



Pasadena Congregational Overlay Zone

May 1, 2020



Overview

- 1. About the MHCH Congregational Land Committee**
- 2. Barriers to Affordable Housing in Pasadena**
- 3. Congregational Overlay Zone Proposal**
- 4. Sites Exploration**
- 5. Q&A**

1

About the Congregational Land Committee



The MHCH Congregational Land Committee



Dr. Jill Shook, Making Housing & Community Happen

Spiritual Guidance

Church Contacts



Rev. John Oh, LA Voice

Spiritual Guidance

Church Contacts



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

Strategy



Hugh Martinez, Western Pacific Housing

Affordable housing project management and policy

Funding sources

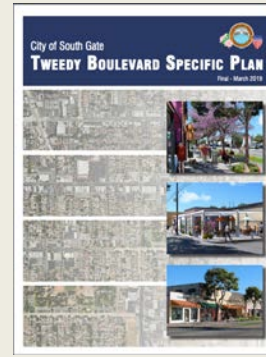
About The Arroyo Group



Community Engagement



Pasadena Pedigree



Zoning and Policy



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

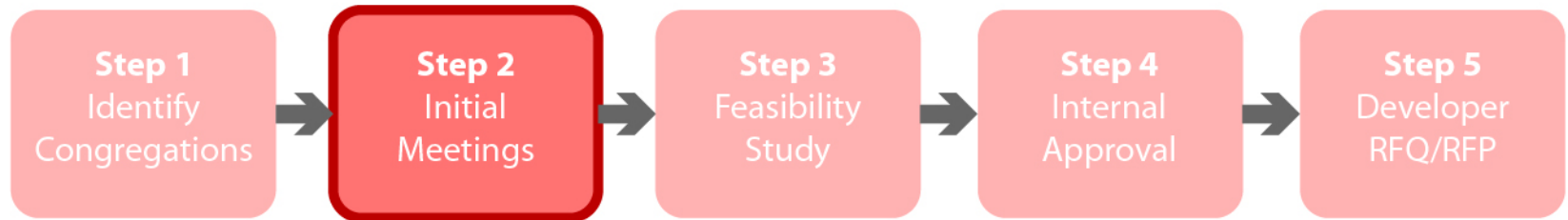
Our Process



Step 1 – Identify interested congregations

- Events/Conferences
- Personal contacts

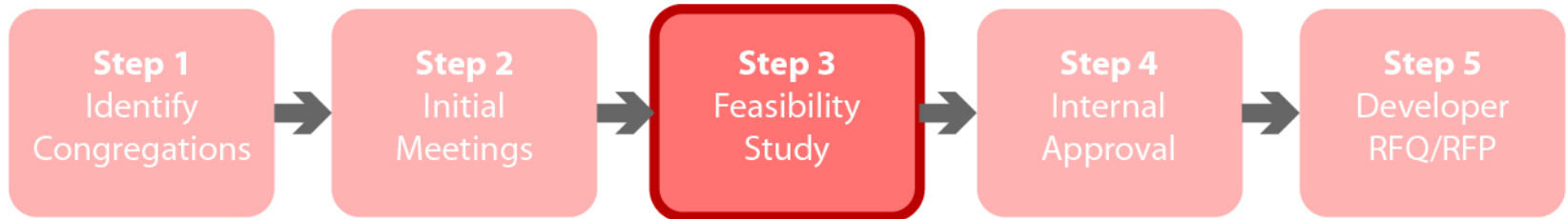
Our Process



Step 2 – Initial Meetings with Key Person(s)

- Identification of church's goals (missional, financial)
- Education about development
 - a) Types of housing
 - b) Community needs
 - c) Process
 - d) What churches can get out of affordable housing
 - e) Models of ownership

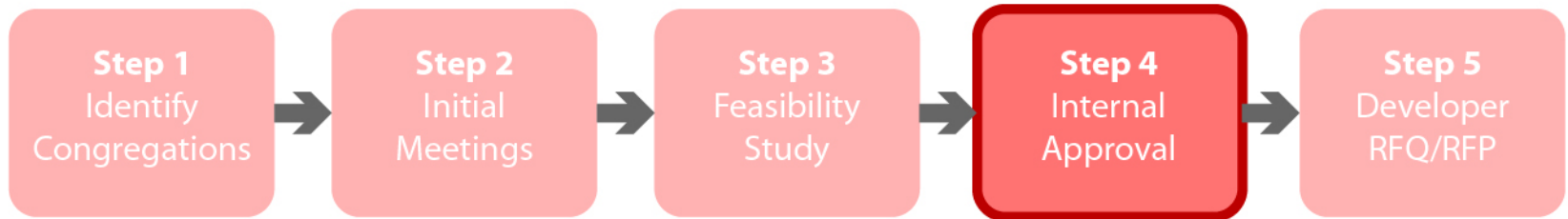
Our Process



Step 3 – Initial Feasibility Study

- Zoning
- New Church Campus Plan Options
- Preliminary economics/Funding availability

Our Process



Step 4 – Visioning, buy-in & internal approval

- Congregational: visioning, facilitation
- Denominational: working within existing decision-making structures
- City: early meetings with Councilmembers, Housing, Planning
- Community meetings (if necessary)
- Refinement of site plan, target population, ownership structure, etc.

Our Process



Step 5 – Developer RFQ/RFP

- Assistance in preparing and distributing RFQ/RFP
- Assistance in LOI negotiation

Progress to Date



26

10

4

1

Currently seeking funding to be able to increase our work.

