



# Congregational Land Overlay Zones

Monthly Housing Justice Forums

March 23, 2021



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# About the Congregational Land Committee



# The MHCH Congregational Land Committee



## **Dr. Jill Shook, Making Housing & Community Happen**

*Faith Guidance*

*Congregational Relationships*



## **Rev. John Oh, LA Voice**

*Faith Guidance*

*Congregational Relationships*



## **Philip Burns, AICP, The Arroyo Group**

*Planning/entitlements*

*Project management*

*Engagement/facilitation*

# The MHCH Congregational Land Committee



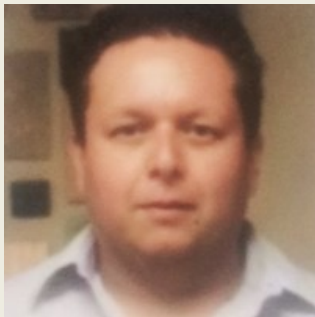
**Andre White, Mitchelville Real Estate Group**

*Affordable housing project management*



**Cynthia Kurtz**

*Entitlement & City Strategy*



**Hugh Martinez**

*Affordable housing project management and policy*

*Funding sources*



# The MHCH Congregational Land Committee



**Tricia Keane**

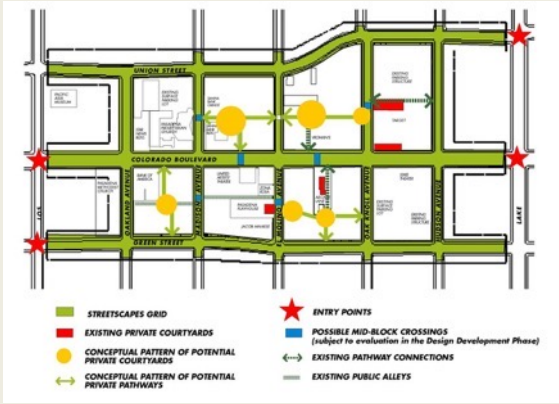
*Land use & affordable housing law*



**Blair Miller**

*Fmr. Planning Commissioner*

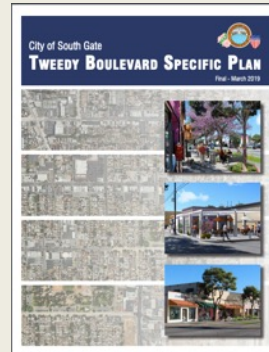
# About The Arroyo Group



Community Engagement



Pasadena Pedigree

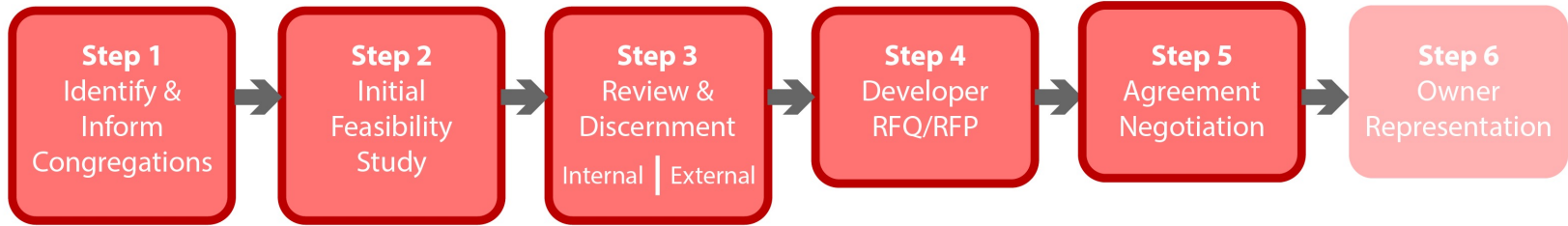


Zoning and Policy



Design of Sites, Campuses, Districts, Streets and Public Spaces

# Progress to Date



**42**

**12**

**9**

**1**

**1**



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## Housing on Congregational Land





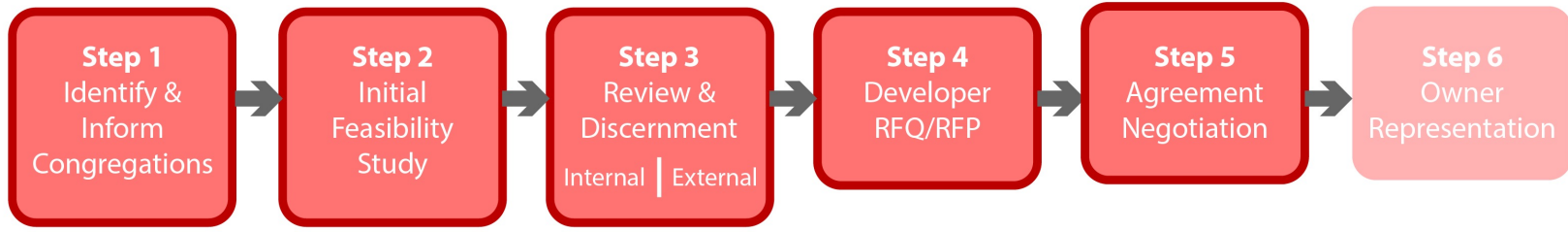
# Why Congregational Land?

