

ANCILLARY HOUSING ON CHURCH PROPERTIES

Planning Commission Study Session
June 24, 2020





Housing on Church Properties

Planning and Community Development Department

- **Goal**
 - > Create opportunities for churches to provide a housing unit on church owned land
- **Eligible Properties**
 - > Property owned by non-profit religious institutions where a Church legally exists today
- **Eligible Housing Types**
 - > Permanent structures – new construction less than 750 square feet
 - > Trailers equipped with restroom, water and basic food preparation
 - > Pre-fabricated units



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- Not a Church Overlay Ordinance to produce new affordable units – July 8, PC study session
- Not Safe Streets Parking program
- Narrow text amendment initiated by the City Manager pursuant to PMC 17.74.030



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- **Examples from Other Jurisdictions**
 - > First Presbyterian Church of Hayward (Alameda County)
 - 6 mobile housing units/tiny homes for transitional housing
 - > Clairemont Lutheran Church (San Diego)
 - 12+ low-income homes on church parking lot
 - > Williams Chapel Baptist Church (Oakland)
 - Reserving 10 parking spaces for individuals living in their cars
 - > St. Samuel Church of God in Christ (East Palo Alto) & Lord's Grace Christian Church (Mountain View)
 - Allowing RV parking



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- **Minimum Standards**
 - > Limitations on number and size of units
 - > Limited to emergency or transitional housing only or other?
 - > Minimum setbacks when abutting residential uses
 - > Location of units (parking lots, courtyards, other open areas)
 - > Utility hookups
 - > Compliance with fire life safety standards – approval from Building and Safety and Fire Department
 - > Identified coordinator
 - > Work with Housing Department to identify other requirements



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- **Discussion Topics**
 - > Types of shelter (Trailer, Pre-fabricated, traditional construction, or other)
 - > Appropriate locations/zones and mitigation of impacts
 - > Standard conditions to mitigate noise, light, nuisance impacts
 - > Development and operating standards
 - > Temporary vs. permanent – allowance for both?



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- **Tentative Schedule**
 - > Prepare draft regulations for Commission recommendation to the City Council (July)
 - > Present to the City Council (August)

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