

2023 PROJECT MASON PROGRESS REPORT

January 26, 2024



The Future of Mason United Methodist Church
Where the heart of the sacred and secular beat as one.



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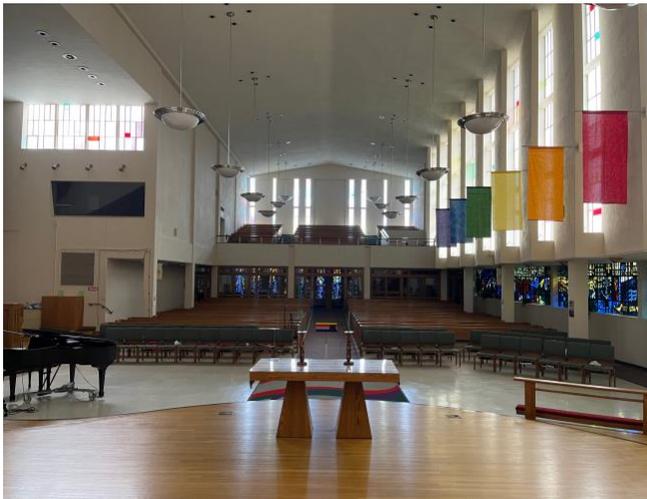


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A WORD FROM PASTOR SUSAN



“We’re in a crisis!” they say. Across the nation churches have been in drastic decline. Buildings are closing. People are grieving. Books are being written. Seminars attended. And we’re frantically asking, “How do we save the Church?” Well, my response is, we don’t. Instead of panicking, let’s celebrate! Out of death comes new life. We are not experiencing a crisis; we are experiencing an opportunity.

There’s good reason why so many people are turning away from the church, or religion all together for that matter, and there are a multitude of reasons why I myself would leave the church if I were not a pastor of one of them. Church culture is thankfully going through a re-formation, back to “believing Jesus” rather than “believing IN Jesus.”

Undoubtably, the Spirit has its talons in Mason and has no plans of letting go. I believe that if we fear not and trust God, Mason will move from death to new life. And this resurrection will not look anything like the Mason of yesterday. This resurrection is an invitation for everyone, no matter what your faith or no faith at all, to be a part of a community that journeys together to a life that is whole and holy.

It is an honor of a lifetime to be a part of a congregation willing to acknowledge the opportunity before us and the courage to move in this bold and radical direction. It takes a deep faith to let go of what was, without knowing what will be, but with the assurance that all will be well. Mason has exhibited that kind of faith and miraculously moving into its own Resurrection. And all I can say, is “Hold on! God’s got this.”

A WORD FROM PAT ROUNDY, Chair of Project Mason



It’s an incredible blessing to join with the Mason UMC congregation and neighbors throughout Tacoma as we journey together to create Project Mason. We seek the guidance of the Spirit and sense that this mission is Spirit-filled. Tacoma is in desperate need of affordable housing, and we’re called do our part to further the creation of a vibrant, thriving community where all are truly welcomed, where we serve and are served.

We’ve accomplished a lot in 2023, as this progress report highlights. How did we do it? Making new friends. Receiving guidance from experts. Participating in the six-month Faith Land Stewardship Cohort led by Joey Ager and Rev. Shalom Agtarap and experiencing what it means to steward the land—God’s good gift to us. Imagining what housing might look like. Imagining a new shared space for worship, spiritual reflection, and broad community use. Recognizing that resources for our campus will be dependent on the needs and dreams of the community. Living with uncertainty and the unknown.

So what awaits? As a result of expert guidance, soon we will submit an RFP for a developer. Next week, we begin a four-month cohort—the Faith-Based Development Initiative Training led by Enterprise Community Partners. We will journey with people from other faith communities. Now is the time for transformation.

