

Unlocking the Potential for Housing with Faith-Based Organizations in Massachusetts



Corcoran Center for Real Estate and Urban Action ~ Urban Action Lab 2024

Presentation for Lynch Foundation Trustees

May 13, 2024



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BOSTON COLLEGE CARROLL SCHOOL OF MANAGEMENT

Urban Action Lab

BSLW2208.01 | ECON1208.01



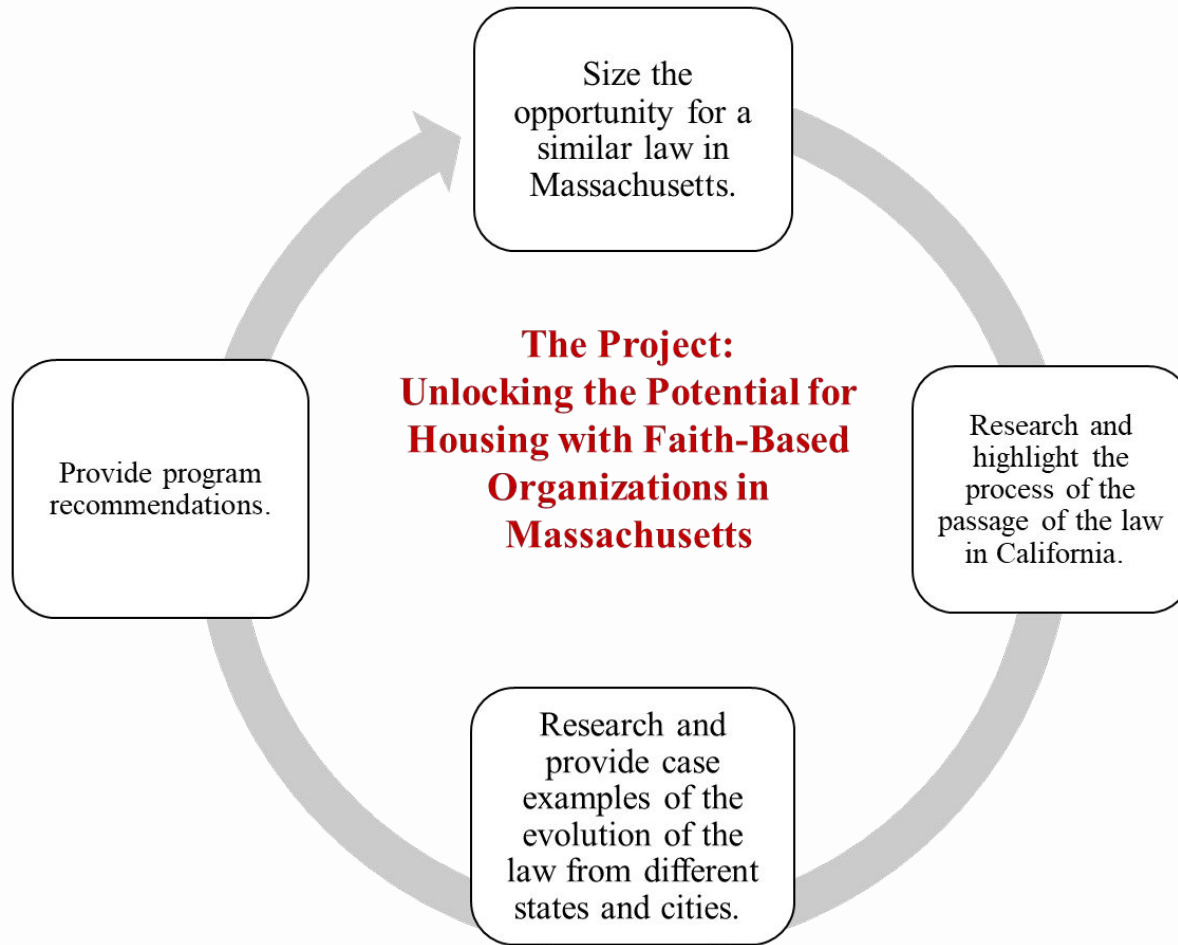
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SOLUTIONS**



