



**Habitat
for Humanity®**

Montgomery County, Maryland, Inc.

Building families, communities, and hope

June 13, 2011

Burt Hall
Director of Recreation and Parks
111 Maryland Avenue, Rockville, MD 20850

Ref: Request for Information #19-11 – Adaptive Re-Use of King Farm Farmstead Park

Dear Mr. Hall:

I would like to thank you for your consideration of our response to the Request for Information concerning the Adaptive Re-Use of the King Farm Farmstead Park. Habitat for Humanity of Montgomery County, Maryland, Inc. (HFH-MC) remains very interested in using the King Farm Farmstead property as a local non-profit campus in conjunction with Bikes for the World.

I would also like to express our more immediate interest in using one of the Dairy Barns. We are interested in using the Dairy Barn as storage for our ReStore and construction departments. Further down the road we are interested in converting the top level of that Dairy Barn into office space for our affiliate. HFH-MC is forced to turn away dozens of donations each week as we are currently experiencing space constraints. Extra storage space would allow HFH-MC to dramatically increase our ability to accept donations of furniture, building supplies, appliances, and home furnishings and keep these reusable materials out of our local landfills, while raising additional funds to support our programs. Additionally, our office lease expires about 3 years and we are looking for a more permanent and less expensive space.

We understand that the RFI review process will likely be a lengthy one, as well as the process of deciding on an ultimate usage for the property. Please feel free to contact me with any questions or for additional information at John.Paukstis@habitat-mc.org or by phone at (301)990-0014x11.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

John Paukstis
Executive Director



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Dear Mr. Hall:

My name is John Paukstis, I am the Executive Director of Habitat for Humanity of Montgomery County, Maryland, Inc. (HFH-MC) and I am writing in response to the request for information for the adaptive reuse of the King Farm Farmstead Park. HFH-MC is a local affiliate of Habitat for Humanity International (HFHI) and we qualify as a 501(c)3 organization under the ruling for HFHI. Our local affiliate was founded in 1982 by a small group of volunteers dedicated to creating affordable homeownership opportunities for families with limited income. Two years and hundreds of volunteer hours later, HFH-MC completed its first home in Sandy Spring, MD. Our organization has grown dramatically since our beginnings and now has a staff of 14, supplemented by 4 AmeriCorps members, and is governed by a Board of Directors.

HFH-MC is a community organization that strives to meet the changing needs of the community in which we are based. In order to do so we have grown our program portfolio to include rehabs, weatherization, and ReStore in addition to our more traditional new construction projects. Rehabs allow us to address the foreclosure and distressed property issue in our community as we purchase vacant, distressed homes, rehabilitate them, and sell them to low-income families. Our weatherization program involves weatherizing the homes of existing low-income homeowners, thus dramatically reducing their energy costs while promoting sustainability. Our ReStore is a fundraising arm that takes in donations of new and gently used goods and resells them at discounted prices to the community; all proceeds help us run our affiliate. Not only do we provide low-cost home furnishings and building supplies to the community, but we divert tons of waste from local landfills. All projects are completed almost entirely by volunteers from the community.

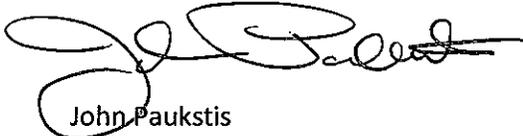
Our organization has toured the King Farm Farmstead Park and is very interested in helping to turn the park into a non-profit center for the City of Rockville. We are interested in converting one of the Dairy Barns into offices on the top floor and storage for our ReStore and Construction Department on the ground level. We appreciate the historical nature of this property and as a builder we will be able

to make changes and perform upkeep on the property that complies with historical values while improving the property as a whole.

We strongly believe that HFH-MC and other non-profits will be good neighbors and a wonderful addition to the King Farm community. Our organization has served 93 families so far and has engaged thousands of community volunteers in the fight against poverty housing. We are dedicated to improving neighborhoods and creating sustainable communities.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,



John Paukstis
Executive Director
Habitat for Humanity of Montgomery County, Maryland, Inc.



**Habitat
for Humanity®**

Montgomery County, Maryland, Inc.