- **Congregations are missionally motivated to support lower-income populations**
- **Declining congregations have opened up excess property**
- **Enabling development can financially stabilize these long-time community institutions**
- **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**

# Best Practices

- Affordable Housing development provides **missional and economic benefits**
- Church should **lead with a vision**
- Church should **partner with a professional developer**
- **Work with City and advocacy partners** to address the barriers to development:
  - Restrictive zoning
  - Funding
  - Neighborhood skepticism

# Our Process



- Our organization
  - Our team
  - Theology of land
- Site Planning
  - Zoning
  - Target Populations & Funding
- Internal**
- Board
  - Congregation
- External**
- Denomination
  - City
  - Neighbors



# 3 Pasadena Overlay Zone Proposal





# Our Proposal

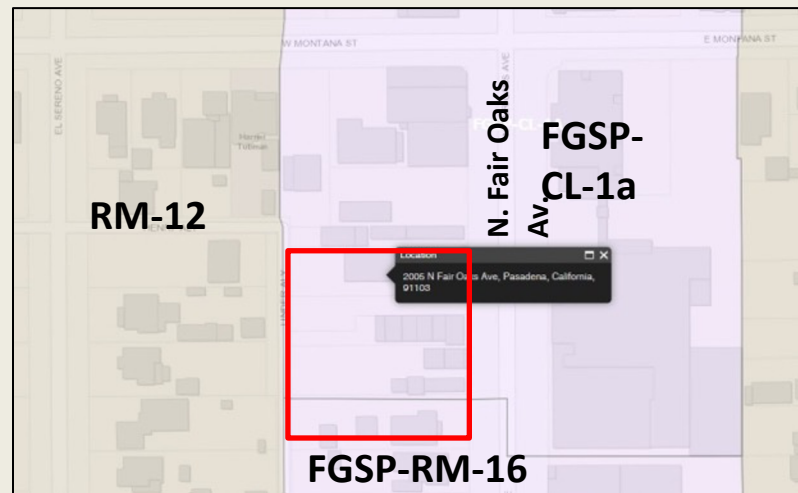
- **Permit housing on any congregational property in the City, whether zoned residential, commercial, or public. (There are no industrially-zoned congregations in Pasadena to our knowledge.)**
- **At least 50% of units must be affordable (<120% AMI). Rental affordable units should have an average affordability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

# Density for Residential Zones

- **Allow modest increases in density and height**
- **Low Income Housing Tax Credit (LIHTC) projects must generally include 40+ units**

Base Density (du/ac)	Allowable Density (du/ac)	Height
Less than or equal to 20	32	2.5 (+0.5)
32	64	4 (+1)
48	87	5 (+1)
60	87	6 (+1)
87	130	6.5 (+0.5)

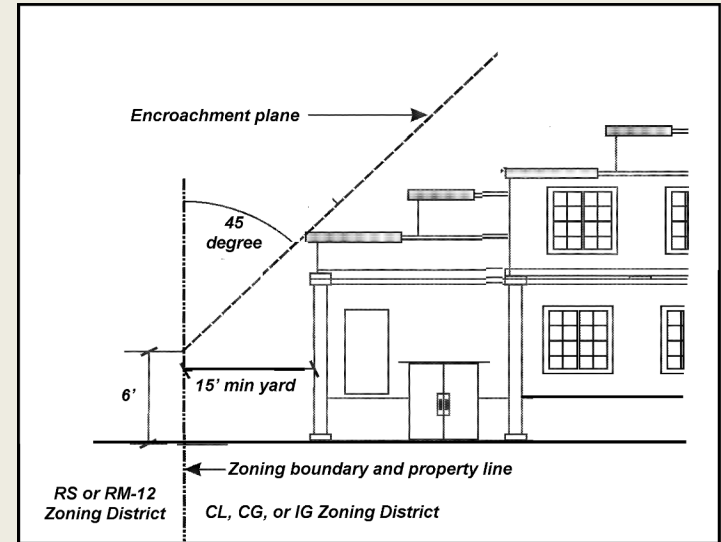
## Commercial Zones Example



Base density  
32 du/ac

# Other Standards

- **Maintain current code/Concession Menu requirements for setbacks & step-backs**
- **Allow adaptive reuse of any building to housing**
- **Allow off-site & other flexible parking standards for church**
- **Eliminate parking requirements for permanent supportive housing, transitional age youth, extremely low income**



# Administration

- **Housing development allowed by right (Design Review required)**
- **Administrative approval for modifications to church's CUP which do not affect their operation or primary sanctuary space**
- **Discretionary approval for major modifications to church's CUP - dealing with the church only**



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## Discussion