LINCOLN INSTITUTE
OF LAND POLICY





WHOA & YIGBY

Geospatial Insights on Faith-Based Land
Ownership and Affordable Housing

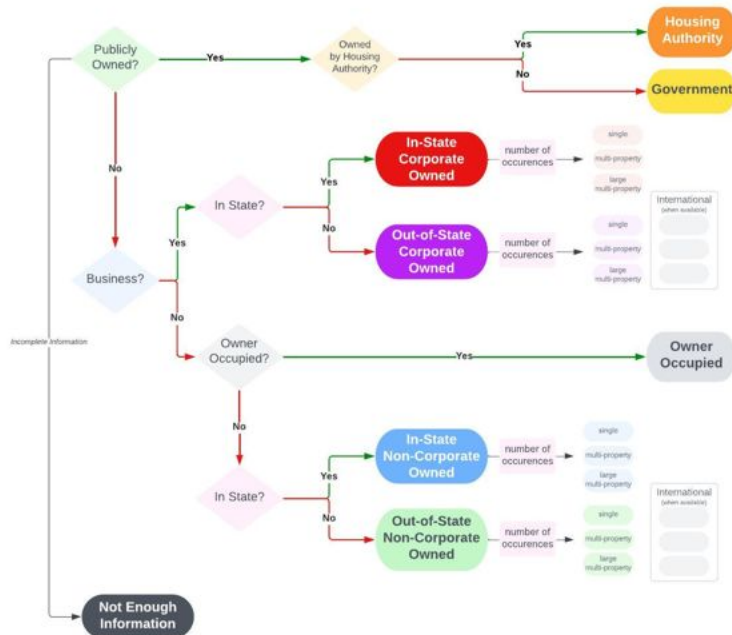


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Parcel-by-Parcel Ownership Classification

