

Questions We are Considering Regarding Holy Cross Housing



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..

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.