9110 Gaither Road

Gaithersburg, Maryland 20877

(301)990-0014

June 13, 2011

RFI #19-11

Adaptive Re-Use of King Farm Farmstead Park

Contact Information:

John Paukstis
Executive Director
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Gaithersburg, MD 20877
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Over view of the services provided by our organization:

c.1) Nature of the non-profit's activities: Habitat for Humanity of Montgomery County transforms lives by building simple, decent homes for those in need and by uniting everyone around the cause of affordable housing. HFH-MC is a community based organization that strives to meet the changing needs of the community in which we are based. We create affordable housing opportunities through four main programs: new construction, rehabilitations, weatherization, and ReStore. Rehabs allow us to address the foreclosure and distressed property issue in our community as we purchase vacant, foreclosed homes, rehabilitate them, and sell them to low-income families. Our weatherization program involves weatherizing the homes of existing low-income homeowners, thus dramatically reducing their energy costs while promoting sustainability. Our ReStore is a fundraising arm that takes in donations of new and gently used goods and resells them at severely discounted prices to the community; all proceeds help us run our affiliate. Not only do we provide low-cost home furnishings and building supplies to the community, but we divert tons of waste from local landfills.

c.2) Vision, Objectives: Our vision is a world in which everyone has a decent place to live. Our objective is to achieve this mission by providing low-income residents of Montgomery County with the opportunity to purchase simple, decent, affordable homes.

c.3, c.5 & c.7) Size, Location and Financial Status: HFH-MC is a small, local non-profit. We were formed in 1982 by a group of volunteers with the mission of eradicating poverty housing in Montgomery County, Maryland. Between 1982 and 2006 our affiliate completed roughly one home per year. In 2007 and 2008 we completed our first large scale new construction project; 24 townhomes in Burtonsville. We currently serve around 12 families each year and work with thousands of volunteers. In order to help more families, we've grown dramatically. HFH-MC now has a staff of 14 that is supplemented by 4 AmeriCorps members and is governed by a Board of Directors with 18 members. We have served 93 families (over 100 adults and more than 130 children) to date through our rehab, new construction, and weatherization programs and we have served thousands of community members through our ReStore. Our operating budget is close to \$2,000,000 each year and we remain within good standing in the community.

c.4) Location: Currently, our ReStore and offices are located on Gaither Road at 9100 and 9110, respectively. As our lease ends in a few years we are looking for a new location, which is one of the

reasons we were drawn to the King Farm Farmstead Park. Additionally, we rent one storage container that we are keeping in a church parking lot and we are renting a storage locker used by ReStore. We are in desperate need of permanent and increased storage space. Increased storage would allow our ReStore to raise more funds for the organization and divert additional waste from local landfills.

c.5) General description of the organization's customers: HFH-MC serves three client bases: volunteers, low-income families, and ReStore customers / donors.

Our homes are built, rehabbed or weatherized almost entirely by volunteers. Additionally, our ReStore relies heavily on volunteers to help run the store. Utilizing volunteers not only allows us to decrease our costs of labor and serve more families, but it also allows us to engage the community in the fight for affordable housing. Our ReStore also works with volunteers in need of workforce training and gives them the skills and experience needed to find jobs. As a whole, our organization mobilizes around 2,000 volunteers annually.

The families we serve earn between 30% and 60% of the Area Median Income, adjusted for family size, must be willing to partner with Habitat, and need to have lived or worked in Montgomery County for at least a year. All homes are sold at or below cost with a 1% down, 0% interest mortgage. All partner families must spend a minimum of 200 hours helping to complete their home or the homes of others and they are required to complete workshops on home repair, budgeting, and financing. HFH-MC prepares homeowners for the responsibility of homeownership and provides ongoing support throughout the process and after the sale of the home.

ReStore is a discount retail outlet for the community at large. ReStore provides an opportunity for donors to recycle new and used goods as well as a way for community members to purchase new or gently used home furnishings and building supplies at affordable prices.

c.8) Relationship to a larger entity: As an affiliate of Habitat for Humanity International, we are based on a model that has been successful for 33 years and has successfully built over 400,000 homes for over 2 million people worldwide. We have access to a wide variety of tools and resources to develop and fine tune our programs. Additionally, we benefit from open communication between affiliates allowing us to share tips and successful projects. We regularly call upon Habitat affiliates of similar size and demographics for information and examples of successful projects and programs executed in their respective communities.

Overview of the Proposed Uses of the Farmstead:

d.1) General description of proposed lease terms or partnership and what our organization would contribute: HFH-MC is interested in partnering with the City of Rockville and reputable non-profits to create a non-profit campus in the King Farm Farmstead Park. We have talked with Bikes for the World and believe that the two organizations, and one additional tenant that is to be determined, would be the anchor tenants on the property. Our organizations provide environmentally sustainable transportation and housing opportunities to the greater Rockville community.