We’re called to live into our boldest dreams. Even with imperfect vision, we participate in the larger field of God’s desire for abundant life for all. As we trust the guidance of the Spirit, we pray that we will steward Gods’ creation and honor our neighbors in humility and with thankfulness for God’s steadfast love.



*Where the heart of the sacred
and secular beat as one.*

Mason's Mission for the 21st Century

Through our awareness that the sacred and secular are one, we strive to emphasize our unity and honor our diversity. Although none of us are the same, we are still one. In that vein, we strive to build a unique community rooted in healthy relationships where we all serve and are served through Spirit-Centered living. Through our campus' comprehensive approach to living whole and holy lives, Mason is focused on attending to our physical needs, emotional stability, cultural values, global concerns, and spiritual growth.

Mason's Living Story

For over 125 years, Mason United Methodist Church has been vital to the Proctor community in the North End of Tacoma. However, the Church of the past does not fulfill the needs of the 21st century. We are facing a crisis and are called to remember our past, and stride boldly into our future. We may surprise ourselves and others because we seek not just the possible but the impossible. Ours is a unique opportunity. May we have the eyes to see.



Today, people who describe themselves as “spiritual-but-not-religious” and the “nones-and-dones” regarding God seek new paths, as do we. Our faith community is transforming-- embracing all who seek a safe place to simply be; where we ask questions, explore beliefs, and choose our own vibrant spiritual path. And we do all this in community.

So, what does this all mean? What's different about Mason? Grounded in a faithful past, we offer a wholistic shift for living in community. Our campus features affordable mixed-income housing and services, as well as events and gathering spaces. It comes to this: in serving and being served by each other, we connect in surprising, fun, and authentic ways. Some might call Mason radical. The reality is, when we seek the heart of the sacred and secular, we find home.

2024 Nominated Project Mason Steering Committee

- Stephen Antupit, Senior Planner for the Urban Design Studio for the City of Tacoma
- Susan Boegli, pastor of Mason United Methodist Church
- Hunter George, member of South Sound Housing Affordability Partnership, and Policy and Government Relations Officer for Metro Parks of Tacoma
- Gary Grindley, Mason United Methodist Church Administrative Council Chair
- Dana Lede, Mason United Methodist Church chair of Trustees
- Michael Mirra, Executive Director of the Tacoma Housing Authority for 17 years (currently retired) and Landlord Tenant Attorney (retired)
- Del Permann, Mason United Methodist Church Lay Leader
- Pat Roundy, Chair of Project Mason, and congregational representative
- Sandy Roszman, Mason United Methodist Church congregational representative
- David Wilson, Mason United Methodist Church congregational representative
- Sandy Windley, Interfaith Engagement for Associated Ministries of Pierce County
- Ann Welton, Christ Episcopal member, and Mason UMC friend
- Gaye Winsor, Mason United Methodist Church congregational representative

PROJECT OVERVIEW

For over 125 years, Mason United Methodist Church has been a prominent part of Tacoma's faith community from its church and service buildings in North Tacoma. Mason Church owns 1.749 acres, free of debt, occupying a full square city block in North Tacoma. It is one block west of the vibrant Proctor Area shopping district. It is across the street from Mason Middle School, and in walking distance of an elementary school.

The Church presently faces the challenge of a dwindling and aging congregation that cannot support the Church's facility and related expenses. In response, the Church, with the support of The Pacific Northwest Conference of The United Methodist Church, has determined to further its ministry by redeveloping its property into 120-140 units of mixed-income housing, with a focus on affordability, space for community services, indoor and outdoor communal spaces, required parking, and a space for spiritual and meditative activities. *An excerpt from the RFP sent to potential developers.*



Hopes and Dreams for Mason's Legacy

The idea of this new Mason is about building community. With a heart for social justice, we hope to create a campus that includes mixed-income housing that is diverse in every way, resources for those on the campus and beyond, neighborhood space that is shared with the Proctor community, all surrounding a spiritual hub. It is through relationships that walls can be broken down and our perception of an "us and them" world is transformed to a "we" world.