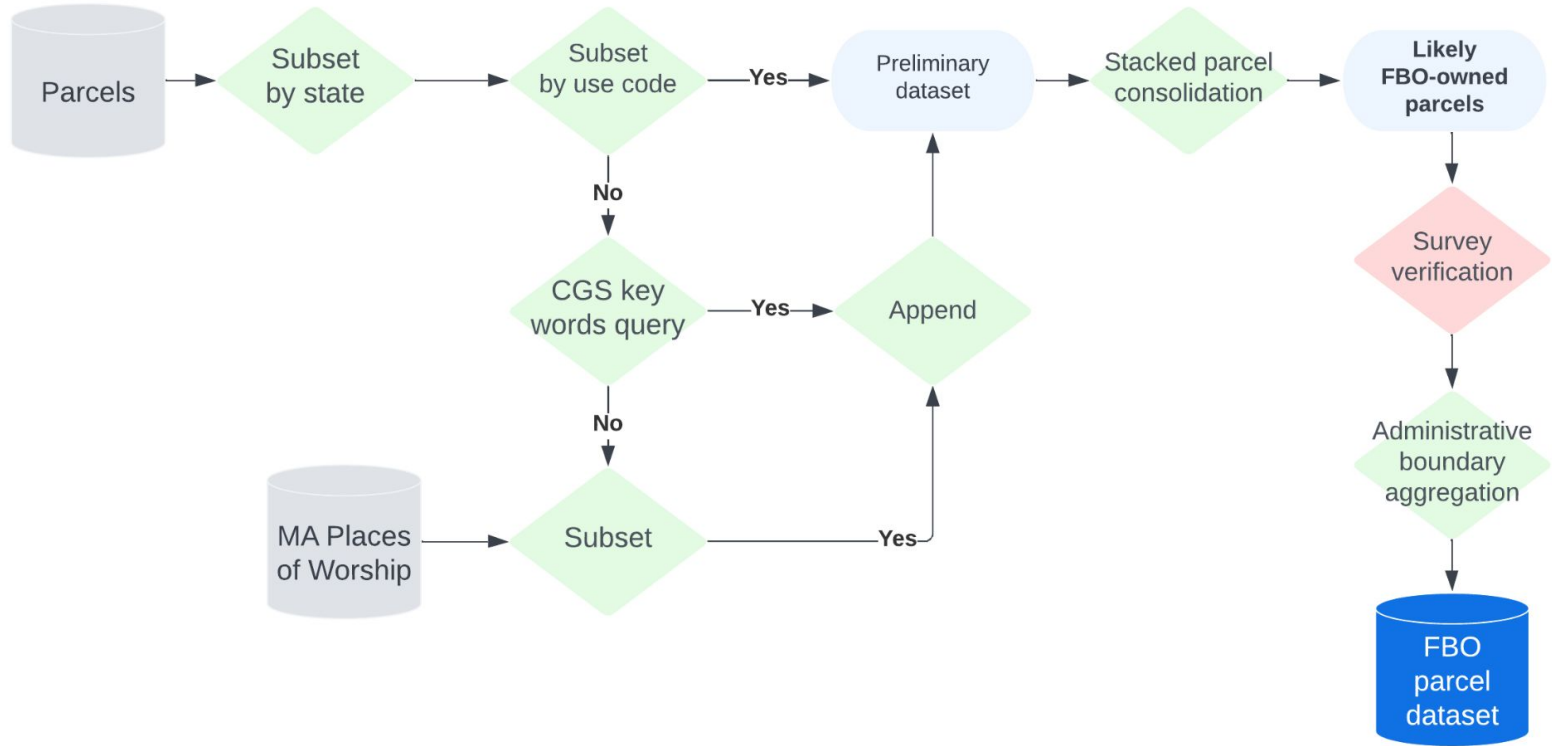


CGS evaluates each parcel's **owner name**, **mailing address**, and **site address** to determine an ownership profile.

The result is parcel-by-parcel categorization into **16 ownership profiles**.

When the data is available, an additional six profiles can be provided to reflect international ownership.

YIGBY Parcel Classification Process



buddhist
orthodox
science
christ
ame
mosque
islam
god
ch-
bible
latter-day
assembly
lady
synagogue
ministries
parish
baptist
lutheran
church
holy
methodist
catholic
diocese
temple
saints
chabad
apostolic
sisters
nazarene
pentecostal
jehovahs
presbyterian
hillel
calvary
episcopal
satanic
islamic
christian
masjid
gospel
missionary
trinity
shrine
evangelical
shalom
hindu

7,085 Properties in God's Backyard

▼ Filter Parcels

Student ID is

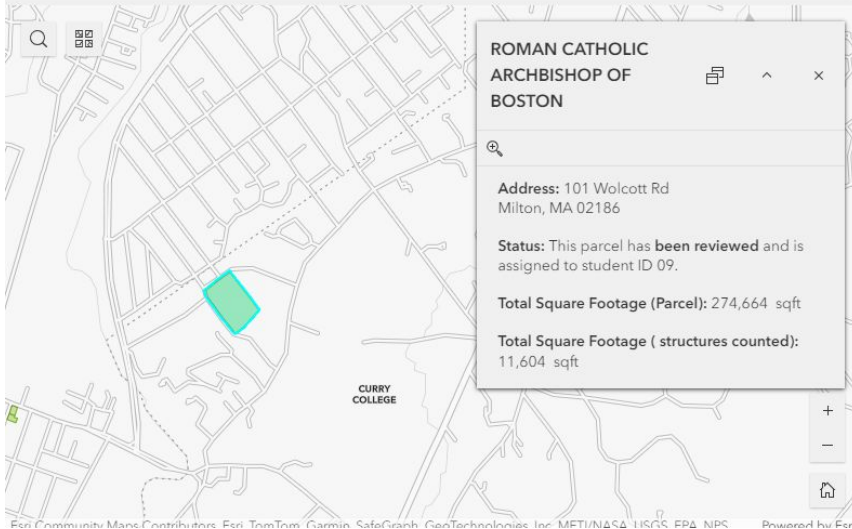
Team is

Owner contains

City is any of

County is any of

Survey completed?



Yes in God's Backyard - Survey

Can you confirm that this property is used by a faith-based organization?*



Yes



No



Indeterminate

Does there appear to be developable space or buildings on this parcel?*



Yes



No



Indeterminate

Does the site have buildings other than a building used for worship?*



Filter Parcels

Apply the filters below to narrow and query survey data. The first filter, where survey responses identified a parcel as owned by an FBO, is turned on by default. Click it to turn the filter off.

