

Land Rich - Cash Poor: Faith Communities and the Stewardship of their Property

Can church-owned land help solve the housing crisis?



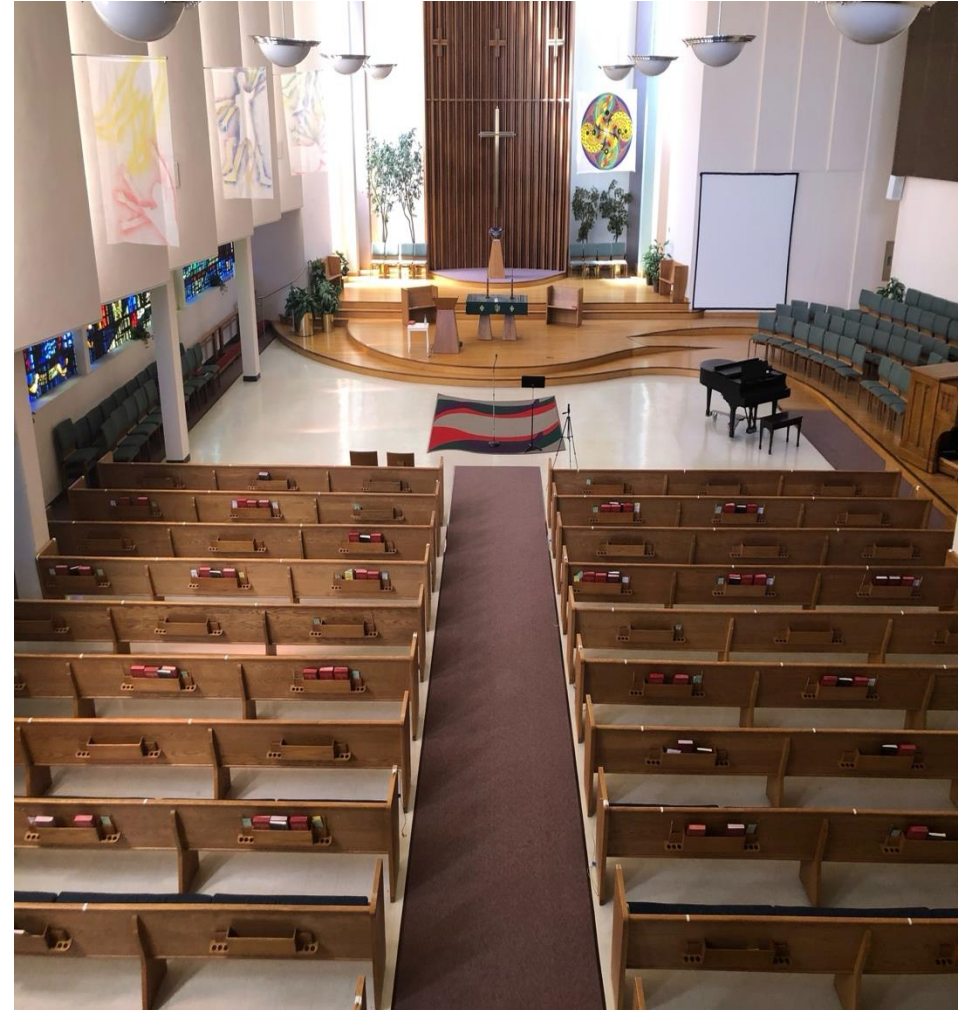
mercy
HOUSING
Northwest



MASON
UNITED METHODIST CHURCH

Mason's interest in transforming its property.

- Be good stewards of the land we are currently on
- The existing structure is functionally obsolete
- Our focus is to build a community that conjures memories of the early church which was about...
 - Connecting: Building relationships with one another,
 - Serving one another AND being served
 - Growing and Learning, seeking enlightenment
 - Living out the values of Social Justice
 - Walking with one another with the single purpose of THRIVING physically, emotionally and spiritually! And living our best lives.





How Did Mason Get This Far?

- July 2022: Financial Situation. We were in the red \$ 7-9,000 PER MONTH! With about 7 years to go before we run out of cash for church operations.
- December 2022: Pastor Susan asked Pat Roundy, a leader of the church, to attend a meeting with her at Sotheby. From there, the dream started to take shape with the central question being, how can Mason be the church for the 21st Century?
- January 2023: THE TIPPING POINT: “In the midst of every crisis, lies great opportunity.” — *Albert Einstein*
- A preliminary team was created to begin exploring what it looks like to not build a church but BE CHURCH.

Mason Development Project Steering Committee

- The committee is made of 7 church members and 7 community members. We found these community members by initiating meetings, “selling” the project, and inviting others to bring their expertise to the table.

