
Affordable Housing: A Green Community Approach to Working to End Homelessness

The original cornerstone to this mission was Jesus' dialog from Matthew 25:

I was homeless, and you gave me a room....

... Whenever you did one of these things to someone overlooked or ignored, that *was me – you did it to me.*

The “Affordable Housing” proposal is an extension of Holy Cross’ endorsement of the King County 10-year Plan to End homeless. As of January 1, 2010, this effort shifts from being a housing option to being a housing proposal that reflects the desires, goals, and principles of Earth Keeping.

This proposal calls for building between 40 and 50 units of affordable housing and providing related on-site support services dedicated to end homelessness. Drawing from the lessons learned from other affordable housing projects, this project will be open to increase or decrease the number of units based on input from the community, funding, zoning, and other constraints. The need is great, however, so the goal is to provide the maximum number possible given the constraints encountered during the process. These units will be for families with children, low-income elderly, and single adults interested in forming and being a part of a earth-sensitive community where they can be involved in improving the lives of children.

Design, funding, and construction will be accomplished by partnering with appropriate agencies with experience in providing affordable housing. Holy Cross will provide leadership and direction, while working with partner agencies to provide on-site support services, care and maintenance for a productive orchard and pea patch that provide fresh food, and work co-operatively to live in harmony with the earth.

The scope of this project includes building a new Mustard Seed building, designed to fit into a comprehensive low-income housing and support community.

Working to End Homelessness Team
Holy Cross Lutheran of Bellevue Washington
3/10/2011

Holy Cross Housing Option

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Holy Cross Housing Option

I. Background and Vision

This document reflects a developing vision of the Holy Cross of Bellevue faith community in the use of its property. The Holy Cross orchard has been recognized as a unique and precious resource, which stands in a community that has been given over to concrete, shopping centers, and high traffic.

This document reflects the vision of Holy Cross to use this beautiful and unique resource in a way that addresses four of our society's most pressing needs: 1) caring for a sustaining environment, 2) addressing the needs of those who find themselves without homes, 3) access to fresh food by those coming out of homelessness, and 4) the environmental impact of shipping food from place of growing to place of consumption. In doing so, it reflects the two ministry areas identified by the congregation during a year-long discernment process: Earth Keeping and Working to End Homelessness.

Decisions made in developing this housing proposal are always made with an eye on and consistent with Holy Cross' mission statement:

*Living in God's grace, we lift up
Holy Cross as a beacon to
The world in partnership with
Christ; welcoming everyone to
Grow in faith through worship,
Study, fellowship, nurture, and acts
of charity, compassion, and justice.*

This document is intended as a way to act on that vision of lighting a beacon for a world whose priority is profit and wealth over the principles laid out by God: caring for the earth and caring for "the least of these".

II. Holy Cross' Mission in Discipleship

The original **discipleship statement** for "Working to End Homelessness" mission was an excerpt taken from *The Message* interpretation, Matthew 25:

Then the King will say, "Enter, you who are blessed by my Father! Take what's coming to you in this kingdom. And here's why:

...

I was homeless and you gave me a room.

...

And the sheep will say: "When did we see you homeless?"

And the King will reply: Whenever you did one of these things to someone overlooked or ignored, that *was me – you did it to me.*

In discernment we together learned that God is calling us to care for both the homeless *and* the world given to sustain life. The challenge then before us is to use the sustenance provided through the orchard in working to end homelessness.

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A. Providing Housing within a Green Community

While the proposal specifies that Holy Cross use the property for affordable housing, it calls for much more. It calls for Holy Cross to develop a caring community, one that helps others to transition out of homelessness. In addition, the work done by the Earth Keeping Team will provide foundation for decisions made regarding affordable housing. That work currently includes developing pea patches and the establishment of a healthy, productive orchard.

This document proposes to extend our notion of “church”, as expressed in the following quotes from *Take This Bread*” by Sarah Miles:

They wanted, in fact, church: not the kind where you sit obediently and listen to someone tell you how to believe but the kind where you discover responsibility, purpose, meaning. They wanted a church where you could bring your sorrows, their gifts, their messy lives: where you could find community. p. 214

But in breaking bread with people, and hearing their stories, I was learning about more than politics or religion. I was learning something about God: You can't hope to see God without opening yourself to all God's creation. p. 217

This is where I found my faith: a faith expressed in the wild conceit that a helpless, low-caste baby could be God. That ugly, contaminated, and unimportant [and homeless] people embodied holiness. That my own neediness and misfitting, not my goodness or piety, were what God intended to use. p. 222

As we can see from this quote, the concept of church is that of “breaking bread with people, and hearing their stories.” The community being proposed is one where the food shared with others is food grown onsite with the help of those being helped.

