

**HOUSING AND
SOCIAL JUSTICE**

Educational Series
April 23, 2023 4 – 5PM

Hosted by:
St. George's Church Arlington
and
Virginia Diocesan Homes

SAINT GEORGE'S EPISCOPAL
ARLINGTON

VIRGINIA
DIOCESAN
HOMES

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AGENDA

- Overview of the series
- Hosts
- Opening poem
- Presentations
- Small Group Discussion
- Closing Discussion
- Closing reading

Protocol

- Presentations will be recorded and posted on St. G's website:
- <https://www.saintgeorgeschurch.org/education>
- Please use the chat box for comments and questions

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THIS SERIES

- March 5th – Introduction & Overview
- March 12th - Racial Disparities and Housing
- March 19th–Refugee & Immigrant Housing Issues
- March 26th - Seniors and Persons with Disabilities Housing Issues
- April 2nd – How are Government Agencies and Their Partners Addressing Housing Challenges
- April 16th – Role of Advocacy and the Faith Community
- **April 23rd - Faith Redevelopment Models--TODAY**

Pay attention...

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HOSTS

Nina Janopaul,
President VDH
and member
Saint George's

Kat Turner,
VDH

Saint George's Episcopal Arlington

- Purpose: Growing in God's love to promote justice, healing and reconciliation
- Founded 1908
- An inclusive and vibrant community of varied ages and backgrounds
- Located near the Virginia Square Metro station in the center of Arlington

Virginia Diocesan Homes

- Purpose: to help congregations interested in redeveloping their properties for mission
- A nonprofit organization related to the Diocese of Virginia
- Founded in 1959
- 14 board members from across the Diocese
- Affiliated with 5 Senior Life Plan communities and 3 affordable housing properties

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Let us build a house
Where love can dwell
And all can safely live
A place where
Saints and children tell
How hearts learn to forgive
Built of hopes and dreams and
visions
Rock of faith and vault of grace
Here the love of Christ shall end
divisions
All are welcome, all are welcome
All are welcome in this place

ALL ARE WELCOME

Hymn by Marty Haugen

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SPEAKERS

- **Matt Oprendek**, priest-in-charge of St. James Fordham in the Bronx, NY.
- **St. Lukes Episcopal, Ballard, Seattle**
- **Rev. Ashley Goff**, Arlington Presbyterian Church
- **Rev. Jo Belser**, Rector, Resurrection Episcopal in Alexandria, VA
- **Kat Turner**, member Resurrection building Committee and VDH Trustee

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ST. JAMES FORDHAM

St. James Terrace is under construction in the Bronx on land leased from St. James Fordham. The new property will offer 102 units, including 50% targeting homeless adults with mental illness.

Proceeds from the ground lease will fund renovations to the historic, 1864, stone church plus construction of a new community service center.

Rev. Matt Opredek is the Priest-In-Charge. Learn more at: <https://www.stjamesfordham.org/>



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St James Fordham/St James Place Development Project



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Know Your Choice



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Protect Your Voice



St James Food Pantry

In planning phase:

Hot Meals, Educational Programming for high school students

Partnerships w/ local arts programs and childhood enrichment



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Begin to Rejoice

- \$1.7 Million St. James Place Facility for ministry
- \$6.6 Million investment in St. James Church
- ADA Compliant w/ new fire systems, rentable A/C space,
- DOB requirements met, & heat converted away from carbon use
- Reduction of Real Estate Repair and Maintenance Budgets
- approx \$350k invested for future maintenance, capital needs



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Restored Historic Structure



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Presentation title

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ST. LUKE'S EPISCOPAL



- St. Lukes Episcopal is located in the Ballard neighborhood of Seattle, Washington.
- They are planning to build 84 units of affordable housing plus market rate housing to build a more inclusive and diverse community in Ballard.
- Rev. Canon Britt Olson, Vicar will be speaking on Zoom May 8th. Let Nina know if you wish to join.

