

# *The Meadows at Mountain Lake*



*Groundbreaking Celebration*

*August 10, 2015*

*Hosted by Duane Yoder*

*Garrett County Community Action*

For Immediate Release August 10, 2015



## Garrett County Community Action Committee

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### Groundbreaking for The Meadows at Mountain Lake

**Mountain Lake Park, MD:** Ceremonies were conducted today to celebrate the commencement of the construction of 32 new senior rental housing units and the rehabilitation of 58 existing apartments in Mountain Lake Park. “The work started here today will enable Community Action to maintain 90 units of affordable housing for older and disabled persons into the foreseeable future, while also growing decent affordable housing for seniors”, said Lowell Bender, Chairman of the Garrett County Community Action Committee Board of Directors. “Sustaining a quality of life and independence is so important to our older citizens. Access to quality, affordable housing is necessary to achieve that goal”, Bender said.

Community Action’s Director of Housing and Real Estate Development, Jessica Briggs, called the financing process for The Meadows “a highly complex financial package, involving numerous partners and multiple layers of funders: all made possible by an award of federal housing tax credits from the Maryland Department of Housing and Community Development,” Briggs stated. “While the total development cost exceeds \$15.2 million, the tax credit award leveraged over \$9.2 million in private investment dollars, syndicated by the National Equity Fund. Other investments are being made by the US Department of Agriculture, Maryland’s HOME Program, the Federal Home Loan Bank of Atlanta, the Maryland Energy Administration, the Maryland Community Development Block Grant Program, Garrett County Community Action, the Local Initiatives Support Corporation and First United Bank”, Briggs explained. Briggs also expressed her appreciation for the cooperation of the Town of Mountain Lake Park. “The aid provided by the Mayor and Town Council was invaluable. Their assistance in working through the regulations and environmental issues made this day possible”, she said.

Construction will take approximately two years, with completion scheduled in 2017. “Once the housing development is complete, we hope to add a new community center as a part of this senior village”, Briggs added. “Having direct access to an array of services for seniors and disabled persons will greatly enhance quality of life for tenants”.

The Meadows at Mountain Lake is owned by The Meadows, Limited Partnership. Garrett County Community Action and the Appalachian Parent Association created an entity to act as general partner, with Community Action serving as the managing general partner and sponsor. The National Equity Fund is the limited partner.

# *The Meadows at Mountain Lake*

## *Development Team*

*Garrett County Community Action Committee, Inc.*

*Duane Yoder, President*

*Jessica Briggs, Director of Housing Development*

*Devlin, Inc.*

*Richard S. Devlin, President*

*Devlin Architecture*

*Douglas Devlin, President*

*Garrettland Realty, Inc.*

*Cindy Byers, President*

*Jerry Thayer, Developer*

*Community Partners and Financial Contributors*

*Appalachian Parent Association*

*Mayor and Town Council of Mountain Lake Park*

*Garrett County Commissioners*

*National Equity Fund*

*Maryland Dept of Housing & Community Development*

*US Department of Agriculture*

*Maryland Energy Administration*

*Federal Home Loan Bank of Atlanta*

*Garrett County Community Action Committee, Inc.*

*Maryland Community Development Block Grant*

*First United Bank*

*Local Initiatives Support Corporation*

# *The Meadows at Mountain Lake*

## *Development Plans*

Encompassing the total rehabilitation of two existing buildings along with the construction of a new 32- unit building, The Meadows development will deliver 90 updated units of affordable housing for area senior citizens. With the addition of an elevator to each building, zero threshold entries, and increased handicapped parking with proper curbing, all buildings will be 100% visitable by tenants and visitors alike.

Thanks to state- of- the- art construction methods and practices, present and future tenants will benefit both physically and financially from the new development. Through the proper use of sealants and insulation combined with Energy Star certified HVAC equipment and appliances, tenants will enjoy their units while paying less in utility bills. Additionally, all materials and finishes specified for the project were selected for their non- toxic and sustainable characteristics, durability, clean ability and mold resistance assisting residents overall well-being.

Situated centrally on the property, a new raised bed organic vegetable garden will provide residents with fresh produce and the opportunity to increase mobility by participating in gardening activities and maintenance tasks. Nutritional education classes and general maintenance will be provided by Garrett County Community Action.

Located on an adjacent parcel provided by Mountain Lake Park, a new pond will retain and store all storm water captured on the site, seamlessly integrating it within a park-like setting complete with hiking trails and professional landscaping. With the help of these features, as well as a host of other stringent criteria, this development is on target to achieve Certification through Green Communities as well as Energy Star 3.1, of which Maryland is an early adapter.

Looking into the future, the development team envisions a 6,000 square foot Senior Center to be built adjacent to the community garden to house programming services provided by Garrett County Community Action. The Center will provide an adult day care, meal support, exercise and recreational opportunities to tenants as well as other county residents still living independently.

# *Garrett County Community Action Committee, Inc.*

## *❧ Board of Directors ❧*

*Lowell Bender, Chairperson*

*Beverly Beard, Vice Chairperson*

*Wendy Sharpless*

*Jon Wynn*

*Paul Shogren*

*Matthew Paugh*

*Robin Jones*

*Scott Alexander*

*Christie Reckart*

*Dave Moe*

*Julie Yoder*

*Stephanie Henline*

*Alicia Streets*

*Kendra McLaughlin*

*Linda Buckel*

*The Mission of Garrett County Community Action is to improve the quality of life for people in need by empowering them to become more self-sufficient and by providing essential services in collaboration and cooperation with partners.*

