



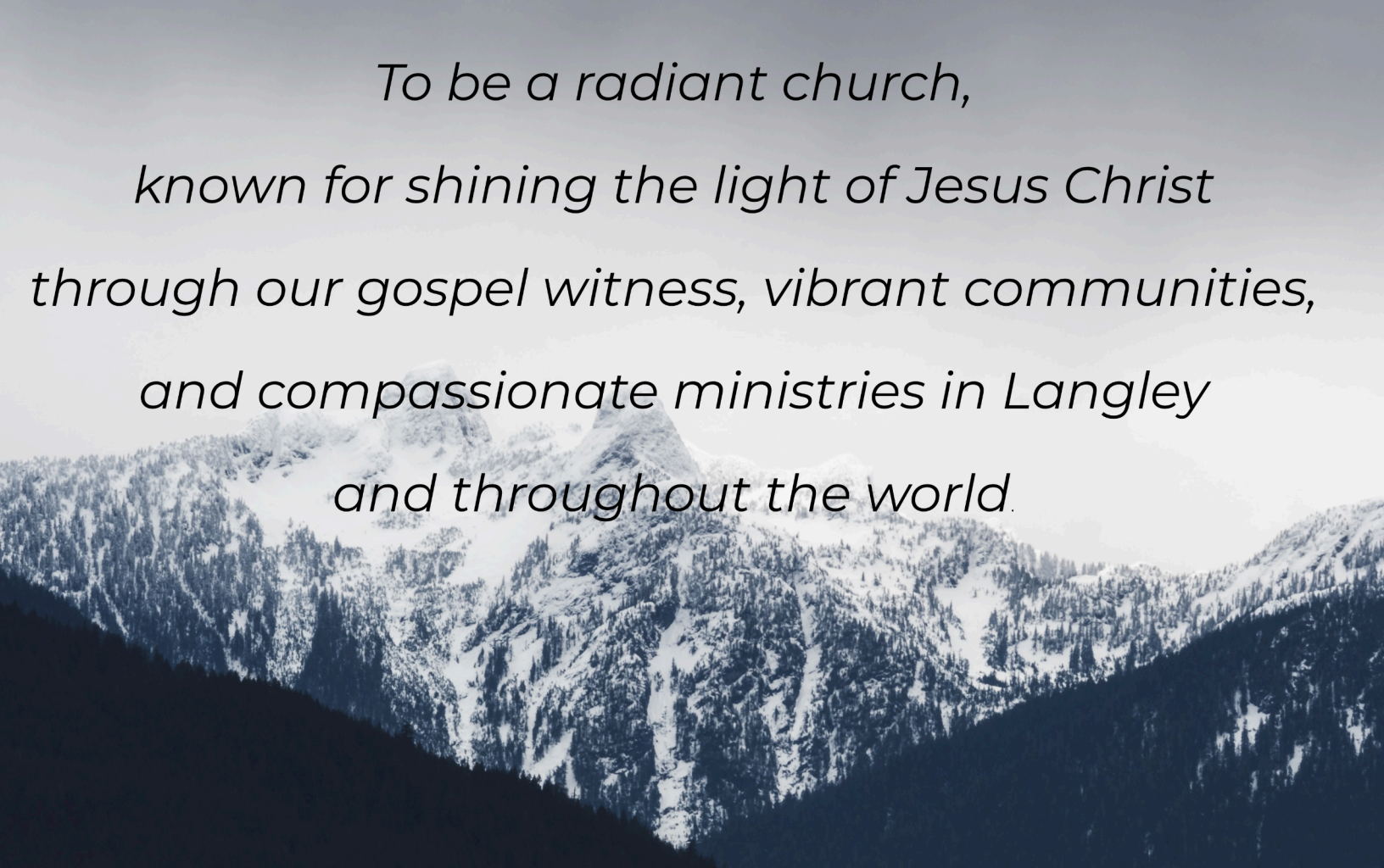
Vision Funding Proposal Mountainview Alliance Church

February 18, 2021



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*To be a radiant church,
known for shining the light of Jesus Christ
through our gospel witness, vibrant communities,
and compassionate ministries in Langley
and throughout the world.*



Welcome to Mountainview:

I remember distinctly as I sat with the elders during my candidating weekend - what do you want to tackle first? The response was unanimous: "We want vision." God had already been putting in our leadership a sense of anticipation for the future. As we prayed and pondered, Matthew 5:14-16 came to mind - "You are the light of the world. A city set on a hill cannot be hidden...let your light shine before others, so that they may see your good works and give glory to your Father who is in heaven." When I came, that word was already at work in our people's hearts and four years later, it hasn't left. In fact, it has blossomed. As we have grown to listen to the voice of Jesus, the pictures he has given us are full of fruit, new life, and becoming that beacon to our community. We can see it, but as this proposal is intended to articulate, we have some barriers that we see and hope to develop healthy partnerships with those with similar (yet different) visions to address those challenges.

