



FAITH HOUSING SUMMIT

Breakout 2:
Exploring Building and Property Uses for Housing
with Rev. John Cleghorn, Caldwell Presbyterian Church

Breakout 2: Case Studies by Resource

Exploring Land Options

Room 211

Room 211 is by the
Registration Table

Exploring Capital Options

Room 207A

Exploring New Uses for Old Buildings

Room 207 D

Exploring the Power of Community

Room 207 BC

Welcome

Agenda

1:25 pm	Welcome
1:35	Overview Presentation
1:50	Q&A
2:00	Table Discussions
2:15	Group Debrief
2:25	Return to Plenary Room 209 for Closing Session

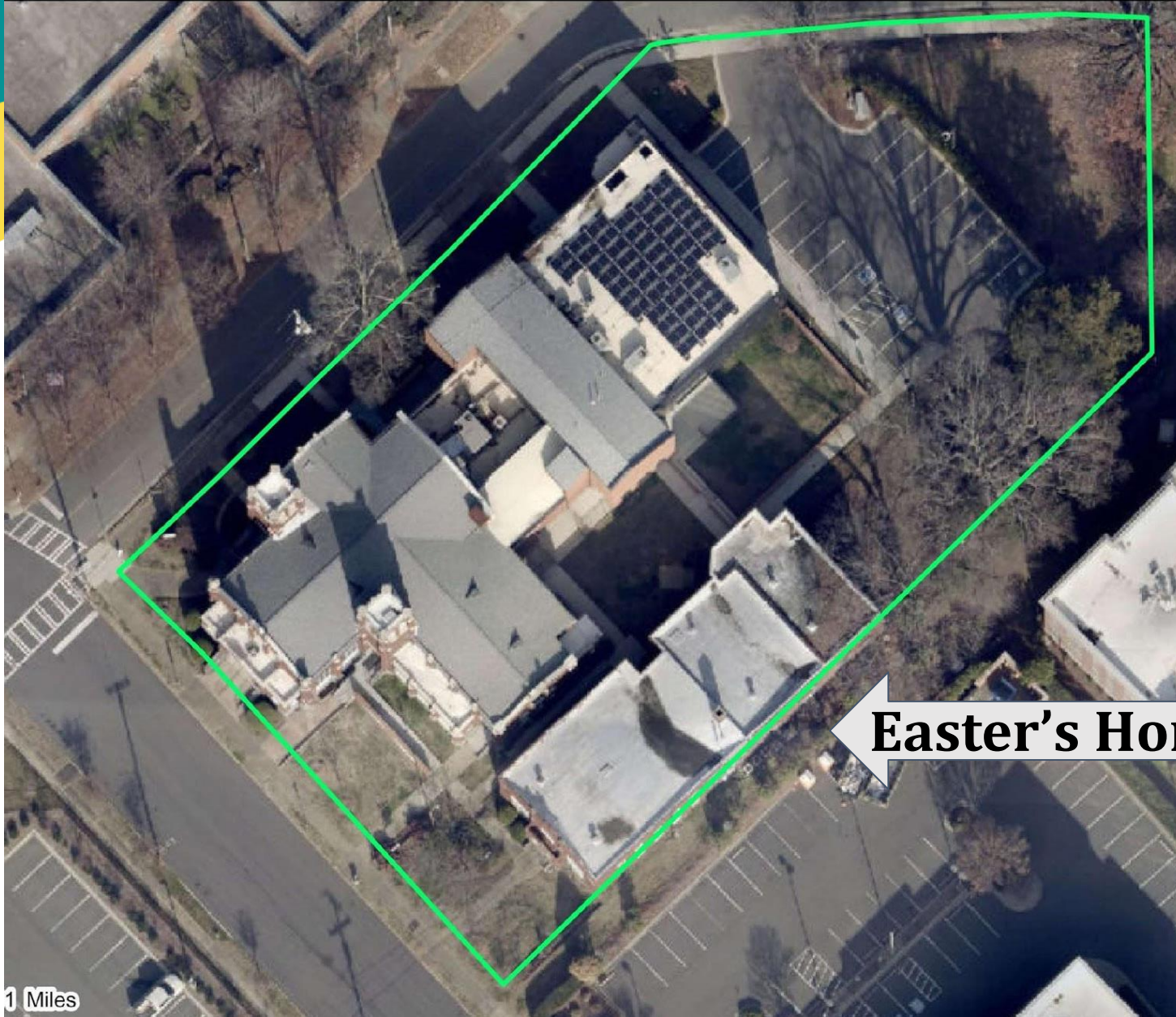
Exploring Building and Property Uses for Housing

