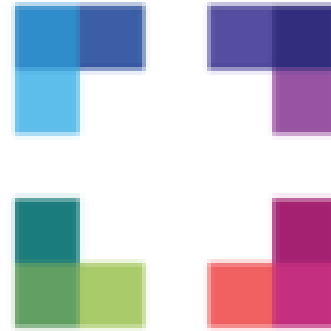


Patuxent Commons



Howard County Autism Society Board Meeting

September 16, 2020



HOWARD COUNTY
AUTISM SOCIETY

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 as its developer.

Patuxent Commons Concept



Adults with disabilities



Older adults 62 and above



Families and adults below 62

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

76 housing units with (1) 25% set aside for adults with disabilities and the remainder for (2) older adults, and (3) families and younger adults.

Mix of affordable and market-rate 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. Personal service needs will be contracted directly by resident. Small staff on-site will support community-building.

Mission First

- Family of 501(c)3 nonprofits

- Own/manager >3500 units in Mid-Atlantic

- 1250 individuals with mental illness and in recovery from substance abuse in Philadelphia
- Innovative projects serving veterans, grandfamilies, seniors

- Responded to Patuxent Commons RFQ and selected by HCAS in 2019 to develop the concept.



Patuxent
Commons



- Executing vision of HCAS for a model, inclusive, mixed income community
- HCAS remains involved and actively supportive of Mission First's development of concept through work of Task Force, Housing Committee and consultant.
- Extensive County Support
- Ideal site under contract



