

September 27, 2023

Faith-Based Affordable Housing Working Group Updates

Department of Housing Preservation & Development

1.

DCP/LPC Strategy Updates

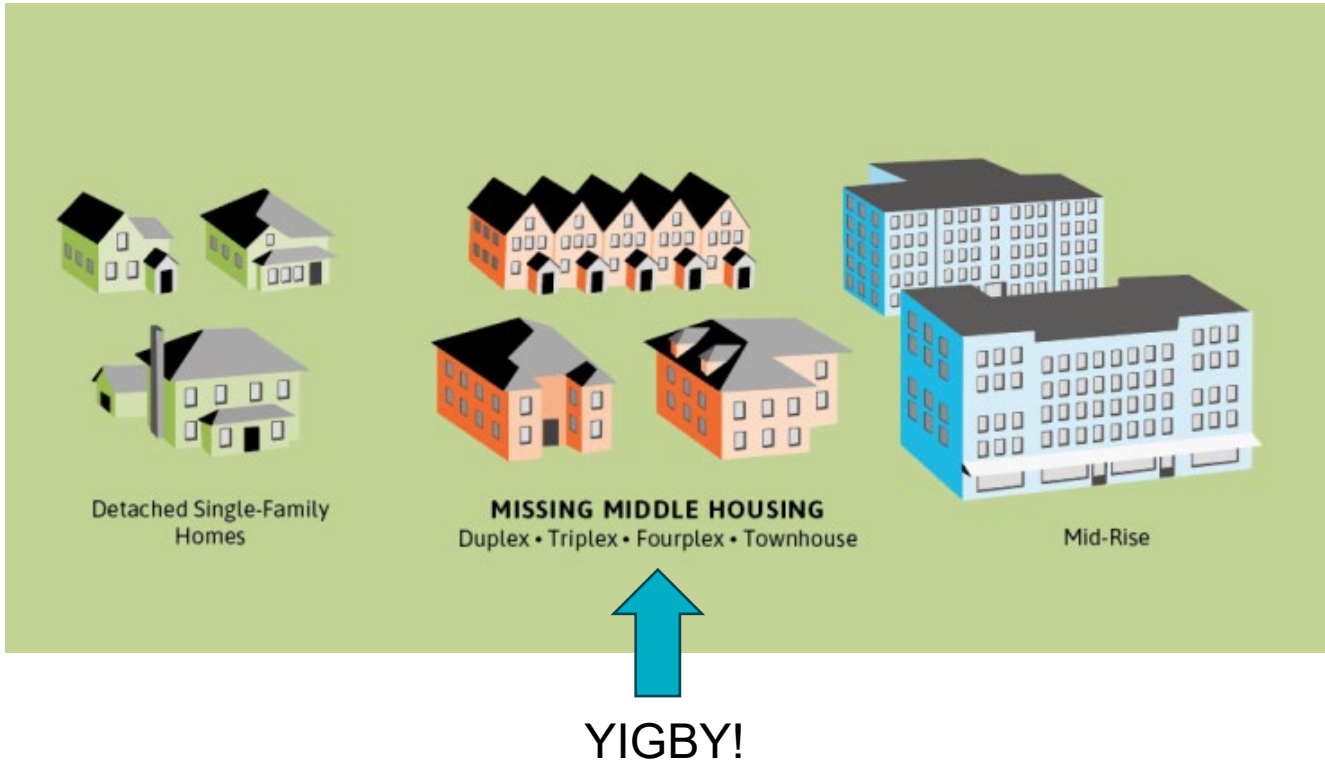
Zoning Actions: "Yes In God's Backyard"

- **Four City-led zoning actions to unlock housing opportunity on FBO-owned land:**
  - **"Missing Middle" Housing:** Allow FBOs to add multifamily housing on large sites, even in low-density areas
  - **Conversions:** Allow FBOs to convert convents, monasteries, schools, and other properties to housing
  - **Infill:** Remove obstacles that prevent FBOs from adding housing on campuses
  - **Parking:** Remove parking requirements that prevent new housing and drive up costs



"Yes In God's Backyard": Missing Middle

- **Giving FBOs (and other qualifying community facilities) special flexibility to build "missing middle" housing**
  - **As part of City of Yes: Housing Opportunity, the City is giving everyone new flexibility to add missing middle housing on:**
    - Large lots (>5,000 SF)
    - Near transit, or on wide streets and short ends of the block
  - **FBs (and other community facilities) get extra flexibility to build on large lots <u>citywide</u>**
    - Even where transit is not close by



