

# **1. Thank you for allowing us to present today**

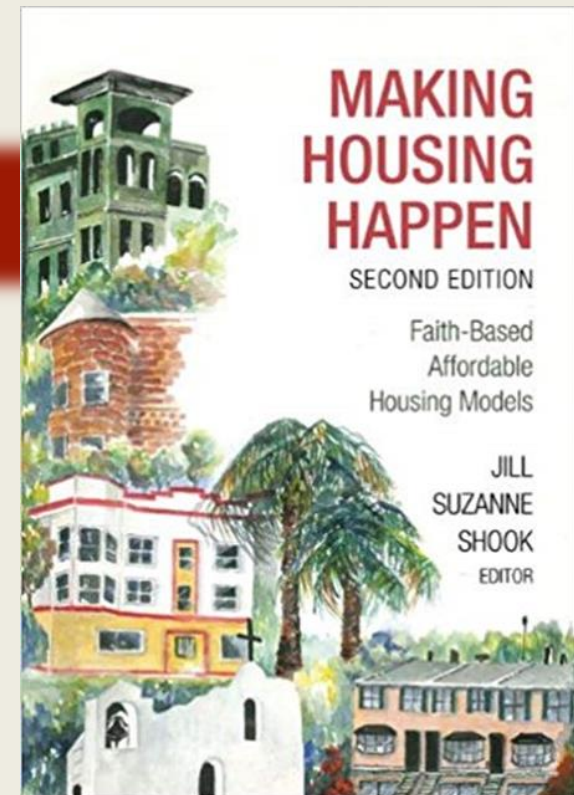
## **We will cover:**

- 1. Who are you? (Name and organization--I'd like few to summarize at the end)**
- 2. Who are we?**
- 3. Brief Background and scope of our Congregational Land committee work.**
- 4. What is our process for working with churches?**
- 5. What is our overlay proposal? What is the city proposal?**
- 6. What will it take to get it passed?**
- 7. Q and A**

# 1. Who are we?



**Jill Shook**



- Founder and Executive Director of Making Housing and Community Happen
- Editor/Author of “Making Housing Happen: Faith-Based Affordable Housing Models” 2006 and 2012
- Holds an M.A. in Biblical Studies from Denver Seminary and a doctorate from Bakke Graduate University in Transformational Leadership for the Global City



Making  
Housing &  
Community  
Happen

*Educating and Empowering Congregations for **Housing Justice***

# Making Housing and Community Happen

MHCH equips congregations, community leaders, and neighbors with practical tools needed to transform their communities, to end homelessness, and to stabilize the cost of housing through education, advocacy, advisement and organizing.

Housing Justice One-Day Institutes  
Liaison outreach,



## We have six subcommittees:

- ASHA-Affordable Supportive Housing Advocates (Permanent Supportive Housing)
- ADU-Accessory Dwelling Units (“Granny Flats”).
- Safe Parking in collaboration with Foothill Unity in Monrovia
- Community Land Trust.
- North Fair Oaks Empowerment Initiative.

**Inclusionary (dormant; met goals)**

**Congregational Land to build affordable housing.**





# Causes of the Affordable Housing Crisis?

Los Angeles County is consistently ranked among the three most unaffordable housing markets in the nation

**Low wages and high housing cost.. 29%** of households are severely rent-burdened-spending more than 50% on rent.

**Shortage of units.. 516,946 affordable units are needed** (California Housing Partnership/Southern California Association of Nonprofit Housing)

With COVID, a **20-45% increase** in homelessness is expected.

Today, the church has a huge role to play today.



