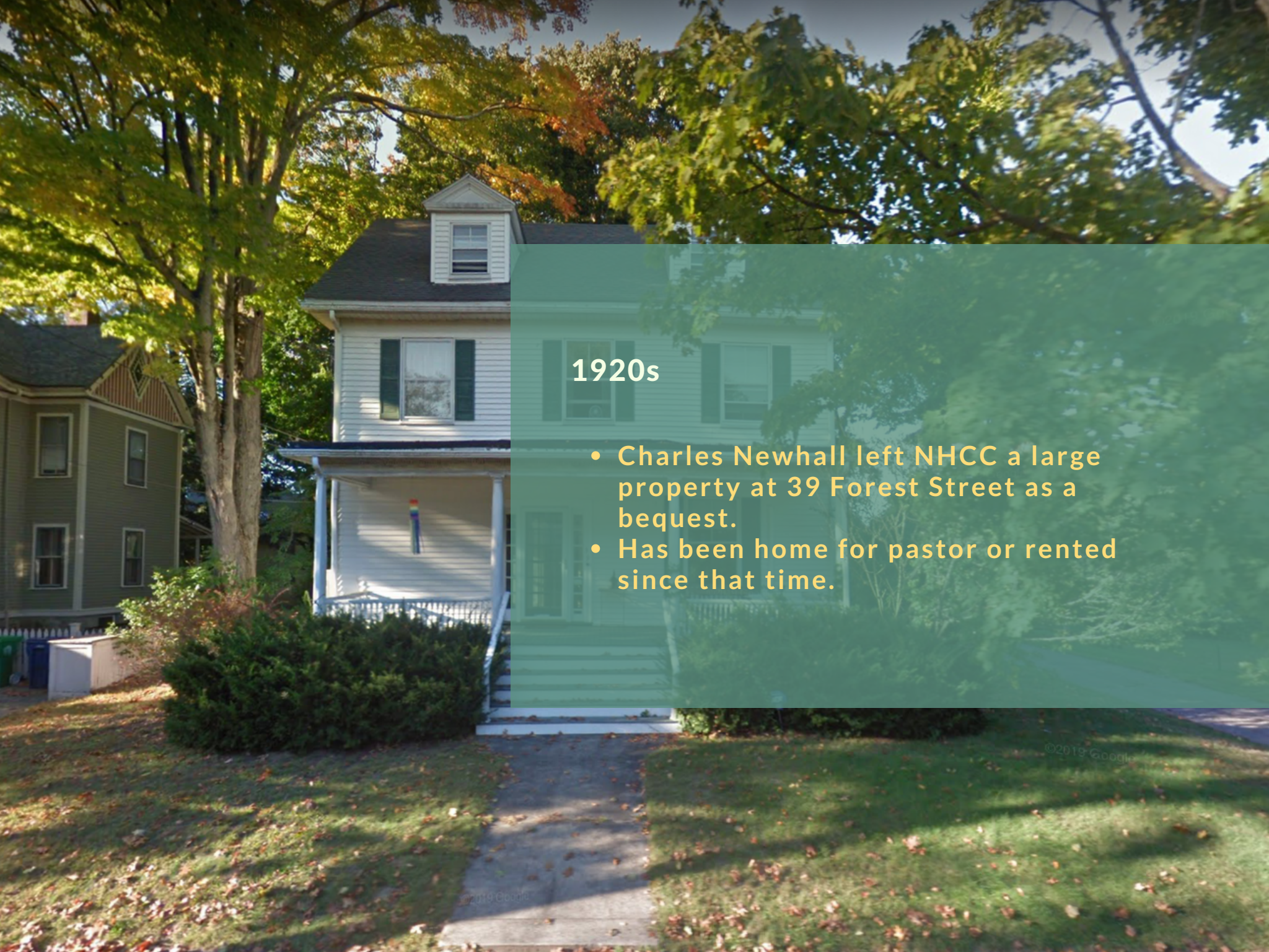




NHCC PARSONAGE 2022

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1920s

- Charles Newhall left NHCC a large property at 39 Forest Street as a bequest.
- Has been home for pastor or rented since that time.

