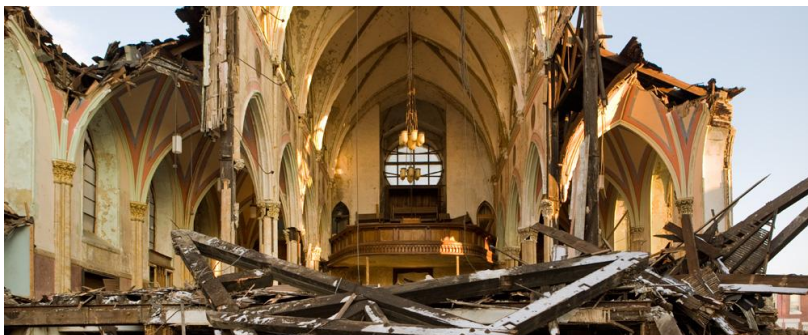


RELÈVEN
GIVING RISE TO COMMUNITY

REIN VIGORATTM

Faith Buildings for
Community Impact

TWO CRISES



CHURCH BUILDINGS ARE CLOSING

- In the **USA**, according to the [National Council of Churches](#) 100,000 churches **may** be closed by 2030.
- These closures represent billions in land value
- Many land-owning congregations are experiencing multi-year deficits and at risk of closure
- Worship spaces used only 5% of the time



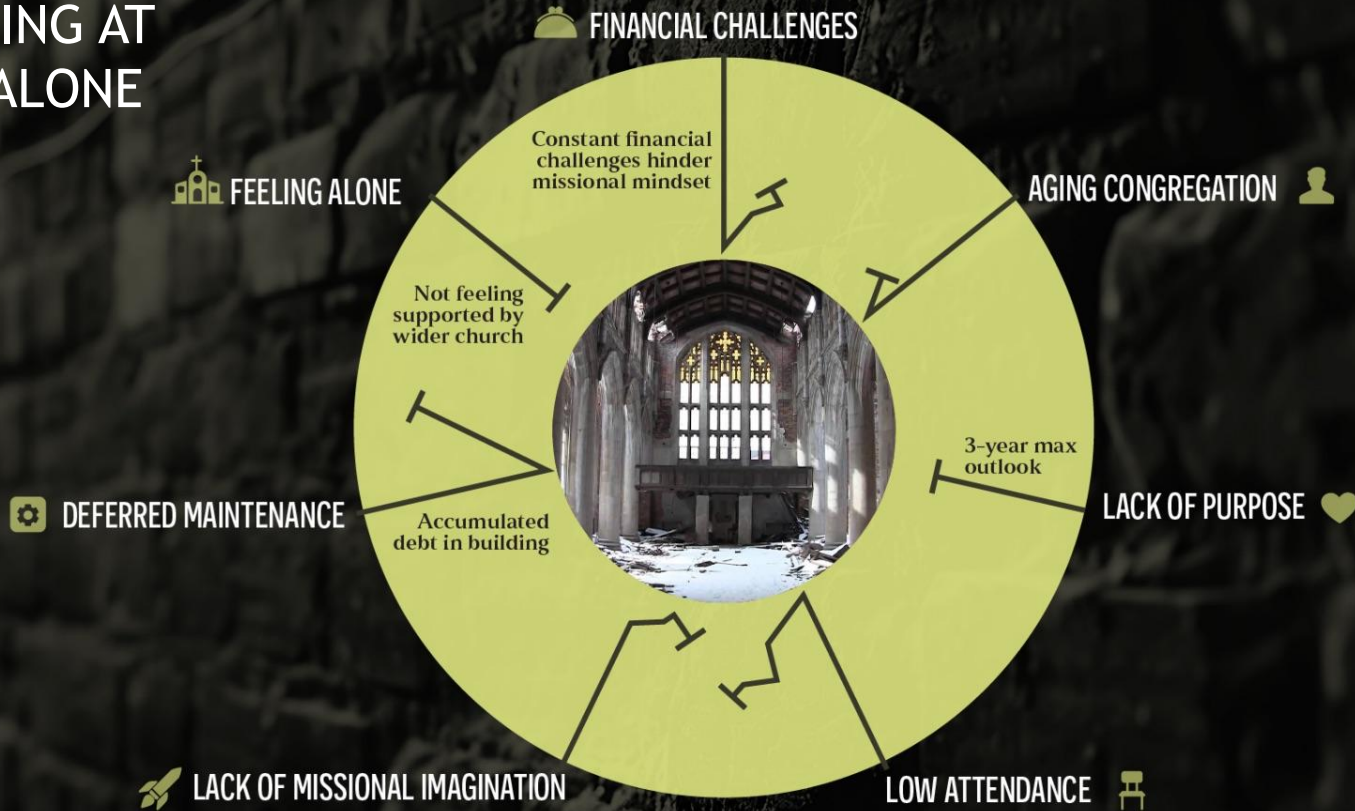
COMMUNITIES ARE IN NEED

- North America faces both shrinking community spaces and an affordable housing crisis
- Many faith properties are underused
- Repurposing them could help deliver housing and essential supports - faith communities already deliver billions worth of social benefit nationally
- Even active and well-resourced congregations are unclear of how they can help

