



Housing Continuum
in the Gateway

less
than **30%**
AMI

This project serves the
needs of residents in the
Extremely Low Income
(ELI) category.

Parcels with a Higher Purpose: Converting Church Land into Housing

LA Clergy Development Council

Key Stakeholders

- Los Angeles Clergy Development Council, Pastor Steve Richardson
- Architect: Studio One Eleven

Project Timeline

June 2018 – August 2018

Project Budget

N/A

Project Background

This study focused on identifying opportunities for **bridge housing** on church property in Los Angeles. The study included 24 opportunity sites which encompass approximately 11 acres of potentially developable land for bridge housing. In order to understand the homeless condition in the area, the team created a series of maps using data from LA City GeoHub, City of Long Beach, City of Pasadena, LA County GIS Data Portal, and LA Metro. Data sets were generated from this research. This analysis allowed the team to visually and thoroughly understand homelessness in the Los Angeles area and gain specific insights into each individual opportunity site.

This study illustrated that faith based-church memberships are in decline, and there is an opportunity to reinvigorate churches with a mission-aligned purpose related to the need for housing. Churches own large parcels of land, which provide opportunities for these faith-based organizations to fulfill a mission by leveraging this excess land.

Key Terms:

Bridge Housing - A model of temporary housing that has service-enriched programs aimed to quickly bring homeless people off the streets and help them rebuild their lives.

LA Clergy Development Council: Founded by Pastor Steve Richardson, a Development Consultant and Pastor of Good News Church in Long Beach, CA, The Los Angeles Clergy Development Council is an organization of 300 Los Angeles area churches dedicated to finding solutions to homelessness.

Objectives/Goals

A primary goal of this study was to accurately map the prevalence of homelessness and density of individuals in need in the Los Angeles region. The study further analyzed what church properties with available land were located in proximity to areas where community resources were available, making the connection that these sites offered potential for helping curb homelessness in Los Angeles.

Challenges

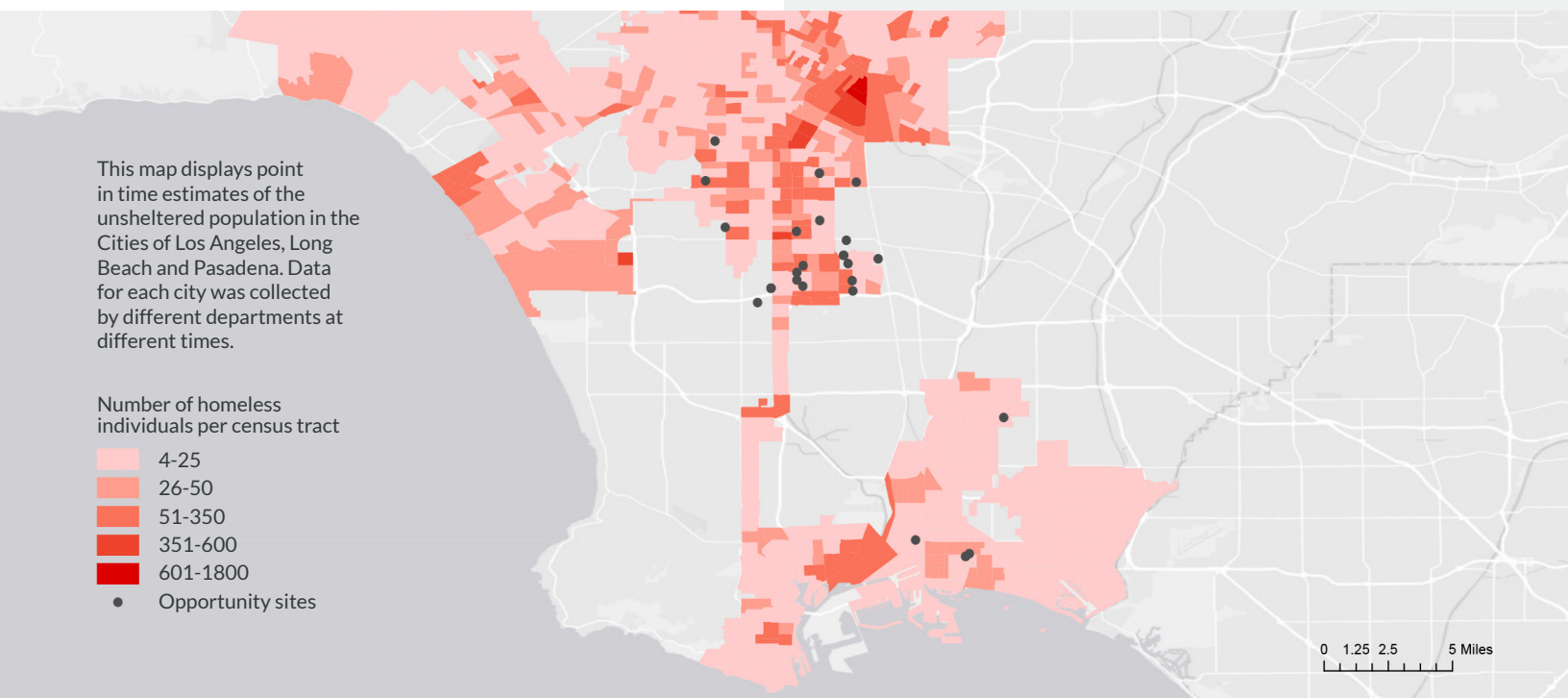
Overview: This study had the ambitious goal of gaining a fast but comprehensive understanding of the state of homeless in Los Angeles.

