

Updates on Affordable Housing

SPECIAL PARISH FORUM
May 21, 2025





Tonight's Conversation AGENDA

- **Welcome** [Dean Thomason]
Land Acknowledgment, Opening Prayer,
Brief Intro
- **Project Updates** [John Hoerster]
 - Historical Summary
 - Selection of a Development Partner
 - Projected Timeline
- **Community Engagement, City of Seattle, CBO**
[Steve Thomason]
- **Table Conversations (Third Place)**
- **Q+A**
- **Closing Prayer** [Steve Thomason]

Affordable Housing Committee

CURRENT MEMBERS



Karen Maeda Allman



Maria Do



Bethany Gordon



John Hoerster - *chair*



Greg Hamm



Stone Fennell



Scott Kovacs



Re Knack



Bryan Pansing



Steve Thomason



Robert and
Laura Ellen
Muglia
Present the
Largest Gift in
Saint Mark's
History-
2003/2020

Project Update—Where Have We Been?

Historical Summary

- **September 2022:** Vestry forms Affordable Housing Committee to explore affordable housing on the St. Nicholas site.
- **Winter 2023:** Initial exploratory phase -- interview 20+ organizations involved in affordable housing, establish guiding criteria, and outline plan for proceeding.
- **March 2023:** Vestry approves recommendation to move forward with a “formal” feasibility assessment, working with development consultant Tory Laughlin Taylor.
- **January 2024:** Feasibility study refines two options, with preference for adaptive reuse.



ADAPTIVE RE-USE

ST. NICHOLAS ADAPTIVE REUSE

Type III-B / V-B
Height: 55'

	STUDIO	ONE	TWO	THREE	
UNIT COUNT	12	63	37	11	123
	10%	51%	30%	9%	

PARKING COUNT	40	0.32
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NEW GSF	68,020 SF
ADAPTIVE REUSE GSF	38,968 SF
INTERIOR ADDITION SF	8,603 SF
BELOW GRADE PARKING	14,975 SF
TOTAL GSF	130,586 SF
NEW EXT. COVERED	2,700 SF



LEVEL THREE

Saint Mark's Properties, LLC
1501 10th Avenue East
SEATTLE, WA 98108
13 JUNE 2024

Project Update—Where Have We Been?

Historical Summary (continued)

- **March 2024:** Committee and Vestry conclude that feasibility has been sufficiently demonstrated and approve moving forward with selection of a development partner.
- **April 2024:** Requests for Expressions of Interest by potential development partners.
- **May 2024:** Committee and Vestry decide to pause the development partner selection for an estimated 2-3 years, while continuing to explore options and engage with the community.
- **February 2025:** With Vestry approval, the Affordable Housing Committee re-activates the Expressions of Interest process.



Project Update—Where Are We Now?

- Selection of Development Partner: Redwood Housing
- Memo of Agreement



Ryan Fuson
Founder & CEO



Richard Loo
Director of Development



Julie Knorr
Senior Project Manager

ABOUT REDWOOD

- Passionate supporters for community stewardship and raising the standard in our communities and beyond
- Sponsored > \$2 billion of impact development and investment activities
- Particular focus on affordable senior, family, and historically significant housing communities
- Significant growing presence in the Capitol Hill neighborhood
- Perpetual approach leads to optimal outcomes



