

FAITH-BASED DEVELOPMENT CASE STUDIES

Churches & Affordable Housing Development

Recap & Introduction

- Mission Strategy Conversation—May 7, 2023
 - Review of Community Needs Assessments
 - Bethlehem's top community needs:
 - Affordable Housing
 - Affordable Childcare
 - The call to use God's resources in our care to meet those needs
 - Exploring adaptive reuse of existing facilities and campus planning/development
- RE: Campus planning/development
 - National movement around faith-based affordable housing development
 - Case studies to demonstrate research and range of possibilities

Fairfax Presbyterian Church



- Fairfax, VA
 - < 15 miles from Arlington
- Partners
 - Habitat for Humanity of Northern Virginia
 - Building expertise
 - Homestretch
 - Property Management
 - HomeAid
 - Building materials and trades expertise at reduced prices
- Project
 - 10 x 3-bedroom townhomes
- Deal Structure
 - Renewable 75-year lease of a portion of the northeast corner of the church's property (parking lot) to provide affordable land for eight family-owned homes and two transitional homes.

Glebe View @ Fairfax Presbyterian Church

- National Capital Presbytery (NCP) owns the land (8.26 acres)
- NCP to lease a portion of the property for affordable housing (\$1 per year)
 - To an adjacent nonreligious nonprofit created and controlled by Fairfax Pres.
- Church-controlled nonprofit to sublease land at a nominal fee to Habitat NOVA.
- Habitat NOVA will act as the developer of the land.
 - Homestretch will be granted two of the structures (for transitional housing) with a nominal annual lease from Habitat NOVA as sub lessor.
 - Once the Habitat NOVA homeowners are selected for the remaining eight homes, each homeowner will purchase the structure with an affordable mortgage.
 - The homeowner will then lease the land on which the structure stands from the FPC entity at a nominal fee.

Glebe View @ Fairfax Presbyterian Church

- Will the values of these homes have an impact on the value of neighboring homes?
 - No. Ground lease sales such as these homes will be noted as “no consideration” or “not market value” by the tax assessors to ensure that the property will not be considered as a comparable in the appraisal of any surrounding property.
 - Structure sold; land leased

Glebe View @ Fairfax Presbyterian Church

- Project Highlights
 - Appropriate architectural infill
 - Jeffersonian (to match church)
 - 54% open space
 - Shared green area front yard with pergola, solar pathway lights, benches, and landscaping
 - A walking path around church's 8.25 acre property
 - Two new stormwater management facilities
 - Recreation facilities
 - Energy efficient construction & solar panels



Site plan illustrating the locations of the new townhouses and church parking lot.