Confirmed as FBO

Developable space?

Buildings other than worship?

▼ Filter Parameters

Inside Boston City Limits - All -

In a Census Designated Urban Area No

In a Federal Qualified Opportunity Zone - All -

In a Justice 40 Census Tract - All -

In an MBTA Community Yes

In a LIHTC Qualified Census Tract Yes

In a Difficult Development Area - All -

FEMA Flood Zone is any of 0 Selected

Calculated Buildable Area (sqft) is bet... and

City is any of 0 Selected

Apply

Cancel

Results Table

MA_YIGBY

Search owner name or...

Owner Name	Mailing Address	Mailing Address ...
ROMAN CATHOLIC ARCH OF BOSTON	PO BOX 68	CARVER
FAITH BAPTIST CHURCH INC	PO BOX 449	CARVER
BAPTIST CHURCH	PO BOX 980	CARVER
EMMAUS BIBLE CHURCH	17-19 CHURCH ST	CARVER
EMMAUS BIBLE CHURCH	17-19 CHURCH ST	CARVER

Total: 5 | Selection: 0

AGGREGATED RESULTS

5 parcels with 329,166.439 sqft

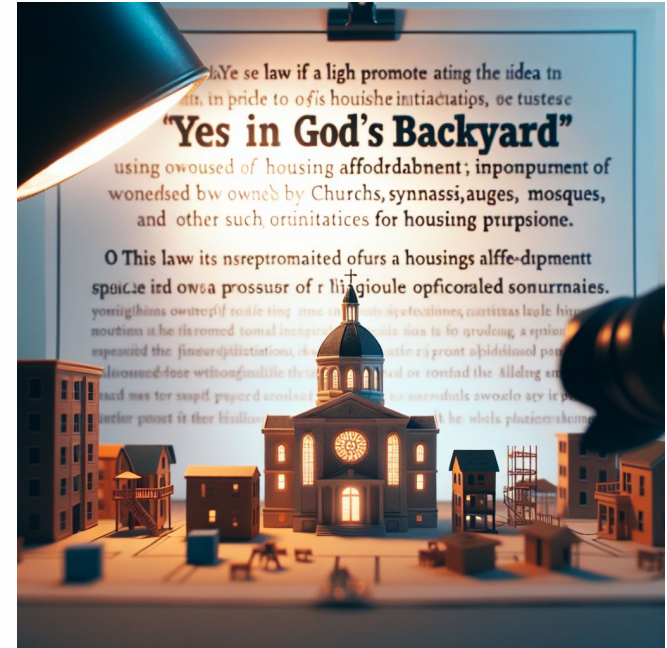
215,891.551 estimated total buildable area (sqft)
valued at \$4,179,900

South Carver

The Affordable Housing on Faith and Higher Education Lands Act - 2023 (YIGBY)

Key provisions include:

- 100% of units must be for lower-income households
 - Up to 20% for moderate-income and 5% for staff
- Must be affordable and subject to 55-year deed restrictions for rentals and 45-year restrictions for owner-occupied
- Must comply with objective development standards and prevailing wage requirements
- Environmental assessments and mitigation measures are required
- Projects of 50+ units must meet additional labor standards



Path to Passage for YIGBY Law

- As early as 2019, the YIGBY movement engaged FBOs around San Diego County
- Early outreach was sponsored through a philanthropic program supported and funded by Andy Ballester, co-founder of Go Fund Me.
- Early Advocacy efforts stewarded by a nonprofit led by Monica Ball

February-May 2023

SB 4 act is sent through various Senate Committees (Housing, Governance and Finance, and Appropriations) for amending and approval

May 31, 2023

SB 4 bill reaches Assembly and is referred to Committee on Housing and Development and Natural Resource to be reviewed and amended

September 11, 2023

Senate concurred the assembly amendments by a vote of 32-2 and then sent the bill for engrossing and enrolling

