Albert Einstein

Intentional neighboring

the coming together of people from all walks of life to live intentionally as caring neighbors, embracing those among us who are most vulnerable, and surrounding each other with a culture of friendliness, kindness, helpfulness, and consideration.



Foundational Values

1. Power of Relationships
2. Reframing “Vulnerability”
3. Embracing Diversity



Essential Design Patterns

1. **Key Focus on Vulnerability**
2. **Three or more generations**
3. **Engagement of older adults**

Community Participation Commitment

4. **Architectural design facilitates relationships**
5. **Transformational leadership**



Bridge Meadows Portland, OR

A community of families providing permanent homes for youth in foster care, and older adults



Intentional neighboring across the U.S.



Genesis Washington, DC

A community for young families exiting foster care



Bastion New Orleans, LA

A community to support wounded warrior veterans with life-long rehabilitative needs

Bridge Meadows Portland





seniors



adoptive parents



kids



2019 Preliminary Outcomes

Youth

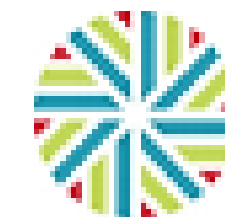
- 98% knew where to go to get help
- When things don't go their way, 88% can fix it without hurting themselves or others
- 93% of the youth have friends that care about them when times are hard
- 79% of youth look forward to school
- 85% feel they belong in their school

Parents

- 95% have relationships with people who provide them with support when needed
- 90% have confidence in their ability to parent
- 86% of parents learn from each other
- 37% believe elders help in improving parenting skills
- 76% feel they are flourishing

Elders

- 84% have someone to take them to the doctor if needed
- 66% to help with daily chores
- 81% have someone to go to in a crisis
- 77% have someone to love and make you feel wanted
- 83% felt they are flourishing



**BRIDGE
MEADOWS**

The Payoffs:

purpose



stable housing and community



A young boy with glasses and a striped shirt is being held by an older woman with glasses. They are in a room with many photos on the wall. The text "extended social network" is overlaid on the image.

extended social network

sustainability



Bastion New Orleans





Genesis

Washington, DC



Genesis



seniors



young moms
& other parents



kids









Patuxent Commons





The challenge:

The demand for housing for adults with autism spectrum disorder (ASD) and other disabilities in Howard County increasingly exceeds supply





More than simply housing:

**People of all ages, incomes
and abilities need connection
and community**

**How can supportive, inclusive
community provide a
springboard for individuals to
maximize their full potential?**



A solution:

An inclusive, intergenerational community
of neighbors committed to mutual support

The vision for
Howard County:

“A Garden for the
Growing of People”



The Concept

Three primary groups



adults with disabilities
above the age of 21



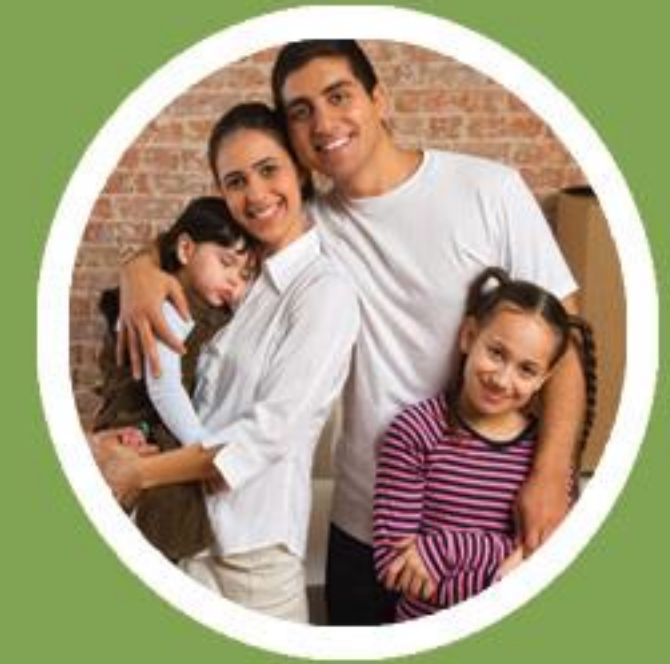
older adults
above the age of 62



and families



The Concept



Residents commit to “being good neighbors” and providing reciprocal social support and other informal supports as needed



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



Mix of affordable (60%) and market-rate (40%) units with common spaces and active event programming to facilitate community-building and relational connections