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St. Luke's Church, Seattle, Washington

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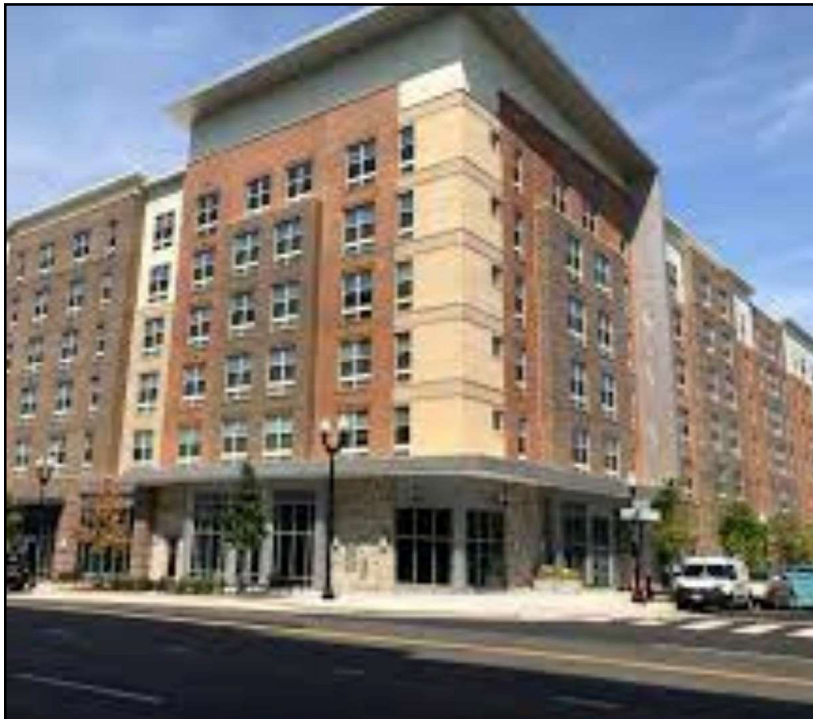


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Demolition of APC



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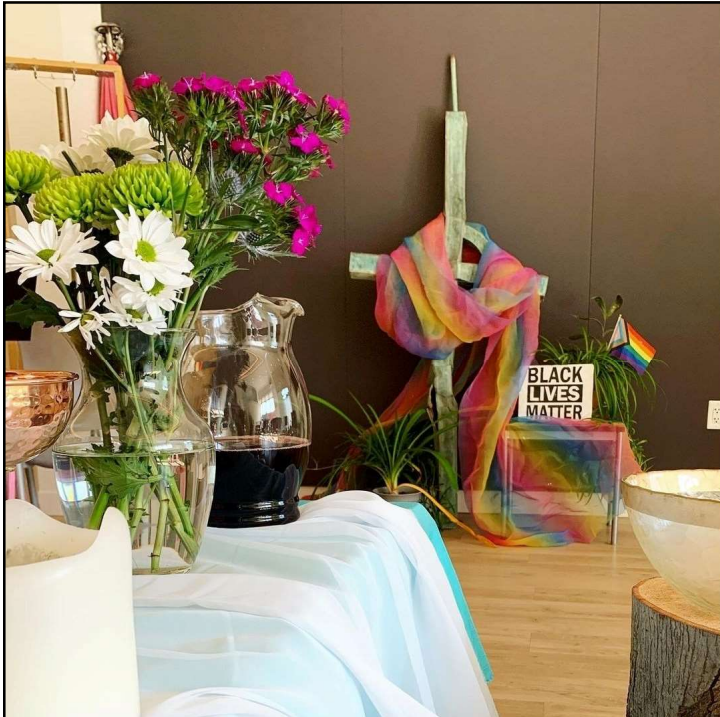
Gilliam Place

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Garden Concerts



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Easter 2023

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- Music Lessons
- Eviction Clinic
- Ending Exclusionary Zoning



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Resurrection Church, Alexandria VA

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- We held brainstorming sessions, congregational meetings, focus groups, etc.
- We used exercises designed for interim periods
- We prayed, and prayed, and prayed
- We interpreted scripture in light of our situation
- We involved everyone and every group: we did lots of “legwork” AND we doubled down on fellowship events
- We took on new short-term helping hands ministries
- Strong leaders emerged / resources appeared

Discerning why we are still here

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God's work—Our hands, voices, and hearts committed to our community and the world.