**Is it a homeless crisis or an affordable housing crisis? A spiritual and moral crisis? Is it a crisis in faith, values and courage? What do we value as a society?**

## 2. About the Congregational Land Committee



# Phil Burns, Principle: The Arroyo Group



**Phil Burns, Chair of our Church Land Committee,**  
*Planning/entitlements*  
*Project management*  
*Engagement/facilitation*

- Has led the development of numerous Specific Plans and zoning ordinances around Southern California
- Bilingual community engagement expert
- Holds a Master's of Planning and Certificate in Real Estate Development from USC



# Andre White



## **Andre White**

*Affordable housing project management*

- Project manager and consultant for affordable housing projects
- Former Project Manager for Related California
- Holds a Master of Design Studies in Real Estate with concentration in development, investment and housing from Harvard University, and Bachelor of Science in Marketing from South Carolina State University

# Hugh Martinez



## **Hugh Martinez**

*Affordable housing project management  
and policy*

*Funding sources*

- Former Project Manager for Los Angeles Housing Partnership, Jamboree Housing and Clifford Beers Housing with over 18 years of experience, developing over 1,250 units of affordable housing
- Current Partner at Western Pacific Housing
- Licensed California Real Estate Broker

# Cynthia Kurtz



## **Cynthia Kurtz**

*Event support  
Strategy*

- Former City Manager of Pasadena, Interim City Manager for cities of Covina and Santa Ana; Former COO for River LA
- Special advisor to Renaissance National CORE

# Rev. John Oh



**Pastor John Oh** is the Project Manager for Faith in Housing at LA Voice. His role is to facilitate the building of affordable and permanent supportive housing on congregation and denomination-owned land. He comes from over fifteen years of parish ministry in LA County and has “the soul of an organizer” stemming from his Wesleyan roots of social justice and spirituality. He is passionate about reducing environmental impact and designing greener buildings as a LEED AP with a background in construction engineering and management. John has a Master of Divinity degree from Fuller Theological Seminary.



# Tricia Keane



**Tricia Keane** is the Executive Officer of the Los Angeles Housing + Community Investment Department (HCIDLA). She is responsible for ensuring efficient, high-quality implementation of the Department's programs including rental housing regulation and inspection, affordable housing finance, and delivery of a wide range of housing and community development services to Los Angeles residents. Ms. Keane brings nearly 20 years of experience in land use, planning, and housing work to this role.

# 3

## Brief Background and scope of our work



# Why Congregational Land?

- **Congregations are missionally motivated to support lower-income populations.**
- **Declining congregations have excess property. Enabling development can financially stabilize these long-time community institutions.**
- **Can allow congregations to have extra needed meeting spaces and other amenities that could be included in the proposal.**
- **Even thriving congregations are not busy most of the week.**
- **Synergy with affordable housing due to social services already provided at/by many congregations.**
- **Opportunities for land located throughout the City - 136 church sites.**

# **Congregational Land in the COVID-19 Recovery**

- **Demand for affordable housing will increase markedly**
- **State, local and federal budget limitations will necessitate lower-cost land to be identified**
- **Churches can provide land at low cost**
- **Construction jobs will be an important part of the economic recovery and are essential at all phases. 20-20-20 rule**



# How many churches are interested?

- **We have over 30 churches in our pipeline throughout Southern CA.**
- **17 Churches in Pasadena**
  - These churches could build up to 1,177 units on their properties if the Congregational Land Overlay Zone is passed.
  - 19 churches (nearly half of all respondents) would allow SAFE parking on their church's parking lots.
  - Twelve churches already own approximately 58 rental units. Only six of them rent at market rate.

