



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

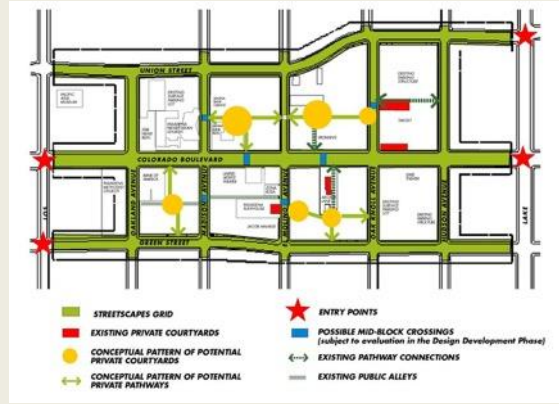
Land use & affordable housing law



Blair Miller

Fmr. Planning Commissioner

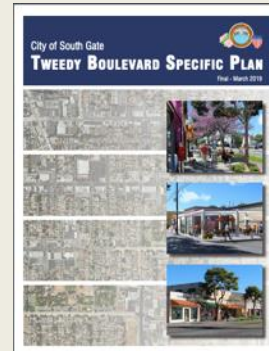
About The Arroyo Group



Community Engagement



Pasadena Pedigree

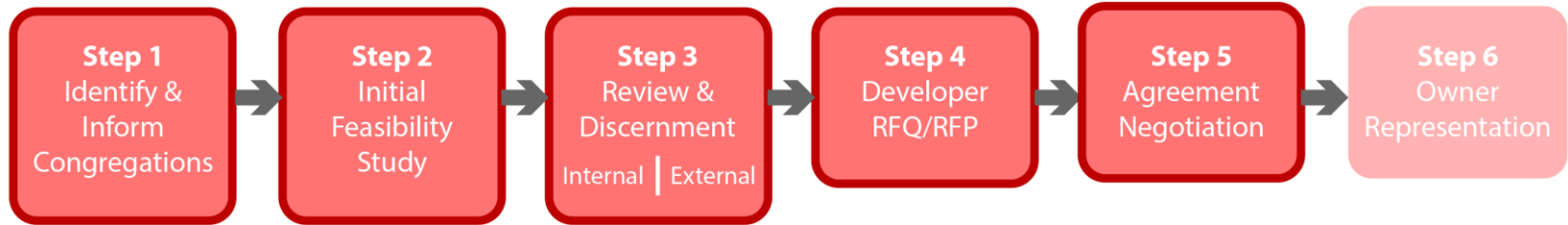


Zoning and Policy



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

Progress to Date



42

12

9

1

1

2

Housing on Congregational Land



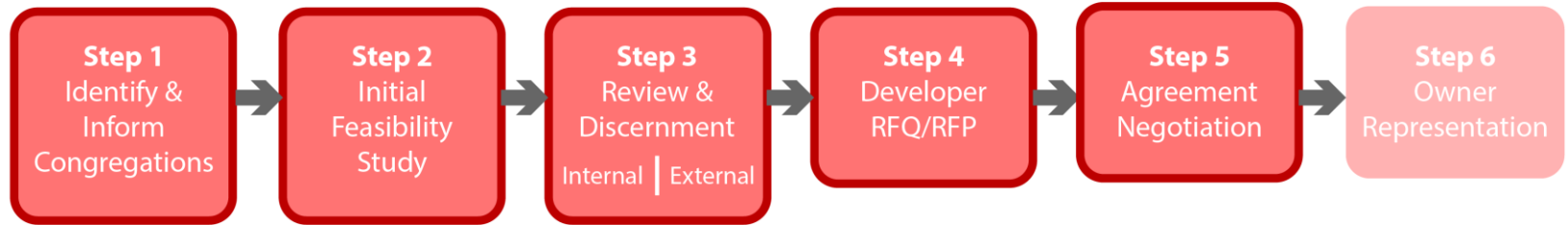
Why Congregational Land?

- **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

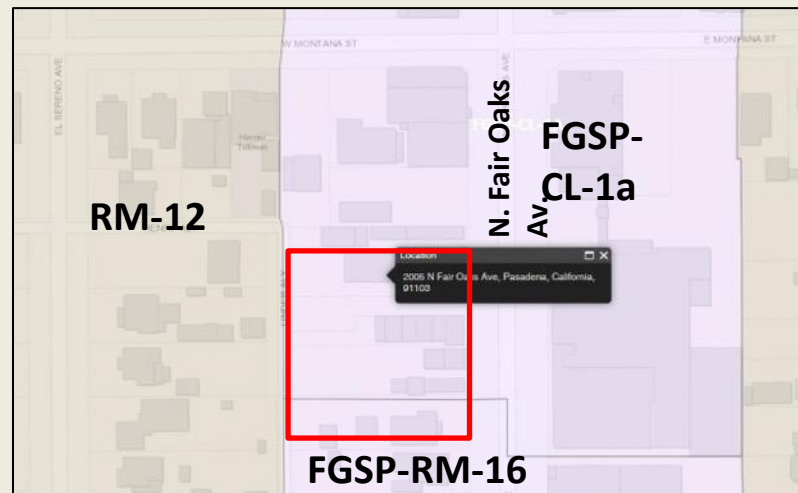
- **Permit housing on any congregational property in the City, whether zoned residential, commercial, or public. (There are no industrially-zoned congregations in Pasadena to our knowledge.)**
- **At least 50% of units must be affordable (<120% AMI). Rental affordable units should have an average affordability 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)

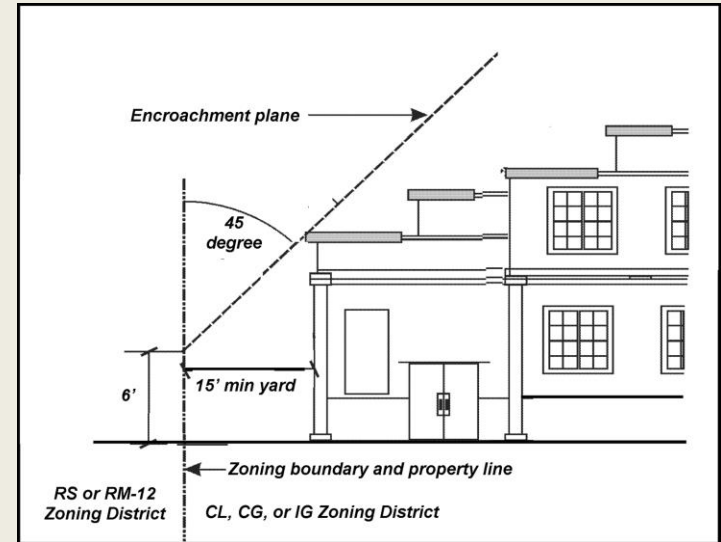
Commercial Zones Example



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