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Our requirement:
Build at least 100 units of affordable housing, primarily for working families (40-60% AMI)

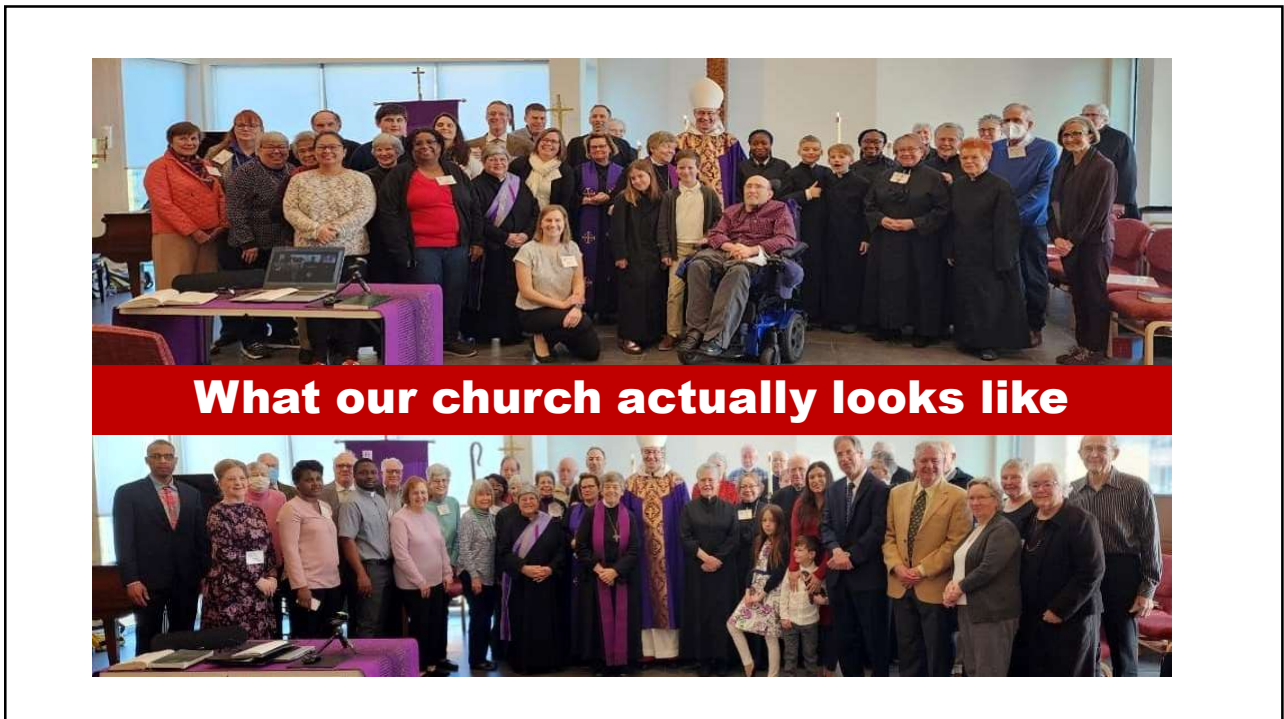
Bishop's requirement:
Build a new church of at least 5,000 square feet



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How this endeavor has deepened my faith

- **I watched in amazement as everything we needed just appeared (after we did the work, of course)**
- **About six major things occurred that allowed the ground lease money to fund the church building**