Arlington Presbyterian Church

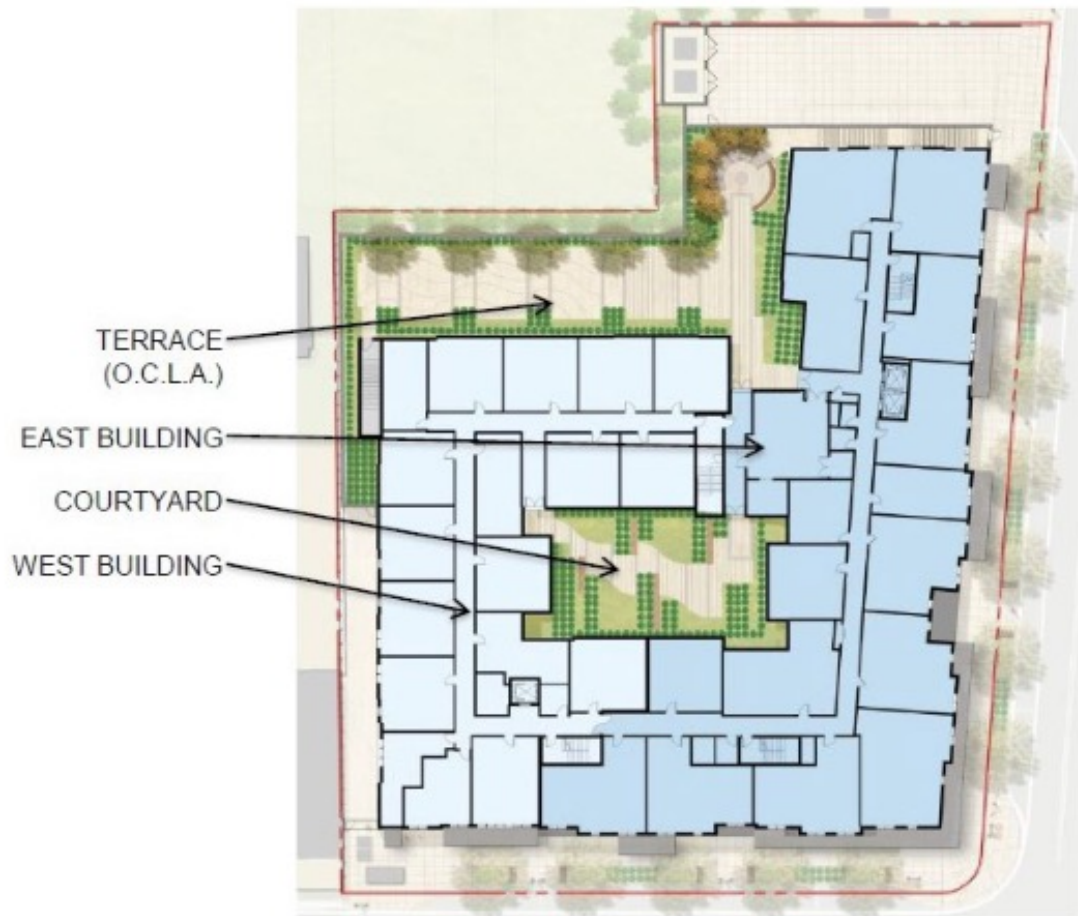


- Arlington, VA
- Partners
 - Enterprise Community Partners
 - \$10,000 early pre-development grant
 - Technical assistance and training
 - Arlington Partnership for Affordable Housing (APAH)
- Project
 - 1.23 acres; 173 units (all accessible)
 - 15 Type-A accessible w/roll in showers
 - Studio, 1, 2, and 3 bedroom
 - All affordable; 40-60% AMI limit
 - Ground floor retail/commercial and civic space
- Deal Structure
 - Land sold to APAH
 - Existing church building torn down
 - APC now worships in ground floor community/civic space
- Funding
 - \$31 million federal Low Income Housing Tax Credit (LIHTC)

Gilliam Place @ Arlington Presbyterian

- Project Highlights
 - 6,400 sqft terrace and interior courtyard
 - 8,500 sqft ground floor retail/civic space
 - La Cocina, a bilingual culinary training center and onsite café
 - Below grade parking
 - 6 floors
 - Earthcraft Green Building Certification
 - Rain Garden





Gilliam Place Rental Rate Comparison Chart

Unit Size	No. of Units	Gilliam Place Rent	Maximum LIHTC Rent	Market Rent
Studio	22	\$825-\$1,003	\$850 - \$1,062	\$2,145
1 BR	83	\$825-\$1053	\$910 -\$1,365	\$2,546
2 BR	49	\$949 - \$1,516	\$1,092 - \$1,707	\$3,283
3 BR	19	\$949 - \$1,105	\$1,262	\$4,350
	173			



