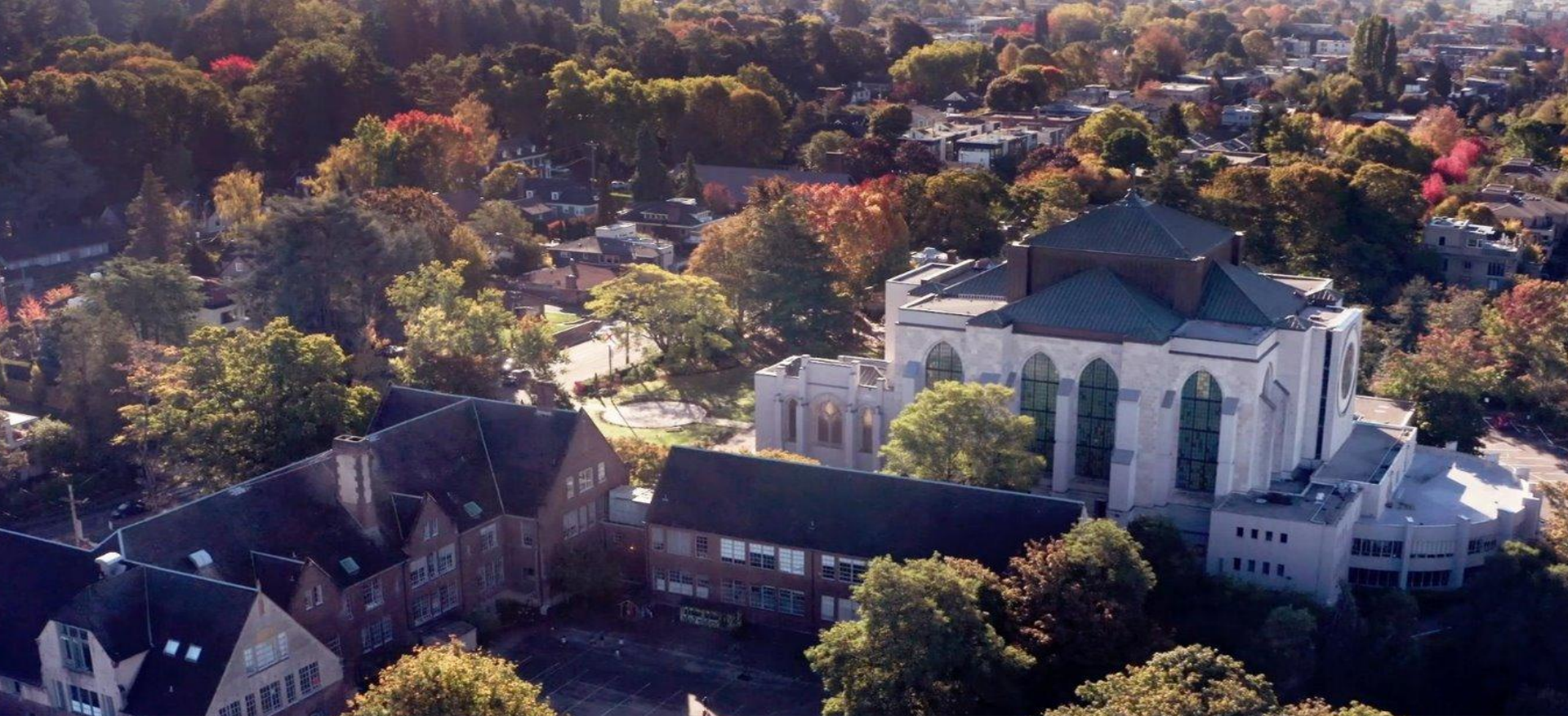




Updates on Affordable Housing

SPECIAL PARISH FORUM
Saint Mark's Cathedral
December 10, 2025

Agenda



01

Welcome

DEAN STEVE THOMASON

02

Missional Connections

DEAN STEVE THOMASON

03

Key Milestones & Updates Since May Parish Forum

JOHN HOERSTER

04

Redwood Housing

JULIE KNORR

05

Community Engagement

BETHANY HOY, jade lab

06

Community-Based Organization

KENDALL CLAWSON
SCOTT KOVACS

07

Q&A

Missional Connections

- Empowering the Call to Action & Service
- Cultivating Diverse Community
- Stewarding Our Resources
- Connecting and Telling Our Stories