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B. King County's Overlooked or Ignored

From the January 28 2010 one-night count: Over 2759 people were homeless in King County. The breakdown of the unsheltered homeless was as follows: ¹

Summary of the 2010 Unsheltered Homeless Count in Selected Areas of King County

	SEATTLE	KENT	NORTH END	EAST SIDE	WHITE CTR	FEDERAL WAY	RENTON	NIGHT OWL BUSES	AUBURN	TOTAL
Men	640	8	4	82	5	13	11	149	9	919
Women	115	0	0	15	1	7	3	14	4	159
Gender Unknown	1,219	52	41	44	41	158	74	2	37	1,664
Minor (under 18)	12	0	0	0	0	3	2	0	0	17
TOTAL	1,986	60	45	141	47	181	90	165	50	2,759
Benches	38	2	0	1	0	0	0	0	0	42
Parking Garages	6	2	0	1	0	2	0	0	0	19
Cars/Trucks	590	28	30	31	31	123	51	0	31	891
Structures	261	0	2	6	4	29	8	0	4	316
Under Roadways	163	8	0	6	0	1	6	0	3	191
Doorways	128	0	0	1	2	0	3	0	0	136
City Parks	97	0	1	1	0	4	14	0	4	114
Bushes/ Undergrowth	76	16	9	6	1	12	1	0	6	129
Bus Stops	21	0	1	1	1	0	1	0	0	28
Alleys	16	0	0	0	0	0	0	0	0	16
Walking Around	310	3	1	4	0	7	3	0	1	331
Other	280	1	1	83	8	3	3	165	1	546
TOTAL	1,986	60	45	141	47	181	84	165	50	2,759

5%	decrease when comparing similar count areas
2010	2,675 (without new areas)
2009	2,827

C. Affordable Housing Needs as Projected in the 10-year Plan

Figure 1 - Housing Needs, Next 10 Years below shows the projected types of housing that will be needed during the duration of the 10-year plan to meet the goal of ending homelessness in King County.

¹ Reference: Coalition to End Homelessness web page: http://www.homelessinfo.org/one_night_count/

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Type of Housing and Support Needed by Homeless Subpopulations Over the Next Ten Years				
Homeless Subpopulation	Total Units Needed	Number of Units by Level of Support Services on Site*		
		Intensive	Moderate	None
<i>HUD-defined chronic homeless**</i>	2,500	1,800	700	0
<i>Other single adults</i>	4,800	1,100	2,100	1,600
<i>Total Single Adults</i>	7,300	2,900	2,800	1,600
<i>Families</i>	1,900	475	475	950
<i>Youth/Young Adults***</i>	300	250	0	50
<i>Total</i>	9,500	3,625	3,275	2,600

Figure 1 - Housing Needs, Next 10 Years

*

In addition to on-site services where provided, all formerly homeless will be able to access services to support housing stability and quality of life. These types are as follows:
Moderate-level services provide consistent, ongoing support for tenants in the building to help them maintain personal and housing stability.

Intensive, individualized services related to mental health, chemical dependency, and/or medical services with a greater emphasis on increasing stability, reducing harm, and managing symptoms.

**

As defined by the U.S. Department of Housing and Urban Development: homeless for over a year or homeless more than four times in the previous three years and living with a disabling condition.

It is estimated that some youth and young adults will be accommodated in temporary transitional programs or, with improvements in homelessness prevention and family reconciliation services, will return to their families.