- 1 Excess Land:** Pastor Richardson of Long Beach had excess land and wanted to identify what its highest and most supportive use for his neighborhood would be.
- 2 Identifying Populations in Need:** An important question to answer in revitalizing unused space is who is in the most need of services.
- 2 Matching People with Services:** In order to alleviate a variety of community member needs, it was necessary to analyze the availability of resources.

Solutions

Overview: By using various survey and tracking techniques, the team was able to match residents to the appropriate services in their best interests.

- 1 Activation through Housing:** Our study of the variety of community needs identified that sites in close proximity to transit focus on providing housing for the homeless.
- 2 Heat Maps:** Heat maps were created to show adjacencies for supportive services in order to help faith-based organizations find the right population to serve.
- 3 Resource Tracking:** Locations and densities of resources including art schools and museums, supportive shelters, metro rail-oriented sites, and bus transit-oriented sites were identified.



IDENTIFY UNDERUTILIZED OPPORTUNITY SITES

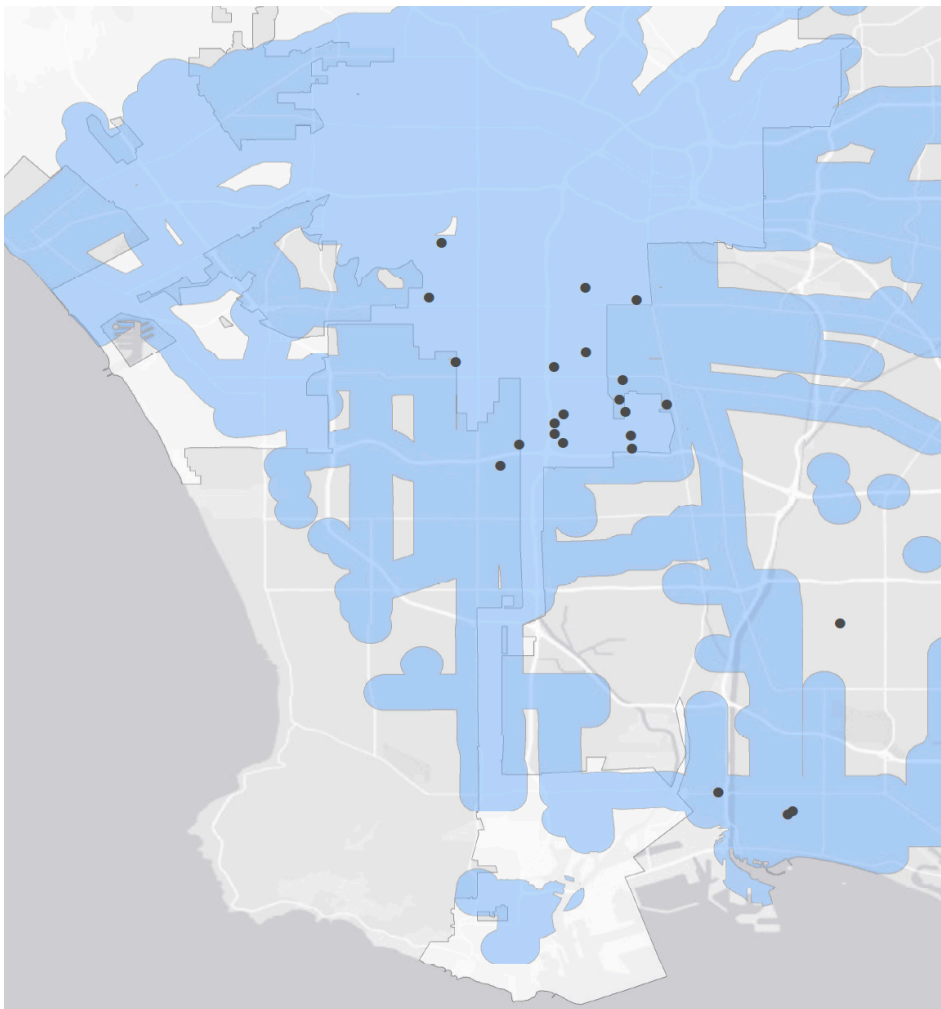
11 acres of developable land were identified on church-owned property potentially providing over 1,200 homes.

~\$47,000 FEWER TAX DOLLARS

On average, it costs fewer taxpayer dollars to provide housing than it does for a person to live on the street.

CONNECTION & PURPOSE

Develop a revenue source that is aligned with the mission of churches to help community members in neighborhoods they serve.



Permanent Supportive Housing Ordinance and Transit Oriented Communities

- Opportunity Sites
- High Quality Transit Areas
- City of Los Angeles



Results

Based on findings, it was recommended that sites within walking distance of transit prioritize housing for the working homeless, sites near colleges and universities to target students, and those near healthcare services to target those who require medical treatment. The use of heat maps allowed faith-based organizations to determine which properties could be developed with optimal results, based on factors such as population density and proximity to goods and services.

Key Takeaways

The LA Clergy Development Council study provides important insights into the potential for cities and faith-based organizations to work together to find solutions to creating better quality of life in the areas where churches own under-used properties.