Ken Gay, Treasurer



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What I've learned about faith during this discernment

- **God truly does provide everything needed to do what God calls us to do.**
- **Compromise is required.**



Linda Goff, Senior Warden

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How our faith has been deepened

- I wonder, “Was everything that happened a coincidence, or was there something larger at play?”
- We are a stronger congregation and have the faith to finish what we have started

Al Tiedemann, Senior Warden

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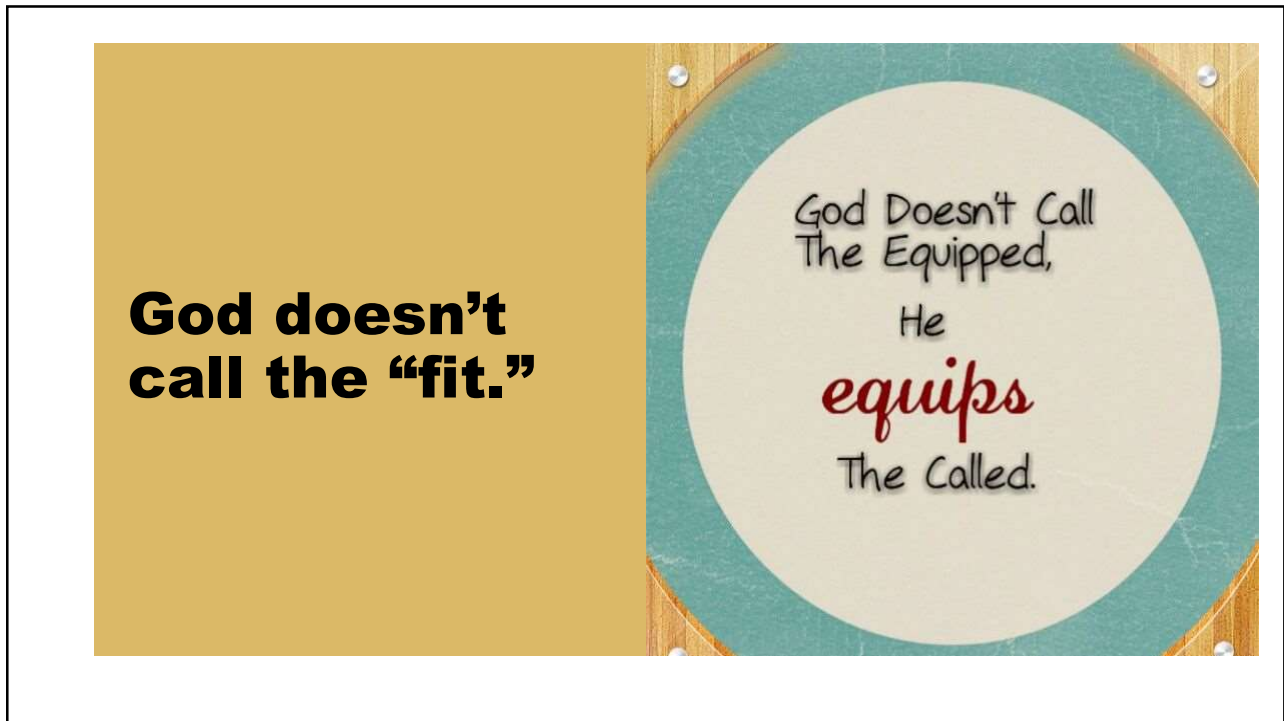


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We make a return on our investment in affordable housing