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D. Statement of Work

1. Scope of Work

Build from 5 to 50 low-cost housing units and on-site support using Holy Cross' property to help reduce homeless and to address the causes of homelessness. The mix of housing types will be by percentage as stated in the table below:

Type of Housing and Support Needed by Homeless Subpopulations to be Built and Developed					
Homeless Subpopulation	Total Units	%	Intensive	Moderate	None
HUD-defined chronic homeless			x		
Other single adults		60			
Total Single Adults				x	
Families with children		20		X	
Senior		20			X
	5 - 50	100			

Table 1-- Housing and Support

E. Objectives for Providing Housing



Figure 2-- Making the Orchard Productive

The goals for the Housing proposal are:

1. To develop a sustainable community where Holy Cross is actively engaged with those working their way out of homelessness. In addition, this community will be dedicated to implementing those portions of the 10-year plan and other identifiable policies designed to prevent homelessness from occurring. These include such items as:
 - * Counseling for mortgage and money management.
 - * Protection of renter's rights.
 - * Renter assistance programs.
 - * Advocacy for enforcement of Comprehensive Master Plan laws requiring mixed housing.

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- * Protection of the inventory of low-cost housing stock.
 - * Passage of laws requiring longer notification of eviction due to conversion.
 - * Advocacy for affordable health care.
 - * Advocacy for livable wage.
 - * Protection of the rights of workers to unionize.
2. The resulting low-cost housing will include a supportive community and/or will provide resources onsite to help people in addressing issues of homelessness.
 3. Provide on-site fresh fruit and vegetables, which are grown by the community. These fresh fruits and vegetables will be grown in pea-patches and in the Holy Cross orchard.
 4. Co-op work environment where community members maintain the property, grow produce, and care for children in an on-site day care.
 5. Use God’s talents both from within Holy Cross and from appropriate partners to define, develop, build, and maintain housing that addresses the affordable/low-cost housing needs of King County and the City of Bellevue, as defined by the 10-year Plan to End Homelessness and the City of Bellevue’s 10-year Plan to End Homelessness.
 6. To apply rich resources that God has given Holy Cross to provide roofs over those who would otherwise not have a warm bed to sleep in at night.
 7. Provide access to a quality preschool onsite.
 8. Provide the maximum number of units of housing given the constraints of financing, community involvement, zoning, and other contributing factors.

F. Property Plan

1. The Holy Cross Property

This plan proposes to view the entire Holy Cross property, including where the current structures are located, as a possible building site for housing. This is an expansion of the original proposal. This increase in area is being considered because of the age and condition of the current structures and because of the desire to keep the unique gift we find in the orchard. In conversations between the “Earth Keeping Team” and “Working to End Homelessness Team”, preserving the orchard and land as a productive source of fruits and vegetables is given the highest priority.

The disposition of specific buildings, such as the “Annex” and “The Barn”, will be determined during the feasibility and design phases of development.

2. Plan for New Construction

See Table 1-- Housing and Support for the type of housing by category.

In addition to housing units, the Working to End Homelessness Team proposes to include kitchen and dining facilities as a part of the housing proposal. This will provide a “commons” area where residents can gather to share meals. This facility will provide a community center for meals, training, meetings, and a space for worship.

Additional construction will be completed as needed and appropriate to the existing buildings.

The current “footprint” of open space to buildings/pavement will remain at the current ratio.

3. Where Holy Cross Will Worship and Use of Current Structures?

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As much as possible and practical, Holy Cross will continue to worship in the existing buildings. Disposition of the current buildings will be negotiated as the project progresses.

As much as possible and practical, priority for facility use will be given to agencies such as Congregations for the Homeless whose stated objectives are to address issues of homelessness.

Decisions regarding the use of existing facility will be made a part of the architectural design phase, and will be based on what what is practical and prudent.

G. The Pathway to Funding

Premise regarding funding: Holy Cross wholly owns the property, including the orchard, without lien or encumbrance. This gives Holy Cross the flexibility to view the property as an asset to be applied as deemed appropriate and prudent as a part of the funding package. The extent of funding through the asset of the property will be at the discretion of the congregation, and consistent with the mission.

The remainder of the required financing for the low cost Housing will be arranged through partnerships. Funding for housing will be sought through an agency such as the Compass Housing Alliance or Saint Andrews Housing. Funding for the on-site services will be through partnerships with service-oriented agencies, such as YWCA, Hopelink, or Compass Housing Alliance.