Pastor Gord Schutz

Our Vision: To be a radiant church, known for shining the light of Jesus Christ through our gospel witness, vibrant communities, and compassionate ministries in Langley and throughout the world.

Our Purpose: A place to gather, connect and serve Willoughby every day.

Our Goal: Mountainview Alliance (MVA) is at a critical point in its history and ministry life. As we look forward, we see needs and opportunities that are emerging within our church and in the community around us. To meet these needs, **we are looking to replace the existing church building with a larger and more adaptable facility.** This project will require development of the property, as it is in a planned community neighbourhood development zone. To initiate development, whether for the sake of our own facility construction or construction of the Nest Housing Society (Nest) project, will require funding upwards of \$2m+, a cost that Mountainview is not in the position to undertake without an injection of capital. The current estimated cost of development of our property and replacement of our church building is \$10m+.

Our Story:

The decade of the 1980's was a season of focused expansion and growth within the denomination and especially within the Lower Mainland. The birth of Mountainview Alliance Church began after Canadian Pacific District (CPD) leadership and a core group of lay people met in 1980 at Newlands Golf and Country Club to join forces to start an Alliance Church in Langley.

The new group began meeting in the basement of a home and then moved to the cafeteria of Mountain Secondary School. Mountainview moved from a church plant to being officially organized on March 15, 1981 with 49 charter members.

Construction of the current church building took place in 1983/84 in what was the middle of nowhere at the time. This facility served the congregation well, though an outbuilding with classrooms was built and used for a time to facilitate Sunday school and Awana needs. This building had to be removed in 2007 due to building decay. Today, the developments of the Event Centre, the Peter Ewart Middle School and the R.E. Mountain Secondary School has changed the dynamics for ministry at Mountainview. The potential of affordable housing on site along with the proposed residential development across the street on 76th Ave and across 200th St will require a significant revisioning of the facility to meet future needs.

In 2015, the elders initiated exploring development of MVA property. One of the first questions we asked ourselves was whether to sell and move or commit to staying in this location. Even though selling and relocating could have been financially advantageous, we committed to remaining on this site to be one of the few churches with a visible presence in the Willoughby neighbourhood every day of the week. To make this happen, the intention was to sell a portion of the property to fund the construction of a new church facility.

Recognizing the surrounding ethnically diverse community, Mountainview began praying to become a multi-ethnic church. We are seeing God answering this prayer. We now have an English service made up of different cultures/ethnicities, as well as a Mandarin congregation, a church plant from Burnaby Alliance Church. Mountainview also shares its facility with congregations; Gracepoint Korean, Langley Vietnamese Alliance, and VIA Church, which is an Anglican church plant.

The facility is used throughout the week and weekend for services by these groups. During COVID season most of these churches use our facility to prepare their online services.

In March 2020 at the visioning and listening prayer weekend of the MVA leadership, we believe the Lord gave us images of MVA being a 'hub' out of which people are serving in key ways the community around us.

Serving the Schools:

In Fall 2019 R.E. Mountain Secondary School and Peter Ewart Middle School opened on 202A St. MVA has been building relationships with the principals and school leadership as we look for ways to serve and meet the needs of the students and their families. God has opened numerous doors to form bridges for current ministry opportunities, as well as open the door for future ministry, especially through a revisioned facility.



In 2019 we partnered with Youth Unlimited to begin a lunch snack connection once a week. We have seen unchurched students go from being averse to churches to coming in, having some food, and chatting about life with our pastor and the youth leaders. We have a grade 11 student with Hindu roots, coming in a couple of times a week to have a quiet place to meditate and pray. This is giving our staff team opportunities to connect. This student has asked to help us and we are following through. He also suggested inviting other students to help with events we might plan in the future. These are opportunities that God is opening for Mountainview to impact young people.