Transit accessible, central location close to amenities and educational and vocational opportunities

Care Model

Augment the services of direct-support professionals with neighbor-generated social support



Objectives

Address housing instability faced by low-income adults with disabilities, older adults and families through strengths-based housing innovation

Reduce social isolation through reciprocal sharing of social support and building of community capacity

Maximize individual potential and community integration for people of all ages, abilities and incomes

Pioneer innovative, financially viable solution that can be adapted elsewhere to address this crisis



Howard County Autism Housing Task Force 2018 Work Outline

<i>Activity</i>	<i>Objective</i>	<i>Timeline</i>
Program Guidelines	Develop detailed statement of program goals, operational protocols and evaluation strategy	April – August 2018
Market Research	Undertake preliminary market survey to quantify demand for project from prospective resident groups	July – August 2018
Architectural Study	Assess suitability of potential location and design prototypical housing development based on program	April – July 2018
Financial Modeling	Develop capital and operational pro forma budgets, identify funding gaps and propose financing strategies	July - August 2018
Prospectus	Assemble above components in project prospectus for engaging supporters and site/development partners	September 2018
Site/Developer Exploration	Undertake exploratory conversations to identify prospective site owners and development partners	March – August 2018
Site/Developer Selection	Utilize prospectus and RFQ to advance selection process and build community support	September – December 2018
Fundraising	Raise seed funding to support project staffing and consultants to perform related services	March – December 2018
Active Task Force	Meet regularly to oversee project progress, coalesce community support and participate in decision-making on all aspects of project development	March – December 2018
MOU	Upon culmination of site and development partner selection process, establish memorandum of understanding with partner(s) to advance project development	December 2018

Patuxent Commons



Request for Qualifications
November 2018





OUR VISION AND MISSION

Mission First Housing Group's mission is to develop and manage affordable, safe and sustainable homes for people in need, with a focus on the vulnerable. We ensure our residents have access to resources to help them live independently. We deliver housing that provides long-term benefits to residents and neighborhoods alike.

30 Years of Providing Affordable Housing With a Focus on the Vulnerable

MISSION FIRST HOUSING GROUP

1260 Housing Development Corporation
Columbus Property Management & Development, Inc.
Mission First Housing Development Corporation
ACHIEVEability
Making It Possible to End Homelessness
Philadelphia Council for Community Advancement