HFH-MC is interested in a partnership with the City of Rockville allowing us to use and rehab one of the Dairy Barns on the property. In exchange for usage we would renovate and bring the occupied property up to code. As a building contractor we have the capabilities to carry out the necessary renovations in barn and would be able to do so in a manner that maintains the historical accuracy of the exterior of the properties while updating the interiors.

d.2) Description of the proposed use of each building: HFH-MC is interested in using one of the Dairy Barns. Preliminary talks with Bikes for the World have indicated that they are interested in continuing to occupy the Horse Barn and at least one of the small tenant houses. The garage, additional tenant house, second dairy barn and main house would be occupied by additional non-profits.

HFH-MC is interested in using the ground level of the Dairy Barn as storage for ReStore and for the Construction Department. ReStore and the construction department have extremely limited capacity, in fact ReStore frequently turns away donations of furniture and building supplies due to the limited storage space. If HFH-MC had access to additional storage we would be able to accept an increased number of donations and keep tons of additional reusable materials out of our local landfills each year.

HFH-MC is also interested in turning the upper level of the Dairy Barn into offices for staff members. This would require major renovation in the interior of the barn, but we are very interested in getting more information about doing so. The Dairy Barn would be used for regular office work as well as internal and community meetings.

d.3) Description of the proposed use of the grounds: Our vision is that, for the most part, the grounds remain as they are. The current driveways will be adequate for access to and from the barns being used for storage. Additionally, we imagine the community garden and picnic shelter remaining open to the public.

d.4) Days and hours of Use: If used for as a non-profit campus, the King Farm Farmstead Park would be utilized 7 days a week. HFH-MC offices are open Monday through Friday, generally from 9am to 5pm. There will be limited office use on the weekends or evenings for necessary meetings. It is our impression that Bikes for the World would use the facilities 7 days a week as they host volunteers and especially if they open a Bike Shop.

d.5) Estimated number of daily vehicle and pedestrian trips generated: The usage of the Dairy Barn as storage would generate an estimated 4 trips daily; two by our construction staff, to pick up and drop off materials, and up to 2 trips by the ReStore truck to pick up and drop off home furnishings and building supplies. If the Dairy Barn is converted into offices this would increase the estimated traffic as a small staff would be coming and going on a daily basis. Volunteers and clients would also stop by the offices.

d.6) Number of parking spaces required: The usage of the Dairy Barn would not increase the necessary available parking.

d.7) Impacts and synergies with adjacent residential community: We do not foresee any negative impacts on the surrounding community. The community garden and picnic shelter will be left as is and,

if fully utilized, the property upkeep will improve. Additionally, HFH-MC and Bikes for the World will provide volunteer opportunities for community members and promote environmental sustainability in the neighborhood.

d.8) Describe how the proposed use will adequately ensure the preservation and protection of the historic property: Using the Horse Barn and Dairy Barn as storage and offices will require some renovation. Tenants will ensure that the property is kept up and does not deteriorate. If the Dairy Barn is converted into offices, it would be done so by HFH-MC staff who will ensure the historical integrity of the exterior while bring the interior up to code and adequate for office space. All windows and exterior walls would be preserved and maintained.

d.9) Describe how the proposed use may be accommodated in an environmentally enhancing manner: The proposed tenants, HFH-MC and Bikes for the World, are focused on environmental sustainability. HFH-MC would renovate the buildings using energy saving techniques and sustainable materials. Additionally, Bikes for the World and Habitat promote environmentally friendly transportation methods and the recycling of materials.

d.10) Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use: Continued public access to the Farmstead is compatible with the proposed use for the property. Both organizations work heavily with volunteers who will work in the barns and in the offices. Also, the community garden and picnic area will remain open to the public at large. It would be necessary however, to keep the offices and barns locked when not in use.

d.11) Description of any specialized needs: It would be necessary to renovate the interior of the Dairy Barn in order to accommodate offices. All renovations would be done to fit the historical codes.

d.12) Any other information that would improve the City's understanding of the proposal: The non-profit campus would not only maintain the historical preservation of the King Farm Farmstead Park, but it would also serve as a campus that promotes volunteerism, environmental sustainability, and the equality of all citizens. Tenants such as HFH-MC and Bikes for the World would improve the property by performing routine maintenance on the occupied buildings and completing interior renovations. This will reduce the City budget as it will have fewer upkeep costs and will not need to perform the renovations. The King Farm Farmstead Park would be the headquarters for well known and community driven organizations.