KEY DATES

- 1** Late 1990s:
Examination of renovation of parsonage property
- 2** March 19, 2006:
NHCC approved doing something different with parsonage.
- 3** 2014: Senior Housing Committee (SHC) formed to explore turning parsonage into senior housing
- 4** 2014: Gift valued at \$65,000 to jumpstart project

KEY DATES

5

2018/19: Got property survey and met with City of Newton officials

6

2019: Vote at Annual Meeting to move forward

7

2019: First floor: 2 one-bedroom, accessible units, approx. 600 sf each;

Second and third floors: Three+ BR apartment

Carriage house: Three BR single-family home (funded by Baily family)

KEY DATES

- 8 2020: Vote reaffirmed at Annual Meeting
- 9 2021: Vote reaffirmed at Annual Meeting
- 10 February 2022: Keep pastor in main house and turn carriage house into senior housing?
- 11 April 2022: SHC reaches dead end



SPRING 2022

Votes by Pastoral Relations, Worship & Spiritual Life, and Council to separate pastoral housing from plans for the parsonage in order to simplify the issues being considered.

REPURPOSE?

- Hold property and watch it appreciate
- Rent
- Sell

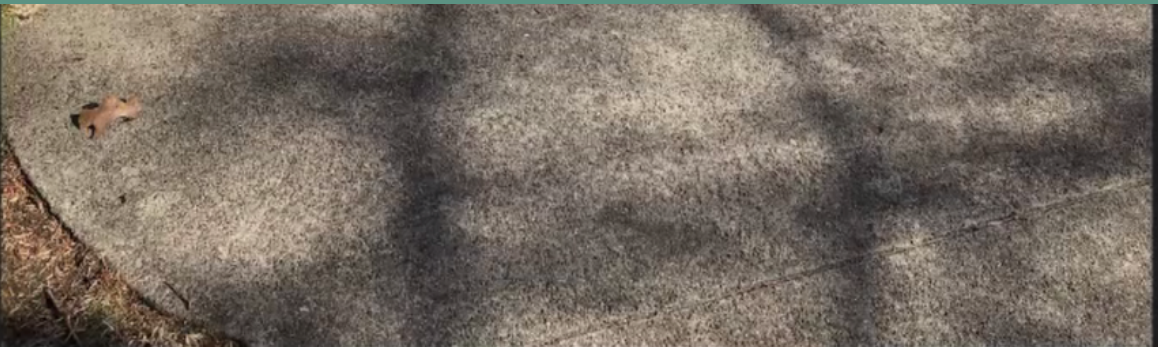
UCC CHURCHES

- Fewer than 40 percent of UCC churches in MA have a parsonage.
- Fewer than 20 percent of UCC pastors in New England want a parsonage*
- MA Conference



CONSIDERATIONS

- Parsonage in disrepair
 - Deferred maintenance (Covid, lack of oversight, waiting for senior housing renovation)
- Senior housing not approved by City; no clear path forward
- Costs of conversion up sharply
- Some SHC members have moved on or are frustrated





**DOES NHCC STILL WANT TO BE
IN THE BUSINESS OF
PARSONAGE OWNERSHIP?**

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CONSIDERATIONS

- Baily family would need time to find housing and move out
- Draft budget assumes repurposing of parsonage to bring pastor's housing allowance closer to recommended rates, but allows continuation of current agreement

2 MARKET STUDIES

\$1.8-\$2 million





Church and registered non-profit

- Must sell any real property in accordance with our by-laws and the laws of the Commonwealth
- Would take at least two Congregational votes



COMMENTS

ANN HULSING (SHC)

- SHC has consulted lawyers, architects, designers, surveyor, landscape designer
- Every plan rejected by City due to zoning restrictions
- New pastors desire flexibility
- Baily family finding new housing
- Parsonage will be vacant
- Sell parsonage
- Have SHC members join Mission Committee
- Use sale proceeds to fund another senior housing project

JOY HUBER (SHC)

- SHC has been exploring options for 5+ years
- City not helpful: Not "No," not "Yes"
- Would need several more years to go through special permit process, with no guarantee
- Baily family finding new housing
- Flexibility: Renovate for senior housing, rental, or future pastors; or sell
- Baily family won't fund carriage house reno; would need other funding

RANDY ELLIS (B&G)

- Convert compensation of senior pastor to housing allowance instead of parsonage
- Sell parsonage:
 - No longer the best use of this asset
 - Don't want to be landlord for renters
- Decide quickly



THANK YOU!

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