ONE STRATEGIC OPPORTUNITY

RELÈVEN

GOING AT IT ALONE



THE PROPERTY PARADOX



Beautiful / Expensive



Useful / Underused



Community asset / Congregational burden

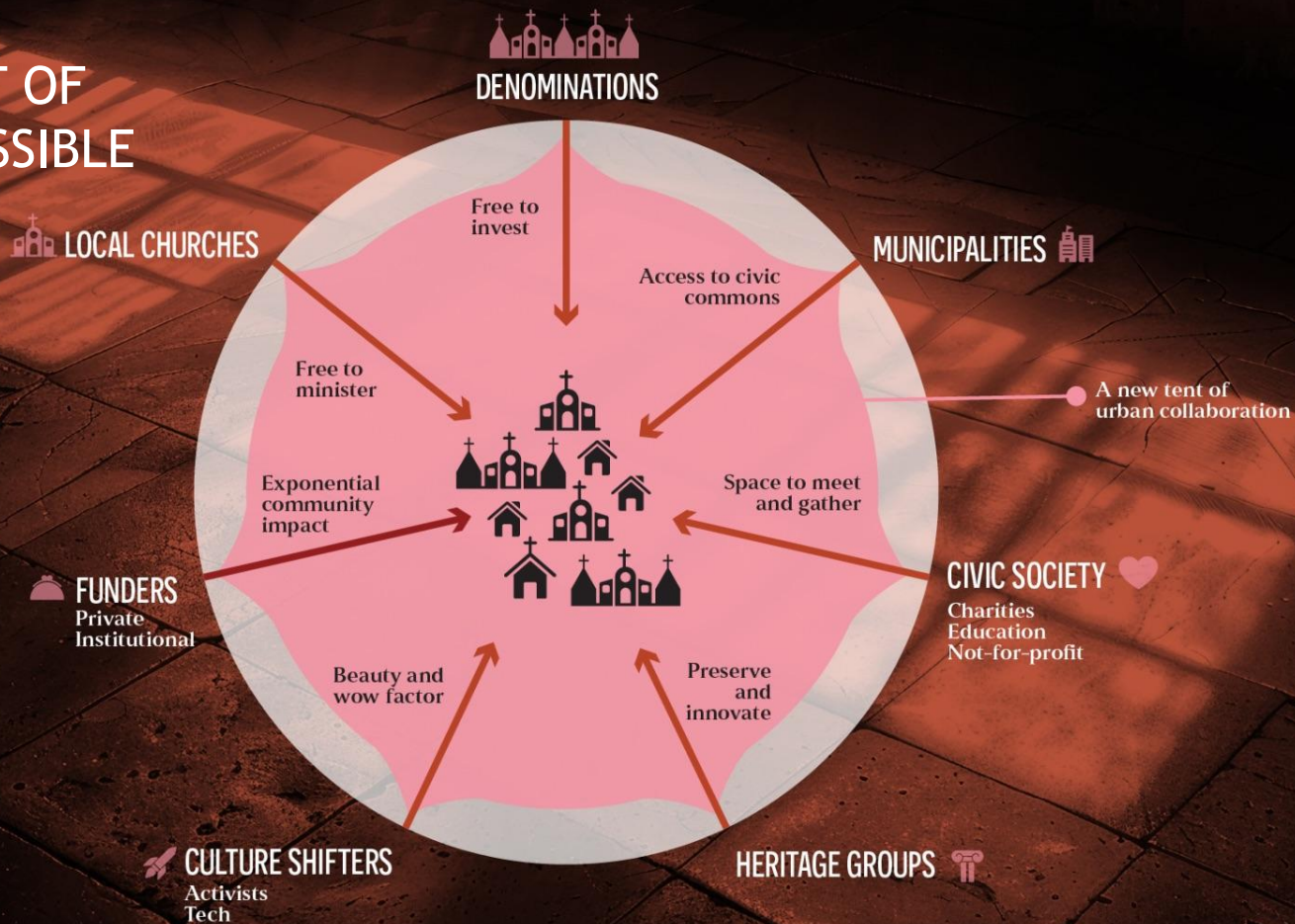


Sacred space / Changing needs

BEFORE WE TALK ABOUT PROPERTY...

1. What is God calling our congregation to be and do?
2. What do we have—and how are we using it?
3. What is our property costing us?
4. What does our community need?
5. What might be possible if we thought differently about our property?
6. What are we willing to change?