Synergies between Redwood and Saint Mark's



REDWOOD

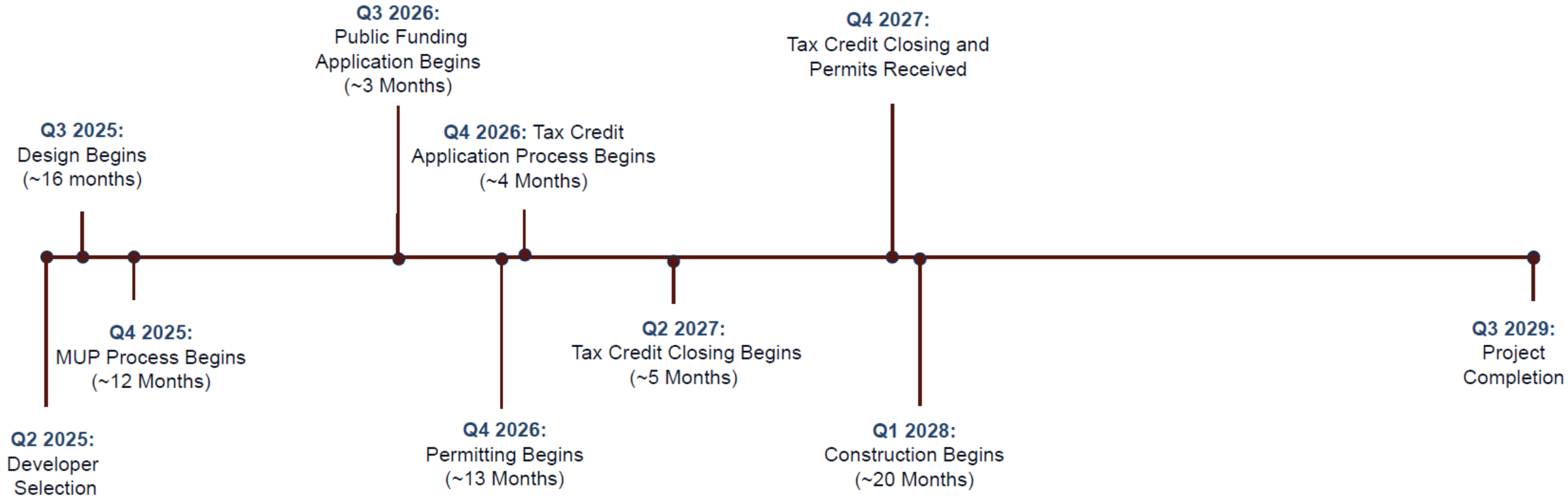
Mission Alignment

- Serving local multigenerational community needs
- Long-term commitment to addressing housing affordability
- True partnership with Redwood
- Maximizing sustainable design practices (goal of Core certification)
- Preservation of St. Nicholas building and context sensitive new construction

Involvement

- Initial and ongoing congregation and community outreach
- Rights of approval for design, sustainability, affordability and unit mix
- Ownership involvement in key decisions
- Ongoing financial return through economic participation
- “Third Space” for residents, parishioners, and the community

Trajectory from here (best case scenario...)