October 11, 2023

Governor Newsom signed the SB 4 bill into law

December 5, 2022

Senator Wiener and Assembly Member Tina McKinnor propose the Affordable Housing on Faith Lands Act (SB 4) to the Committee on Rules

May 20, 2023

SB 4 is passed by the State Senate with a vote of 33-2

September 7, 2023

Assembly passed the SB 4 bill with a 73-1 vote and then ordered the bill back to the Senate for a concurrence vote

September 15, 2023

SB 4 bill was presented to Governor Newsom's desk

January 1, 2024

SB 4 act goes into effect in the state of California

Mobilizing Support



Bill Sponsors

- Senator Scott Wiener, Housing Committee - Chair
- Assemblymember Tina McKinnor, Select Committee on Los Angeles County Homelessness
- Assemblymember Buffy Wicks, Select Committee on Social Housing
- Senator Nancy Skinner, Housing Committee - Chair
- Senator Caroline Menjivar
- Senator Dave Cortese, Housing Committee
- Assemblymember David Alvarez, Assemblymember Marc Berman
- Senator Josh Becker, Jewish Caucus- Vice Chair
- Senator Susan Eggman
- Assemblymember Laura Friedman, Select Committee on Los Angeles County Homelessness, Jewish Caucus
- Assemblymember Jesse Gabriel, Jewish Caucus
- Senator Lena Gonzalez
- Assemblymember Ash Kalra, Housing and Community Development, Select Committee on Social Housing
- Assemblymember Sharon Quirk-Silva, Housing and Community Development, Select Committee on Orange County Homelessness and Mental Health Services - Chair
- Assemblymember Chris Ward, Housing and Community Development - Chair Select Committee on Social Housing
- Assemblymember Wendy Carrillo

Proof of Concepts: Demonstrating Success

Bethel AME Church

First church to partner with the YIGBY nonprofit organization to produce affordable housing on its land



Clairemont Lutheran Church

Showcases streamlined rezoning process for implementation of affordable housing



Voices from the YIGBY Movement



"Especially in the bay area, there isn't much developable land... when considering faith based land, there is an acre of land for every homeless person in California."

- JT Harechmak, Senior Policy Manager, Nonprofit Housing California



"Churches are feeling the responsibility to help and are eager to gain revenue and relevance by building housing."

