

Patuxent  
Commons



**Enhanced  
Supportive  
Services  
ULI Baltimore  
April 23, 2024**



Howard | Montgomery | Anne Arundel



**“All things are connected like the blood that unites us. We do not weave the web of life, we are merely a strand in it. Whatever we do to the web, we do to ourselves.”**

**-Chief Seattle**

# Our Epidemic of Loneliness and Isolation

2023



The U.S. Surgeon General's Advisory on the Healing Effects of Social Connection and Community



## CHAPTER 1: OVERVIEW

# Factors That Can Shape Social Connection



### Individual

- Chronic disease
- Sensory and functional impairments
- Mental health
- Physical health
- Personality
- Race
- Gender
- Socioeconomic status
- Life stage

### Relationships

- Structure, function, and quality
- Household size
- Characteristics and behaviors of others
- Empathy

### Community

- Outdoor space
- Housing
- Schools
- Workplace
- Local government
- Local business
- Community organizations
- Health care
- Transportation

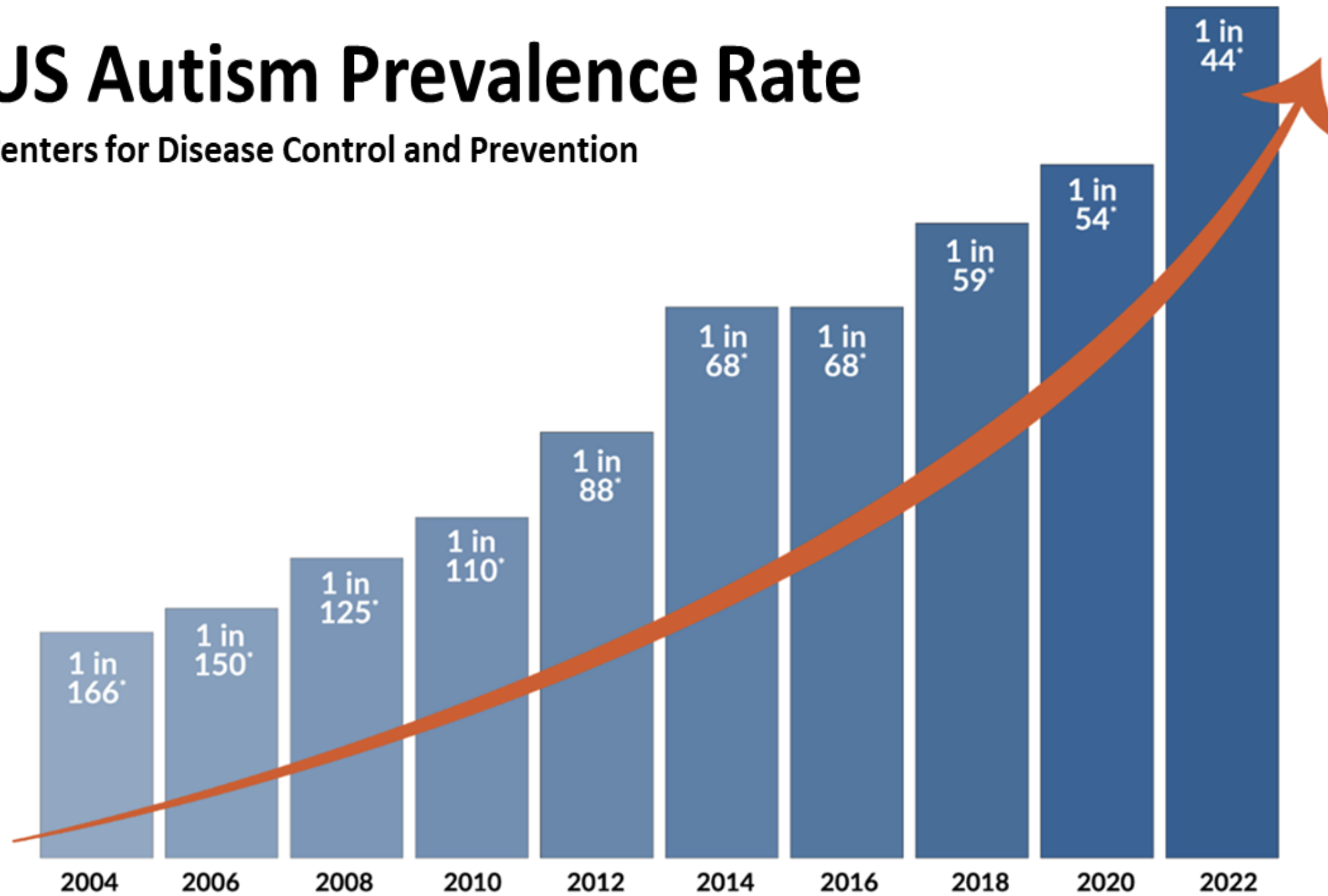
### Society

- Norms and values
- Public policies
- Tech environment and use
- Civic engagement
- Democratic norms
- Historical inequities

FIGURE 3: Factors That Can Shape Social Connection

# US Autism Prevalence Rate

Centers for Disease Control and Prevention



*\*Centers for Disease Control and Prevention prevalence estimates are for four years prior to the report data.*

# Concept



Adults with disabilities



Older adults



Families

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

Project will include 8,000 s.f. community spaces, and active event programming.