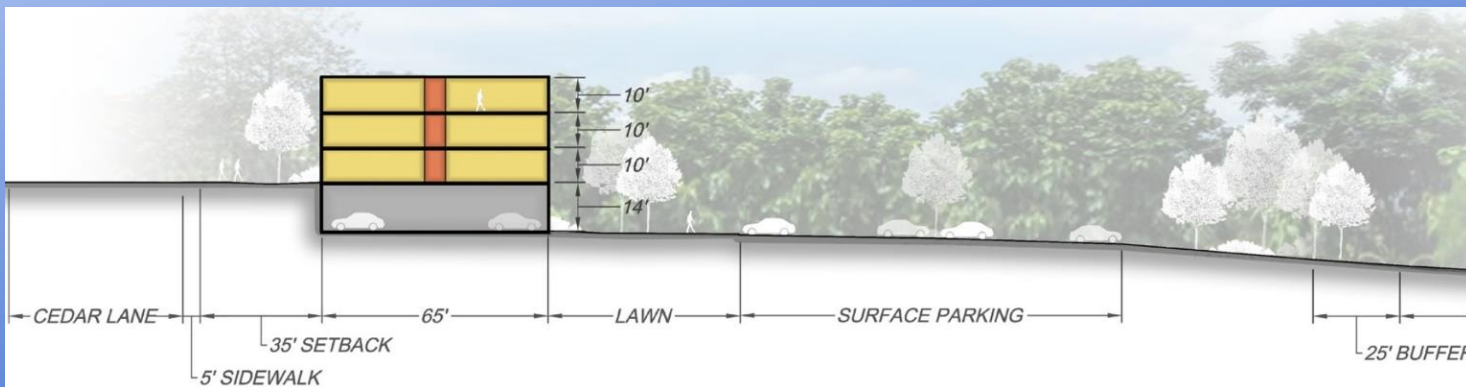
Cedar Lane & Freetown Road

Patuxent
Commons





Looking East at Cedar Lane & Freetown Road



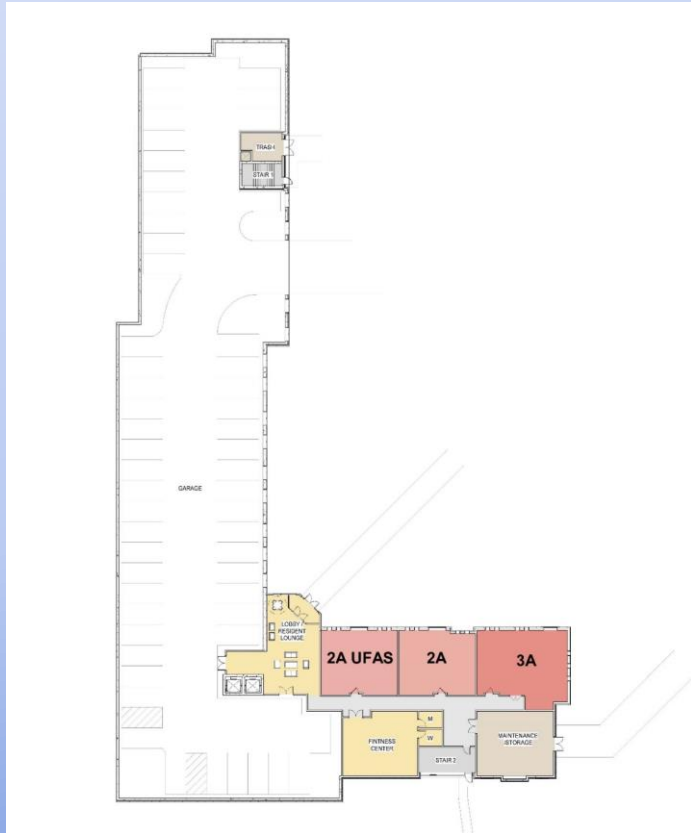


Looking South on Cedar Lane toward Freetown Road

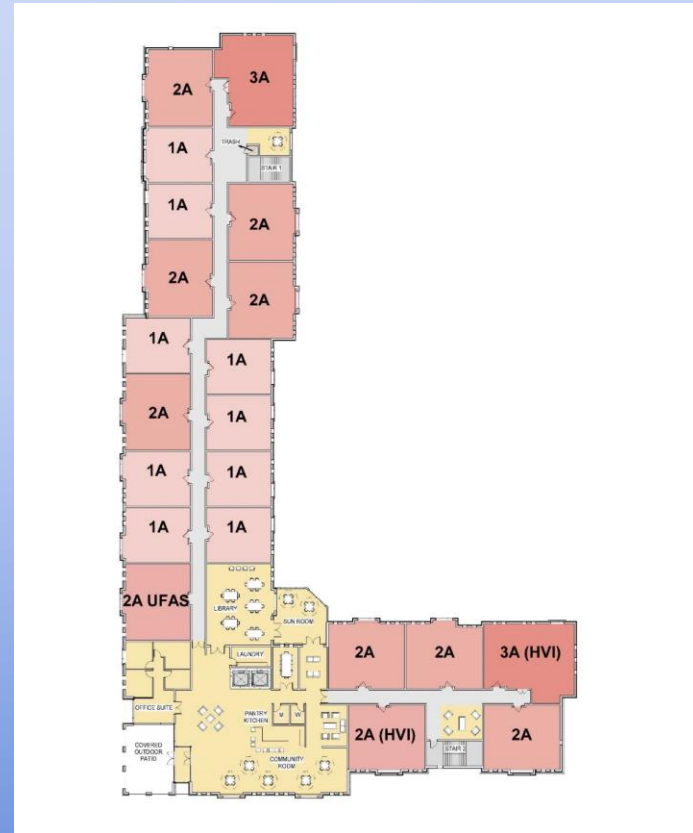


Rear of site looking Northwest

Patuxent Commons

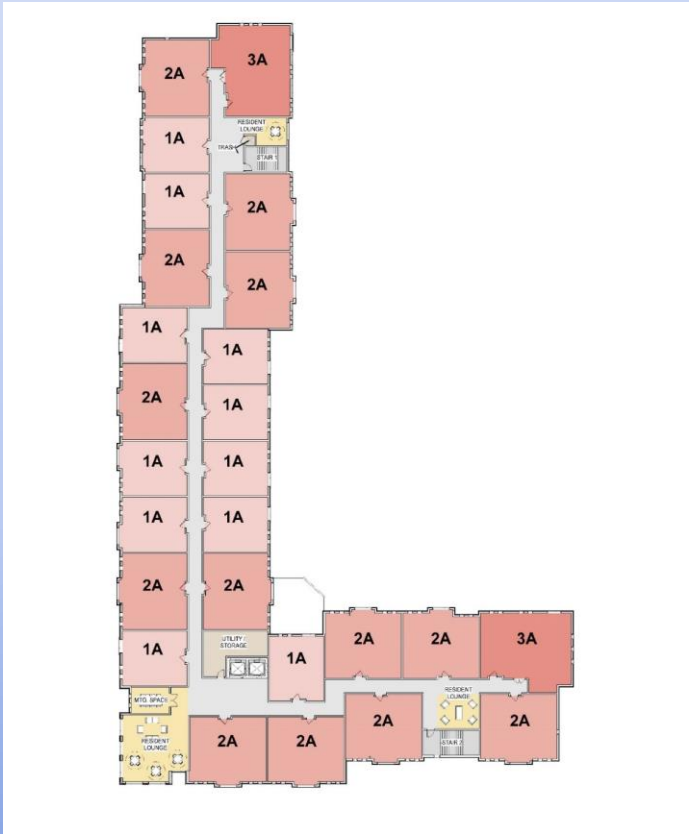


Terrace Level

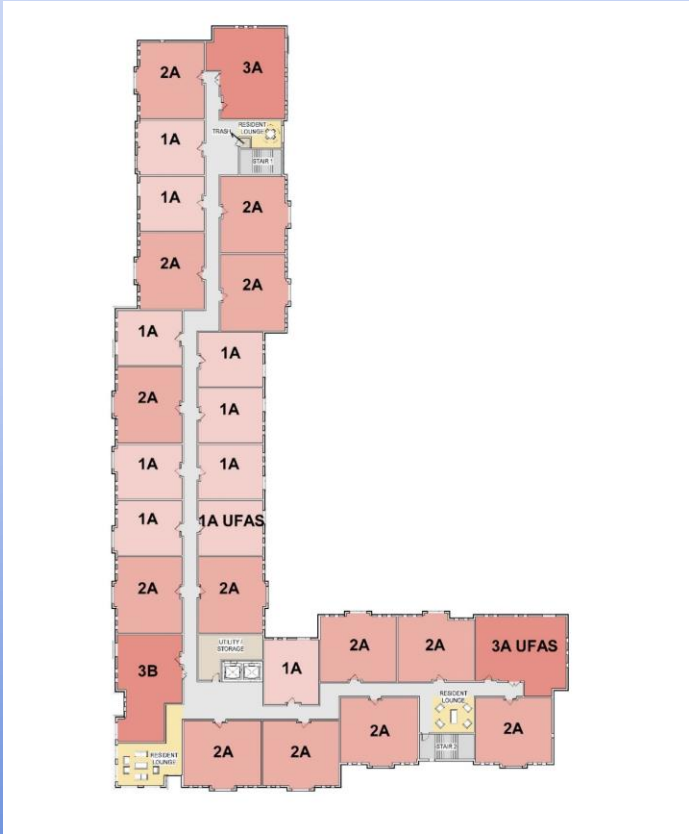


First Level (Street)

Patuxent Commons



Second Level



Third Level

Unit Mix

BR Size	Total Units	%
1BR	30	39.5%
2BR	38	50.0%
3BR	8	10.5%
	76	

Unit Type	Total Units	%
Disability	19	25%
Family	27	35%
Senior Preference*	30	40%
	76	



* To comply with Fair Housing, Senior Units will be a “Preference” and cannot exclude seniors with minor children 30 units, or 40% of Total, Proposed for Senior Preference