## 4. What is our process for working with churches?



### **Step 1 – Identify interested congregations**

- Events/Conferences
- Personal contacts

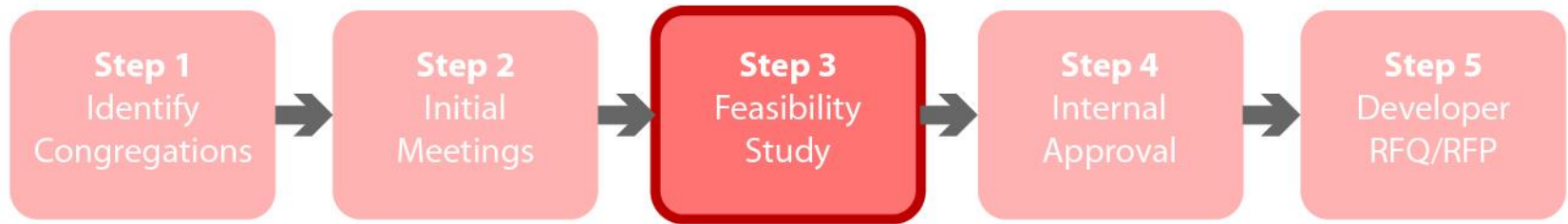
# Our Process



## Step 2 – Initial Meetings with Key Person(s)

- Identification of church's goals (missional, financial)
  - Education about development, i.e. pros and cons of a partnership with a nonprofit affordable housing developer—they do the finances and ongoing management.
- 
- |  |  |
|--|--|
| a) Types of housing (senior, family, special needs, homeless housing, disabled, foster youth, etc. ) | d) How churches can benefit from affordable housing (possible income stream, possible long-term ownership) |
| b) Community needs and support   | e) Models of partnership/ownership (ground lease, shared equity, etc.)                                     |
| c) Process   |  |

# Our Process



## Step 3 – Initial Feasibility Study

- Zoning
- Site planning/product type
- Preliminary economics/Funding availability



# Our Process



## **Step 4 – Visioning, buy-in & internal approval**

- Congregational: visioning, facilitation
- Denominational: working within existing decision-making structures
- Community/City: early community engagement
- Refinement of development concepts (physical footprint, development standards, target population, ownership structure, etc.)

# Our Process



## Step 5 – Developer RFQ/RFP

- Assistance in preparing and distributing RFQ/RFP

# Barriers to Affordable Housing

- Land Cost
- **Restrictive Zoning—not one church is properly zoned to allow for building affordable housing**
- Concerns from Surrounding Community
- Funding