Small staff will facilitate neighbor-to-neighbor connections, community building and provide limited service coordination. Any personal service needs or supports will be contracted directly by residents and/or their families.

Project will adapt “intentional neighboring” intergenerational housing philosophy that leverages social capital of supportive neighbors of different ages to encourage social connections and augment conventional supportive services.

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# Objectives

Project is being designed to meet – and will be evaluated against – four key objectives:

Address housing instability faced by low-income adults with disabilities, older adults and families.

Reduce social isolation and improve other key social determinants of health.

Maximize potential and community integration for people of all ages and abilities.

Pioneer innovative, viable solution suitable for adaptation in Maryland and beyond



# Development Timeline



# Unit Mix

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

\*To comply with Fair Housing, Older Adult Units will be a "Senior Preference" and cannot exclude seniors with minor children. 30 units, or 39%, will be assigned this preference.



# Income Mix

BR size	Disability 30% AMI	Workforce 60% AMI	Workforce 80% AMI	Market	Total
1 BR	12	28	0	3	43
2 BR	7	16	0	4	27
3 BR	0	6	0	0	6
<b>Total</b>	<b>19</b>	<b>50</b>	<b>0</b>	<b>7</b>	<b>76</b>
<b>%</b>	<b>25%</b>	<b>66%</b>	<b>0%</b>	<b>9%</b>	





**Bridge Meadows  
Oregon/Washington**

Communities of families providing permanent homes for youth formerly in foster care or guardianship



