



Yes, In God's Backyard

Affordable Housing SB 1730

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Growth Management Department

Policy workshop with AHAC and HFA Wednesday, February 18, 2026

Timeline



2020

HB 1339

Permits the governing body to approve affordable housing on any parcel zoned for Residential, Commercial or Industrial if 10% of the units are @120%AMI



2023-2024

SB 102 & SB 328

Live Local Act, Administrative review process for affordable housing in Commercial, Industrial, and Mixed-use zones with 40% of the units @ 120% AMI for 30 years



2024

Ord. 2024-07

Board of County Commissioners adopted Unified Land Development Code amendments consistent with Florida Statute §125.01055(7) the Live Local Act & the optional density with Live Local Act+



2025

SB 1730

Live Local Act Amendment Permits the governing body to approve affordable housing also on parcels zoned for Religious Institutions if 10% of the units @120%AMI

Senate Bill 1730 Optional Affordable Housing



SB 1730 (2025) enables affordable housing development on land owned by religious institutions often on underutilized parcels (e.g., surplus land or large parking areas).



Local Government **may approve** housing for religious institutions, “Yes, in God’s Backyard” (YIGBY) is a tool to develop housing on their property if a minimum of 10% of the units are reserved as affordable, monthly rents or mortgage payments do not exceed 120% AMI.

The Genesis of LYIGBY[®] YES IN GOD'S BACK YARD

The [YIGBY](#) “Yes in God’s Backyard” movement was established in San Diego in 2017 to counter NIMBY “Not in My Backyard” opposition to affordable housing. The nonprofit helps faith-based organizations build housing on their properties by providing low-cost technical assistance, connecting them to funding, and supporting the policy and entitlement process.

When might a religious institution consider using their property to develop affordable housing?

- When a community has a compelling need for affordable housing.
- When a house of worship property is well configured for residential, office or retail and/or has a significant amount of property.
- When a house of worship has a strong culture of community mission and commitment to social justice.
- When a house of worship has oversized, outdated or inappropriate facilities or is transitioning out of service.

Collister United Methodist Church, Boise, ID

2022 Taft Street Homes

Two 3 Bedroom 2 Bath Homes, 1,009 SF

Rented @ 30% AMI

Land leased to LEAP Housing \$1 per year for 50 yrs

Financing:

\$300,000 Idaho Housing and Finance Association HTF

\$250,000 City of Boise HOME

\$80,000 City of Boise Housing Incentives Program

\$50,000 Boise Regional Realtors

\$30,000 Laura Moore Cunningham Foundation

\$25,000 Intermountain MLS



Peace Presbyterian Church, Eugene, OR

2023 Peace Village Co-Op

70 Units - 14 Studio, 44 1-bed, 8 2-bed

3.67 acres for 19 du/acre density

Permanently @ 30-60% AMI

SquareOne retains land ownership.

Congregation leases use of the Sanctuary building for 25 yrs

Financing:

\$4.3 Million American Rescue Plan Act

\$2 Million Oregon Legislature Shared-Equity Pilot Program

\$1.6 Million Donors and Foundation Grants



Community Land Trust Limited Equity Co-op structure

<p>*Membership Purchase (*as of Nov. 2025)</p>	<ul style="list-style-type: none"> ❖ *\$5,275 / household ❖ A loan of up to \$4,000 may be obtained from SquareOne as capacity allows (see page 5 for details)
<p>Resale Formula</p>	<ul style="list-style-type: none"> ❖ Initial Membership Price ❖ + 3% simple interest per year ❖ + approved capital improvements
<p>*Carrying Charges (Monthly Payment) (*as of Nov. 2025)</p>	<ul style="list-style-type: none"> ❖ *\$450 - \$750 / month per household ❖ Includes all utilities, operating costs, replacement reserves, and mortgage payment

Grace Presbyterian Church, Walnut Creek, CA

2024 Hope Village

6 tiny homes, 270 SF

62yrs+ residents referred with project-based vouchers.

Rented @ 50% AMI for 55 years

Land is leased to Hope Solutions for 55 years

Financing:

\$1 Million Local Housing Trust Fund, City of Walnut Creek

\$850,000 Pulte Group Firm Foundation donated materials & labor

\$169,000 Community Development Block Grant Funds

\$1.5 Million Hope Solutions Homes Heal Hearts capital campaign



Palm Lake Christian Church, St. Petersburg, FL



2025 Palm Lake Urban Sanctuary

86 Unit- Four Story Multifamily

13 units for 30% AMI, 14 units for 50% AMI
42 units for 60% AMI, 17 units for 80% AMI

Financing

\$23,482,000 loan from Bank of America
\$22 million in Low-Income Housing Tax Credit
\$1,544,057 in American Rescue Plan Act funds from the City





**Use the current Live Local Act standards and process
or consider different strategy?**

Current Land Development Regulations

Live Local Act (LLA)

- Administrative review process of multifamily or mixed-use development in Commercial, Industrial and Mixed-use zoning districts
- 40% of residential units are rented at 120% AMI for 30 years
- Maximum Density at 24 dwelling units per acre
- Maximum Height at 65 feet
- All other multi-family residential development requirements apply

Additionally, the *voluntary* **Live Local Act +** density bonuses above the LLA 40% @ 120% AMI for 30 years if located in an activity center and not industrial zoning.

➤ 48 du/acre with 80% AMI *or* 72 du/acre with 50% AMI targets

Policy Decisions

Affordability Targets?

30% - 120%

Policy Decisions

Duration?
30, 50 years or longer

Policy Decisions

Density?

Current Zoning, Adjacent or Bonus

Policy Decisions

Level of Review?

- Administrative
- Preliminary/Final Development Plan
- Threshold

Other Development Standards?

Within or Outside the Urban Cluster Differences

- Minimum Parcel Size (1 acre in cluster to 3 acres outside cluster)
- Height, Setbacks and Buffers – per zoning district, adjacent use or incremental

THANK YOU FOR YOUR INPUT

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