Financing for affordable housing takes longer than that of conventional construction. This is because funding packages bring together governmental and commercial funding sources. Some of the potential resources for development of affordable housing are listed below:

1. A Regional Coalition for Housing.
2. King County.
3. State of Washington.
4. Sale of Low Income Housing Tax Credits to equity investors.
5. The Federal Housing and Urban Development (HUD).

Holy Cross will provide the direction and define the “must have” elements of the housing project. (See Section VII. “Must Have’s and Nice to Haves”) Holy Cross will also provide the property, but funding for design, development, and construction must be provided by an organization that Holy Cross will choose as a partner in the effort.

An important step in obtaining funding is a detailed statement of what will be built. The Working to End Homelessness Team is working with A Regional Housing Coalition (ARCH) to provide the appropriate detail. ARCH has committed to review the statement, and then introduce Holy Cross to the Bellevue Planning Commission for discussion of the proposal.

In discussions with the Bellevue Planning Staff, funding and number of units was compared to climbing a ladder. Funding from local sources (Bellevue through ARCH) for a smaller number of units lends credibility at the next level up, which is the State. Funding at the state level builds confidence for funding at the Federal level. This includes the Federal Low-income Housing Tax Credits. For this reason, the number of units reflects a range of 5 to 50.

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H. Lease Versus Sell

Holy Cross has an option of either selling the property or signing a long term lease. Which of these two options is best for Holy Cross will be determined based on the long-term ministry plan.

Should Holy Cross decide to sign a long-term lease, the estimated revenue from the lease could be in the range of \$6,000 to \$10,000 a month based on a 6% return. The estimated value of the orchard if sold is between \$1.2 and \$2.0 million.²

I. Estimated Time for Development

Figure 3-- Housing Proposal Timeline – shows a rough estimate the time it will take for developing low-cost housing.



Figure 3-- Housing Proposal Timeline

J. Relationship with Stakeholders

This section summarizes the relationship with the following Holy Cross stakeholders:

1. Congregations for the Homeless.
2. Mustard Seed.
3. Young Life
4. Non-mission Facility Use Tenants. These are those organizations on our property that are defined to not be a part of Holy Cross' mission, but contract with Holy Cross for facility use only.

²² These are preliminary estimates and are not based on formal appraisals.

Holy Cross Housing Option

1. Congregations for the Homeless

Even though Congregations for the Homeless is no longer on Holy Cross property, they could and should (if they agree) play a vital role in Holy Cross' housing proposal. Specifically CFH would offer:

1. Insights into the requirements for housing for single men.
2. The "Life Coach" program.

The Holy Cross Housing building plan would include training rooms and other facilities. If appropriate, Holy Cross might be able to entice CFH back onto our site for on-site support of Holy Cross housing.

2. Mustard Seed Day Care

On-site child care for single parent and young families would be a central and vital feature to the Holy Cross housing proposal.

Currently, Mustard Seed resides in a residential building which has been adapted for child care. As a part of the housing proposal, Holy Cross would incorporate into the housing plan the goal of building a new facility, one that is more appropriate to the goal of ending homelessness. The requirements of such upgrades will be defined by Mustard Seed staff and parents, in communication with Holy Cross, Working to End Homelessness Team, and the Mustard Seed Board.

The Holy Cross housing support will draw from the insights of Mustard Seed staff regarding the needs of young children and from research in similar facilities by the Working to End Homelessness Team. Holy Cross and Mustard Seed staff would collaborate in defining the nature of the Housing Proposal's early childhood support, based on the outcome of research into similar facilities. Together, they would define support level appropriate for children and for the early education experience necessary to help families coming out of homelessness.

Details regarding priority for on-site residents would be worked out through collaboration and discussions via the Mustard Seed Board.

3. Young Life

Young Life will not be included in any plans to develop a housing proposal.

III. Regional Considerations

A. What is Happening around Holy Cross that Affects this Proposal?

St. Maragret's is developing 40 units with 26 being for veterans. It is called *Andrew's Glen*. 4 of the new units will be for other formerly homeless households, and the remaining 10 will be for other low-income families and could include Veterans with families transitioning out of homelessness.

The Renton Lutheran church has also decided to build a facility to support veterans. These two low-cost housing efforts will be taken under consideration as Holy Cross decides the type of housing to be built.

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B. Impact on Local Traffic: Problem and Solution

During discussion regarding the housing proposal, the issue was raised regarding the impact on local traffic, which is already congested in the roads around Holy Cross.

