Planning for Legacy Church Property Development

A Flow Chart for the Process
Resources Available to Aid in the Process

PLANNING FOR LEGACY DEVELOPMENT
Is your church a....

• “Poor House” = We can no longer afford the upkeep on our buildings and property and have no plans for using it to generate new income to support our budget.
• “Settlement House” = Our members are unable to stay current with building and property expenses, but we have found ways to generate new income using it for mission that serves the community in various ways.
• “Club House” = Members are able to stay current with building and property expenses, but other than our members no one uses the property.
• “Light House” = Members are able to stay current with building and property expenses, and we are widely used by various groups from the community making us a thriving mission hub.
Church is contemplating closure. There are engaged members and clergy willing to take on a project. The building/land has value, and they have financial resources available to explore options. They are “Asset Rich”, but “Cash Flow Poor” (building/land has value but the finances are stretched). The building is old and/or not well maintained and has little value. The congregation does not have the energy to proceed with a project. Contact either your conference or the church building & loan fund’s minister of legacy.

Please Note: Dave Schoen from the Church Building & Loan Fund provides excellent Legacy programming and is a great resource.
The Building/Land has value, and they have financial resources available to explore options. They are at the start of the process. Contact CBLF to enroll in Partners in Vision program or work with other church consultants familiar with UCC polity.

They have been working on planning for some time and are ready to select partners and/or sell the property. Contact the Cornerstone Fund to discuss your project, explore Pre-Development Financing, and/or to review options before committing to a partner.

They are "Asset Rich", but "Cash Flow Poor" (Building/Land has value but the finances are stretched). They are ready to start a process but don't have any idea how to go about starting or how to fund. Contact CBLF to enroll in Partners in Vision program or work with other church consultants familiar with UCC polity.

They are at the start of the process. Contact CBLF to enroll in Partners in Vision program or work with other church consultants familiar with UCC polity.

The Building is old and/or not well maintained and has little value. Contact Conference or CBLF Legacy Minister Dave Schoen to discuss options and explore sale of the building; making sure someone reviews contracts.

Begin Exploring options with CHHSM agencies as potential development partners if you are contemplating housing. If the decision has been made to sell and/or reinvest the proceeds of a sale, contact Cornerstone Fund and/or United Church Funds.

Next Steps

Process Continues...
Contact CBLF to enroll in Partners in Vision program or work with other church consultants familiar with UCC polity.

You have completed the pre-pre-development stage and your congregation has voted to move forward with the proposed plan.

Contact the Cornerstone Fund to discuss your project, explore Pre-Development Financing, and/or to review options before committing to a partner.

Cornerstone Fund responds to your unique request with a customized consultation.

The vote was not unanimous, and your congregation still needs time process and grieve – continue to work with your consultant.

Begin Exploring options with CHHSM agencies as development partners if you are contemplating housing.

CHHSM organizations respond to your request with detailed information.

Contact CBLF to enroll in Partners in Vision program or work with other church consultants familiar with UCC polity.

Church Building & Loan Fund responds with detailed information.

If the decision has been made to sell and/or reinvest the proceeds of a sale, contact Cornerstone Fund and/or United Church Funds.

United Church Funds and Cornerstone Fund respond jointly with a combined proposal.

You are still working through details but will need Pre-Development Financing – contact the Cornerstone Fund.

Process Continues...
Financial resources…

UCC Financial Ministries

CHHSM as well as many Conferences’ have staff that should be depicted here as well....