

June 1 2025 All Church Gathering: Affordable Housing Questions Submitted by Congregants

MV Property Questions:

1. What does it mean, “What kind of neighbors do we want”? **How do we do use our church resources for highest and best use? What is our Christ-centered vision for building housing for a specific population (such as large families with children, or seniors 55+, etc.) at a targeted income level (30%-80% of Area Median Income (AMI) or a mix of market rate and affordable housing)?**
2. Is there a need for support volunteers? **Yes!**
3. Have you talked with any other family group housings? **Most of the organizations with whom we have spoken to or researched had much smaller lots on which to build, so focused on housing seniors (55+) with studio and 1-bedroom apartments. Examples are UMC of Palm Springs, Covina UMC, and Nestor UMC. In contrast, our proposed project site of 2.2 acres offers an opportunity to build units with multiple bedrooms for families.**
4. How many affordable housing projects for families are there in San Diego? **We don’t have data on projects specifically for low-income families, as there are many that mix larger units in with smaller units. However, our consultants informed us that developers often lean toward smaller units or studios to maximize the number of units into a single building footprint.**
5. I suggest we go back to those who have already been down this road—what have they learned and what would they have changed or done differently? What issues have they had related to having low-income housing (*residents*) as their neighbor? **We are doing so and have a team member who will provide a report of findings.**
6. Who was the development consultant? **LeSar Development Consultants.**
7. Will this draw our church resources and take away focus on our church members? **There may be some initial investment of church funds, mostly in legal work to get a ground-lease agreement into place, but the main responsibility to find funding for the project falls on the developer. This often requires time to conduct due diligence and put together the stack of funding from private, government, and philanthropic sources before work begins (can be up to several years). As far as staff time and human resources, there will be times when staff and volunteers are heavily involved, such as negotiating a ground-agreement, or coordinating construction, and there will be times where we are waiting on approvals or developer research, etc. Once the project is built, how we interact with and build community with our neighbors is up for the congregation to determine.**
8. Will FUMCSD get any of the units (to use for visitors, staff, special needs)? **This is a possibility and other projects we’ve looked at have had some of the space reserved for church needs (ie building new admin offices, having shared-use space and/or parking, and even church-administered housing units). However, every concession that we receive will in turn lower the total financial compensation. We will do our best to balance the church’s space needs in the project with the financial needs.**
9. As the years go by, how do we prevent a low-income housing development from turning into a slum? **Using a ground lease, the developer is responsible for setting up ongoing management and maintenance of the property. As a congregation and the owner of the property, we will have recourse if the developer/property manager violates the ground lease agreement.**