The block that Mason owns debt free is a very valuable piece of real estate and we have no intention to sell. Rather, we hope to hold a land lease for all development with the exception of the sacred hub at its center.

We hope to build approximately 120-140 units, from studios to some three-bedroom apartments. The resources would include a foodbank that acts as a grocery store, and affordable childcare whose use extends beyond the campus. Many ideas for other resource options are discussed, but we are aware that flexibility is central as the needs of those living in the city change over time.

What We Value....

Diversity of All Kinds

Community and Relationships

Inclusion

Justice

Dignity for All

With social justice central to the project, the issue of caring for our environment will be a priority. Mostly through grants, we hope to tap into enough money to make certain the buildings are sustainable and maintainable. We imagine that our seriousness on this issue will include environmental responsiveness, resource efficiency, and community and cultural sensitivity.

At the center of this campus will be a spiritual hub that will include a labyrinth and a sacred space that can be used by many faith traditions, or not tradition at all, whose purpose is to grow toward the heart of God through compassion for one another and oneself. The drive for the project is social awareness and the quest for justice for all. It is our dream that this campus becomes a light in our corner of the world and an example of the 21st century church.

M – Meaningful Ministry

A – Affordable Housing

S – Spiritual Formation

O – Outreach Resources

N – Neighborhood Connections

RELATIONSHIPS

As essential as they are, the development of a project such as this requires much more than adherence to zoning and obtaining required building permits. A radical vision like ours depends on relationships. With every conversation about Project Mason, comes a potential ally; and we have found that there is an eager desire of community members who want to be a part of this enterprise. The cooperation, participation, and support of the community comes down to relationships, which becomes the fuel needed to bring this dream to a reality.

The following lists tell the story of how Mason is building community within Tacoma before we even begin to build the community, we now call Project Mason.



Tacoma City and Pierce County Connections

The city and county are crucial allies as we move forward with our project. Throughout the course of 2023, we have met with most city departments involved in our development project. We found that the support and eagerness to make Project Mason a success has paved the way to removing potential barriers that may otherwise slow down the process. It is refreshing to find our priorities congruent with those of the city, and we look forward to our continued relationships with city officials.

Proctor Community Connections

Relationships with our direct neighbors are central to the ease of Project Mason, and the good news is that the community represented in the list of associations and individuals below, is extremely positive. Sharing our property with the Proctor District through its use of the campus, is very attractive.

- Proctor District Business Association: We are members and participate at every monthly meeting.
- Proctor Neighborhood Plan Steering Committee: Pastor Susan has been part of this committee to help develop a community-led vision for the future of the Proctor District, which includes creating more gathering space and affordable housing in the neighborhood.
- City of Tacoma Council Representative for the North End: John Hines.



Housing Organizations



Over the course of the year, we have fully informed the various housing organizations of Project Mason's goals. With excitement and anticipation, our relationships continue to grow with the expectation that Mason will be working closely with some or all these groups. We have learned much already and will pursue possible financing through city grants for affordable housing.

Affordable Childcare

Affordable Childcare is a social justice issue and a priority for Project Mason. The quest to find a partner has been more difficult than anticipated. Despite the dire state of childcare and its absolute need in the community, finding a partner for this important resource has been a challenge. Never-the-less, the passion we found among local leaders in the childcare field is encouraging. We will persevere as we seek funding for affordable childcare through government grants.

PARENTS NEED AFFORDABLE CHILD CARE SO THEY CAN WORK. THERE SHOULDN'T BE UNCERTAINTY WHEN WE DISCUSS FUNDING CHILD CARE.

PROJECT MASON
JUSTICE

Training Opportunities



During 2023, no individual on the team has experience with land development. We face this challenge with two solutions: first, to find training wherever we can; and second, to recruit experts in the field to be on the 2024 Project Mason Steering Committee. We have accomplished both solutions. The following are ways we have been educating ourselves and will continue to do so..

