

Chelan Discernment Option - Develop Property into Low Income Housing in Partnership with other community organizations

This option explores the possibility of developing the property for affordable housing in alignment with our social justice mission in support of addressing our homelessness and housing crisis. Over the years, visions for this possibility have been expressed by many members. This development option would involve partnering with community organizations and/or developers.

Potential Options

1. Partner with [LEAP Housing](#), a non-profit developing (and preserving) affordable housing. They have partnered with Collister United Methodist and King of Glory Lutheran (and others) through their [YIGBY program](#) (Yes in God's Backyard). Faith communities donate available land to the LEAP Housing Trust and LEAP manages **everything** from permits to contractors to property management.
 - In 2021, LEAP put together a [proposal for BUUF](#), at the invitation of board members and the social justice council.

Pros	Cons
<p>Social justice impact in affordable housing crisis (aligns with our justice mission & vision)</p> <p>LEAP handles everything, little additional work for the congregation other than being a community support for potential tenants (Collister's units are being rented by New American families and they offer support with basic supply needs, holiday baskets, community resources, etc.).</p>	<p>I hear mixed reviews of LEAP from the affordable housing community.</p> <p>No income for the church</p> <p>LEAP could decide after a closer look at the zoning and property to not take us up on the offer and we're back to where we are now.</p> <p>This is a difficult piece of property. Any development beyond the single family home is going to run into complications with the private road, water & sewer & zoning.</p>

2. Develop RFP to go out to other potential developers with affordable housing missions. Could involve funding from Idaho Housing and Finance Association and other public housing entities.

A few potential developers serving Idaho recommended by those working in affordable housing:

[Northwest Real Estate Capital Corp](#)

[The Pacific Companies](#) - City of Boise Partner for new development

[Roundhouse](#)

[Northwest Integrity Housing](#) - Developers of New Path Housing (Boise)

[The Housing Company](#)

Pros	Cons
<p>Social justice impact in affordable housing crisis (aligns with our justice mission & vision)</p> <p>Could create a contract which would result in some potential income from BUUF</p>	<p>May require more detailed involvement from BUUF leadership</p> <p>Developers may not be interested in such a tiny property with many obstacles for multi dwellings.</p>

3. **Consider tiny home village** (LEAP also does this)

Inspiration - [Minnesota Churches hosting Tiny House Villages](#); [Square One Villages](#) (Oregon), creating tiny home villages and co-op communities; [Tiny House Ministries](#)

Pros	Cons
<p>Social justice impact in affordable housing crisis (aligns with our justice mission & vision)</p> <p>Could create a contract which would result in some potential income from BUUF</p>	<p>Tiny homes are considered a temporary, transitional solution and not part of the housing first model.</p> <p>May require more detailed involvement from BUUF leadership.</p> <p>This is a difficult piece of property. Any development beyond the single family home is going to run into complications with the private road, water & sewer & zoning.</p>

Additional considerations: When the 2021 Chelan Task Force worked on this, they interviewed the board at that time, sharing all of the Chelan Parcel Facts they'd gathered at the time. The following challenges inherent in the property itself were named:

- There is not much land – we will not be able to accommodate every dream of the congregation. If we want to have an impact, it's best to focus our strategies on key goals
- Creativity from a developer is important – we don't want to restrict the ability of a developer to deliver on our vision. Too many restrictions may limit our ability to develop things on the property.

While there was enthusiastic energy to use the property for a justice mission-centric purpose, at the end of the conversation many of us realized that selling it may allow us to have a greater justice/community impact (with a wide range of possibilities beyond housing) than developing just a few units. Read the [notes from that 2021 Board conversation HERE](#).

Other mission-centric ideas: School, co-housing for seniors, hospice facility, community center/justice incubator for tiny non-profits, day shelter with showers for unhoused and future climate crisis support (warming & cooling shelter).