

Report From the Administrative Commission on Congregational Property
1/16/2024

Important Information for Churches

G-4.0206 Selling, Encumbering, or Leasing Church Property from the Book of Order

a. Selling or Encumbering Congregational Property

A congregation shall not sell, mortgage, or otherwise encumber any of its real property and it shall not acquire real property subject to an encumbrance or condition without the written permission of the presbytery transmitted through the session of the congregation.

b. Leasing Congregational Property

A congregation shall not lease its real property used for purposes of worship, or lease for more than five years any of its other real property, without the written permission of the presbytery transmitted through the session of the congregation.

All leases executed by NCP Sessions must contain the following language:

"Notwithstanding anything contained in this Lease/License to the contrary, in the event that the Landlord as a religious organization is dissolved, Lessee or the National Capital Presbytery may terminate this Lease/License, provided that notice of such dissolution is provided to Lessee at least ninety (90) days prior to the anticipated date of dissolution, and (ii) the Lease/License shall not terminate for ninety (90) days after the date of such dissolution unless otherwise agreed by the Parties."

The Presbytery has empowered the Administrative Commission on Congregational Property with the powers of an Administrative Commission to consider and approve requests from churches to lease, sell or encumber the real property of a church. Any action in this regard by a congregation without the Presbytery's permission will not be recognized as legally valid.

If your church is considering leasing, selling or encumbering real property please contact the Director of Business Affairs, Heather Deacon, hdeacon@thepresbytery.org.

- Clarendon Presbyterian Church (Arlington, VA) – December 21, 2023

Approved a request by Clarendon Presbyterian Church to extend their existing Memorandum of Understanding (MOU) with Arlington Partnership for Affordable Housing (APAH) as follows:

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **approves** Clarendon Presbyterian Church's request to extend the existing MOU with Arlington Partnership for Affordable Housing (APAH) which states their intent to redevelop their worship and non-worship property for the purpose of affordable housing through March 31, 2024. They further request that the appropriate representative from National Capital Presbytery be authorized to sign said MOU extension. **Approval and authorization contingent upon review and confirmation that no other changes to MOU are made (outside of expiration date) and receipt of congregational approval of authorizing this action.**

- Clarendon Presbyterian Church (Arlington, VA) – January 4, 2024

Made the following recommendation to Leadership Council relating to Clarendon Presbyterian Church's request to redevelop their worship and non-worship property into an affordable housing project:

The Administrative Commission on Congregational Property (ACCP) of National Capital Presbytery (NCP) **recommends** to Leadership Council for consideration by Presbytery that Clarendon Presbyterian Church (CPC) be approved to convey their worship and non-worship property located at 1301 and 1305 North Jackson Street, 1308 North Irving Street, and four lots with no assigned street addresses on North Irving Street, Arlington, VA to Arlington Partnership for Affordable Housing or its assigns (APAH) for the price of \$7,820,000.00 for purpose of developing the property in accordance with the terms presented in the Letter of Intent considered at the December 21, 2023 and January 4, 2024 ACCP meetings.