- Faith Land Initiative – participated in a 6-month cohort on Faith Land Stewardship.
- Enterprise Community Partners: Faith-Based Development Initiative Summit.
**Note: Some on the team have registered for the upcoming 4-month cohort training.*
- Annual SeaTac District Event on Land Use (Pat Roundy and Pastor Susan offered a presentation on Project Mason at this gathering.)



United Methodist Church

The support of the church and beyond is essential. We believe strongly that transparency in every aspect of the project is critical to our success. Mason UMC's congregation is in full support of this bold new plan. Miraculously, every vote taken in each Administrative Council and Charge Conference regarding the subject has always been unequivocally unanimous.

Administrative Council

At each monthly Administrative Council meeting, the Project Mason team makes a presentation and offers an opportunity for those present to discuss and ask questions for as long as needed. All meetings are recorded and posted on the weekly newsletter, Facebook and Mason's website, all available at <https://www.masonchurch.org>.

Charge Conferences

- **October** – Led by Rev. Derek Nakano, SeaTac District Superintendent. Project Mason's comprehensive presentation was followed by discussion and questions. This allowed Rev. Nakano to witness the support the congregation has for the project.
- **December** – Led by Rev. Susan Boegli. As required by the Discipline, there was a vote to approve the new nominations for the 2024 Project Mason Steering Committee. *Unanimous.*

District Building and Location Committee

- **April 3rd** - Jim Carrol, Rev. Derek Nakano, Rev. Pat Simpson, Pat Roundy and Rev. Susan Boegli met for an initial presentation of the future of Mason and its progress so far.
- **August 7th** – Jim Carrol, Chair, Rev. Derek Nakano, Rev. Susan Boegli, Pat Roundy (PM Chair). Pastor Susan and Pat offered an update as to the progress of Mason's work in the past four months.
- **December 3rd** - Jim Carrol, Chair, Rev. Derek Nakano, Darrell Lowe, Denny Denend, Joel Ing, Lloyd Whisman, Todd Shively, Pat Roundy, Rev. Susan Boegli and guest, Zak De Gorgue from Brawner Company. With five new members on the DB&L Committee, Pastor Susan, Pat Roundy and developer consultant Zak De Gorgue gave an overview of the project.

PROJECT DEVELOPMENT

In December 2022, the seed of what we refer to as “Project Mason,” began with several discussions with Michael Morrison, the owner of Sotheby’s International Realty in the Proctor District. Over the course of the year, the vision for Mason has evolved and we are fully aware that it will continue to evolve. This is not in any way a static endeavor. With that knowledge, we move into our work with the intention to be flexible as all the working parts come together.

The development of the vision officially began when we sent a Request for Qualification (RFQ) for a pre-developer consultant. We were referred to four different consultants and invited all four to respond to our RFQ. We selected Brawner Company and SMR Architects to help us get to the point of sending a RFP (Request for Proposal) to developers.

Once hired, Brawner Company and SMR led us through three charrettes. The first charrette was the opportunity to share the vision for the new Mason. The second charrette was a reveal of how such a vision would look once developed. The third charrette was led by Jim Brawner and he shared examples for how Mason would financially make this project feasible.



From the letter of interest included in Brawner’s response to our RFQ.



Brawner provides real estate development consulting for portfolio restructuring, RAD conversions, 4% and 9% LIHTC developments, year-15 exit strategies and revitalization projects. We offer a full roster of services, which are structured to allow clients to select only the task/scope needed based on their capacity and experience. We strongly encourage our clients to self-develop their affordable housing projects in

which Brawner plays an essential role as part of the development team, outlining strategies and implementing goals. Our team helps housing authorities and non-profits bring a project from conception to completion, with unparalleled industry insights and customized strategies.