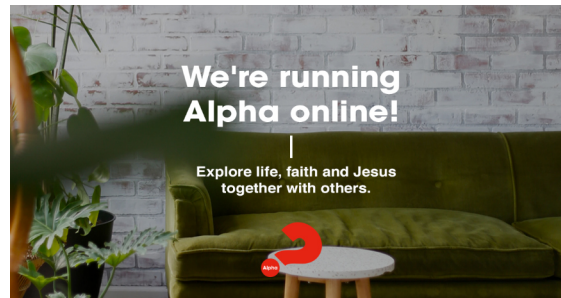
Since late 2020, we have been able to assist families from R.E. Mountain through our benevolent fund. We have facilitated this through direct contact rather than just through the school leadership. Building relationships with school families has been one of the MVA goals. We also have been giving towards both schools' food programs and Christmas needs in 2019 and 2020. We have learned through one of the families we assisted that their daughter is looking forward to attending the connecting time when it resumes.

R.E. Mountain students congregate on the Mountainview property at their breaks and after school. Sometimes they choose to come inside to wait for their parents or are waiting for the bus to arrive. We anticipate having more room in a new facility where they can come in on rainy days, and have their lunch at a table in the foyer, be able to access food if they do not have enough and sense of the love of God as Mountainview serves them.

Serving the Residents:

Over the last 3 years, before COVID, we held a Christmas dinner for people to bring friends they were introducing to Jesus, people in need and ESL students and their families. The sanctuary was filled with people from various ethnic groups and a host of volunteers eager to serve as you can see below.

Through serving others, our desire is to see people come to meet Jesus and to grow in their understanding of His greatness and grace. To accomplish this, we are holding regular Alpha groups. These groups have been able to continue through COVID with online meetings.



We have also developed a discipleship pathway. We are training leaders in our church to learn to abide in Christ and practice listening prayer.



In fall 2020, we began M-Groups (Mountainview/Mission/Mandarin Groups) where people in groups of 6-12 meet to connect, share cares and burdens, listen in prayer for each other and dive into a portion of scripture. God is affirming this direction as people are connecting and learning to connect with others, even through the pandemic using online options. Our desire is for people to move into M-Groups after they complete Alpha.

GROUPS
Register Today

As we anticipate a new facility, we desire to have a daycare/preschool during the week. Over the last couple of years, we have had several independent, Christian operators request space for this purpose. We currently do not have space available for them. They often comment that our location is visible and ideal for this service to families.

An outdoor and indoor preschool play area is desired for preschool day care, yet would provide a place for parents to gather, connect and be served. MVA prays for more young families to come to connect, worship together and serve others.

As our community fills with homes, either from the affordable housing project or other neighbouring developments, MVA will plan intentional activities that connect with and serve our immediate neighbours.

MVA has had an ESL program available for many years and we appreciate the capable teaching team. Some of these students have started to attend Mountainview Sunday Services.



Prayer time before serving



We are planning for a commercial kitchen to facilitate both community and MVA events. It could also be the place where meals are prepared for the shut-ins, the sick or grieving. We have a team of people called the 'Essentials Team' (or God Squad) ready to serve to meet people's needs. We would love to be able to serve a healthy and affordable lunch to students who have limited off campus food options.

Serving the Businesses:

A new facility would include 12-15 multipurpose flexible rooms that could be used to accommodate a broad range of community gathering purposes. Some of the community businesses renting our facility have been the Township of Langley, community developers providing public information sessions and for music teachers holding piano recitals. We have provided parking area for sports groups using the Event Center sport parks.

Serving the Larger Christian Community:

We have seen a steady growth in attendance, for which we thank the Lord. As this growth continues, we look to invest in youth staffing to serve our up-and-coming youth as well as provide consistent connection with the schools.

We currently provide space for other congregations over the weekends. We believe a facility can be shared in numerous ways to serve the needs of other church congregations.

Multiple flexible spaces would better accommodate concurrent worship services and allow for training sessions such as Set Free Seminars, parenting, marriage, budgeting, etc..

Church Planting:

