

Transterra Collective
Transforming faith-based land for community impact

Denominational Leadership Services | Executive Summary

Many mainline denominational churches are seeking faithful innovation amidst our changing ecclesial landscape. For example, 75% of churches in the Presbytery of the Inland Northwest have fewer than 100 members and are continuing to shrink. Inspired by the ecclesial imagination of other innovative congregations, some of these churches are seeking renewal and transformation by creating housing with their land to meet the needs of the community.



Land stewardship of this kind, while needed in many places, can be daunting and complicated, both for the church and its denominational leadership. That's why our team of pastors and development experts are launching **Transterra Collective** to assist in transforming faith properties for community impact. In addition to working directly with churches, we serve middle judicatories¹ by helping their leaders

discern and take action towards the highest and best stewardship of their church land. Whether you have active churches wanting to transform their buildings or vacant church buildings with which you want to explore community-oriented possibilities, our team is designed to help you discern and act.

We do not pretend to know what is best for your churches. We work hard to affirm and uphold the agency of your churches to be the decision-makers. In the case where the middle judicatory is discerning the best use for a closed church property, we, once again, do not hold expectations for the outcome of your discernment and value your agency.

Our services are designed to support you whether you have recently begun pondering different uses for church land, have a history of development and innovation, and everywhere in between. Our services include:

Cohorts

- For any of your active congregations interested in learning more about stewarding their land and/or building differently to meet the needs of their community, our cohorts are a good first step.

¹ A middle judicatory is an administrative structure or organization found in religious denominations between the local congregation and the widest or highest national or international level. E.g. synod, conference, diocese, presbytery, etc.

- Cohorts range from 3 to 9 months and contain leaders representing 4 to 8 churches.
- In addition to our team resourcing the cohorts with helpful information, churches will learn from one another as they discern together.

Guidance for discerning faithful land stewardship

- You may be aware of one or more of your churches that are closing. We have tools to help you decide if the vacant land and building should be rented, sold, or redeveloped to serve the community.

Development services for creating housing and multi-use spaces

- We provide a basic feasibility analysis for any of your properties that you are considering redeveloping to serve the needs of the community. The type of property can be a current church site, vacant land, or anything in between.
- We spend time listening to your hopes and aspirations for how success of the project will be measured and deliver a congruent project proposal, including:
 - o Architectural concept site plans
 - o Financial analysis
 - o Assessment of zoning regulations
- We then generate a Request for Proposal (RFP) and help you select the best real estate development organization to build the project. We also provide ongoing support in negotiating the contract with the development organization.
- For middle judicatories considering multiple development sites, we help you develop a master plan that accounts for future development to ensure the highest level of project success and continuity.

Our team of experts are here to serve you and the community. As a collective of professionals representing the full spectrum of disciplines relevant to developing faith properties, we believe this work is important for the future of the Church and the flourishing of our communities. The collective includes:

- A principle affordable housing developer with 10+ years of experience
- A land use attorney
- An architect
- A commercial lending underwriter
- A former city councilmember and current director of a low-income housing consortium
- Two pastors
- A mental health professional and community organizer

Interested leaders can reach out to Rev. Drew Peterson for more information:

drew@presbyinw.org (509) 496-2916