Key Milestones & Updates

01

Joint Development Agreement (JDA)

Saint Mark's & Redwood, Effective Oct. 13, 2025

- Launches significant predevelopment efforts by Redwood
- Confirms important shared mission goals
- Requires SMC & Redwood approval of certain major decisions
- Provides SMC permanent control of St. Nicholas site to fulfill mission, while ensuring site for affordable housing
- Compensates SMC for contributing property to the partnership
- Confirms SMC development participation without financial liability
- Sets partners' percentage shares in project's economic proceeds
- Provides for SMC's ownership and control of "Third Place" within the development

02

Architect Selection: Perkins Eastman

03

General Contractor Selection: RAFN



04

Community Engagement Consultant Selection: Uncommon Bridges

05

Trinity NYC Grant: \$150,000

Supports launch of Community-Based Organization (CBO) and work to finalize predevelopment activities

06

CBO Consultant Selection: Kendall Clawson

who will help guide the emerging CBO's vision & governance

Affordable Housing Committee



Karen Maeda Allman



Stone Fennell



Greg Hamm



John Hoerster



Bethany Hoy,
jade lab



Scott Kovacs

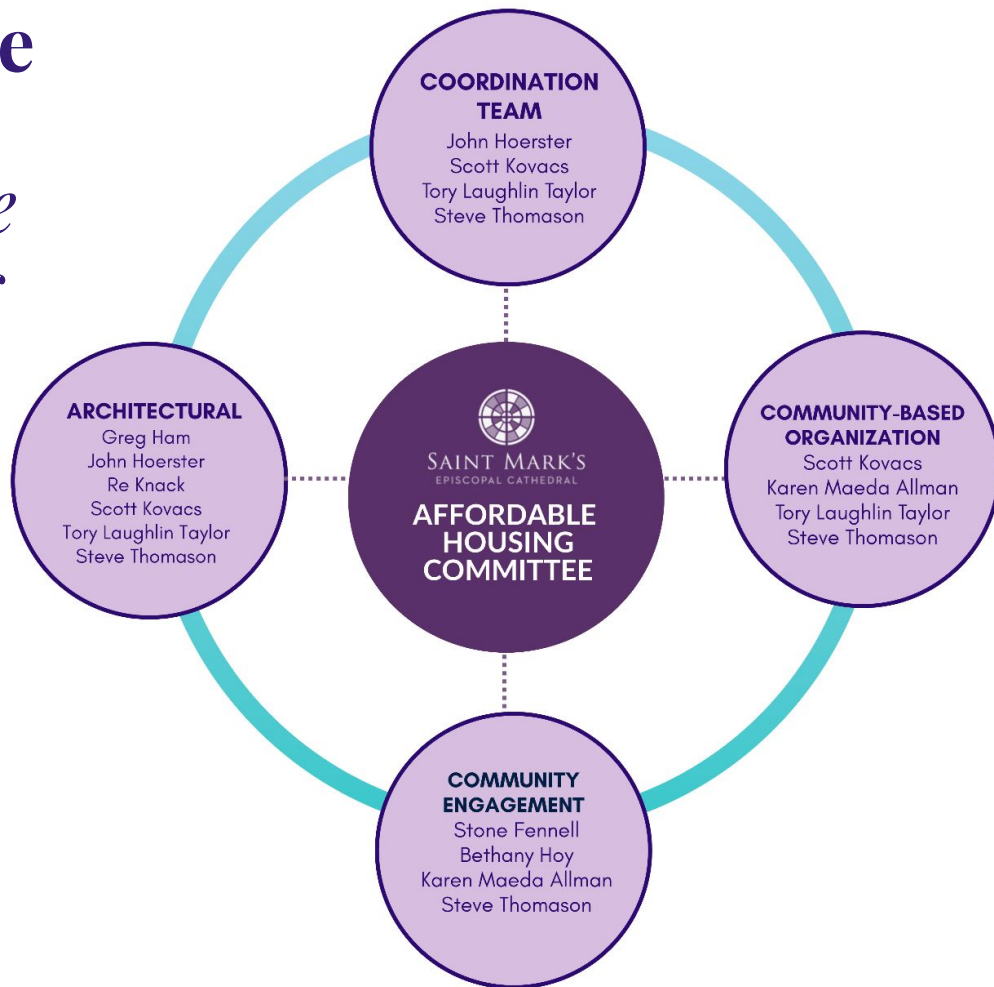


Re Knack



Steve Thomason

Affordable Housing *Committee Subgroups*



TEAM INTRODUCTIONS – DEVELOPMENT PARTNER



Ryan Fuson
Founder & CEO



Richard Loo
Director of Development



Julie Knorr
Senior Project
Manager



David Gonzales
Assoc Project Manager

ABOUT REDWOOD

- Developer of exclusively affordable housing with long-term ownership commitment
- Particular focus on affordable senior, family, and historically significant housing communities
- Sponsored > \$2 billion of impact development and investment activities across the country
- Significant growing presence in the Pacific Northwest and the Capitol Hill neighborhood