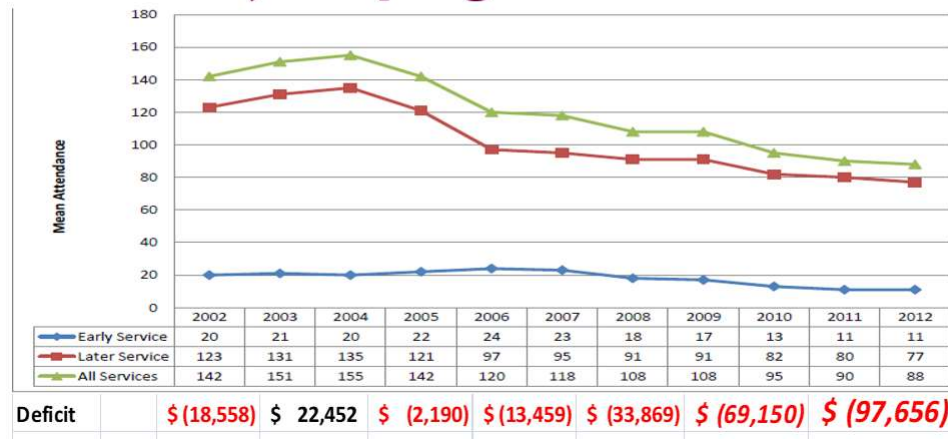


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Lesson 1: Big efforts need to be missions, not programs



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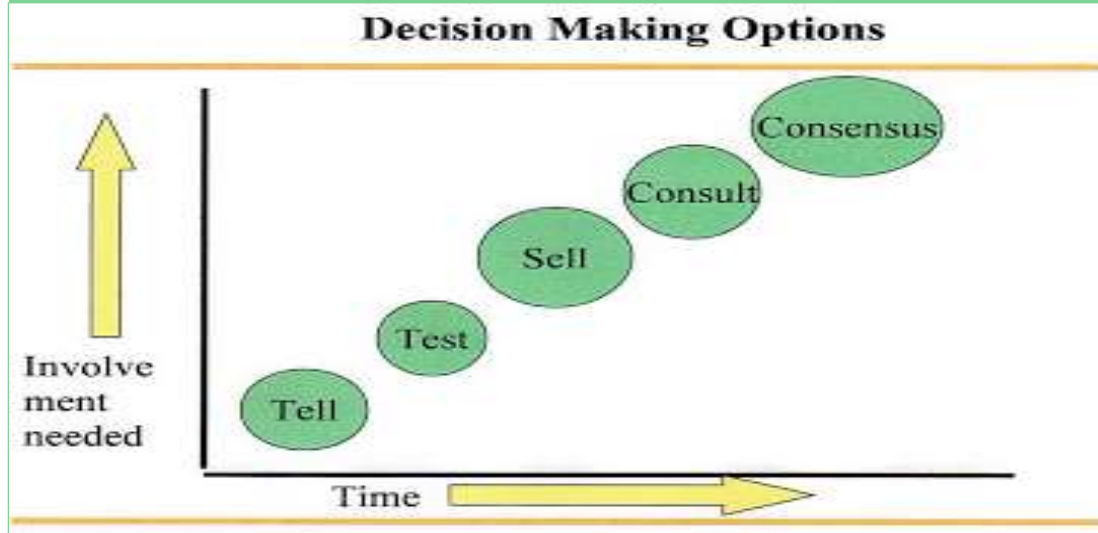
Lesson 2: Use all the tools you know to discern your mission and build consensus about it.

Resurrection Renewed Prayer

Father, we thank you for the vision you have entrusted to us. We ask for the courage, wisdom, energy, patience, and joy needed to do what you are asking us to do. Help us to be your hands, voices and hearts in our community and in our world. We ask this in Christ's name. Amen.

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Lesson 3: Consensus takes time.



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Lesson 4: Choose your mission partners wisely.