Stephen Antupit	City of Tacoma Urban Design Studio (Senior Planner)
Hunter George	Parks Tacoma (Policy and Government Relationship Officer)
Michael Mirra	Tacoma Housing Authority (Retired Executive Director for 17 years)
Rebecca Rossi	Project Manager for Architecture firm and a Proctor neighbor
Ann Welton	Proctor District representation and once a member of Mason.
Sandy Windley	Associated Ministries, (Executive Assistant and Interfaith Engagement)
Jay Woolford	Legal consult from Enterprise Community Partners



Finding a Developer:

Our preferences in looking for in a Developer included:

- 1 - non-profit and local organization
- 2 - shared values of social justice and compassion
- 3 - a true partner, in manifesting the vision
- 4 - great success in tapping into different financial funds available from the local to national level

Why we chose Mercy Housing



1 – non-profit organization



2 – faith based with shared values



3- Michael had worked with them and spoke to their reputation in making things happen.



4- track-record of tapping into funds



5- -great chemistry!



- AND FOR A BONUS! Mercy will not only build the project, but they will...
 - offer services to the residents and beyond that will assist them in their needs.
 - Acts as the property manager for the project

How did Mason elicit community support? TRANSPARENCY TRANSPARENCY TRANSPARENCY

- Posted video updates, media stories, testimonies, vision, goals, on our Website.
- Brochure created that spells out the vision.
- Presentations to the public were arranged with various clubs and councils.
- Continue to meet with individuals inside the church and outside the church.
- “Gave the congregation talking points to use when they spoke about the project.



What We Know....

- Every faith-based organization is set in a unique setting of it's own. There is no cookie cutter outline to follow.
- It will take many years to accomplish. Don't wait until you "have to" do something.
- The number one reason I believe we are moving forward so seamlessly thus far is because the Spirit is directing the project. God-incidences and surprise blessings occur over and over again. It's difficult to take credit for something when we believe we're actually simply participating in something much larger than ourselves. Much larger than Mason.

And they were
all filled
with the
Holy Spirit.

Acts 2:4

Mercy Housing
Northwest Partnership
with Mason United
Methodist Church





Shared Values Drives Interest in Church Partnerships

Community Engagement

Partnerships with churches like Mason United foster a deep sense of community and shared values, enhancing project outcomes and deepening impact.

Trust-Building

Church partnerships offer vital opportunities for trust-building and holistic community development through collaborative efforts.

Connection to Founding Vision

Church partnerships align with the vision of our founding women religious communities, addressing pressing community needs like education, healthcare and affordable housing.

Shared Values and Long-Term Commitment



Mission-Driven Focus

Shared vision dedicated to transforming lives and enhancing communities through values-driven approach.

Long-Term Community Commitment

Like many churches, we have a long-term perspective, remaining actively involved with all phases of a project's life-span to ensure ongoing community engagement and impact.

Focus on Human Development through Service

Stable and affordable housing is combined with robust resident services programming, fostering healthy families and thriving children in our communities.

Social Justice and Collaboration

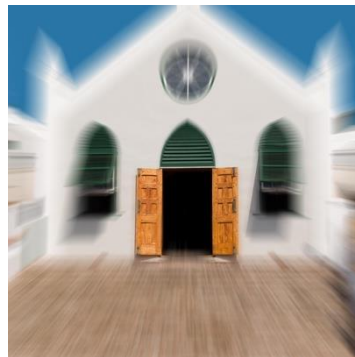
Shared focus on larger community development emphasizes social justice and community service, strengthening partnerships for better outcomes.

Unique Aspects of Church Partnerships



Deeper Community Integration

Churches have historically played a vital role in community development and community centering.



Addressing Contemporary Challenges

Churches today face challenges such as smaller congregations and financial constraints, impacting and sometimes lessening their community role.



Affordable Housing Initiatives

By focusing on affordable housing development, churches can utilize resources to address these challenges, better meet critical community needs, and enhance their relevance and engagement.

Reasons for Partnering with Mason Church



Community Presence

Mason Church's long standing and influential presence in Tacoma establishes trust and recognition within the community.

Shared Mission

The alignment of Mercy Housing and Mason Church's missions strengthens our partnership in serving underserved populations.

Ability of Project to Advance Church's Other Objectives

The development of affordable housing allows Mason United to modernize and right size church spaces, address financial concerns and increase mission impact.

Location Benefits

The amenity-rich location of the church offers significant opportunities for families in need of housing.

Supportive Network

The church's established network provides additional resources through volunteers and champions to support the project.

Expected Contributions from Mason United Church

Collaborative Partnership

Mason United is expected to act as a patient and collaborative partner, balancing financial returns with community impact.

Feasibility of Projects

Aligning project goals and development timing with Mason United's timeline to realize return on land value will enhance feasibility for Mercy Housing's project.

Community Engagement

The Church uses its community standing to facilitate partnerships and engage the community during project development.



Mercy Housing's Ongoing Commitment to Tacoma



History in Tacoma

Mercy Housing has over 20 years of history in Tacoma, developing and operating six Affordable Housing Communities over that time.

Community Programs

Mercy provides numerous resident services aimed at enhancing healthcare, education, and economic opportunities for its residents and within the larger Tacoma community.

Future Development Plans

Mercy Housing is committed to investing further in Tacoma with three new projects currently in development.

Collaboration with Mason Church

The initiative with Mason Church highlights Mercy's dedication to addressing housing needs and fostering community development through partnership.

Q&A