Admiralty Port Townsend

ST. MARK'S & REDWOOD PARTNERSHIP

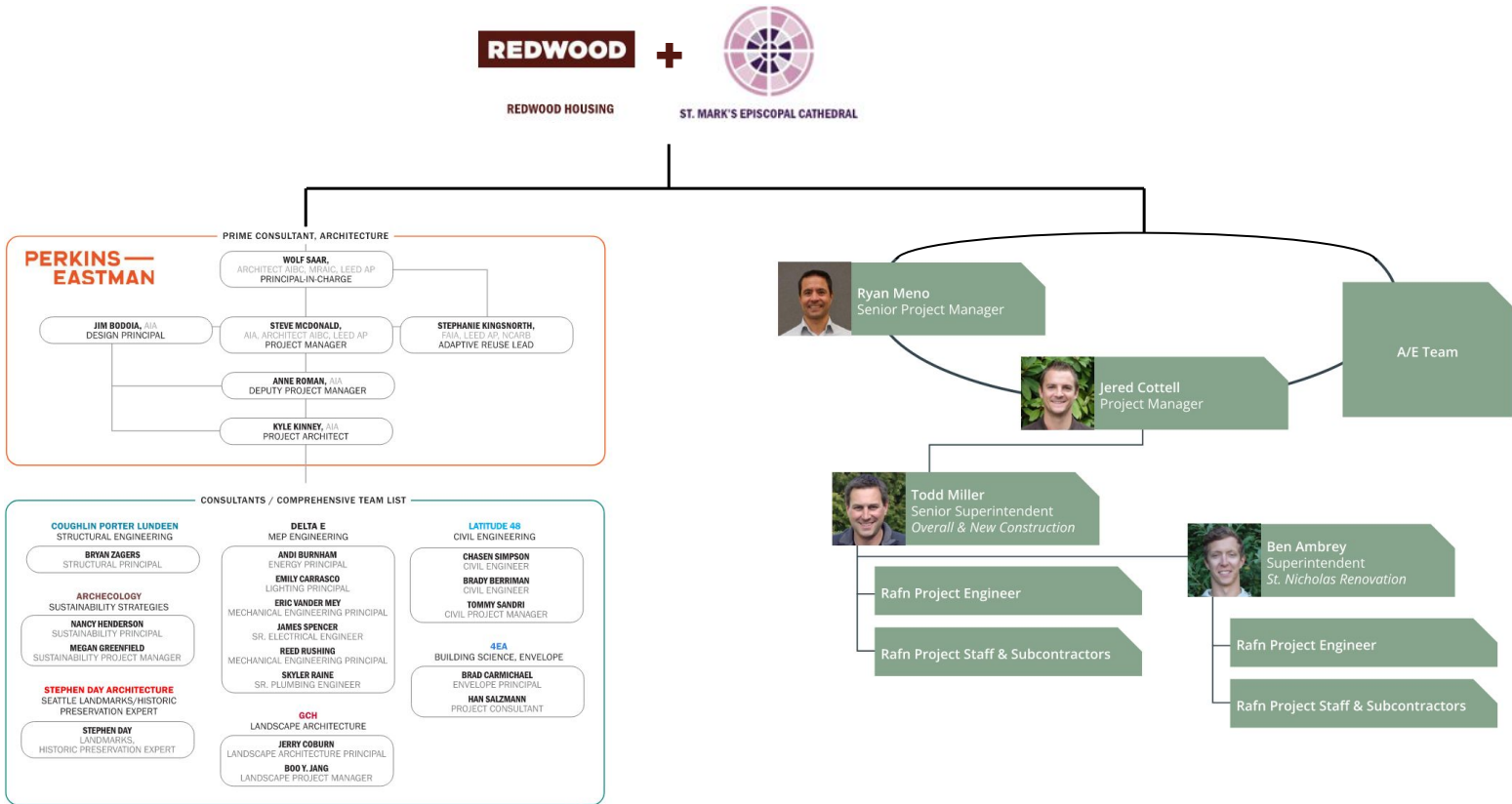
Mission Alignment

- Serving local multigenerational community needs
- Long-term commitment to addressing housing affordability and housing injustice
- Maximizing sustainable design practices
- Preservation of St. Nicholas building and context-sensitive new construction

SMC and CBO Involvement

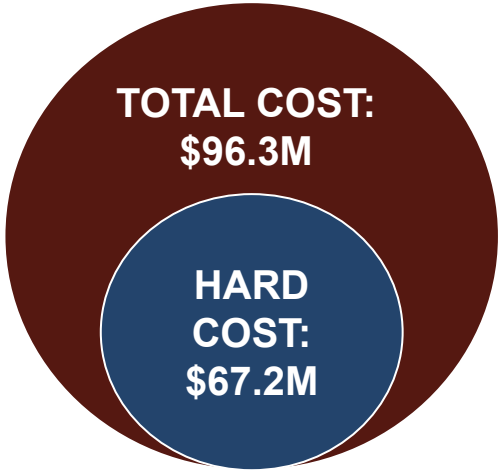
- Initial and ongoing congregation and community outreach
- Rights of approval for design, sustainability, affordability, and unit mix
- Ownership involvement in key decisions
- Ongoing financial return through economic participation
- “Third Place” for residents, parishioners, and the community