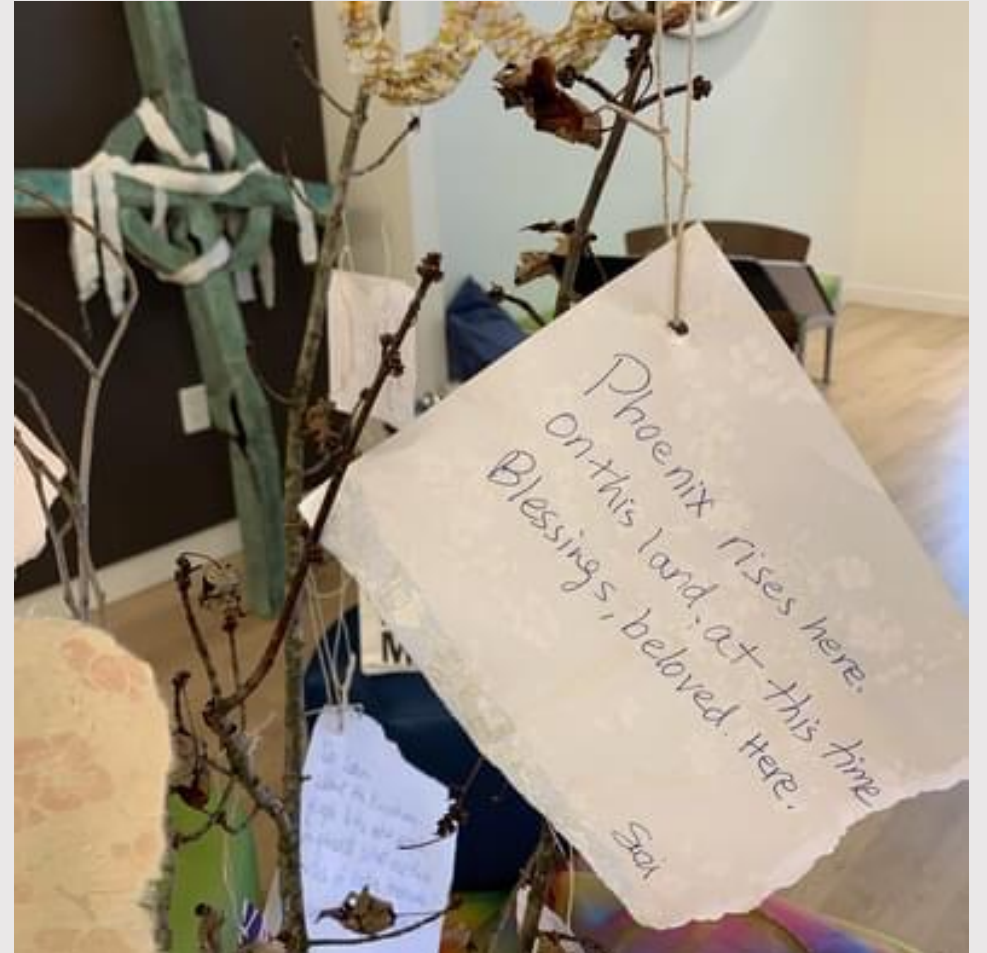
Gilliam Place Waitlist

Unit Size	Applications	Available Units
Studio	230	22
1 BR	617	83
2 BR	710	49
3BR	391	19
TOTAL	1,948	173



Impact on Arlington Presbyterian Church

- Clarity of mission/purpose
- Renewed vitality
- Growth (spiritual and numeric)