- Monica Ball, YIGBY Faith Community Outreach Lead

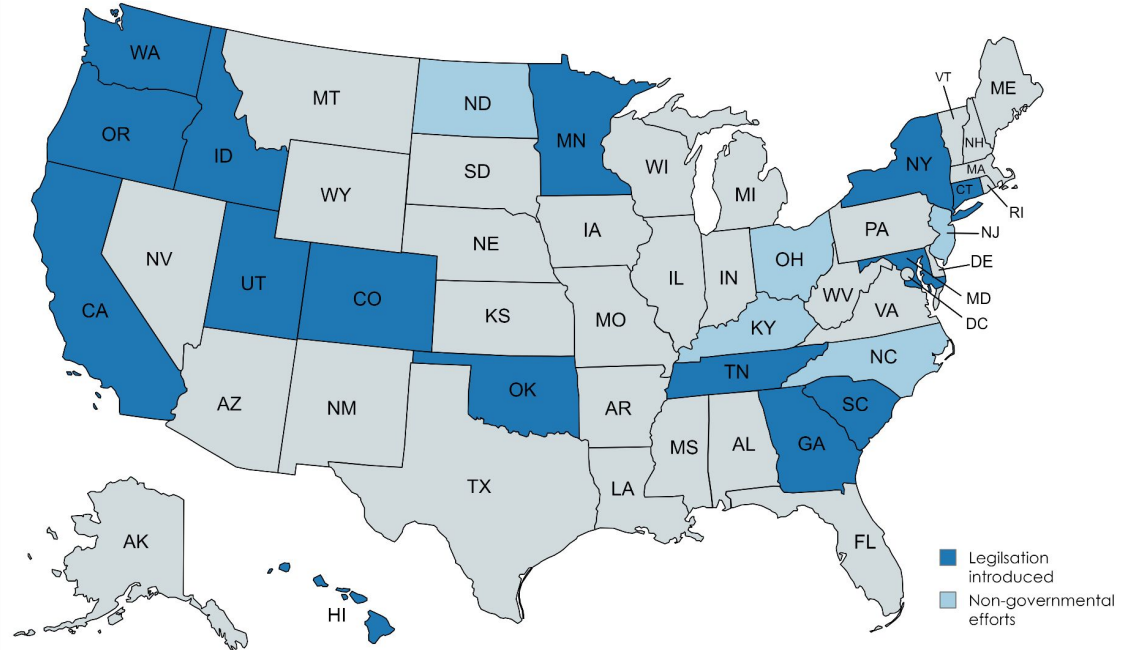


"....the legislation helps churches to earn money as affordable housing can provide rents that flow back into the congregation."-

- Daniel Murillo, Policy and Equitable Development Manager, Seattle Office of Housing

Evolution of YIGBY Policy Adoption by States

- States have adopted faith-based zoning changes and development support programs
- Some of them have done so by following California's model (New York, Maryland),
- Others have been using their models to build a bottom up approach (Minnesota, Oregon, Washington)



Features of State Legislation

	Feature							
	Legislation Status?		Size of Housing?		Has Affordability Restrictions?			Space for Employees?
State	Adopted	Proposed	Standard	Micro	No	Strictly Affordable	Moderate Income Included	
Minnesota	✓			✓		✓		✓
New York		✓	✓				✓	
Virginia		✓	✓				✓	
Oregon	✓	✓	✓	✓			✓	✓
Washington	✓		✓			✓		
Maryland		✓	✓				✓	

Adaptations:

- **Oregon's** efforts focus on helping FBOs start projects.
- **Washington's** efforts capitalize on underutilized vacant space (parking).
- **Minnesota** Tailored their law to permit micro units.
- **Maryland:** Seeks to simplify the construction of affordable housing on church lands by aligning projects with county guidelines.
- **New York:** Aims to facilitate the development of mixed-income and affordable residential housing.

YIGBY Evolution Legislation in Cities Today

- **Seattle and Phoenix:**

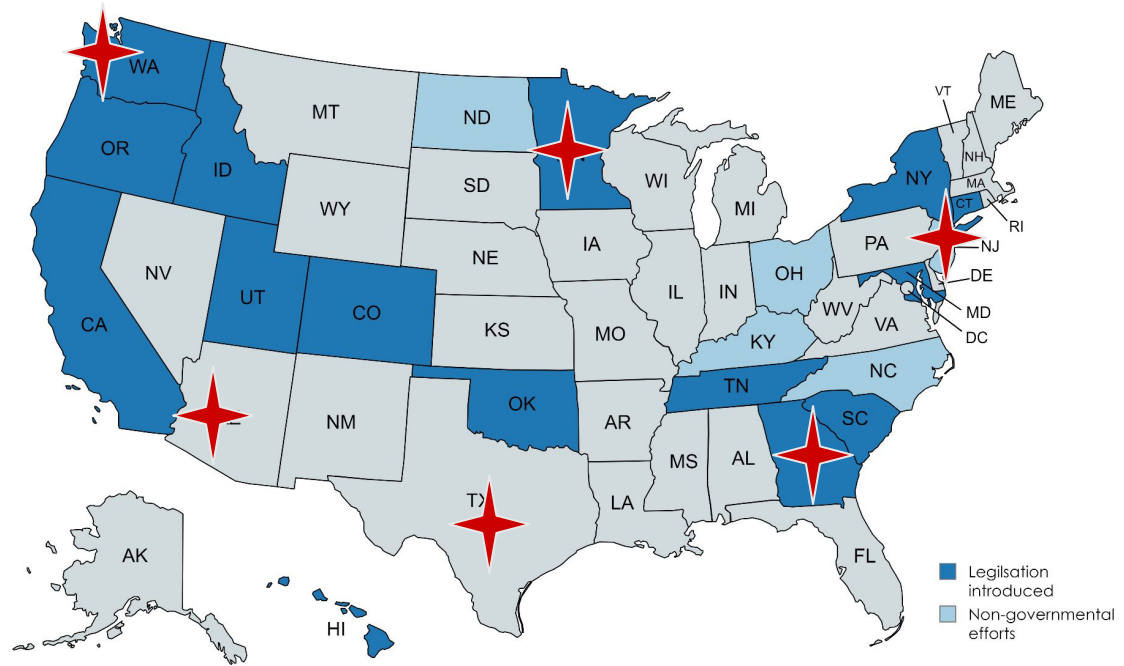
- Enacted legislative changes to streamline zoning regulations and offer development bonuses