**Patuxent Commons  
Columbia, MD**

**All Inclusive  
Columbus, OH**

Communities for adults with disabilities currently in predevelopment



**Genesis  
Washington, DC**

Community for young families exiting foster care



**Bastion  
New Orleans**

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

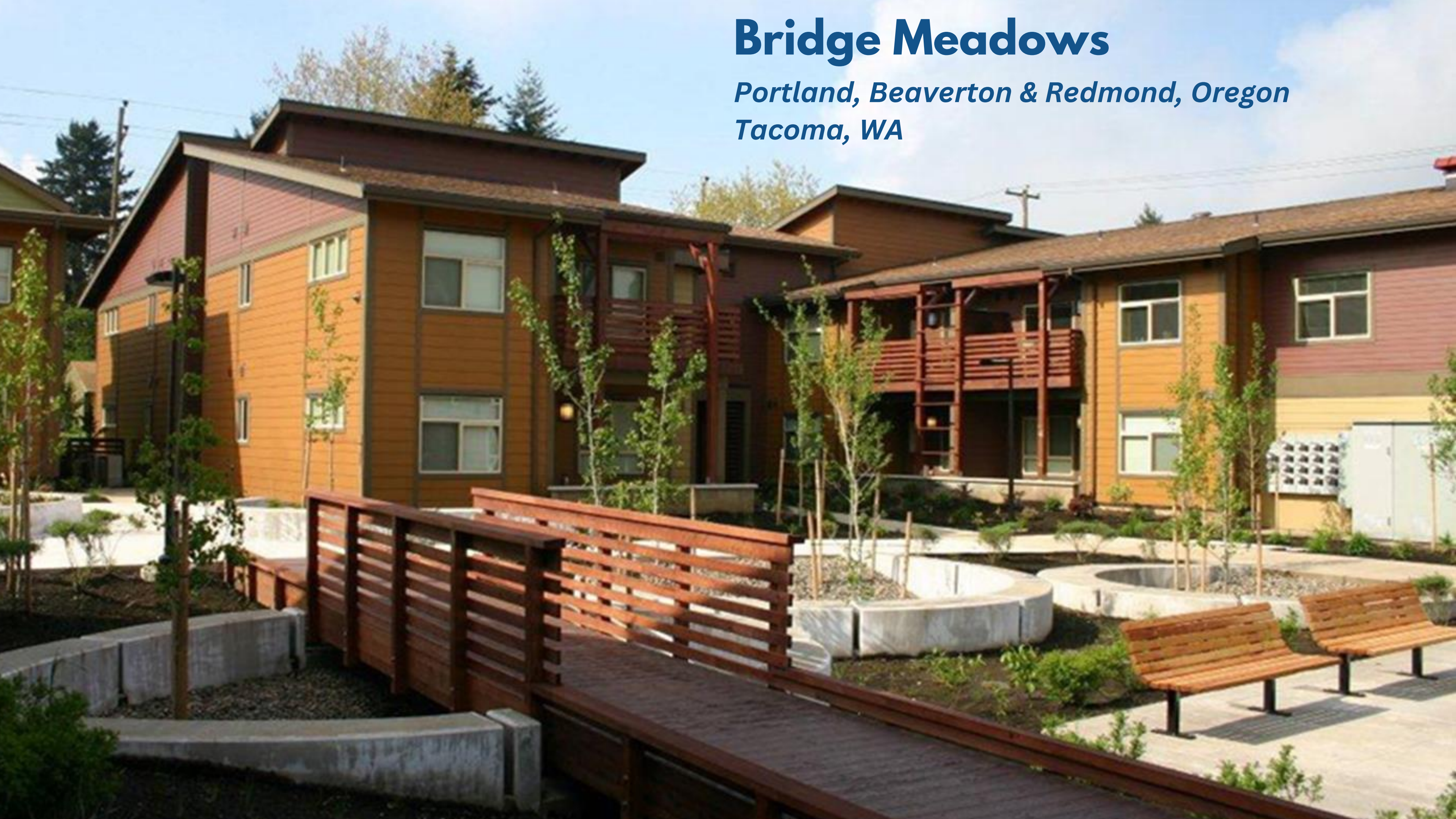
**Precedents:  
Intentional  
neighboring  
across U.S.**