Brawner is supported by SMR who will lead the initial concept design for the redevelopment. Over the past four decades, SMR has had a singular mission – to design, preserve, and advocate for affordable housing – and with this objective, the firm has created over 12,600 affordable housing units in the state of Washington, including over 745 units in Tacoma. Of the projects referenced in our proposal, most were financed with Low Income Housing Tax Credits and many also received capital funding from the Washington State Housing Trust Fund, so we have a keen understanding of the associated reporting and administration requirements, including compliance with ESDS. Nationally recognized for designing innovative affordable housing communities, SMR facilitates partnerships between communities and housing providers to create solutions that work for the residents and neighbors of these buildings. We have been fortunate to work repeatedly with many local housing developers, faith communities, and affiliated organizations, which is a testament to our understanding of our clients’ needs, consistent design quality, adherence to project budgets and schedules, and the depth of the relationships we forge with our clients.

CHARETTE #1: The Design Charette: facilitated by SMR Architects



CHARETTE GOALS

- Envision key spaces.
- Review site opportunities and constraints.
- Identify program priorities.
- Explore positioning of key program on the site to:
 - Facilitate effective connections between spaces.
 - Activate connections to the neighborhood.
 - Align with Mason's vision, mission, and goals.



OPPORTUNITIES AND CONSTRAINTS

GENERAL INFORMATION

Total Site Size: 1.749 acres

Zone: Residential Commercial Mixed-Use District (RCX)

Height Limit: 60 feet

Residential Requirement: 75% of floor area (excluding religious and day-care uses)

PERMITTED USES -

- Day Care Center
- Dwelling, Multiple-Family
- Office
- Parks, Recreation and Open Space
- Sacred Space
- Retail (assumed use for Food Bank)
- Parsonage.

