

Patuxent Commons



6441 Freetown Road, Columbia, MD 21044



Looking NE at the corner of Cedar Lane and Freetown Road

Project Description and Background

Mission First Housing Development Corporation (Mission First), a 501(c3) nonprofit developer based in Washington, DC, is proposing a 76-unit new construction project at the NE intersection of Cedar Lane and Freetown Road in Columbia, MD, to be known as Patuxent Commons.

The concept for Patuxent Commons was developed by the Howard County Autism Society (HCAS) and its Housing Task Force to help address the housing needs of adults with disabilities through a supportive community for people of all ages, abilities, and incomes. HCAS continues to be actively involved in supporting Mission First's development of the project.



Patuxent Commons has four primary objectives:

- Address housing instability faced by low-income adults with disabilities, older adults, and younger adults/families
- Enhance social connectedness through building of relationships and community engagement, and reciprocal sharing of social support by neighbors
- Use housing as a springboard to maximize individual potential and facilitate community integration for people of all ages, abilities and incomes
- Pioneer a viable, innovative solution to the growing housing crisis facing adults with disabilities that can be adapted elsewhere in Maryland and serve as a model for similar housing developments throughout the United States.

The project site, across the street from the Hickory Ridge Village Center, provides an ideal location for this development concept, with shopping, employment, recreation, and transit opportunities in close proximity.

The proposed project will include a 25% set-aside for adults with disabilities, or 19 units. The remaining units will be targeted to older adults, families and younger adults.

Unit Type	Total Units	Percentage
Disability	19	25%
Individual/Family	27	35%
Senior*	30	40%
TOTAL	76	

* To comply with Fair Housing, Senior Units will be a "Preference" and cannot exclude seniors with minor children.

The development is proposed to be 70% affordable and 30% market rate. The disability units will be targeted to very low income adults, while the other affordable units will be workforce housing. A mix of one, two, and three bedroom units is proposed.

Bedroom Size	Total Units	Percentage
1BR	30	39.5%
2BR	38	50%
3BR	8	10.5%
TOTAL	76	



The building will be 3-stories at street level, with underground parking. There will be a design focus on the pedestrian experience, since many of the residents will use public transit, and will not drive. The building will have a green buffer along the street frontage, and will meet all County required setbacks. A minimum of 122 parking spaces are proposed – 1 space per unit for the disability units, and 1.8 spaces per unit for the non-disability units.

The project site's excellent location and proximity to services and amenities together with its innovative program will facilitate integration of residents with disabilities into the surrounding community and promote their ability to live as independently as possible.

Financing

Mission First has been actively pursuing financing for the development and has several competitive applications currently pending with private, State, and Federal organizations.

- Developers:** Mission First Housing Development Corporation
- Architect:** Moseley Architects
- Civil Engineer:** Gutschik Little and Weber (GLW)
- Land Use Counsel:** Bill Erskine with Offit Kurman
- General Contractors:** Harkins Builders
- Property Management:** Columbus Property Management