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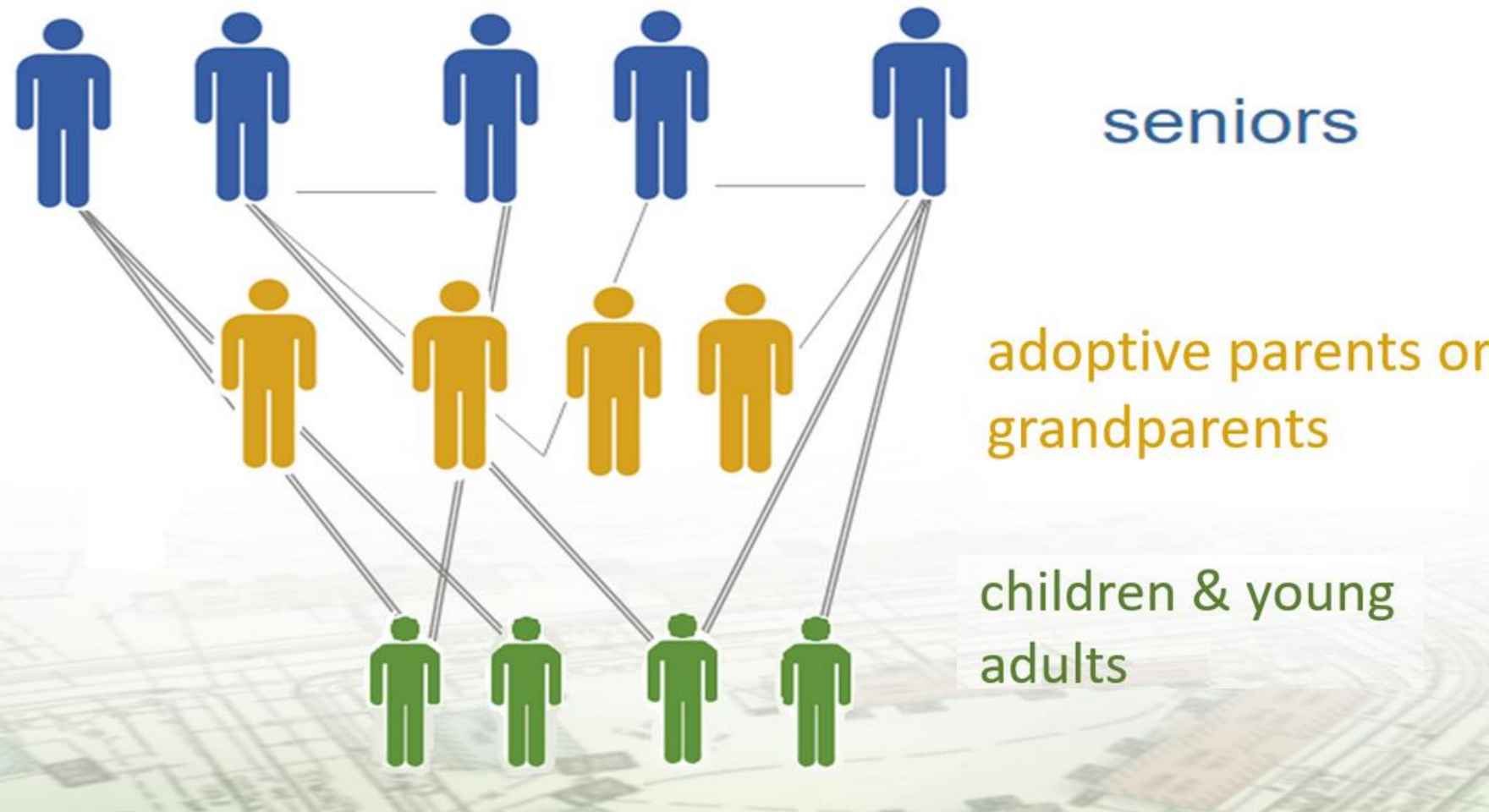


# Bridge Meadows

*Portland, Beaverton & Redmond, Oregon  
Tacoma, WA*



## Three generations, stronger together



## Recent Bridge Meadows 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

## The New York Times

August 19, 2021

## 'Grandfamily' Housing Caters to Older Americans Raising Children

Intergenerational communities are sprouting up as the need grows for homes that suit aging adults and their young charges.



# Bastion, New Orleans



For wounded warriors who are in need of instrumental and peer support, Bastion provides safe and affordable housing, case management and social work services and..

**Neighbors**  
as a part of  
the care team



**58** affordable apartment homes, **1.28 acres** for future commercial development

**105** residents including **35** children, **32** veterans on disability and **22** older veterans

Award-winning Intentional Neighboring housing model



**\$14 million** invested so far in the first community in New Orleans. Residents possess **327** combined years of military service

1,700 square foot **Wellness Center** that hosts other nonprofits, socials, yoga and mind-body groups

Staffed with a **social worker, vocational rehabilitation counselor, and occupational therapist**

Posted on: May 19, 2021



AWARDS

## AIA Names 10 Housing Award Winners for 2021

The Institute selected winners across four categories, including multifamily housing and specialized housing.

Bastion Community of Resilience in New Orleans, designed by [Office of Jonathan Tate](#)



[ *bastion* ]  
community of resilience



### A COHORT STUDY

## The Effect of an Intentional Residential Community on the Reintegration of Veterans with a Traumatic Brain Injury and their Families

**Bastion is America's first intentional community for returning warriors and families that addresses a critical gap in the continuum of care for this population.**

### PREFACE



Since 2000, the U.S. Department of Defense has identified nearly 460,000 diagnoses (Department of Defense, 2022) of traumatic brain injury (TBI) among military service members. The majority of these TBI diagnoses are classified as mild; notwithstanding, a history of TBI has been associated with secondary effects that increase morbidity and mortality risk (Howard, et al. 2022) among members of this cohort. TBI also adversely affects psychosocial health outcomes (Chin & Zeber, 2020) for these

veterans and their families. While progress has been made to identify interventions to improve hazard risk, the integrated operationalization of these interventions remains largely incomplete (Maas et al., 2017). Bastion was designed to function as a culturally appropriate and financially sustainable vehicle for this integration. This study evaluated the efficacy of Bastion as an integrative, non-clinical intervention through the delineation of psychosocial health outcomes for households living there over a five-year period.