# Why do we need this overlay Zone?

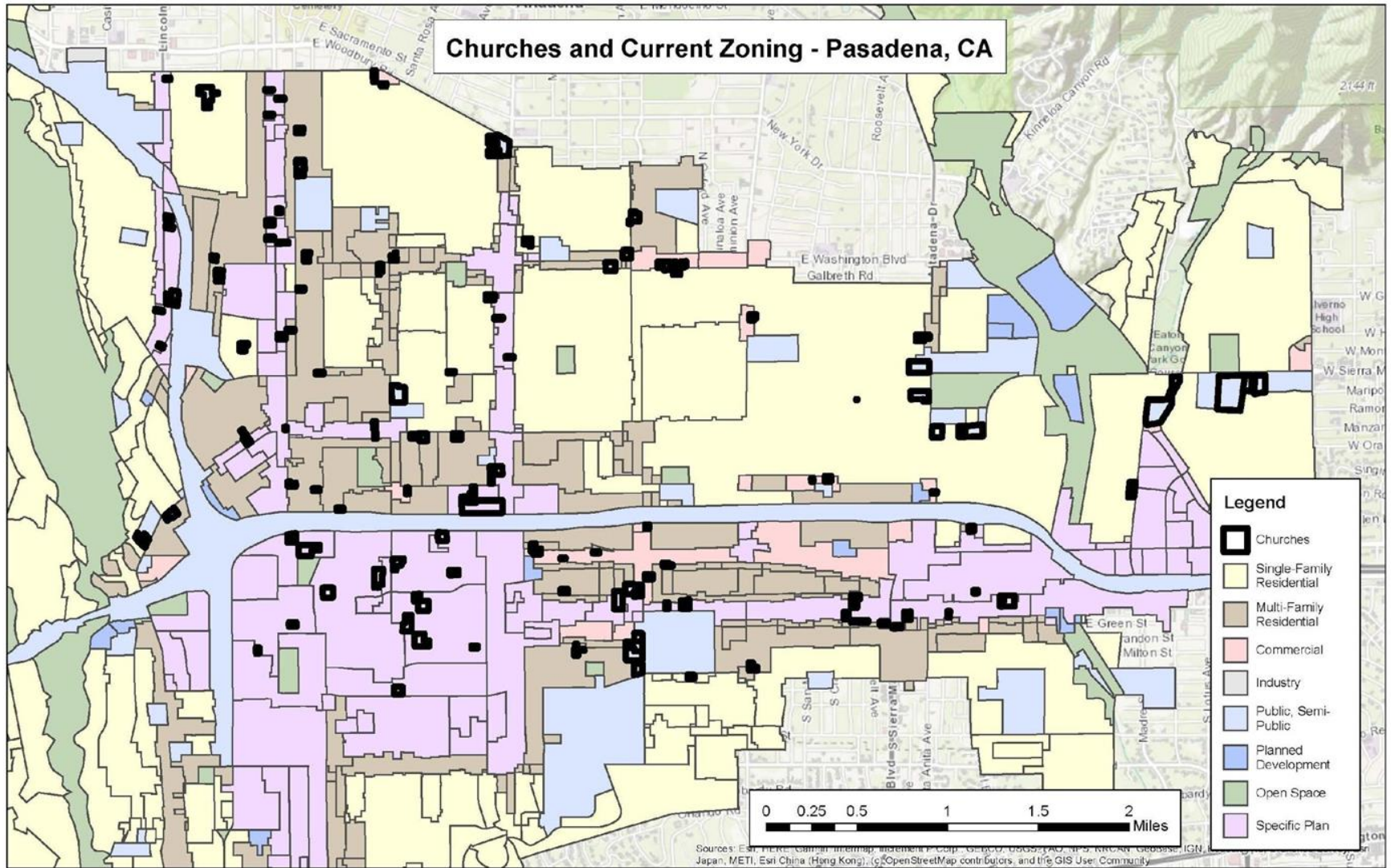
- **The Columbia University estimates that there will be 250,000 new homeless folks in the US as a result of this pandemic.**
- **Even before the pandemic we had a severe housing crisis due to an astonishing lack of affordable housing with almost 60,000 people experiencing homelessness and In Los Angeles County, there are 600,000 residents who spend 90 percent or more of their income on housing, according to an analysis by the nonprofit Economic Roundtable.**
- **Many churches are losing members due to cost of housing.**
- **Over half of Pasadena's African American population has left largely due to gentrification.**



# 5. Our Overlay Zone Proposal



# Churches and Current Zoning - Pasadena, CA



# Our Proposal

- **If a religious congregation wishes to build affordable housing, an overlay zone would permit housing on any congregational property in the City, whether zoned residential, commercial, or public. (There are no industrially-zoned congregations in Pasadena to our knowledge.)**
- **At least 50% of units must be affordable (<120% AMI). The affordable units should have an average affordability of no higher than 50% AMI.**
- **Update parking requirements and create flexibility in accommodating church parking needs.**
- **Streamline the process for approving affordable housing.**

# Income Levels and AMI

**Income bands** help the government define the affordable housing need, and it helps funders to determine what level of subsidies are needed for the various income levels. The income levels are based on the AMI—the Area Median Income. The AMI for Pasadena is about \$73,100.

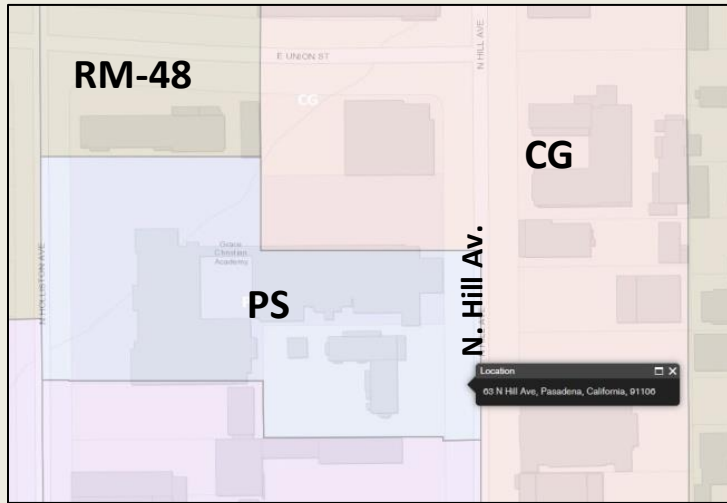
- **80 to 120% of the AMI is moderate**
- **50 to 80% of the AMI is low-income**
- **30 to 50% of the AMI is very-low**
- **Less than 30% of the AMI is extremely-low**