PROJECT TEAM STRUCTURE



PROJECT METRICS

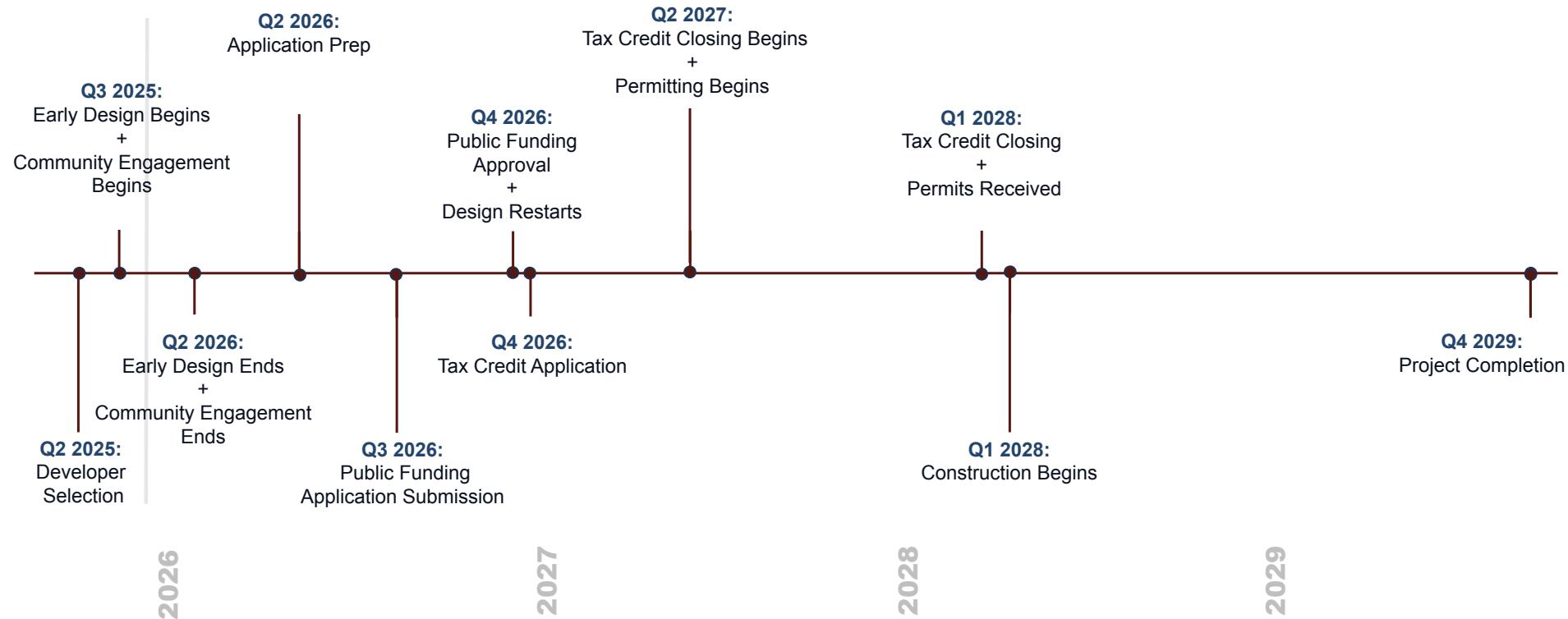
Unit Count	135 Total Units	
Square Footage	145,000 Total SF	
Unit Mix	Studios: 20	15%
	1 BR: 60	44%
	2 BR: 40	30%
	3 BR: 15	11%
Affordability	Split between 50% AMI & 60% AMI *Subject to change	
Parking Stalls	34	25% of units
Average \$ Per Unit	\$497K Hard Cost \$713K Total Cost	



Unit Size	30%	40%	50%	60%
0-Bedroom	\$825	\$1,100	\$1,375	\$1,650
1-Bedroom	\$883	\$1,178	\$1,473	\$1,767
2-Bedroom	\$1,060	\$1,414	\$1,767	\$2,121
3-Bedroom	\$1,225	\$1,634	\$2,042	\$2,451

Maximum Rent by Area Median Income Level

PROJECT TIMELINE



DESIGN QUESTIONS

How Can the Project...

1. *Create a three-building campus?*
2. *Balance efficiency, functionality, and aesthetics?*
3. *Incorporate community input?*
4. *Be competitive for public funding?*



PRELIMINARY LANDSCAPE DESIGN

Key Design Considerations

- Create cohesion between the buildings
- Shared outdoor amenity vs. tenant-specific amenity
- Vehicle and pedestrian access