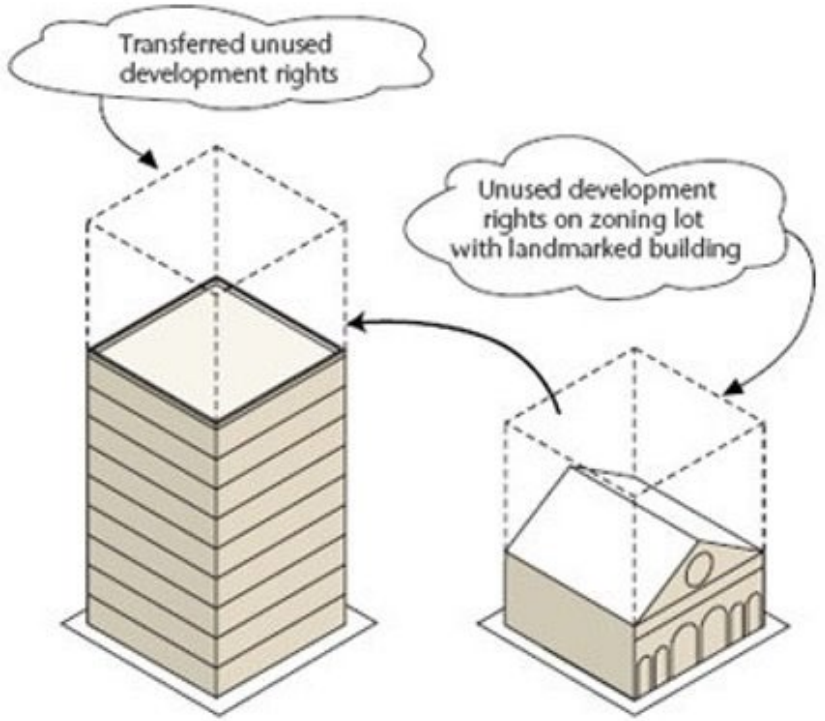
FBOs and the Jamaica Neighborhood Plan

- DCP is studying a neighborhood rezoning in Jamaica, Queens
- As part of that effort, a special FBO taskforce was created to ensure FBOs have a central role in discussions of how to unlock FBO sites
- DCP Queens Office has already begun to meet with major FBO property owners to support win-win outcomes
- Formal kickoff: October 3



Landmark TDRs

- **Many landmarked FBOs hold valuable "transferrable development rights" (TDRs) but existing rules make selling them impractical or impossible**
- **Solutions:**
  - **Cut red tape** by reducing application process from a special permit (full ULURP) to:
    - Authorization, for projects that require zoning changes on the receiving site
    - Certification, for projects that do not require zoning changes on the receiving site
  - **Expand applicability citywide**
    - Presently, only some districts give landmarked properties TDRs
  - **Broaden opportunities for sales**
    - Under existing rules, transfers are limited to adjacent lots
    - Allow transfers to <u>any lot on the block</u>, or immediately across the street