PARKING REQUIREMENTS

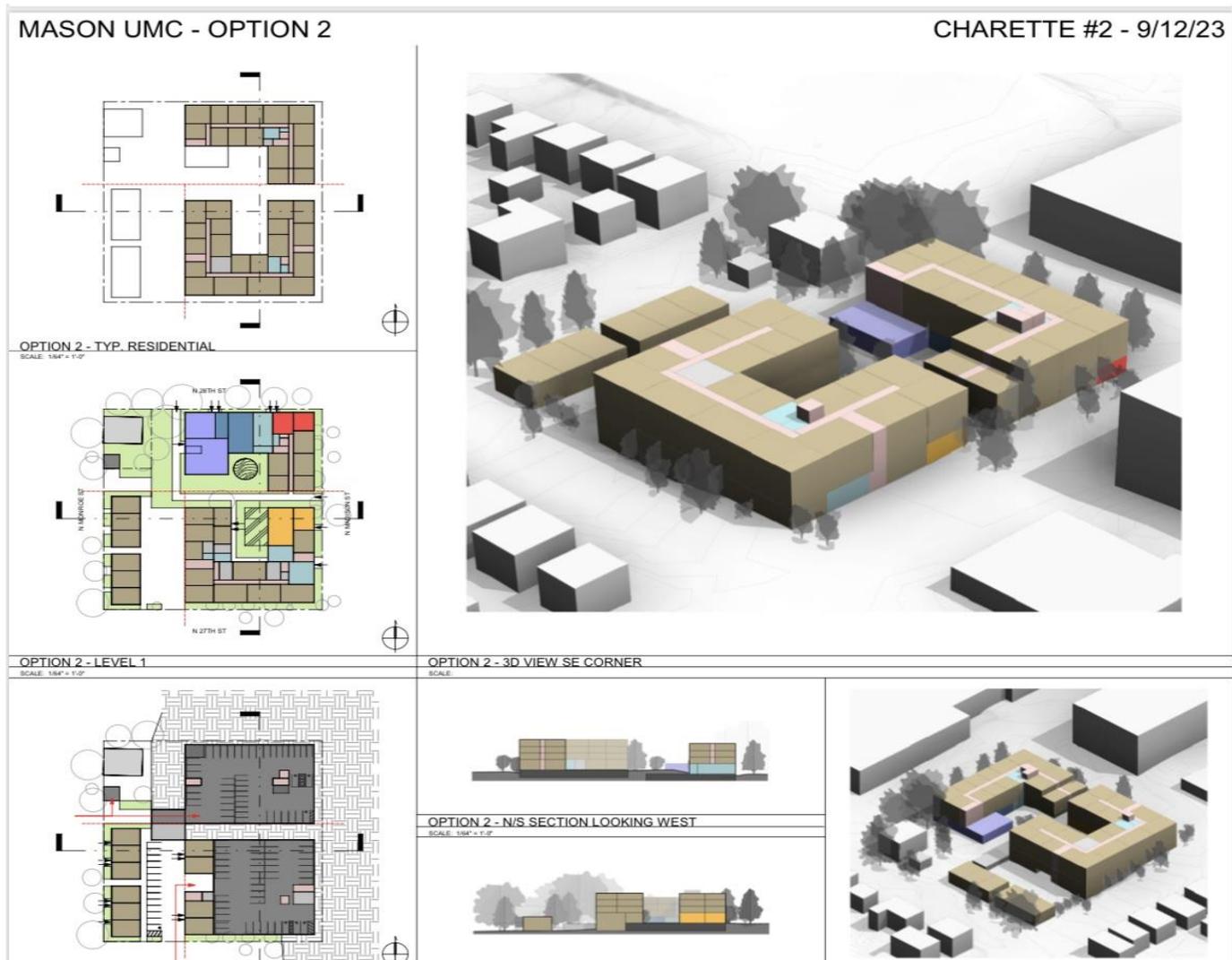
- Minimum Required Parking: Plan for approx. 150 parking stalls (depending on anticipated program and exemptions/reductions).
- Apartments: 1 stall per unit. 120+ units = 120+ stalls
- Religious Assembly: 0.14 stalls per seat - 150 seats = 21 stalls
- Food Bank: 1.75 stalls per 1,000 SF, Food Bank square footage TBD
- Offices: 2.5 stalls per 1,000 SF - Office square footage TBD
- Day-care Centers: 1.4 stalls per 10 child - 30 children = 4.2 stalls
- Exemptions and Reductions:
 - a. Parking requirement shall be reduced by 25% for sites located within 500 feet accessible walking distance of a transit stop. Bus stop at 26th & Madison appears to comply.
 - b. Additional exemptions and reductions may be available.

CHARETTE #2: Architectural Presentation

SMR presented three options for the project's development of the site. During this charette, SMR answered questions about the three options and gave the group some time to review the drawings and discuss. All three options retain the existing parsonage and most existing trees. The team chose #2 and #3 drawings, rejecting #1 as it was one building and could not be built in two stages (*not included.*)

OPTION #2 OVERVIEW:

This is a two or three phase project, with two buildings over separate below-grade parking garages, as well as two smaller buildings for townhomes along the east property line. Parking access is from the west and south, with some surface parking for the townhomes. The church is central to the site and has street access to the north. Most other community spaces are in the north building with the church, except for childcare which is in the east wing of the south building. The split buildings allow for an east-west through-block connection

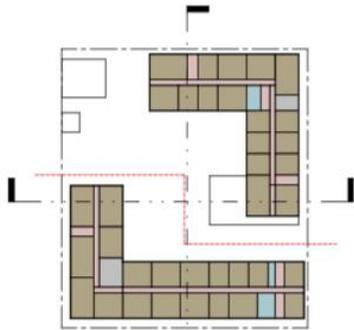


OPTION #3 OVERVIEW

This is a two-phase project, with two buildings over separate below-grade parking garages. Parking access is from the west. The church is central to the site and has street access to the east. Most other community spaces are in the north building with the church, except for the food bank which is at the southeast corner. The split buildings allow for a through-block connection. The west wing of the south building steps down to respond to the lower grade.