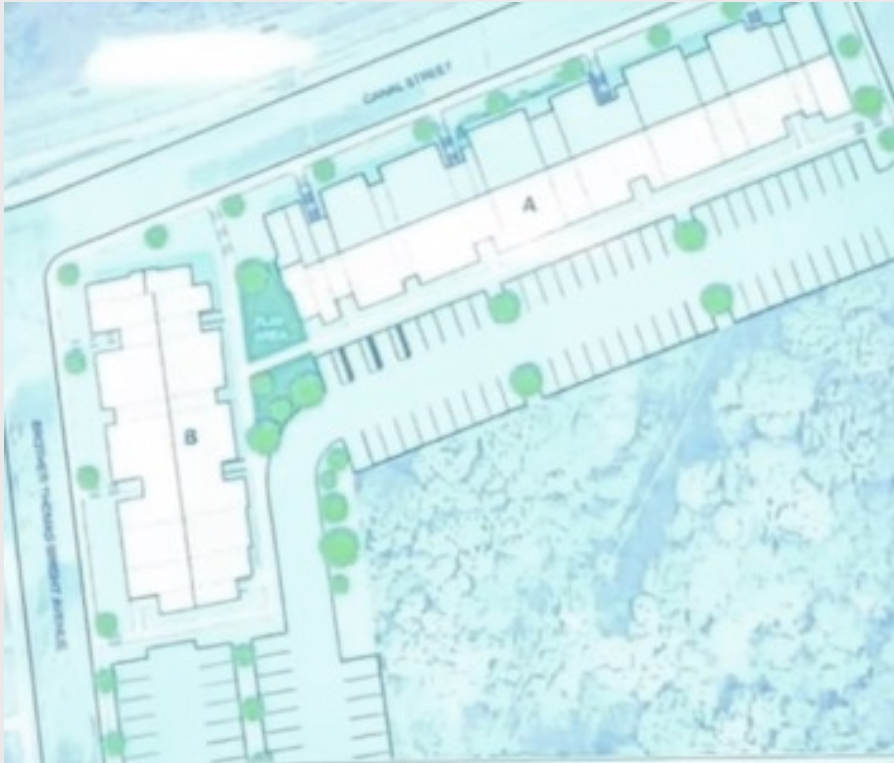
Shiloh Commons @ Greater Shiloh Church

- Easton, PA
- Partners
 - City of Easton (\$500k)
 - Northampton County (\$200K)
 - PIHRL; Conifer
- Project
 - 2 acres
 - 60 affordable units (30% AMI)
 - 12 x 1 bedroom
 - 32 x 2 bedroom
 - 16 x 3 bedroom
 - Construction slated Q3 2023



- Deal Structure
 - Joint Venture Partnership w/Developer
 - Greater Community Development Corporation: 25% ownership
 - Church-Controlled Nonreligious Nonprofit

Shiloh Commons @ Greater Shiloh Church



- Project Highlights
 - Community Room
 - Off-street parking
 - Fitness Room
 - Service Coordination

Legacy of Community Development @ Greater Shiloh Church

- **Shiloh Manor (1993)**
 - Low-income senior housing (58 units)
- **Shiloh Estates (1995)**
 - Neighborhood of single family homes for first-time homebuyers
- **Nehemiah House**
 - Transitional housing for recovering addicts
- **Shiloh Restoration Center (2023)**
 - Outpatient restoration long-term structured residence for inmates w/serious mental illness (8 beds)



Practical Lessons Learned

- The **principal barrier** to building affordable housing in America is **the availability of low-cost land** in high-cost urban/suburban areas where the demand for affordable housing is high and the supply is low
 - Faith communities can be uniquely well-suited to bridge this gap with their resources.
- Expect the unexpected; **be flexible**
 - Complex relationships between partners (i.e. church/Presbytery) can mean that decision-making takes more time than planned
 - Land development and construction never unfold exactly as planned
- Not everyone in the congregation will be on board; **that is to be expected**

Theological Lessons Learned

- “There’s no perfect affordable housing project. Do not allow the perfect become the enemy of the good. Glebe View is the good that we can achieve together.” —Pastor Henry Brinton, Fairfax Pres
- “The programs we offer will be inspired by the needs of the Columbia Pike community...The space will serve as an outpost to be in the life of the Columbia Pike neighborhood.” —Pastor Ashley Goff.
 - Arlington Pres at Gilliam Place is multi-use, serving as their worship, office, and programming space, with movable furnishings to support a variety of functions.
- For such a time as this! Yes, in God’s Backyard!
 - Often there is very positive public perception re: churches who align their resources with stated beliefs