**You've got skills.  
Use them.  
Come build a  
community at  
*Genesis.***



**OPENING  
SEPTEMBER  
2015**

Now under construction at 6925 Georgia Avenue, Genesis will consist of 27 affordable apartments for active seniors, young families transitioning from foster care, and other families. At Genesis, neighbors will put their skills to work building their community and supporting each other.

**Genesis "Open House"  
Thursday, April 23, 6:30pm  
Emery Rec. Center, 5701 Georgia Ave.**

Come meet the people behind Genesis and learn what it takes to be a part of this one-of-a-kind community. Visit [www.genesisdc.org](http://www.genesisdc.org) for more details and how to apply.

• Applications accepted April 20 - May 4 •



# Genesis

# Precedents: Inclusive Housers Network



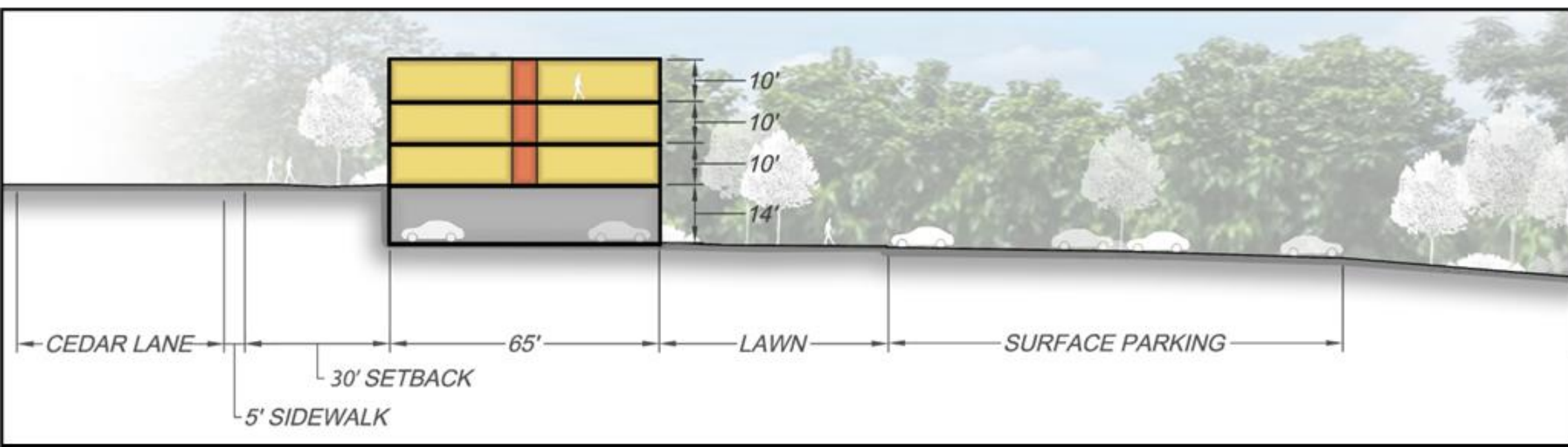
Network of disability housing innovators who have or are developing affordable projects with similar goals to Patuxent Commons.


Sharing learnings on all aspects of development and operations, including service delivery.

“Inclusion concierge” staff position at The Kelsey in San Francisco is similar staffing to what we envision.

Recent HUD/CMS flexibility around service coordination funding could help support position.