- **Atlanta:**

- Nonprofits and city led programs run independently but support each other

- **San Antonio:**

- City-run program helps faith-based organizations coordinate with private partners/nonprofits



Features of City Legislation and Regulation

	Feature								
	Legislation present?			Has affordability restrictions?		Funding Origins		Program implemented by	
City	Adopted	Proposed	No	Yes	No	Non-Profits	City	Non-Profits	City
Seattle	✓			✓			✓		✓
Phoenix		✓		✓			✓	✓	
San Antonio			✓		✓	✓			✓
Atlanta			✓		✓	✓	✓	✓	✓

Case Study: St Luke's Episcopal Seattle, WA

- 1 building of affordable housing, 30-60% AMI
- 1 building of mixed market rate and affordable workforce housing
 - Space reserved for congregation, ministries, and worship
- Land leased by developers for next 99 years.



RESULTS

YIGBY Potential for Massachusetts

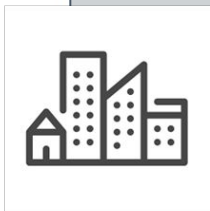
				Housing on Faith Based Properties	
	Parcels	Sq ft	Acres	Low Estimate (15 units/acre)	High Estimate (25 units/acre)
Parcels Owned By Faith-Based Organizations - With Buildable Space	5,881	469,094,621			
Parcels Owned By FBO - With Buildable Space	1,973	149,348,715	3,429	51,429	85,714
Parcels Owned By FBO - With Buildable Space Within MBTA Community Act Area	1,371	99,528,064	2,285	34,273	57,121
Parcels Owned By FBO - With Buildable Space Within MBTA Community Act & LIHTC Qualified Census Tracts	268	5,094,147	117	1,754	2,924

MASS YIGBY



Phase 3: Develop a law that incentivizes and empowers FBOs to support housing production.

- Present opportunity to Massachusetts, non-governmental organizations, and key stakeholders.
- Educate FBO stakeholder leaders.
- Identify potential political sponsors and advocates of legislation that would accelerate FBO development.



Phase 2: Develop and steward proof of concept for multiple FBO communities.

- Educate FBOs on the opportunity.
- Organize information sessions for congregation and community members to improve their cooperation and support.
- Provide predevelopment grants to support exploring ideas and FBO technical assistance.



Phase 1: Lay the foundation for FBO housing development support.

- Identify an anchor Institution to mobilize stakeholders.
- Perform direct outreach to a discrete group of potential early adopters.

DISCUSSION

Mass YIGBY

Advocates

If YIGBY legislation were to be considered in Massachusetts, the following is a list of organizations that are similar to SB 4's co-sponsors:

- Massachusetts Affordable Housing Alliance
- Massachusetts Association of Community Development Corporations
- Massachusetts Coalition for the Homeless
- Massachusetts Building Trades Council
- Massachusetts Law Reform Institute

Potential Political Sponsors

- Representative James Arciero, joint committee on housing chair
- Senator Lydia Edwards, joint committee on housing chair
- Senator Brandan Crighton, past member of joint committee on housing, has authored YIMBY bills
- Representative Andy X. Vargas, serves on joint committee of housing
- Senator Pat Jehlen, interests in social issues and housing
- Representative Ruth Balser, known for work in mental health and housing
- Senator John Keenan, joint committee on housing vice chair
- Representative Meghan Kilcoyne, joint committee on housing vice chair
- Representative Kevin Honan, has sponsored affordable housing bills
- Representative Aaron Michlewitz, Chair of the House Ways and Means Committee (decides budgeting for housing and urban development funding)
- Senator Sal DiMonenico, serves on committees for public health and welfare