Enterprise

Faith-Based Development Initiative

Who We Are

Support and Resources

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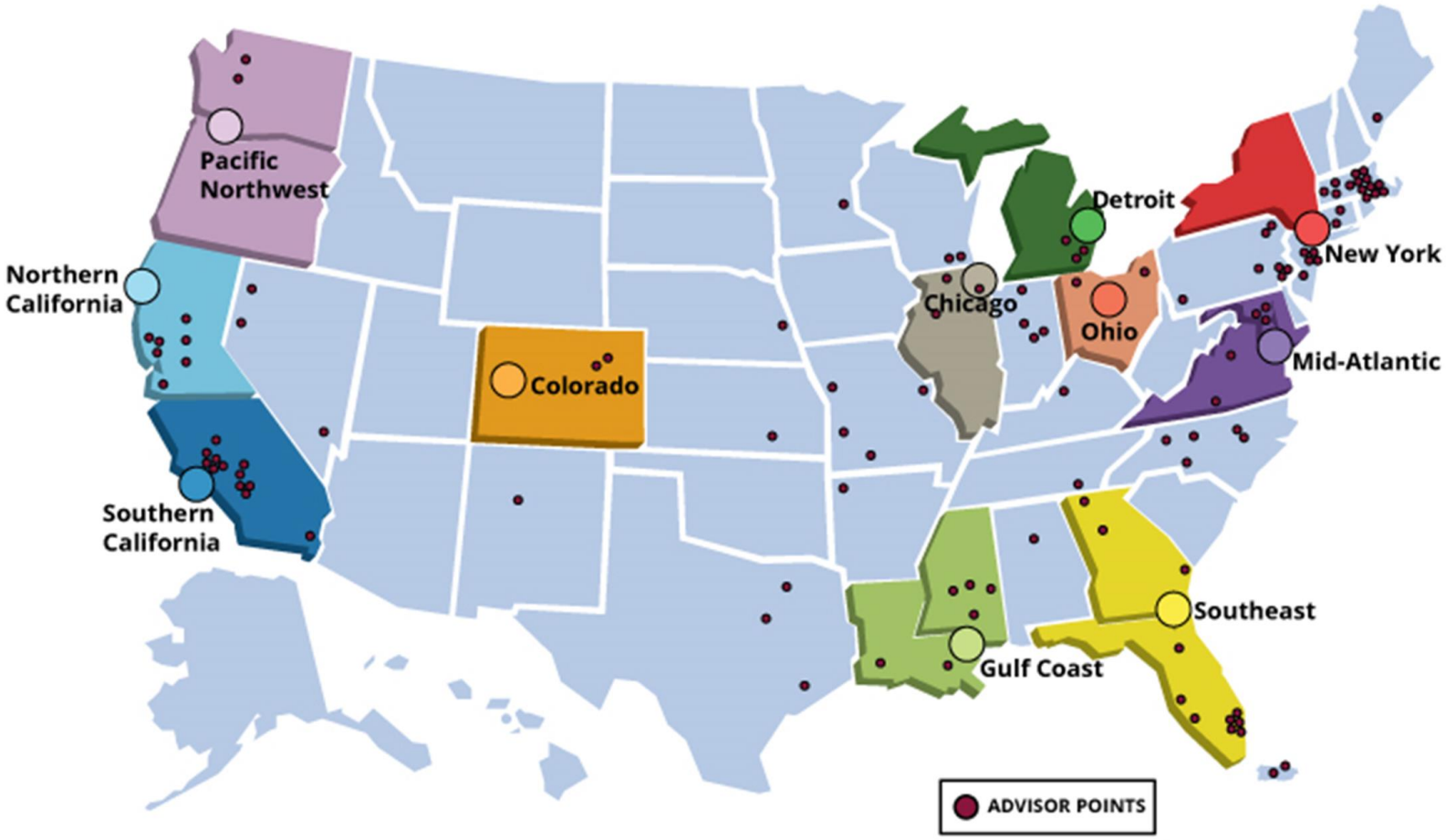
Enterprise Community Partners is a national nonprofit that exists to make a good home possible for the millions of families without one.



Enterprise started from the faith community's leadership.

With Jim and Patty Rouse's support, Church of the Saviour in Washington, D.C. purchased and transformed neglected apartments; and formed Jubilee Housing to transform their D.C. neighborhood. Jim and Patty Rouse founded Enterprise, in 1982, to empower communities across the country.

Where We Work



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Faith-Based Development Initiative

Land and Intent

Faith-Based Organizations (FBOs) own underutilized property in high-cost markets. This can be developed to revitalize church space and increase access to affordability.

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Training and Capital

Creating affordable homes and community facilities is commonly not part of FBOs' core operations. This initiative helps FBOs to make informed real estate decisions that can guide them as they consider options for development in alignment with their mission and goals.

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Expanded Supply

Partnerships with mission-driven developers help FBOs realize their development vision and increase the supply of affordable housing and community facilities.

Enterprise

KINGDOM FAITH DEVELOPERS





The New York market started our Faith-Based Development Initiative in earnest in 2018.

It was co-designed with Kingdom Faith Developers, a non-profit faith-based organization united to create affordable housing solutions and preserve communities.

FBDI Support and Resources

Technical Assistance

1. Regular meetings with FBDI team, including development consultant
2. Order property reports
3. Discuss findings and development options

Training & Tools

1. Training series for FBDI cohort
2. Tools to guide through key tasks
3. Case studies to highlight projects and lessons



Access to Experts

Connect to mission-aligned professionals

Peer Networking

Meet with other faith-based organizations to provide support and share lessons learned

Grants

Grants to absorb some costs faced in pre-development

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Get in touch with the FBDI team.



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