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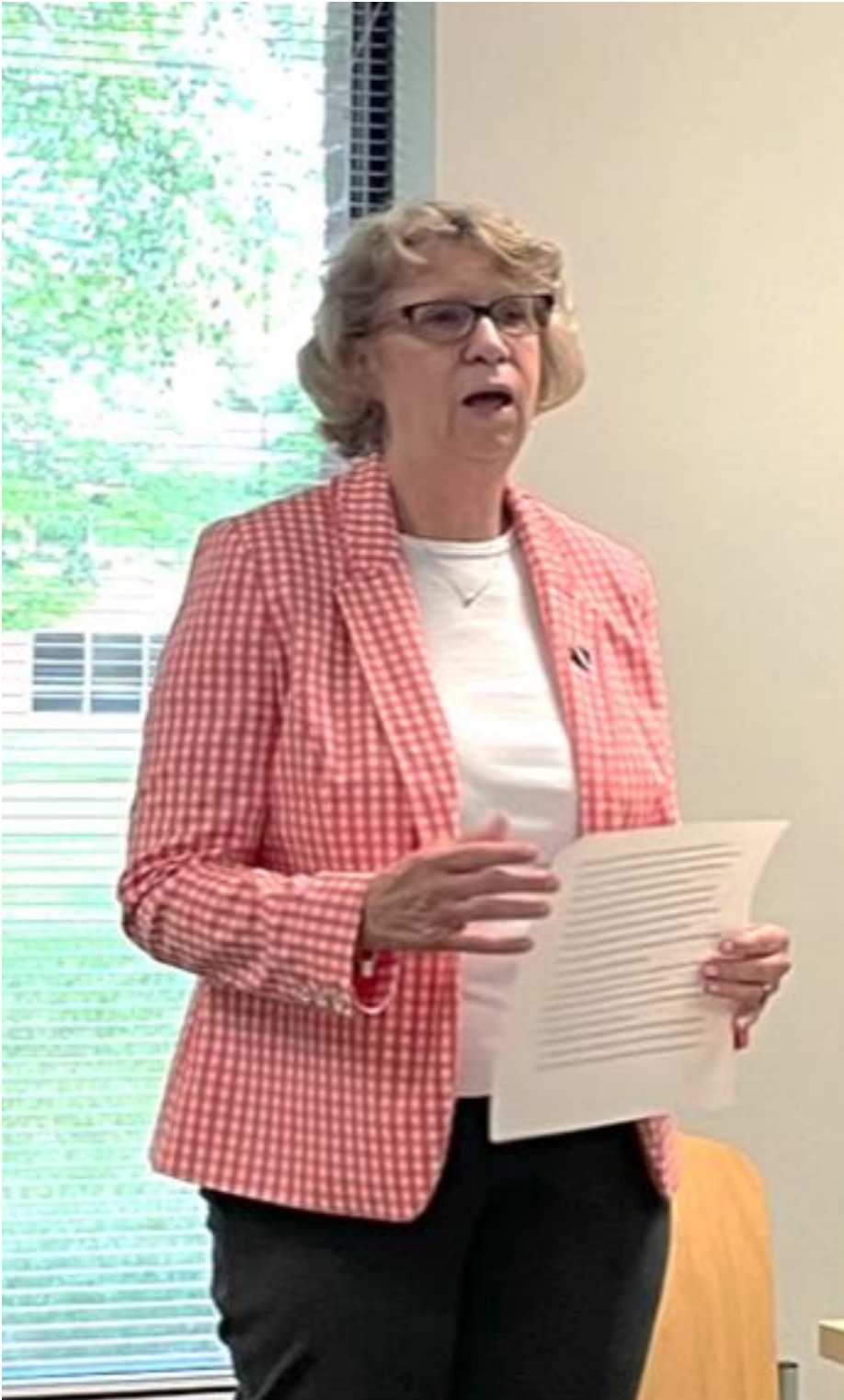
**MOSELEY**ARCHITECTS



Rear of site looking Northwest

# July 2023 Community Design Sessions

Sought input from potential residents, current neighbors and other stakeholders about architectural and programmatic design.



# Next

# Up

Closing anticipated in June with construction to begin soon thereafter.

Assembling cross-disciplinary working group to develop programming, including staffing/service plan, assistive technology integration, and an evaluation strategy.

Engaging input of academic/gov't/service provider partners in aging and disability sectors.

Particular interest in demonstrating impact of project on resident wellbeing, efficient spending of medicare/medicaid dollars, and direct care workforce retention.

Welcome input, advice and perspective!



# 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**.”*



# THANK YOU



*Questions?*

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