*Design is preliminary. To be refined with CBO and community input



Preliminary Landscape Plan

SCHEMATIC DESIGN PROGRESS



Massing and Scale



Building Entry Condition



Birdseye View from SE

SCHEMATIC DESIGN PROGRESS

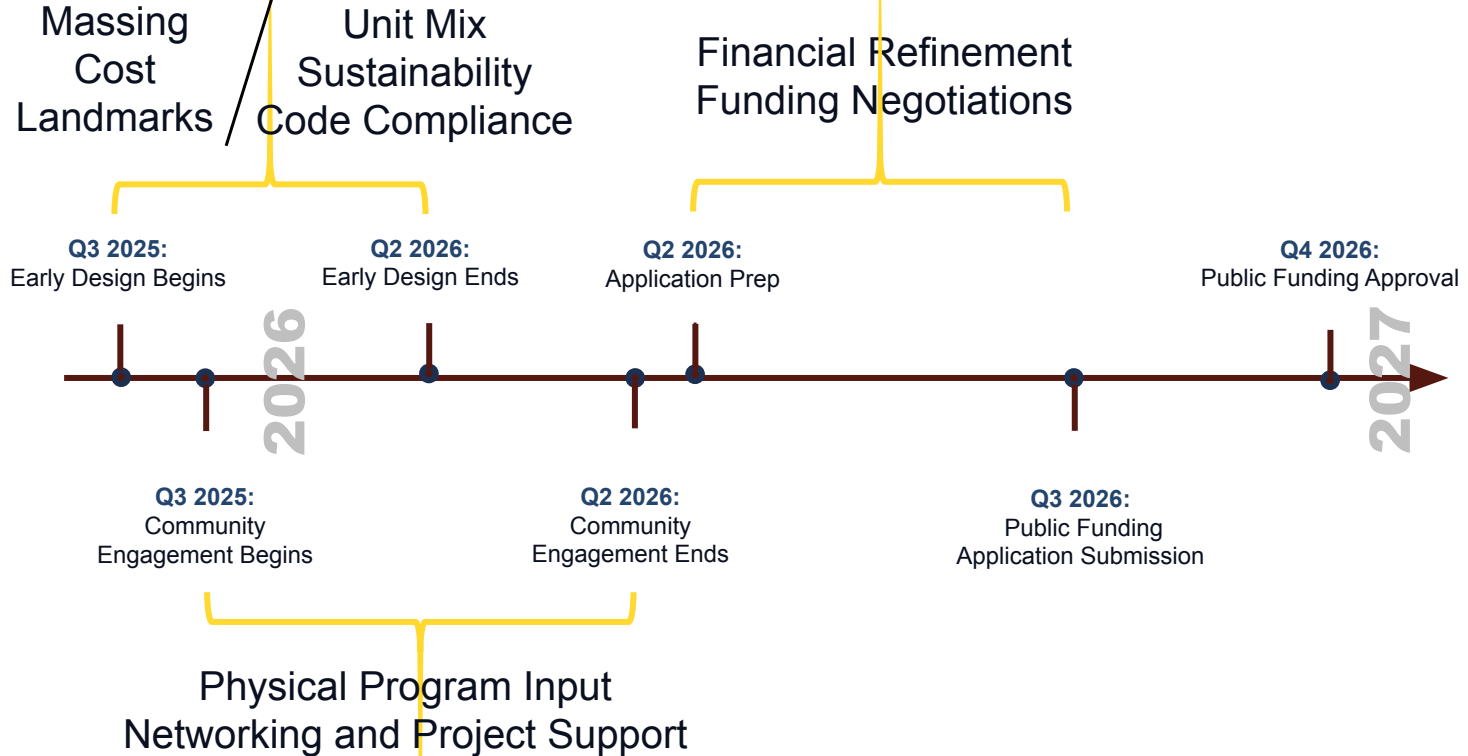


Preliminary Floor Plan



Building Connection and View from Tenant Courtyard

12 MONTH LOOK AHEAD





Community Engagement

Community Engagement

Saint Mark's approach in collaboration with Uncommon Bridges to engage with communities for the affordable housing development.



uncommon
BRIDGES

The Black Community

(Multigenerational Seattle Families, Elders, Youth, Leaders)

Acknowledge historical injustices.
Engage with and listen to better understand their experiences and challenges in accessing safe, affordable housing.

SMC Lead:
BETHANY HOY



Residents & Businesses

Gather feedback on desired services, unit types, community priorities, and overall perceptions of the project.
Share updates.

SMC Lead:
KAREN MAEDA ALLMAN



Community Orgs, & Public Officials

Cultivate partnerships to obtain support for the project's vision and potentially form an alliance through an empowering outreach.

SMC Lead:
STEVE THOMASON



Parish

Continue engaging parishioners in meaningful dialogue and build shared support for the project's mission to create inclusive, compassionate housing.