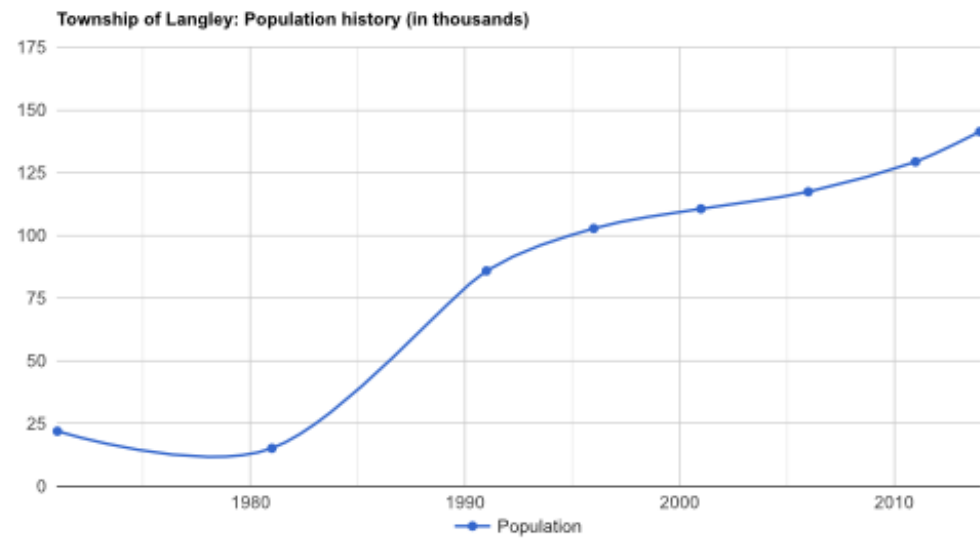
During the 2020 planning day for the Elders and wives, both our English and Mandarin congregations committed to believe God to plant new churches in 10-15 years.

The demographics of the Township of Langley (TOL) encourages us as we look to the future. The Township of Langley website states the population in 2017 was 143,224 and an expected 2021 population of 173,929. We see the increase of population in Langley on the graph from the TOL website (On next page). According to the latest 2016 Census reports, the fastest growing city in the Lower Mainland is Langley with the top population increase at 12.6%, from 104,177 in 2011 to 117,285 in 2016. We can see that when the church was birthed in the 80's there was a significant increase in population. We believe we need to be prepared for the upcoming population growth within a 2 km radius of MVA.

Community Fun Day 2018



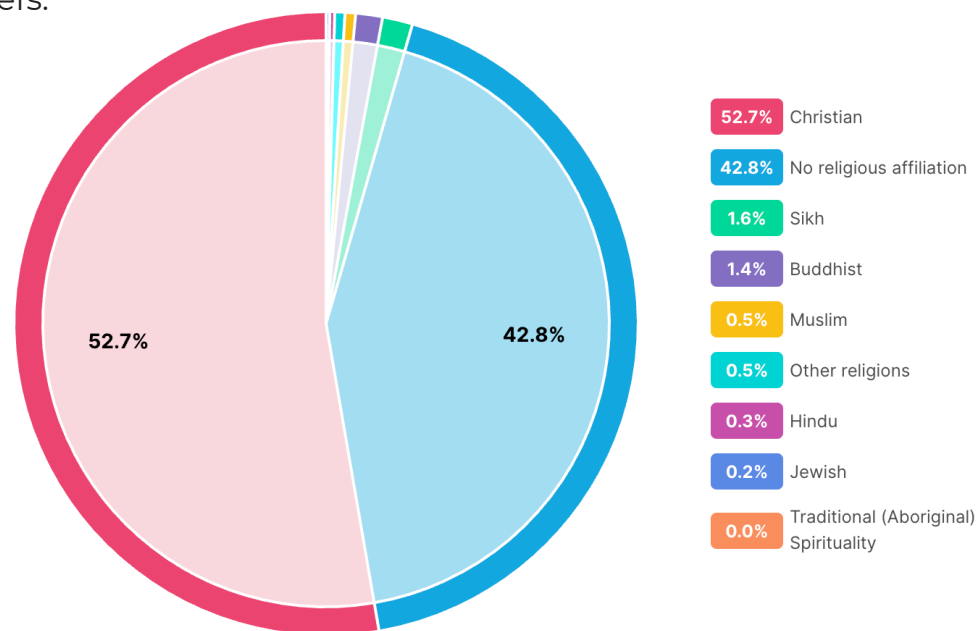
Population history ^[1] (#1)



Annual population change

- [1971-1981] -3.65 %/year
- [1981-1991] +18.97 %/year
- [1991-1996] +3.66 %/year
- [1996-2001] +1.48 %/year
- [2001-2006] +1.2 %/year
- [2006-2011] +1.95 %/year
- [2011-2014] +3.01 %/year

According to Waybase.com, 47.3% of people in Langley are non-Christians and the average age in Langley is 40.6. The graph below shows the breakdown of faith beliefs.



Believing God to Meet Our Needs:

Mountainview has a building that is almost 40 years old and struggling to meet our current needs or those of the community around us. We do not have sufficient space (pre COVID) for current children’s ministry, for youth activities and certainly not enough space to fulfill the prayerful direction of Mountainview.