Putting forward a possible solution to this issue is consistent with the values of the Earth Keeping Team. Therefore, Holy Cross wishes to go forward with a proposal that the housing to be built with goal of being less dependent upon the automobile. Instead, transportation to and from the housing will be based on 1) existing mass transit and 2) an on-site Zipcar™ (previously Flex-Car) or some shared vehicle program.

The table below sets target usage of private automobile, transit, and Zipcar

Transportation Type	Percentage of Usage ³
Resident-owned automobile	20%
Mass transit	50%
Zipcar	30%

This aspect is considered a “must have” element of the housing proposal. See “Must Haves and Nice to Haves”.

When meeting with members of the community, neighbors expressed concerns regarding on-street parking. This concern grew out of the plan to limit the number of parking spaces, as summarized above. The concern, as stated in a letter to Holy Cross, is that should residents be unable to find parking on site, they would choose to park on the street.

IV. Outside Resources Available to Complete Proposal

A. Financial

Financing for the development of affordable housing is available from:

1. A Regional Coalition for Housing (ARCH).
2. King County.
3. State of Washington.
4. Sale of Low Income Housing Tax Credits to equity investors.
5. The Federal Government.

B. Political

Both King County and the City of Bellevue have developed 10-year Plans to End Homelessness. Bellevue City Council endorsed the 10-year plan through Council Resolution 7322. Further indication of the political will within Bellevue is demonstrated in an article in the June 2008 article by City Council member Phil Noble titled “Affordable housing boosts everyone’s quality of life” where he stated:

³ These are goal usage values only. They are to be used for calculating the number of parking spaces to be included in the property.

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In a recent survey conducted by the city's Human Services Division, residents overwhelmingly identified affordable housing as one of Bellevue's most pressing issues. Over the years, the City Council, using a variety of strategies, has worked to expand the supply of such housing for both low and moderate-income households.

The *Washington Low Income Housing Alliance* is active in researching and defining the requirements regarding low-cost housing. It is a non-profit consisting of various housing-related organizations. Among other things, members help define housing needs in the state, and collaborate in meeting these needs.

C. Faith-based Organizations

There are two faith-based organizations that will provide support to Holy Cross' efforts to provide affordable housing:

Interfaith Taskforce to End Homelessness.

The Church Council of Great Seattle.

V. Review of Themes

A. Summary of how this proposal will implement sustainable policies and/or actions

First, the location. Statistics show that in greater King County, the more affordable housing has been concentrated in the south, while the jobs remain in the cities of Seattle and Bellevue. By using the Holy Cross property to build affordable housing, there are three issues:

1. Time on the road.
2. Less commute time means more family time. This is an important issue for stable family life.
3. Less carbon emissions.

B. How this Proposal Will Develop a Relationship with our Neighbor

Who then is "our neighbor"? When Jesus was asked this question, he responded by telling the story of the Good Samaritan.

The intent of the housing proposal is for Holy Cross to recognize that the homeless and the previously-homeless are as much our neighbor as those that currently live around the Holy Cross property.

As for those physically located around Holy Cross, we will listen to their concerns and address them to ensure that the neighborhood around Holy Cross remains a safe place to live.

On September 20, 2010, Holy Cross conducted a Community Forum. The event was advertized using three large signs posted street side around the church and with flyers that were hand delivered. Additionally, announcements were mailed to local schools, PTA's, and homeowner associations. Approximately 20 people attended that were not church members. The session was intended to inform our neighbors that we were looking at the possible use of the property for low income housing. We collected questions and concerns, and reflected them in a set of criteria for selecting a partner.

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Subsequent to the meeting, representatives from the community attended several of Holy Cross' Working to End Homelessness meetings. In one such meeting, a community representative submitted a letter expressing concern regarding on-street parking.

C. How This Proposal Will Share the Good News of the Gospel

The Housing Proposal can go a long way to redefining "church". Because of the support services that will be included, Holy Cross will be engaged with residents. It will provide an example of God's compassion and justice.

D. How this Proposal Will Help us Know Ourselves

This proposal is a major undertaking. It will require us to be engaged with multiple partners, and with the homeless and the soon to be ex-homeless. This will require us to be dedicated to a difficult task. That undertaking in itself will force us to get to know each other.