PORTFOLIO

Over 3,950 Affordable Apartments

244 Apartments developed in Maryland

Over 500 units in pipeline

PEOPLE

Over 5,500 People Housed

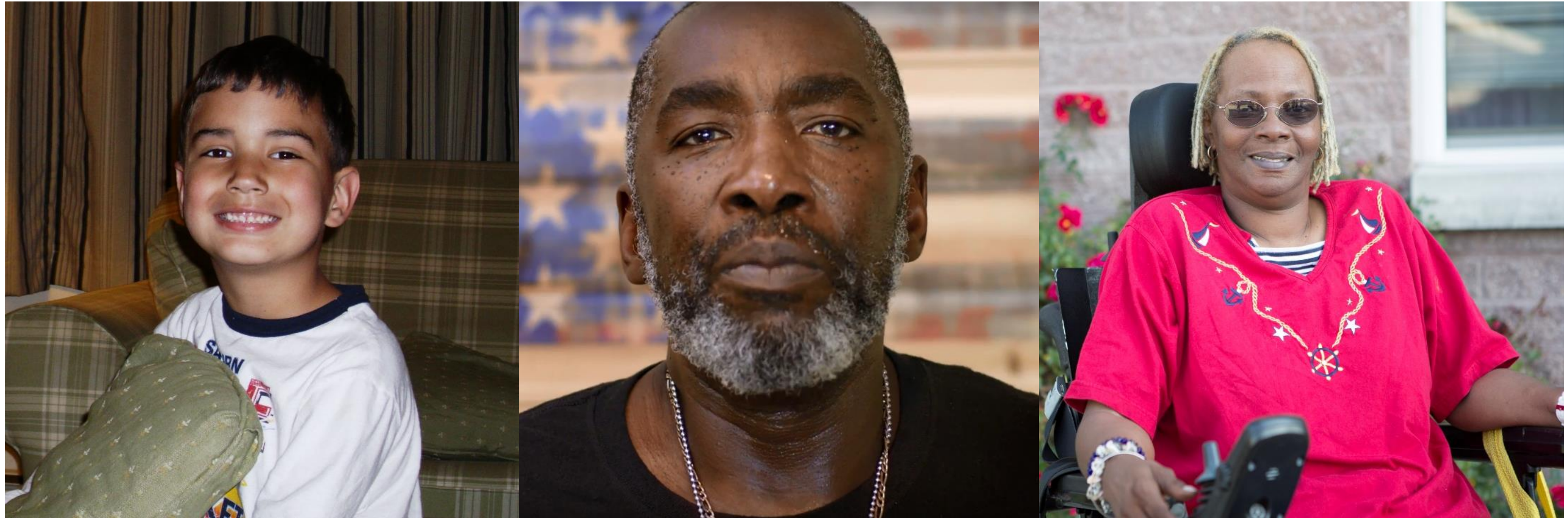
Over 1,350 Units of Supportive Housing

More than 200 Veterans Housed

Over 800 Seniors Housed

A full service real estate organization that develops and manages multi-family, affordable rental housing for more than 5,500 individuals and families in need in over 3,950 units throughout the Mid-Atlantic region from Central New Jersey to Northern Virginia.

MISSION ALIGNMENT: SERVING PEOPLE



- Mission First was founded through a partnership through the Robert Wood Johnson Foundation, HUD and the City of Philadelphia to provide permanent housing for persons living with serious mental illness.
- Mission First is largest provider of housing to persons living with mental health issues in Pennsylvania and provides supportive housing for over 1,350 households across the MidAtlantic region.
- Mission First now serves a diverse resident population that includes families, veterans, survivors of domestic violence, seniors and individuals with disabilities.
- Developing and operating Patuxent Commons is natural extension of our work in supportive housing.





Current Status and Next Steps

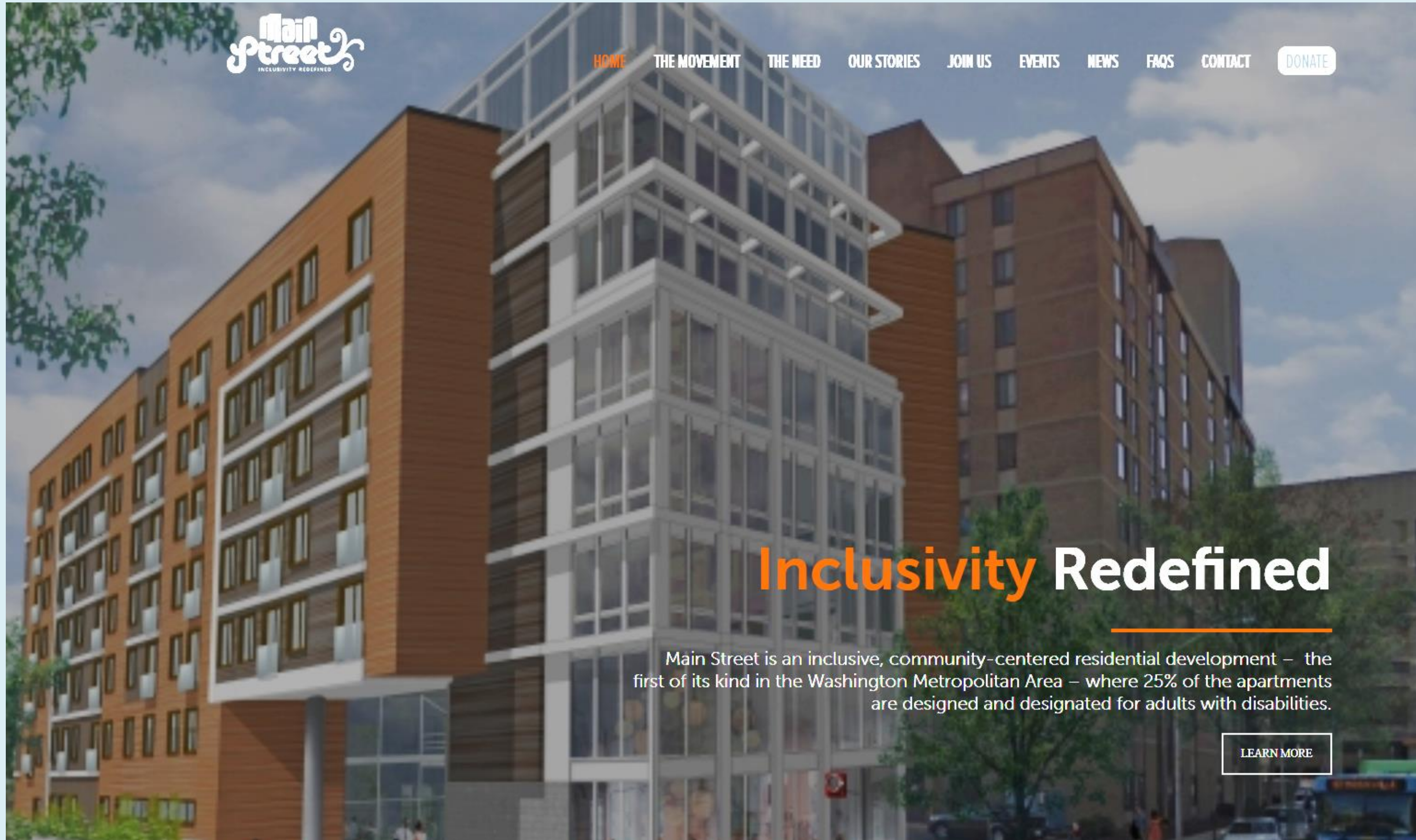
Mission First Housing Group is currently negotiating a purchase agreement for an identified site for Patuxent Commons in Howard County