John Cleghorn, Caldwell Presbyterian

Easter's Home: A Snapshot

- Conversion of a 14,000 s.f. Christian Ed building
- Ground lease from Presbytery
- Creation of 21 studio apartments (permanent supportive)
 - ❖ Supportive housing for chronically homeless
- Partners:
 - ❖ DreamKey for development
 - ❖ Roof Above for operations upon completion
- Location: 1.3-acre urban church campus in Elizabeth
- Historic, affluent, residential/commercial neighborhood

The Property





The Property

Pros of an Existing Building

- Preservation (“adaptive reuse”)
- Environmental Impact
- Maintains integrity of campus look/feel
- CAN help avoid rezoning - NIMBYISM/fight
- Neighborhood may more readily welcome vs a new structure

Cons of an Existing Building

- Complications - get a good architect!
- May limit room design and shared space options
- Can be more expensive and take longer
- Can limit a re-imagining of a overall campus redesign

Example of Funding: Easter's Home

Caldwell Presbyterian Church Capital Campaign	\$ 800,000
Myers Park United Methodist Grant	\$ 1,000,000
North Carolina Housing Finance Agency	\$ 600,000
Merancas Foundation Grant	\$ 500,000
City of Charlotte Housing Trust Fund Grant	\$ 630,000
American Rescue Plan/through Mecklenburg County	\$ <u>2,500.000</u>
	\$6,030,000

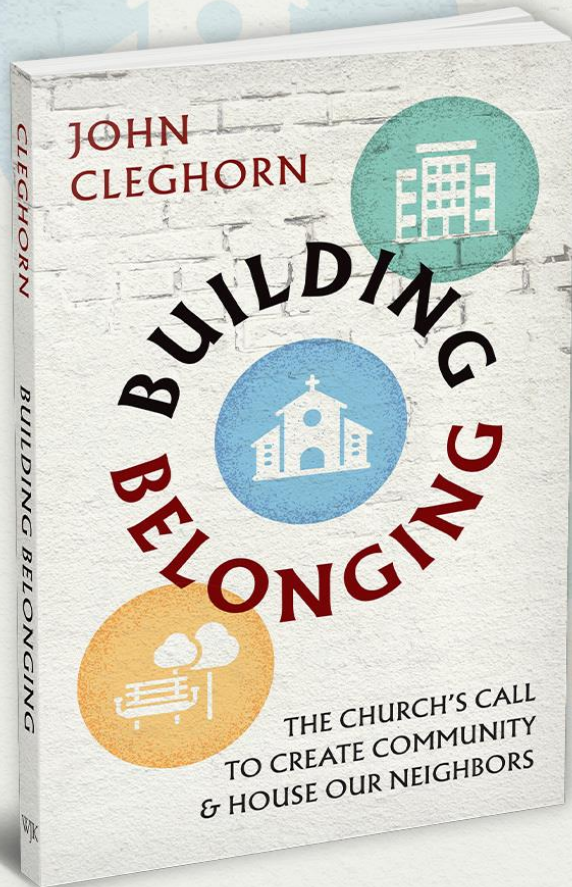
Public / Private / Faith / Philanthropy



Other Considerations

- Get expertise involved asap
 - ❖ Housing and development professionals
 - ❖ Engage those with **lived experience** from population you want to serve
- Congregation should openly discuss:
 - ❖ Interaction/ministry to neighbors and impact on church function
 - ❖ Timeframe is often 5-10 years: Do you have the energy and capacity?
 - ❖ Is housing best and highest use of building - or something else?
 - ❖ Develop the property now or plan (formally) to leave a legacy

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For More

32 Examples of on-campus deals

In-depth case studies

Theological/Biblical framing

Lessons learned

The crises facing every church:

Reordering of faith & churches +

Housing crisis - everywhere +

Implosion of community

Who Needs Your Care and Shelter?



35,000 + Affordable Units Needed
in Charlotte

Who Needs Your Care and Shelter?

My people will abide in a
peaceful habitation, in
secure dwellings, and in
quiet resting places.

- Isaiah 32:18

Table Discussions

- What are your biggest questions?
- What do you think your next steps might be?
- What kind of resources or support will you need?

Closing Session

Please return to the Plenary Room 209 for the Closing Session.
Program will resume at 2:35 pm.