VI. Must Have's and Nice to Haves

During conversations between members of the Earth Keeping Team and members of the Working to End Homelessness Team the following list of criteria have been defined. They are divided into "must haves" and "Nice to Have" features.

Feature	Must Have	Nice to Have
1. A supportive community with on-site support	X	
2. Productive pea-patches on-site	X	
3. Productive orchard on-site	X	
4. "Foot print" of the orchard remains constant, that is, when completed, there is a productive, fruit producing orchard (being worked on)	X	
5. Low car-to-bedroom ratio. See "Impact on Local Traffic: Problem and Solution"	X	
6. On site shared automobile resource		X
7. A minimum of 50 units (due to funding sources) ⁴	X	
8. Senior involvement with children in community		X
9. New Facility for "Mustard Seed"	X	
10. A community space that includes a common Kitchen and a Dining Room that can be reconfigured as a common meeting area		X
11. A space that can be used for worship	X	

⁴ This number is assumed to be subject to change throughout the project. So, while categorized as "must have" the conditions that place it in that category may change. For that reason, it remains "must have", subject to changing conditions.

VII. Concerns

Listed below are specific concerns regarding the Housing development:

1. Increased traffic in the area. (See “Impact on Local Traffic: Problem and Solution.”)
2. On-street parking in the neighborhood close to Holy Cross.
3. Where Holy Cross will worship during construction.
4. There is a reported difficulty in finding funding for programs that mix seniors and children.

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VIII. Listening to the Congregation

The comments and issues around housing raised by the congregation at the April 25th Congregational Forum are shown below.

Category / Features
Learn from St. Margaret's
Project size
50 units
Maximum units recognizing constraints
No more than 25 units
Community (common) spaces (kitchen, meeting rooms)
Mustard Seed
Facility for Mustard Seed
Services
Take on partner for social service as their focus
Operations Management
Integrated campus
Campus management
Clear security for people and facility
Holy Cross
Congregation remains
Sanctuary could be demolished and rebuilt
Church relocated so property can be used best
Space for worship
Church (Holy Cross) stays (building and congregation)
Keep spaces clearly delineated, e.g. worship
Environmental Issues
Maintain building to open space ratio – like today
Combination of old & new trees Maintain green space, growing space
On site – shared car resource
Low car to bedroom ratio
Residents
Mix of elderly and younger
Social interaction with us among the housing residents
Voices of other congregations that share our space (Not included in voting)

Table 2 – Congregation Comments and Issues

Holy Cross Housing Option

IX. Appendix A: Handout for Congregational Meeting

This information was provided to church members at the April 25th 2010 Congregational Forum.

Working to End Homelessness through Affordable Housing

Background and Progress

- One of four mission areas identified during Year of Discernment
- Congregation expressed interest to combine mission areas
- Past year spent researching and adding focus and details:
 - Plan now reflects “where we stand now”
 - Visited United Way Family Village in Redmond, meeting with the YWCA’s Regional Director
- Began working with A Regional Coalition for Housing (ARCH)
- Met with the City of Bellevue Planning Staff

Purpose 4/25 Meeting

- Share Status
- Obtain Feedback and Input
 - Identify and document features
- Set stage for next steps
 - Begin dialog with the larger community
 - Seek a Housing Partner
 - Continue ongoing study of tradeoffs and evaluation of options
 - Planning for additional decision points as we move forward

Goals

- Provide as many affordable housing units as possible while also meeting other mission goals
- Maintain current “green” footprint, i.e. green-to-building ratio

Current Housing Proposal and Features

Type of Housing by Homeless Subpopulations		
Homeless Subpopulation	Total Units	%
Total Single Adult	--	60
Families with children	--	20
Senior	--	20
Range	15 to 50	100

Proposed Features to Date

This list of possible features was gathered from the Working to End Homelessness and Earth Keeping Teams.

Feature
A supportive community with on-site support
Maintain green space, for example p-patches and orchard
Maintain the current percentage of “foot print” of green to developed area
Low car-to-bedroom ratio.
On-site shared automobile resource
50 units
Senior involvement with children in community
New Facility for “Mustard Seed”
A community space with a common kitchen and a dining room
A space that can be used for worship

Holy Cross Housing Option

From Bellevue Planning Staff

Holy Cross' housing plan will require an update to the Bellevue Comprehensive Development Plan and a zoning change. The application process occurs annually, beginning each January. The staff saw no insurmountable obstacles to either of these changes. Affordable housing is consistent with Bellevue's current Comprehensive Plan, which includes support to the 10-year plan to End Homelessness.