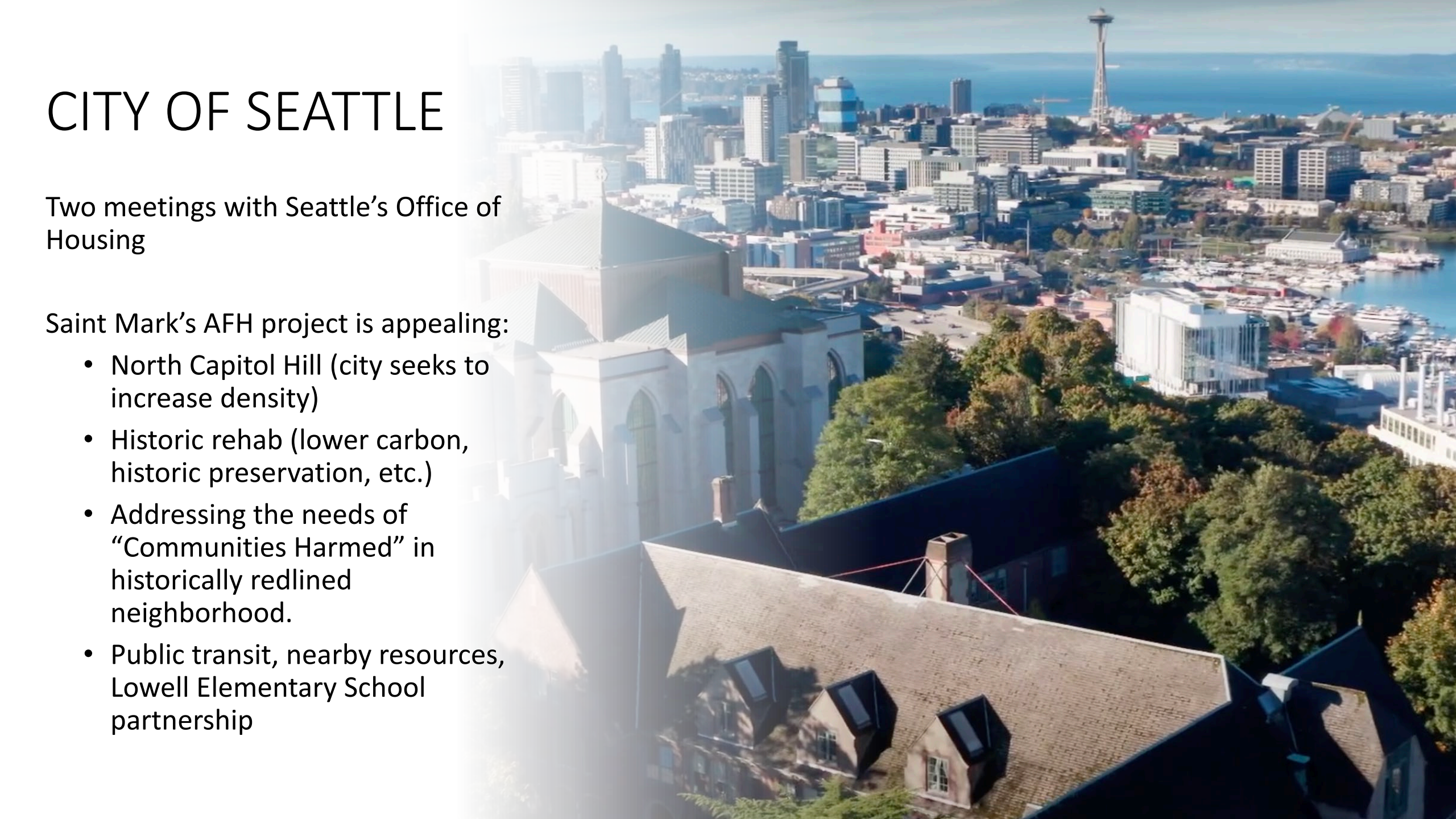


An aerial photograph of Seattle, Washington. In the foreground, a large, light-colored church with a prominent circular rose window and multiple gables is visible. Below it, a residential building with a grey roof and several dormer windows is partially seen. The middle ground is filled with dense green trees. In the background, the Seattle city skyline stretches across the horizon, featuring numerous skyscrapers and the iconic Space Needle tower. The sky is clear and blue.

COMMUNITY ENGAGEMENT

- Collaborations with
 - FAME Equity Alliance
 - Urban League/Cap Hill Eco-District
 - UW's Seattle Civil Rights & Labor History Project
- Mailing notice and conversations with neighbors
- Lowell Elementary School
- Elected officials—city, county, state and federal
- Media relations and several articles/interviews
- Tenant communications
- Parish forums

CITY OF SEATTLE

An aerial photograph of Seattle, Washington. In the foreground, the white stone structure of Saint Mark's Episcopal Church is visible, featuring a large steeple and arched windows. The church is surrounded by lush green trees. In the background, the city skyline is visible, including the Space Needle and various high-rise buildings. The city is situated on a peninsula, with water visible in the distance.

Two meetings with Seattle's Office of Housing

Saint Mark's AFH project is appealing:

- North Capitol Hill (city seeks to increase density)
- Historic rehab (lower carbon, historic preservation, etc.)
- Addressing the needs of “Communities Harmed” in historically redlined neighborhood.
- Public transit, nearby resources, Lowell Elementary School partnership

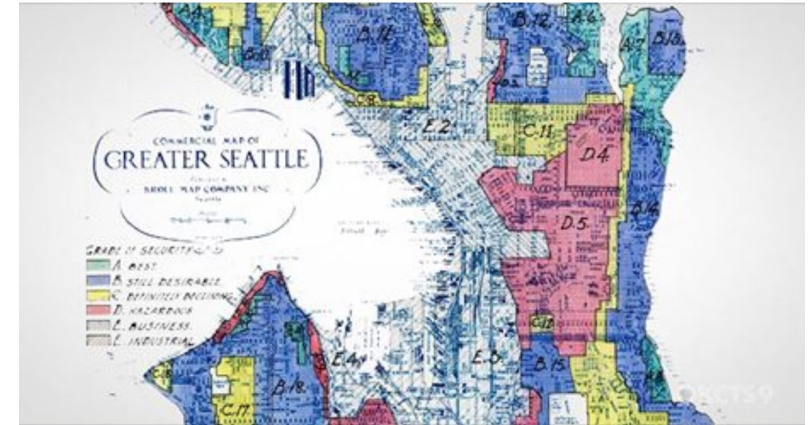
Community-based Organization (CBO)

4.5 Projects that are By and For the Community

- Points are awarded to projects that can demonstrate that they are by and/or for their community. The goal of this policy is to address the needs of Communities Harmed by housing disparities.
- This policy uses Community Based Organizations (CBOs) as a means of community representation in the development.
- A Community Based Organization (CBO) is any organization or group with demonstrated ability to meaningfully represent one or more Communities Harmed.

North Capitol Hill's Historic Redlining and Restrictive Covenants

- Impact on generational wealth, racial disparities in housing
- How might Saint Mark's make meaningful and missional efforts toward restorative justice in its portfolio of housing ministries?



CROSSCUT.COM

What Seattle's redlining history tells us about wealth today

BOND / TAX CREDIT PROGRAM POLICIES

2025

Washington State Housing Finance Commission
Approved 9/19/2024



Casting a Vision for: Saint Mark's CBO

Missional and Strategic objectives guiding this effort

Saint Mark's strives to be "a loving, welcoming, inclusive community that nurtures faith, encourages service, and integrates social and environmental justice into our lives." To this end, we are committed to the strategic work of:

- **Cultivating Diverse Community**
We actively seek and nurture diverse community through listening, connection, and collaboration.
- **Stewarding Our Resources**
We give generously of our time, talent, finances, and property, and care for the Earth as we respond to the world's needs.
- **Expanding Regional Reach and Welcome**
We welcome all and serve as a gathering place for the Diocese of Olympia, the Seattle community, and interfaith and mission-related organizations.
- **Connecting and Telling Our Stories**
We offer creative ways to connect with one another, navigate ministry resources, and tell our stories as a Parish and Cathedral.

Third Place Possibilities





Plenary on Third Place Ideas



Q&A