Income Targeting

BR Size	Total Units	%
1BR	30	39.5%
2BR	38	50.0%
3BR	8	10.5%
	76	

BR size	Type	13% AMI	30% AMI*	50% AMI	60% AMI	Market	TOTAL	Senior Preference
1 BR	Disability	3	9	0	0	0	12	
1 BR	Family/Senior	0	0	6	4	8	18	14
2 BR	Disability	0	7	0	0	0	7	
2 BR	Family/Senior	0	0	10	7	14	31	16
3 BR	Family	0	0	3	5	0	8	
TOTAL		3	16	19	16	22	76	30
%		4%	21%	25%	21%	29%		40%

* Eleven units are proposed for voucher support through HUD 811

Financing: County Support

Howard County Department of Housing and Community Development is providing \$2 million toward \$30 million project costs and will work with us to seek additional public funds

Financing: Other Sources

- HUD 811 Application – \$2 million
 - Submitted 3/10; Still Awaiting Awards
- MD Dept of Health Application – \$1.6 million
 - Submitted 4/16; Promising Response; Awards in January
- Weinberg Foundation – \$1 million
 - Invited by Foundation to begin application process to request \$1 million capital grant
- MD CDA Application – 9% LIHTC + Subordinate Financing
 - Submitted 9/9; could provide >50% of financing (\$15 million)
 - If 9% LIHTC not awarded, pursue 4% LIHTC application (rolling submissions)
 - Action item for HCAS: advocacy for application

Draft Project Schedule

Patuxent Commons - Draft	2020				2021				2022				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																

Project Team

- Moseley Architects
- GLW (civil engineer)
- Harkins Builders
- Pando Alliance (green consultant)

Legal Counsel

- Bill Erskine (land use, Offit & Kurman)
- Klein Hornig (transaction)

Zoning

- The Hickory Ridge site is not currently zoned for multi-family development. Seeking a zoning change through typical channels would be time-consuming and costly with no guarantee of success.
- To address this, the Howard County government is seeking authority to formally partner on this project and others like it, which would allow multi-family development to take place on the site without a zoning change. Under this authority, the County would be limited to partnering on developments collectively totaling no more than 12 acres over a three-year timespan.
- The County Housing Commission already possesses this authority for 12 acres but is nearing their 12-acre limit. We have not received a firm commitment from the Commission that they will partner on the project. To support our project and to have the authority to partner on similar developments, the County is seeking this authority.

Zoning: ZRA 190/CB 45-2020

- Zoning Regulatory Amendment (ZRA) 190 has been drafted to provide the desired authority to the County. ZRA 190 was unanimously endorsed by the County Planning Board at their July meeting.
- On September 8, ZRA was introduced as legislation (Council Bill 45-2020) for the County Council. It will be the subject of a September 21 public hearing before the Council with a vote expected to take place at the Council's October 5 meeting.

Stakeholder and Community Engagement

- **Task Force and HCAS Input into Design**
 - Input will be sought from Task Force, HCAS, potential users and disability design experts when next phase of design begins
- **Overall community engagement will be coordinated by land use attorney with HCAS participation**
 - Community Input Meeting
 - Sensitive to opposition to new village center across the street from site

Requested HCAS Support

- 1. Support for ZRA legislation pending before County Council (Council Bill 45-2020)**
Action: Theresa Ballinger will testify before Council on September 21.
- 2. Support for LIHTC Application Submitted to Maryland**
Action: Advocacy for application with Governor Hogan, who will weigh in on selection of LIHTC awardees by designating certain projects to receive points in scoring process. We are currently seeking intelligence on how to best leverage this opportunity. HCAS support is needed.
- 3. Support for Project with Hickory Ridge Village Association**
Action: Debbie Clutts will participate in presentation to HR Village Board on September 29; a larger public “pre-submission meeting” will take place in October or November. HCAS member support at public meeting will be valuable.

Requested HCAS Support

Become familiar with project details and serve as informal ambassador for it within the community. Two-page project fact sheet will be shared shortly with key information and images.

Provide input for Housing Opportunities Master Plan and Task Force highlighting the importance of housing for people with disabilities.