# Dwelling units per acre for Residential Zones

Current Density (du/ac)	Proposed Density (du/ac)
Less than or equal to 20	32
32	64
48	87
60	87
87	130



# Units per acre for Non-Residential Zones

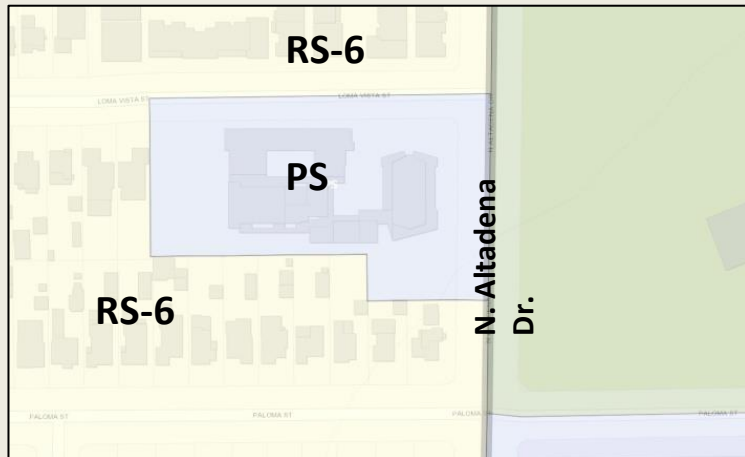


Base density = 48 du/ac

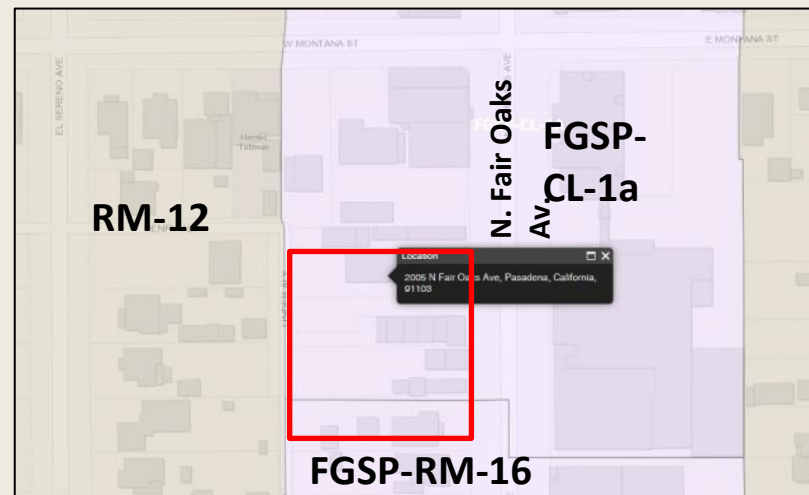
For properties zoned PS (Public / Semi-Public), the base density shall be the highest density for any property immediately adjacent to the Religious Facility, including properties directly across the street.

For all PS-zoned properties on North Altadena Drive, the base density shall be considered 32 dwelling units per acre.

For properties in other non-residential zones, the base density shall be 32 dwelling units per acre.