SMC Lead:
STONE FENNELL





Andrés Mantilla
Partner in Charge



Ariam Ford, AICP
Project Director

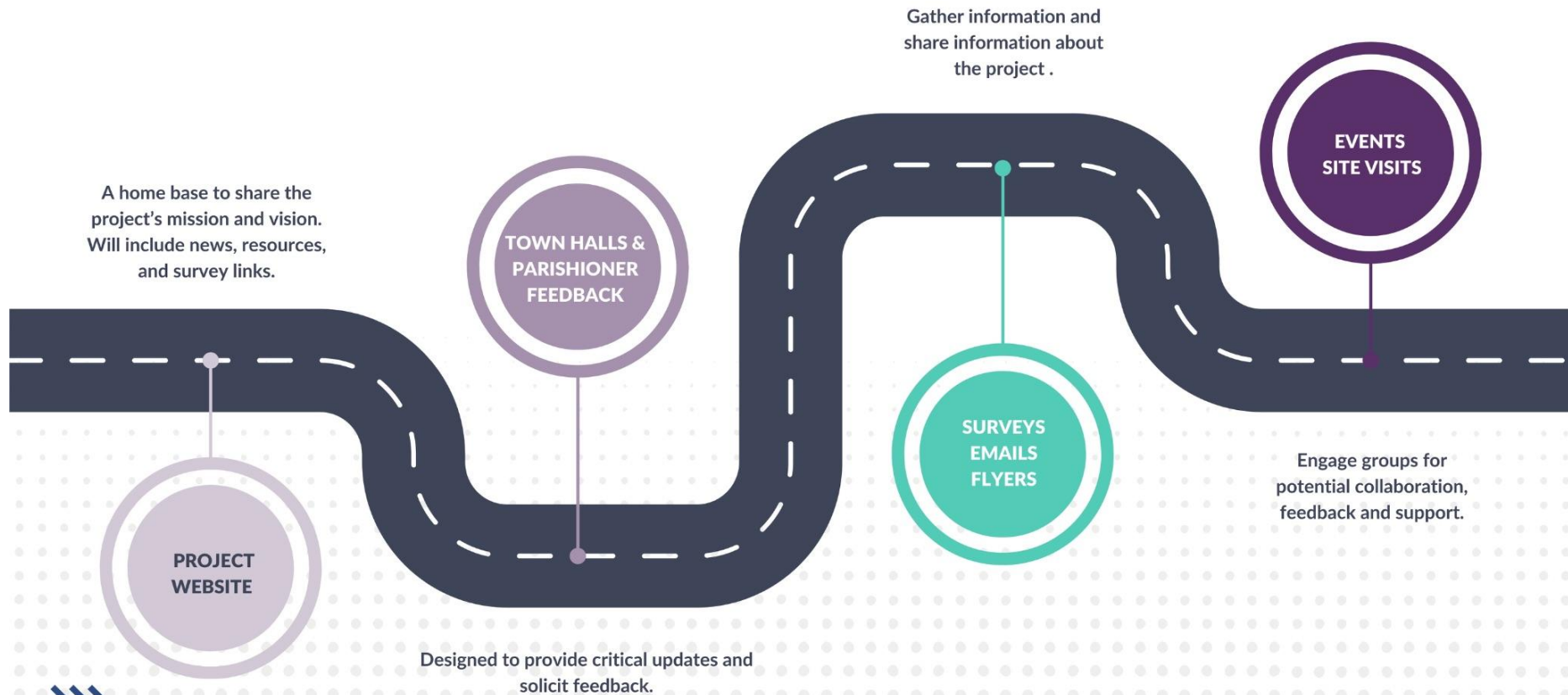


Emily Davila
Comms Lead



Carson Bridges
Project Associate

Community Engagement: What's Ahead



SMC Community-Based Organization (CBO)

A CONVERSATION WITH SAINT MARK'S NEW CBO CONSULTANT

- What do we mean by “CBO”
- Introducing Kendall
- Repent and Repair: acknowledging our place in history and the call for reconciling work
- The importance of trust
- The road ahead
- The role of the CBO and Saint Mark's ministries
- Mutual work: transformation through connection



Kendall Clawson
SMC CBO Consultant



Scott Kovacs
AH Committee Member

Q +A / Staying Connected



www.saintmarks.org/affordablehousing

www.saintmarks.org/cbo

affordablehousing@saintmarks.org