2

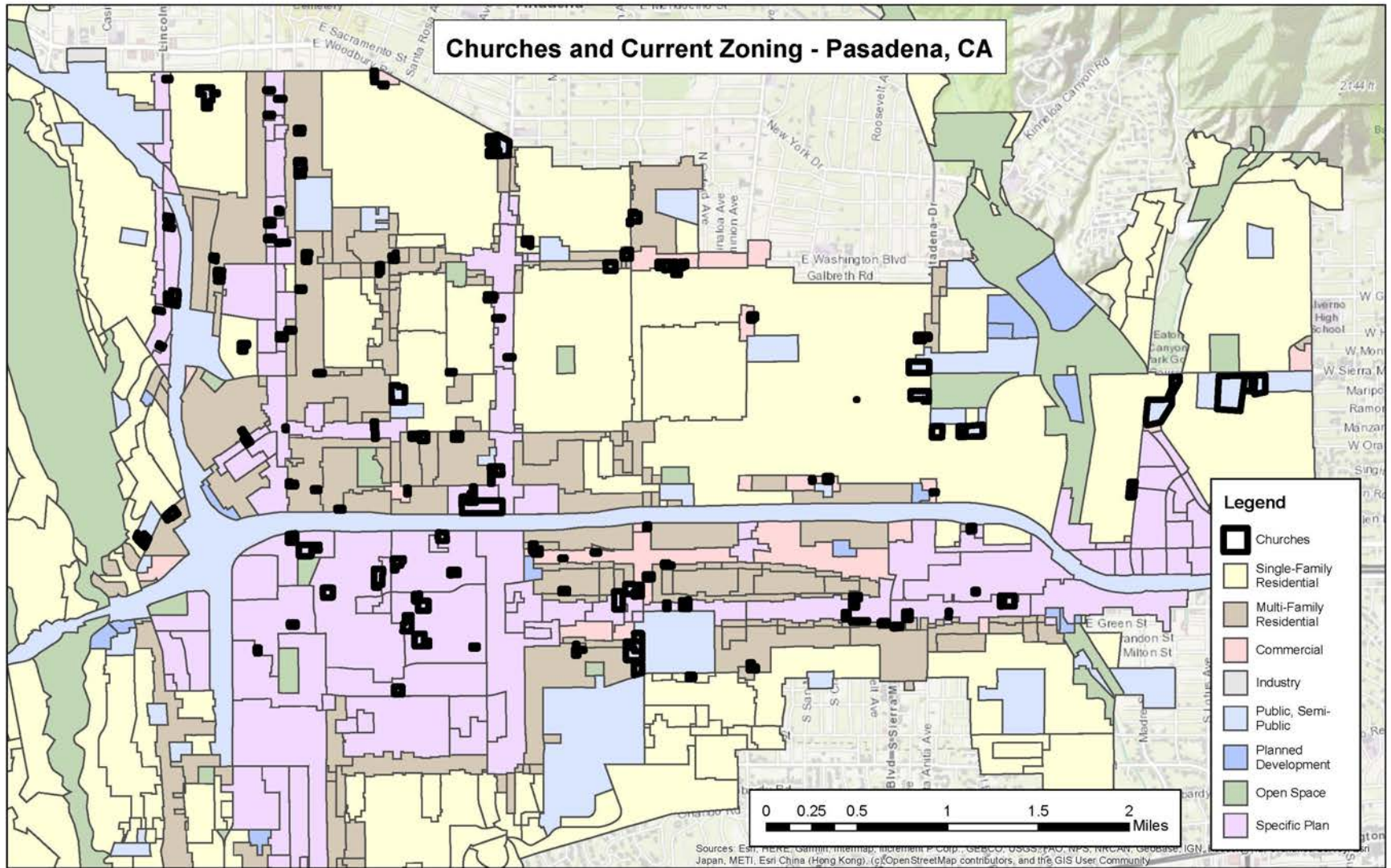
Pasadena Affordable Housing Potentials & Barriers



Barriers to Affordable Housing

- Land Cost
- Restrictive Zoning
- Neighborhood Opposition/NIMBYism
- Funding

Churches and Current Zoning - Pasadena, CA



Church Statistics

- Approximately 136 churches in the City
 - What proportion of City voters are church members?
- Total properties are currently zoned for ~ 1,892 housing units
 - Downtown: 1,229
 - Outside Downtown: 663

3

Congregational Overlay Zone Proposal



Our Current Proposal

- Allow churches to build approximately double the number of housing units as allowed currently, when at least 50% of units are affordable
 - *Smaller increase for high-density zones*
- Allow churches in sites zoned for no residential uses to build residential units at approximately twice the density of the surrounding residential zoning, when at least 50% of units are affordable
 - *Commercial zoning*
 - *Public/Semi-Public zoning*

Our Current Proposal

- Eliminate requirements or create flexibility in accommodating church parking
 - *Set parking requirement based on attendance/need*
 - *On-street parking*
 - *Lease off-site parking*
 - *Etc.*
- Allow residential development to be built by-right, with California Environmental Quality Act (CEQA) clearance prior
- Modification of church's CUP will likely still require a public process and hearing

SB899

- State bill proposed by Sen. Scott Wiener (D-San Francisco)
- Would override all local zoning for congregational land and allow projects of:
 - *Residential Zones: 3 stories and 40 units*
 - *Commercial/Public Zones: 6 stories and 150 units*
- Projects must be 100% affordable

Issues Yet to Address

- Develop exact zoning code text
- Relocation of church's existing tenants
- Affordability levels
- CEQA clearance for the entire proposal

Timeline to Adoption

- January – discussed with Mayor, have support for the idea. Planning Department instructed to begin work
- March – support of Vice Mayor
- May – build support with Councilmembers and City staff
- Summer – CEQA analysis
- September – adoption
- October – 2nd reading

4

Site Exploration and Q&A





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