THE ART OF THE POSSIBLE



BETTER TOGETHER



■ COMMUNITY HUB

■ AFFORDABLE HOUSING

■ SOCIAL INNOVATION

■ YOUTH CLUB

■ DAYCARE

■ SENIOR CENTRE

■ FOOD SECURITY

■ INDIGENOUS HEALING CENTRE

■ ARTS HUB

- Openness to new ideas
- Renewed purpose
- Church reimagined
- Better supported people
- Healthy finances
- Dynamic congregation

INVESTMENT READINESS PROGRAM



FINANCIAL SCAN

What are your current
financials



CONGREGATION SCAN

What does the congregation
think should happen



BUILDING SCAN

What is the building
condition and rental
potential



STAKEHOLDER SCAN

What do stakeholders think
should happen



NEIGHBOURHOOD SCAN

Who is in your
neighbourhood and what
needs exist



DEVELOPMENT SCAN

What is the development
potential

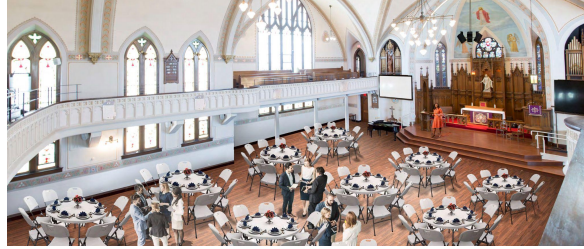


SCENARIO PRESENTATION

What options are available
to move forward

IMAGINE WHAT'S POSSIBLE

What If We Looked at Our Property Differently?



ADAPT

What could we use differently?



SHARE

Who else could benefit from this space?



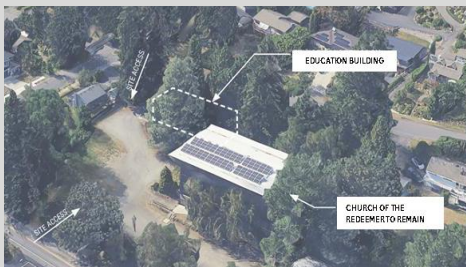
TRANSFORM

What might be possible if we changed the property itself?

Case Study

REDEEMER KENMORE

Seattle, Washington



THE CHALLENGE

- Aging, declining membership; rising operating and maintenance costs; a widening budget gap
- Custodial costs in 2024 ran ~5x their 2018 level; maintenance ~4x
- Property costs up ~84% from 2018 to 2024
- Cumulative deficit approaching ~\$500K by 2024, projected toward ~\$1.2M by 2029 if unaddressed

THE ASSET

- 1.65-acre site (~72,000 sf) on a main arterial, half a mile from Kenmore Town Center
- Lake Washington views; walking distance to the Burke-Gilman Trail
- Roland Terry–designed sanctuary and memorial garden to remain

THE OPPORTUNITY

- Kenmore is actively encouraging intensification of underused, well-connected sites
- City priorities — affordable housing, family-oriented density, community-serving space — align with the site
- Up to ~40 homes in a mixed-use development alongside the sanctuary, reimagined as a community hub
- Partners already expressing interest: a local elementary school, healthcare, and housing providers

THE PATH FORWARD

- Church creates a community hub
- Church partners with the City and a development partner to rezone for higher density
- Turns a property that read as a liability into long-term mission revenue — and a genuine city asset

Case Study

ST MARY'S ROAD UNITED CHURCH

Winnipeg, Manitoba



THE CHALLENGE

- Declining attendance, falling offerings, rising maintenance costs, a building underused throughout the week
- Number of donors had halved; the sanctuary sat unused
- Annual deficits had been narrowed from \$133K (2012) to \$32K (2023), but cumulative deficits topped \$800K
- Deferred maintenance estimated at \$800K–\$1.5M

THE ASSET

- 17,000 sq ft building in Winnipeg's St. Vital neighbourhood, of which only ~1,600 sq ft was in regular use
- Land asset valued at ~\$2M–\$2.8M
- Sited on a multi-family corridor with growing newcomer and senior populations

THE OPPORTUNITY

- City of Winnipeg's master plan aligns with aggressive affordable housing targets and supports density along the St. Mary's corridor
- Local needs: food security, access to services, senior- and Indigenous-friendly housing
- Even modest steps could generate revenue — sanctuary use, reconfigured space, a renovated kitchen
- Congregational workshop showed ~70% support for redevelopment

THE PATH FORWARD

- Reduce the church footprint and dedicate remaining land to a 6–8 storey mixed-use development via joint venture
- Creates a new multi-purpose space housing worship, a community hub, and social enterprise under one roof
- A 5-year pro forma showed a potential return to surplus through new rental and shared-use revenue
- The church has now selected a development partner, with Relèven supporting early planning, engagement, and deal structuring

QUESTIONS



Canada

This document is available in French
and in large print format upon request.
Request a copy: access@releven.org

RELÈVEN

GIVING RISE TO COMMUNITY

RELEVEN.ORG

Formerly known as the Trinity Centres
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