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**Lesson 5:
The only time
the plan is ideal
is when you
first make it.**

PLAN B

~~PLAN A~~

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**Lesson 6:
God provides
everything
needed to do
what God calls
us to do.**



Where
God guides,
He provides

ISAIAH 58:11

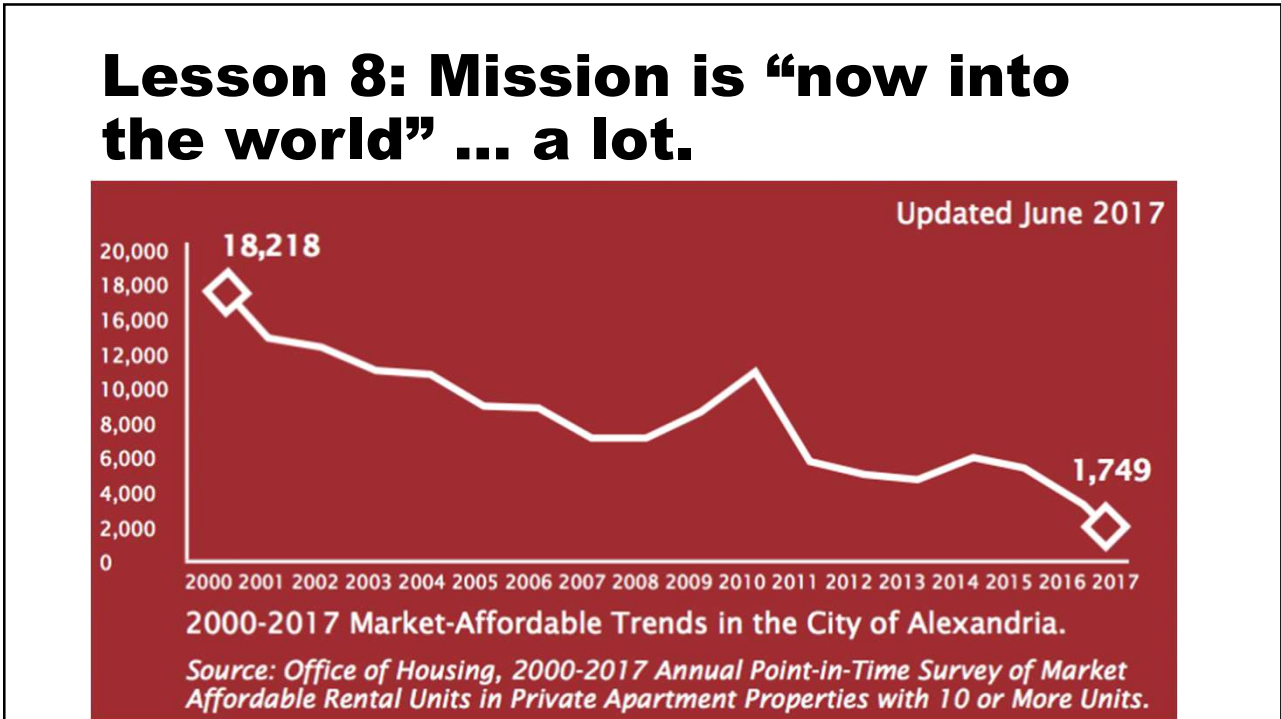


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**Lesson 7:
Involve
everyone
(but use your
best leaders).**



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**Lesson 9:
No one's
neighbors will
be as
enthusiastic
about your
mission as
you are.**



We are all for affordable housing BUT:

- **The traffic is already bad...**
- **There is inadequate place for children to play (the way I did when I grew up)...**
- **There's already no parking...**
- **Just not here!**

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**Lesson 10: It doesn't
end when you think it
does.**