10. Where will children of different ages play? **The developer is required to include “amenity spaces” in all projects; for our hypothetical large family project, we estimated 1,400 sq. ft. of common areas and an additional 1,000 sq. ft. of play and recreational facilities.**
11. Where will the children go to school? Nothing is within walking distance. Where will the children find a park or playground to play in? Nothing is within walking distance. Where are the nearest grocery and drug stores? Try walking from Camino del Rio South to schools, parks and stores. I can’t do it. Can you? **One of the reasons our site is desirable to developers is that it is in a “Transit Priority Area,” or a space with reasonable access to bus and trolley stops. While some amenities may not be walkable now, they are within close range of nearby bus and trolley stops. Additionally, there are large, mixed use developments planned for the Mission Valley Mall site. Those can also include stores and amenities needed that don’t exist yet. A developer could also include a market or other small retail space in the plan for our site, too.**
12. Are the units for sale or rent? **The units will be for rent.**
13. How many bedrooms are we expecting in the 140 units? **The hypothetical large family project to determine financial feasibility assumed 250 bedrooms.**
14. Who will manage the property? **Using a ground lease, the developer is responsible for setting up ongoing management and maintenance of the property, including providing supportive services to residents.**
15. Will there be adequate parking for 140 units? **For projects with over 20% affordable housing or in a Transit Priority Area (we fall into both criteria), the city has no minimum parking requirement. However, in our RFP, we can request that developers submitting proposals include a plan for parking, which could include shared parking with the church, etc.**
16. Where will residents’ guests park? **See above**
17. Where will dedicated staff parking be moved to (currently it is in P8)? **See above.**
18. Will we have adequate parking if our church grows? **As our church grows, we will continually reassess parking capacity and options for repurposing unused space.**
19. What about lost revenue from San Pablo, HCTB, TIEE? (*tenants in UMC*) **If we invest the revenues from a one-time, capitalized ground lease payment in a similar way that we steward Foundation funds, a conservative 5% draw on those funds for operating expenses would more than compensate for the loss of current tenant revenue.**
20. How is the income for tenants to get a unit decided? **We can request that our project focus on a particular group and income level, for example, Extremely Low-Income Families, with income at 30% of Average Median Income, might look like an annual income of \$50,000 for a family of four.**
21. Is there only one location in mind for the housing? Where again? **The entire parcel east of the access road and sanctuary, which includes P8, P9, The United Methodist Center/Cove, P10, P11, the building currently occupied by Here Comes the Bride, and P12.**
22. Is our site zoned for housing? **Residential housing is allowable on our property.**
23. Have you considered using the property in front of the church instead? **That is currently up for discussion.**
24. Would the P1 development be three stories? Won’t this block visibility for the church? **It could from Camino del Rio South and partially from the I-8 freeway and beyond.**
25. The state/county I believe has an easement which would entitle them to part of the lower lot should they decide to widen Camino del Rio S. Need to validate whether we could actually

develop that lot. Is this true and how does that impact this plan? **Please see the map below (on the last page) showing easement and setback info for the northern boundary of the parcel. Added together, they represent a 16 ft "buffer" from the street that would need to be reserved from development. This most likely would not significantly impact any proposals we receive from developers.**

26. Would you consider a smaller project for fewer renters/units? **We are open to considering different sized developments; however, in general smaller projects are not as attractive to developers. With a smaller project, we run the risk of not attracting any bidders to respond to our RFP.**
27. If we downsize the project size to keep the UMC building, what would be a feasible affordable housing project? **We do not know at this point, as we asked our consultant to run numbers on maximizing building on the full East parcel to understand whether a project could be financially feasible. This is something we could put out to bid for a developer to come up with a design on their own, but a smaller project might not be as attractive.**
28. What is the plan to replace the UMC for Cove space and Sunday school rooms? What facility will be available for children's ministries? **As we learned in re-Wilding Conference, the culture has changed, which has impacted families and church ministries for families. Our children and youth programs are not as well attended as they once were. What is required is more likely to be something we haven't done or thought of before. Which leaves open lots of room for creativity, not only in programs but in where programs take place. We do have lots of spaces that could be used, including the existing elementary school buildings near the Children's Growing Center.**
29. How would tenants impact the Children's Growing Center? Safety? **The CGC's current high safety standards and practices will remain in place.**
30. In the current plan, will the top parking lot above the Krause building (UMC?) be included? **We do own P8 and P9, just behind the UMC, but we do not own the parking lots above P8 (staff parking lot).**
31. What will happen to the solar panels and where will our electricity be generated? **Our current solar panel array will not be impacted.**

OB Property Questions:

1. When we took over OB, how much money did we invest in getting it in user ready (*condition*)? Will any of this money be reimbursed from the transfer? **We have respectfully requested reimbursement from the District if the land ends up being sold or leased within the next 10 years, but do not yet know whether they will agree to this request.**
2. Has the OB parsonage been sold already? **In 2024, we successfully sold the Ocean Beach parsonage, as approved by Church Council, with the proceeds going toward a fund that will provide for our pastors' annual housing allowance for many years to come.**
3. With the District/Conference stating that it wants a "ministerial presence" in OB, does that mean they are going to send a separate "new" minister to revise and start a congregation at what was previously the Water's Edge? **This will be up to the District and Conference to discern a plan and staff that ministry once the property is transferred. We will not be responsible for the ministries there anymore.**

MAP No. 5780

SHEET No. 2 of 2 SHEETS

TULLY SUBDIVISION

