



Family Promise Guest House Proposal

City Council Workshop

October 12th, 2020

Letter from Christ Lutheran Church

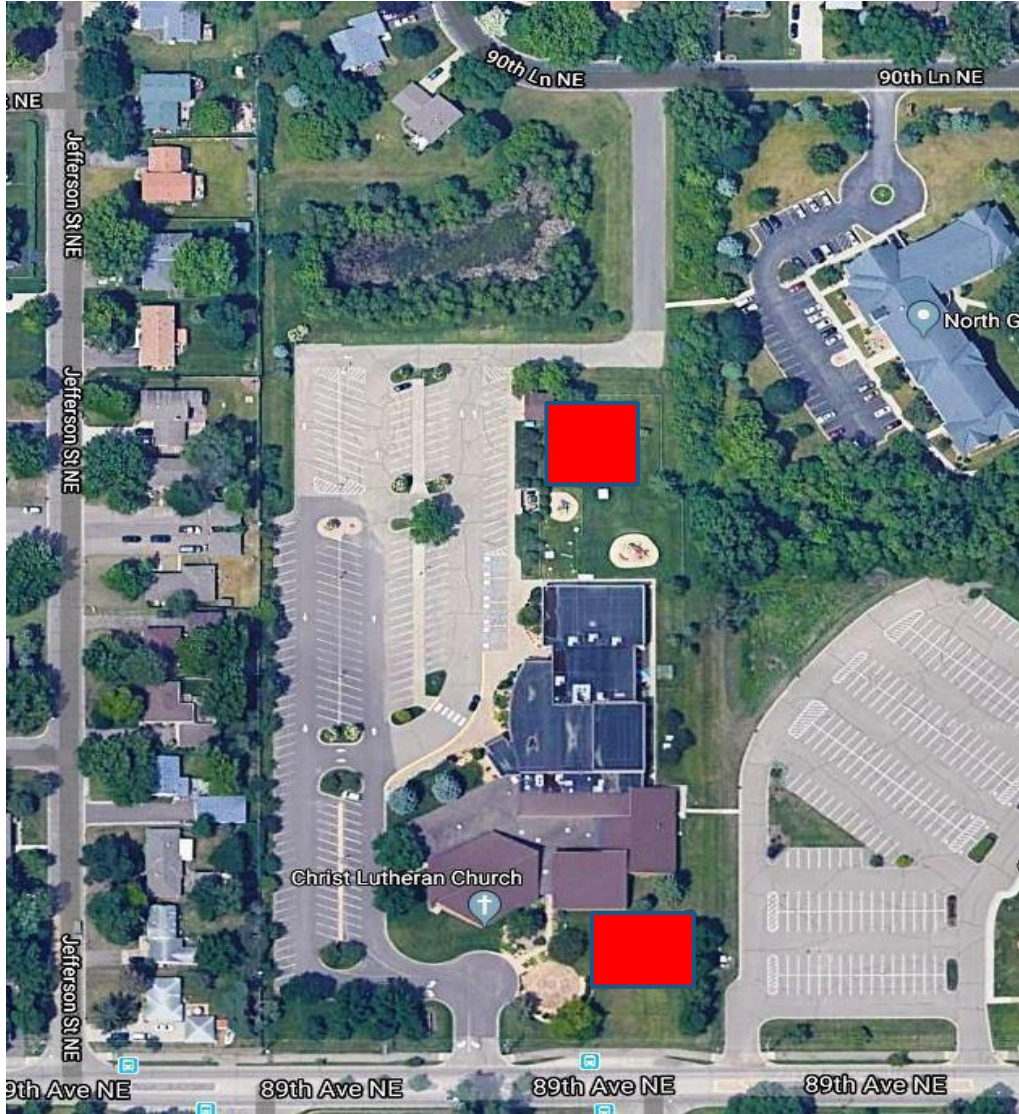


- ▶ Christ Lutheran has been partnering with Family Promise of Anoka County for over 10 years
- ▶ Church Council approached staff in summer 2020 about the potential guest house proposal
- ▶ Church Council has now received congregation support for this proposal—see attached letter and resolution

Family Promise in Anoka County



- ▶ Offers shelters and services for homeless families
- ▶ Faith communities in Anoka County offer overnight shelter, meals and hospitality
- ▶ Serves families with minor children
- ▶ Helps families work towards permanent housing stability
- ▶ Proposal to build an 8,000 to 12,000 square foot guest house on the Christ Lutheran Church campus
- ▶ Will provide private sleeping rooms, bathroom facilities and kitchen and eating area, laundry facilities, play room, quiet space, staff offices, storage and reception desk
- ▶ Architecture to compliment that of the church



Two optional
locations of the
guest house on
church property



Family Promise Existing Operations



- ▶ Currently serves 18-24 families per year, with 3-4 families in the program at one time
- ▶ Families participate for a maximum of 90 days
- ▶ Adults expected to find work or increase income, children must attend school.
- ▶ Must work diligently to find sustainable housing
- ▶ Once graduated from the program, Family Promise offers continued support
- ▶ A representative of Family Promise will be present to provide more information on the program

Code Amendment Required

- ▶ The zoning ordinance does not address or allow accessory structures as homeless shelters in the R-1 (Single Family) zoning district.
- ▶ A code amendment is required to allow a homeless shelter in an accessory building in the R-1 (Single Family) district.
- ▶ A definition of “family shelter” and the standards of development need to be established through the code amendment.



Possible Ordinance Requirements



- ▶ Limit use to R-1 (Single Family) only
- ▶ It would be a conditional use that is also an accessory to a church
- ▶ Minimum lot size required, possibly 5 acres
- ▶ Could institute a minimum distance to single family homes
- ▶ Should be associated with a reputable homeless housing organization
- ▶ Building setbacks would be the same for the accessory shelter as they are for the church.
- ▶ Staff will research other ordinances throughout the metro

Process

- ▶ If a code amendment is supported, the applicant will need to apply for a conditional use permit.
- ▶ A neighborhood meeting would need to be held on this proposal prior to the public hearing.
- ▶ A public hearing would be held at the planning commission meeting.
- ▶ Council would make the final decision on the code amendment and conditional use permit.



Conclusion



- ▶ Staff is looking for an indication of Council support for this proposal and potential code amendment.
- ▶ If there is general support for this proposal, staff and the applicants will return to a later workshop with more in depth information and a draft code amendment.