Once the site is secured, enhanced program planning, community engagement and building and site design activities will ensue

Funds are needed to support project development activities in 2020 (\$55,000) as well as capital costs to construct the community (cost TBD)

Mission First envisions submitting proposals for HUD Section 811 Capital Advance funding (March 2020) and a low-income housing tax credit (May 2020) to help capitalize the project

Other local disability housing initiatives



Main Street, Rockville, MD



APPLICATION PROCESS

Hercules Living will be accepting applications to join the waitlist for available apartments.

- STEP 1:** Register at www.livingatmainstreet.com to receive important information about renting an apartment at Main Street Apartments!
- STEP 2:** Beginning March 16, 2020, schedule an in-person* appointment - by calling 301-804-9477 to submit a fully complete application! (In person appointments will be scheduled on a first-come, first-serve basis and **cannot** be made prior to March 16, 2020.)
- STEP 3:** When scheduling your in-person appointment, a leasing specialist will provide you with a customized list of items that you will be required to bring to your appointment. At your appointment, the leasing specialist will assist you in completing the application! (In-person appointments will be scheduled beginning on April 3, 2020)
- STEP 4:** Once preliminarily approved at your in-person appointment, you will be placed on a waiting list for the next available apartment at Main Street Apartments!

Main Street Apartments Monthly Rental Rates

Floorplan	30% Income Levels	50% Income Levels	60% Income Levels	Market Rate
Studio, 1 Bath	\$559	N/A	N/A	TBD
1 Bed, 1 Bath	\$588	\$1,044	\$1,271	TBD
2 Bed, 2 Bath	\$705	\$1,251	\$1,524	TBD
3 Bed, 2 Bath	\$806	\$1,437	\$1,753	TBD

All rents are subject to change without notice

Greenfields

- Three single-family, three-unit homes
- All rental units, targeted for people with disabilities
- Designed to have “net zero” environmental impact
- Located in Jessup, off Route 1
- Ready for occupancy by late summer, early fall
- Developed by Humanim





- Itineris Community Living will be a “pod model” housing option that will be established in existing rental apartments in a variety of neighborhoods
- Each pod will have 8-10 units in an apartment complex with a pod manager, unit manager and DSP.
- Most residents will require overnight staffing and supports
- Currently being developed throughout Baltimore City and Baltimore County
- Planned opening is late this summer between July and September

The Kelsey Ayer Station , San Jose, CA



- **The Kelsey Ayer Station is a fully inclusive mixed ability, mixed income housing community located in downtown San Jose. The 115 apartment homes include a mix of 2-bedrooms and studios for individuals with and without disabilities across a range of incomes.**
- **The project includes shared community, and outdoor spaces. Inclusion Concierges™ connect residents to each other, the community, and desired services and supports.**
- **Located adjacent to the Santa Clara Valley Transportation Authority light rail and a short walk from downtown San Jose and Diridon Station, at a transit-oriented location that will allow residents to both utilize on-site support services and community programming as well as leverage nearby urban amenities.**

What's on your mind?

Questions

Answers

Ideas

Suggestions

Thoughts