Base density = 32 du/ac



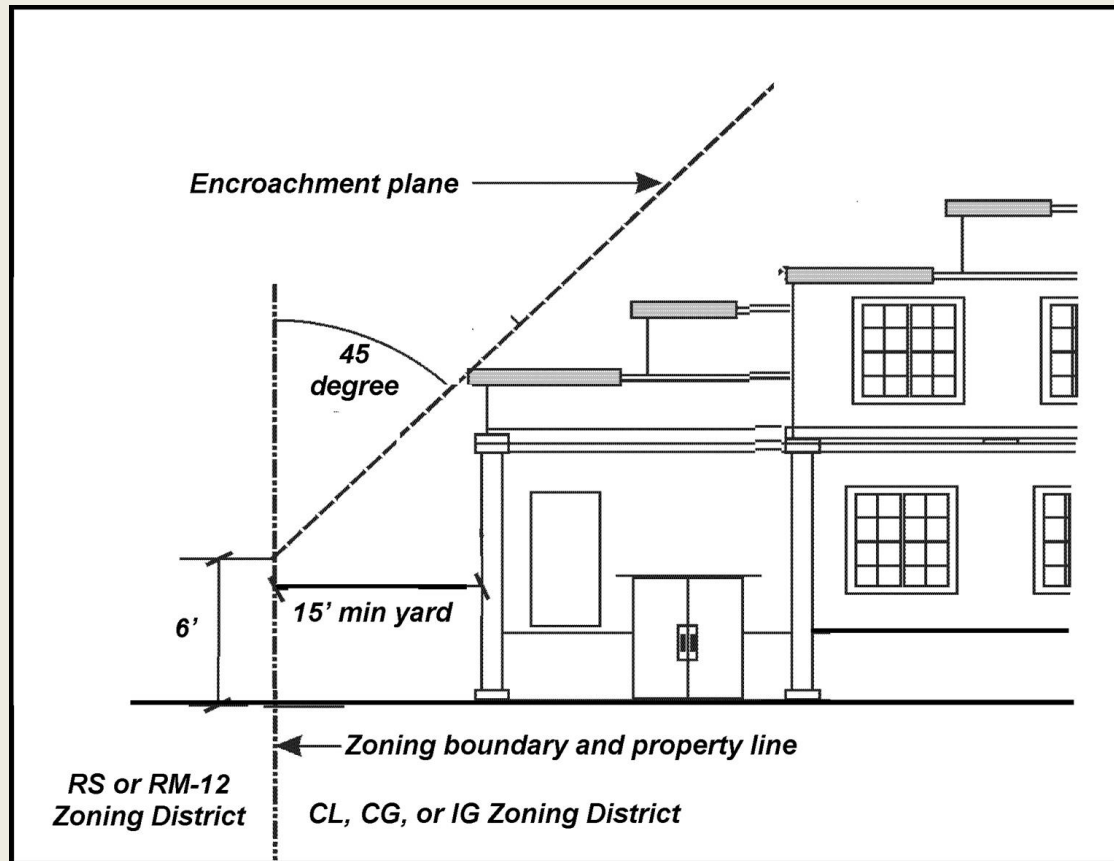
Base density  
32 du/ac

# Height

Based on allowable density:

- **32 du/ac:** Equivalent to RM-32 zone
- **64 du/ac:** 48 feet or 12 feet greater than base zone height limit
- **87 du/ac:** 58 feet or 12 feet greater than base zone height limit
- **130 du/ac:** 12 feet greater than base zone height limit, over no more than 60% of respective building (Concession Menu)

# Design is the Key



# Example, Marv's place



# Parking Solutions

- **AB 185199 passed, allowing churches more flexibility with their parking requirements.**
- **Set parking requirement with a parking demand study**
- **Off site Parking for church members on Sunday/Worship Day**
- **Replace parking (e.g. subterranean)**
- **Many lower income people don't have cars**

# Adaptive Reuse/Maintaining Character

**Allow adaptive reuse for any building code-compliant structure (not only designated Historic Resources) without needing to adhere to current development standards**



Long Beach [https://www.housingfinance.com/developments/blessed-homes\\_o](https://www.housingfinance.com/developments/blessed-homes_o)



# Administration

- **Housing development should be allowed by-right (Design Review may apply)**
- **Administrative approval for minor modifications to church's CUP**
- **Discretionary approval for major modifications to church's CUP  
- dealing with the church only**