The Bellevue Planning Staff and ARCH have helped us identify issues regarding the building-to-green space footprint, and the impact of that ratio to the number of possible housing units.

Partnering with a housing non-profit agency will help us navigate the process of achieving public funding, including local ARCH and King County funding.

There would be no public funding for building a new worship space, so that would have to be through revenues from leasing or selling the property and/or through other sources. This means that separate ownership of the housing and the worship space would be required to obtain government funding, but it is feasible to house both in the same building.

Our housing plan calls for a parking space-to-bedroom variance. Under the current code, this is not "doable", but the planning staff has such a change in their work plans and has offered other potential parking solutions.

X. Appendix B: Questions and Comments Handed out at Community Forum

The following is a compilation of the questions and answers handed out to those attending the September 20th Community Forum.

1. **What is it you are proposing?**

We are considering building a community on Holy Cross property whose purpose is to address the issue of homelessness and do so in a way that promotes environmental values. We have determined that the number of units cannot be decided this early in the process, so we will be open to increase or decrease that number based on community input, values, and what proves to be feasible as we move forward.

2. **Why do you want to do this?**

Our passion for this project is the intersection between three elements: 1) listening to God's call to care for others 2) the the number of homeless in our community and 3) the Orchard which we see as God's gift to our faith community.

3. **What will it look like (height, design, etc.: impact on views, casting shadows, feeling dense)?**

Holy Cross places a high priority on shaping the look of the project based on what we hear in our dialogs with the community. We plan to have the design be "values-based." This means that any new structures will blend into both the neighborhood and the landscape. It also means that it will be designed to meet the needs of the residents as they work within community to address whatever obstacles they may face in working themselves out of homelessness.

Structures will be built in a way that maximizes natural materials, built using sustainable methods, and built to minimize pollution and maximize energy efficiency. We also set a priority to maintain green space on the property. While we are too early in the process to give many specifics of what it looks like, we are aware that Bellevue zoning restricts us to a maximum height of 30 feet (three stories).

4. **When will this happen?**

While it is hard to know the exact timing, Holy Cross estimates that ground breaking would occur in 4 to 5 years. This estimate is based on the fact that we are in the early stages of a complex planning process and the time taken for other such projects.

5. **Who is likely to live here?**

Our current thinking is that there may be a mixture of single adults, families with children, and senior adults. Our goal is to provide long-term housing for a segment of the population who are working themselves out of homelessness or at risk of becoming homeless due to the high cost of housing.

We know from the experience of the homeless that a community setting is vital to long-term success. For this reason, we have a vision that Holy Cross will sponsor the development of a compassionate community where elderly residents and young children receive mutual benefit from living within a supportive setting.

We envision that there will be on-site resources to address the needs of the residents.

6. **What happens to the church?**

Our goal is to have a healthy on-site faith community whose passion centers on God's directive to "take care of the least of these" while also promoting environmental values.

7. **What about the orchard and the P-patches?**

Our goal is to continue what we have begun: to produce fresh fruits and vegetables and on site work for the community living here.

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8. **What about the Mustard Seed Daycare?**

The vision is that the daycare will continue to be a resource to the community providing high quality early education experiences.

9. **Are you zoned for this kind of project?**

Based on our current R5 zoning and the total of 3 acres of land, Holy Cross can build up to 15 units without a change in zoning. Higher density zoning currently exists north of the church. This zoning could be extended to include the Holy Cross property to allow for more flexibility as we explore options.

10. **How about the impact on traffic?**

Holy Cross recognizes that additional housing increases traffic. We are putting forward a proposal that will allow the neighbors to participate in traffic reduction, and ask for participation from neighbors to help us do so.

11. **What does it mean to our property values; our ability to sell?**

A number of studies have been undertaken to look at the impact of projects on neighborhood property values. The research generally finds that such projects do not have a negative economic effect, and in numerous instances in fact have a positive effect on property values.