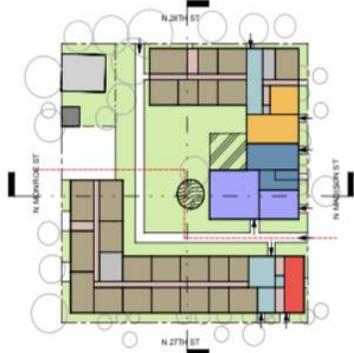
MASON UMC - OPTION 3

CHARENTE #2 - 9/12/23



OPTION 3 - TYP. RESIDENTIAL

SCALE: 1/8" = 1'-0"



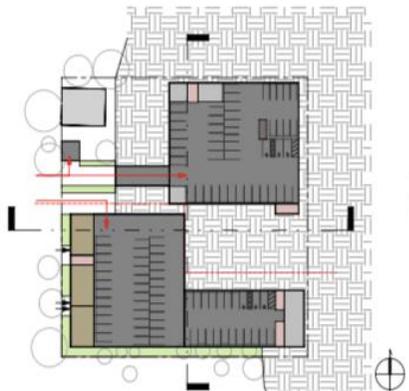
OPTION 3 - LEVEL 1

SCALE: 1/8" = 1'-0"



OPTION 3 - 3D PERSPECTIVE

SCALE:



OPTION 3 - N/S SECTION LOOKING EAST

SCALE: 1/8" = 1'-0"



CHARETTE #3: Financial Feasibility



Jim Brawner presented five scenarios that would allow Project Mason to be successful. These five were pulled from approximately 80 scenarios that Brawner Company explored. In these analyses, approximately 80% of the cost would be dependent on the developer. The church would fill the gap with grants, partnerships, and philanthropists.

Fundings found from Developers.

- Tax Exempt Permanent Financing
- Tax Credit Equity
- Private Investor Equity on market rate units
- Land Lease Financing
- Public Funding (State HTF)
- Public Funding (local)

Gap Financing (Fundings Found from Church)

- Grants
- Partnerships
- Philanthropists
- The cost of the project greatly depends upon the real estate interest rates.
- Mason UMC was awarded a grant from Enterprise for \$ 25,000 for pre-development work.



Mason's Agenda for 2024

1. Our expert on our new 2024 steering committee, along with our pre-development consultant, will write an RFP (Request for Proposal) in search of a developer. Our goal is to have a developer in place by the end of February. The intricacies of development will be managed by a trusted affordable housing developer.
2. The congregants on the team are well-aware of their limitations in understanding the discipline of development; therefore, we are taking the initiative to educate ourselves as best as we can, with the intention of making informed decisions along the way. Some of us are beginning that very task through training from Enterprise's "Community Partners Faith-based Development Initiative." This cohort training begins in February and continues for four months.
3. Because we understand the importance of relationships and building support from our neighbors, community leaders and elected officials, we will continue the work of seeking partnerships and backing from as many individuals and associations as possible.
4. To ensure financial feasibility of the project, we will continue to seek grants and funding to make this project a reality.
5. And finally, to keep Mason United Methodist Church, the SeaTac District and the PNW conference abreast of our progress, voting as necessary to continue the project as outlined in the Discipline.

We understand that there are hard decisions before us. But we also believe that this project has been inspired by the Holy Spirit right from the beginning. We have no reason to believe that the Spirit will abandon us now and we have an immense amount of confidence, mostly gained by the positive support of leaders and experts in the field, that this church of the 21st century will indeed be a reality.

*Are you interested in learning more about this exciting project?
Our pastor, Rev. Susan Boegli, would be eager to share our vision and work done thus far.
To learn more about how you can be a part of building a church for the 21st century,
we invite you to view the videos on our website, email MasonChurchProject@gmail.com
or call (253)271-9309 for an appointment with our pastor.*