Consultations by phone and in person

Formal Presentations

Advocacy in support of other efforts

Voice

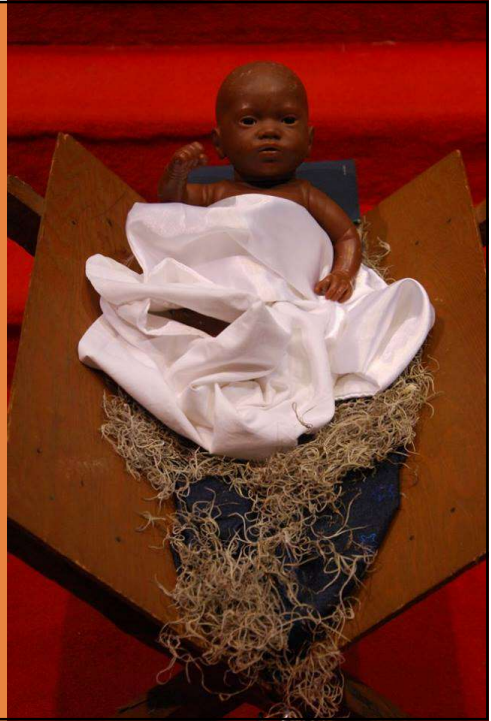
Virginia Diocesan Homes Board

Alexandria Housing Affordability Advisory
Committee



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**May Christ bless you ...
and may you find a way
to put your property
into service of mission.**



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DISCUSSION

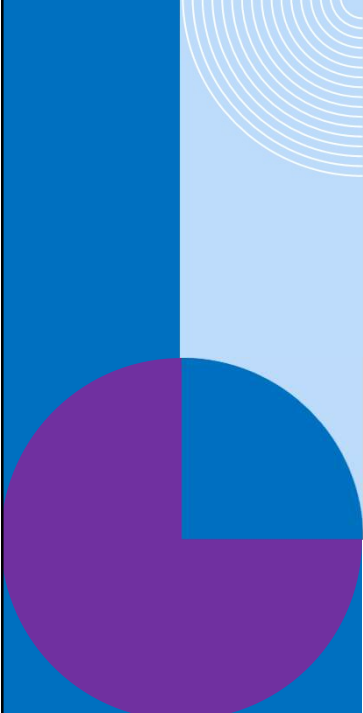
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Question:

- **What might you or your church do to help advocate for housing and social justice in your community?**

Tell about it.

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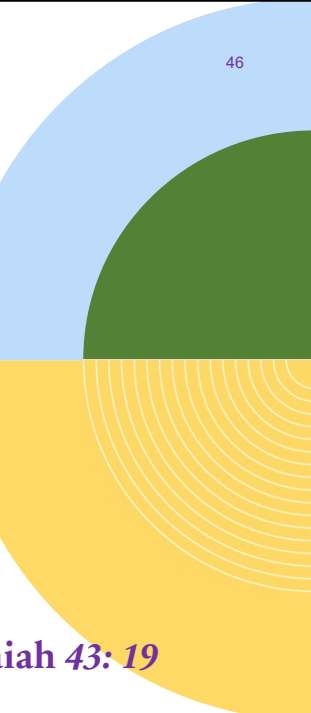


CLOSING THOUGHTS

- What will you do to further housing justice in your congregation?
- Thank you for coming
- Closing reading

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CLOSING READING

See, I am doing a new thing!
Now it springs up; do you not perceive it?

I am making a way in the wilderness
and streams in the wasteland.

Isaiah 43: 19

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ADDITIONAL RESOURCES

- **Bricks and Mortals:** empowering faith communities in New York to maximize church properties for their communities. <https://www.bricksandmortals.org/>
- **Kingdom Partners:** nonprofit in Chattanooga TN focused on creating new affordable housing in partnership with churches. <https://kingpartners.org/affordable-housing/>
- **Ormond Center:** seeking to generate social impact with underutilized church properties, affiliated with Duke Divinity School. <https://ormondcenter.com/church-community-placemaking-lab>
- **Sustainable Solutions for Sacred Sites:** help for congregations planning to revive their spaces. <https://www.s4program.org/>
- **Partners for Sacred Spaces:** 30-year old nonprofit with solutions for aging sacred spaces. <https://sacredplaces.org/>
- **Arlington Presbyterian Church:** interactive website about their journey to partner with affordable housing. <https://incairnation.org/>