Several studies are listed below:

http://furmancenter.org/files/media/Dont_put_it_here.pdf

<http://www.realtor.org/library/library/fg504>

http://www.cacities.org/resource_files/24071.galsterreport2.pdf

<http://wagner.nyu.edu/leadership/reports/files/projectHomeReport.pdf>

12. **How about the safety of our children?**

Holy Cross has a long history of commitment to children and their safety. We remain committed to the safety of not only children but also the entire neighborhood.

13. **What are you doing to make sure we are safe, that we continue to enjoy our homes?**

Holy Cross' vision is that what will be built on site will be a caring, compassionate community. We envision that the best practices used by such communities will be incorporated into the project. From discussions with representatives of these communities, they include promoting values, assisting each other, and ensuring safety.

14. **How are you involving us in the decision-making?**

The September 20 meeting kicks off our process of partnering with the surrounding community. We plan to use on-going community forums to shape what we build, how it looks, how it impacts traffic, and how it impacts property values.

You are invited to be an active participation with our team.

XI. Appendix C: Questions and Comments Compiled at Community Forum

The following questions and comments were recorded and compiled from the September 20th Community Forum.

Holy Cross Community Forum (9/20/10) Comments / Questions From the Attendees

Views

The view of an orchard is different from the view of a building
Is it going to be two stories or one? Will height restrict views? Will you help preserve our view?

Density

What is the range in terms of units?
Have you considered working with Habitat for Humanity to build single family units?
If you do 50 on top of what St Margaret's is doing (40), it seems like a lot in one concentrated area.
50 units is a really big building. Managing this size building is a more complicated undertaking.

Zoning / Permitting

Are you planning to rezone?
Is the permit process where determination about transitional vs permanent housing takes place?
What is the current zoning?
You don't want to move into the re-zoning process and protestors come our further down the road.

Screening of residents

From a funding standpoint will you be using public money that may exclude due to screening? Does the church retain power to have its own priorities?
What is the screening process for residents?
Who does the screening?
What is the intent: permanent housing or transitional
How do you make sure that it won't be transitional housing?
Concerned about safety; lots of kids in the neighborhood

Daycare

We (Holy Cross) want to incorporate an existing daycare. Daycare would be included in project.
1. Homelessness; 2. Earth Keeping; 3. Children. I hear emphasis on 1 & 2, let's not forget #3. Emphasize all 3

Current buildings

Would the housing replace or change existing structures? Do they need to be placed around what's currently here? How does the zoning work with existing structures

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Advertising

At what point will you be making a mailing or mailbox flyer?

You've done a good job advertising.

Please keep us informed.

I'm concerned that there are more neighbors than you know who are concerned or would be if they knew more. Maybe another forum meeting soon would be good to make sure where you stand as you move forward.

Future Plans

Have you engaged a professional architect?

When the building is finished will there be room for p-patches?

What are the next steps?

Once you get rid of your property you can never get it back. Keep your land. Don't sell.

Are there future plans to expand the church?

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XII. Revisions

The table below reflects the changes made to the housing proposal.

Date	Description
1/9/09	Initial draft proposal submitted to Church Council for review.
2/5/09	Updates from Council review reflected in document. Some questions remain unanswered.
9/1/09	Incorporated changes reflecting drop in size to 50. Added more information regarding senior housing and children.
2/1/2010	Reflected earth keeping priorities and structured to answer questions posed by A Regional Housing Coalition.
2/25/2010	Reflected changes resulting from review of 2/1/2010 release.
3/20/2010	Reflected changes from hardcopy mark-up submitted (received while Lee and Karen were on the road).
4/12/2010	Reflected updates to number of units from “must-have” 50 to “nice to have” 50. Change due to discussion with Bellevue Planning commission. Also reflected change in funding (added ARCH back in) and reflected the “climbing ladder” analogy.
9/13/2010	Added “Listening to the Congregation” which contains a table reflecting the multi-voting conducted during the April 25 th Congregational meeting.
3/7/2011	Reflected concerns regarding parking as stated by neighbors. Added a description of the Community Forum held on September 20th to section “How this Proposal Will Develop a Relationship with our Neighbor
3/10/2011	Miscellaneous typos corrected. Appendices A, B, and C added to reflect information compiled during congregational and community forums.