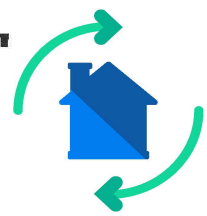




"FLIP THIS HOUSING CRISIS!"

Turning the Burden Into a Blessing



San Diego's FAITH COMMUNITY Responds!
Introducing... POWER Housing
Places Of Worship Emergency Response Housing
Every World Religion has a call to aid the vulnerable. It's universal. The time to act is now.
Our Homeless Crisis is just the visible pain point of our Low Income Housing shortage
We have the POWER to change this with POWER Housing

Why Focus on Faith Community Properties?

THE FAITH COMMUNITY HOLDS ACRES OF LAND ALREADY "OWNED & ZONED"

Adding Residential units to land already "Owned & Zoned" is the fastest, least expensive way to quickly create housing supply for our vulnerable populations while delivering Revenue & Relevance to our Places of Worship.

There are 1100+ Parcels in SD County with "Religious Use" zoning. Most can accommodate Residential with no Property Tax*

How do we begin the process?

Discernment:

How can our Congregation help?
Determine Buildability of your Property

1. Do you have excess land or underutilized areas?
2. Do you want to help meet Regional Housing needs?
3. If so, for what group? Students, Seniors, Veterans?
4. How many units will your Community Plan allow?
5. Are there seismic, environmental or other concerns?

Teambuilding:

If we can build housing, what's next?
Design & Construction Financing Options

1. Collateral Loans against land with low or no debt
2. Denominational Funds for Facilities Construction
3. Developer or Equity Partner financed

Shepherding the Flock:

Who will manage the housing?
Operation Options

1. Self-Manage units - most complicated
2. Hire Property Manager - less complicated
3. Master Lease units to Partner Non-profit Agency to choose Residents, collect rent, provide services - easiest & most secure!

What else shall we consider?

Stewardship:

How will this help our Congregation?
Benefits to your Flock

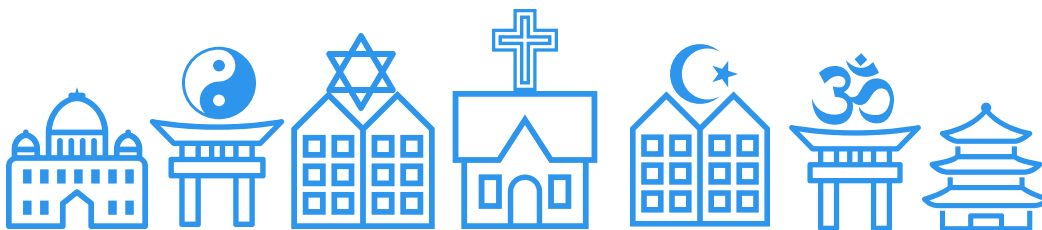
1. Gain new worship, classroom, office or parking areas
2. Community Relevance - help meet SD housing needs
3. Sustainable Rental Revenue - \$\$ essential for growth
4. Maximize God's Blessings - Activate value, improve stewardship, i.e. Parable of the Talents, Matt. 25:14-30

Kingdom Growth & Social Justice:

How will this serve the greater good?
Benefits to the Community

1. Provides longterm Housing for Seniors, Students, Refugees, Veterans, Families & Individuals
2. More Housing = Lower Rents = more disposable income for spending, benefiting overall economy
3. Keeps housing costs lower with no property taxes* and no land acquisition expense & delay
4. Builds demand for Innovative Housing industry as new Economic Engine for the Region

*Please see Tax Info on reverse side
For more information please contact
Monica Ball, UPLIFT Board Member
mbrealestate@cox.net, 619-708-3512



Save Lives - Gain Revenue & Relevance - Love Thy Neighbor

www.upliftsandiego.org

Places of Worship Emergency Response Housing
POWER Housing Potential

Running the Numbers - What If 10% Participated?



1100 SD County Parcels Zoned Religious Use
X 10% that can/will build

110 potential Faith Community Partners
With Just 10 Units Each...

Of 110 Parcels that can/will build
x Avg. 10 units each

1100 potential new homes



Within One Year...With only 10% Participation

1100 Innovative Housing units are built
x Avg. Rent \$10,000 per year

BRINGS POTENTIAL \$11,000,000

Annual Gross Rental Revenue to the Faith Community

References & Resources



"Blessed Homes" - Old Churches and Underutilized Properties are Finding New Use as Affordable Housing, February 22, 2018 - Affordable Housing Finance On-line Newsletter
http://www.housingfinance.com/developments/blessed-homes_o

"A Win-Win" - Using local church buildings to address the affordable-housing crisis, most houses of worship follow the same script, selling their land outright to a nonprofit developer or signing on to a ground lease, which allows the developer to build and operate the affordable-housing units while the church retains ownership of the land. Washington Post, July 16th, 2018
<https://www.washingtonpost.com/news/acts-of-faith/wp/2018/07/16/a-win-win-using-local-church-buildings-to-address-the-affordable-housing-crisis/>



***Property Tax Exempt**

***CALIFORNIA BOARD of EQUALIZATION:**

"The Welfare Exemption is available for property owned by a religious organization that uses the property for housing aged people or people with disabilities, rescue missions, halfway houses and lower-income housing." CA BOE - Property Tax Exemptions for Religious Organizations - June 2017 <http://www.boe.ca.gov/proptaxes/pdf/pub48.pdf>