As listed in the section, ‘Welcome to Mountainview’, we believe we are called by God to gather, connect, and serve those in our immediate area. This may include the schools, the Nest Housing Society and other developments. While we always encourage our people to be intentional for Christ wherever their community is, as a church we seek to invest heavily in being known in Willoughby for loving our neighbours and meeting their needs.

Our goal since 2015 has been to construct a new building to facilitate our ministry vision for many decades to come. Mountainview has the potential equity to complete this vision. Our assets are in our land. The sale of a portion of the property could provide the approximately \$10+ million required for the new facility. MVA has researched the possibility of adding onto the current structure and has concluded that it would not meet long term needs.

Three years ago, the CPD along with the Nest Housing Society, requested that we pause these plans (See Appendix A) to give The Nest Housing Society the opportunity to develop a plan for affordable housing on the east portion of the MVA property. MVA agreed to pursue the possibility of working with Nest for affordable housing on our property.



Here are a few conclusions that MVA has gleaned from this beneficial and educational process.

- MVA leadership and congregation are supportive of affordable housing on our property.
- Andy Lambkin has provided good communication through the process and given us insight into the nature of affordable housing. We genuinely consider him a brother in Christ and someone whose heart it is to serve the church.
- Though we have appreciated much of the process of exploring the possibility of affordable housing on the MVA site, there have been challenges along the way. We would like to graciously provide feedback in this area so that the process can be improved for all in the future.
- MVA leadership has found the process somewhat opaque. We initially signed a 12-month MOU, which gradually morphed into what is approaching a three year process. We understand that this is also a new process for NEST, but this has caused uncertainty as we look to the future.

Key Partnerships:

MVA – We are diligent in building the kingdom of God in Langley, and particularly in the Willoughby area, seeing people freed from bondages, participating freely in community with the radiance of Jesus and multiplying relationships in their communities to love them to Jesus. We want to be free to focus on the momentum of our mission to serve people and not be burdened by repayment of the facility to serve people. We believe this is viable through the property assets of MVA. We also believe with potential lease arrangements with NEST and/or the sale of part of our land, we can meet our goals.

CPD – Mountainview's parent denomination and title holder of the project site, is actively exploring how it might better support its 80+ member churches. The specific aim is to see how churches might better utilize and leverage their land holdings across the province. In this exploration, it was determined that affordable housing might be a suitable option for many church sites.

Since the property of the MVA is titled to the CPD as is with most Alliance churches, we understand this to be legal title with the beneficial ownership held for MVA. We appreciate all the support MVA receives from the CPD and gladly share in the financial needs of the CPD through monthly DOB payments. MVA desires to see both our own mission and vision and those of the CPD mutually supported and fulfilled.

The Nest - The Nest Housing Society (the Nest) was started in the fall of 2017 as a trusted, arms-length, non-profit housing society to support local churches interested in developing their lands for affordable housing purposes. The society will be leasing the land for the affordable housing project.

Looking Forward:

Here are a few gaps that we are currently working to resolve as we look to the future.

- Upon development and rezoning application, in support of the Nest Housing project, MVA will be required to cover a substantial cost (approximately \$2m) for items such as off-site servicing, application fees, development soft costs, etc. MVA will not be in the financial position to provide these funds until sufficient capital is raised from the lands.
- The process seems hurried. Though the Nest feasibility study has been underway for several years, it was only in August 2020 that the business plan was delivered to MVA. This has given MVA very little time to discern the potential implications of proceeding with the NEST project. Further, COVID-19 has made it challenging for MVA to ensure that the information that has been provided to the MVA board from NEST is well understood throughout our congregation. It is unlikely that MVA would be able to meet in person to discuss and vote on this matter any time in the near future. Given the magnitude of this decision, it would be unwise for the board to push this process forward unless we are certain that the congregation is in full understanding and agreement.
- The FMV of the property for the Nest project, taken from a 2018 appraisal, is significantly lower than FMV of 2021. Current research suggests the property value of the 1.14 acres requested by NEST could be upwards of \$5 million versus \$3.83 million. As the price of land has increased over this term, so has the cost of construction, such that additional funds are required to meet the MVA facility goals.
- Through the process we are realizing the rapid increase in land value. Adding to this is the reality that upfront off-site servicing costs will be higher in the near term due to neighbouring properties not being ready to share the costs. It would seem that there is an advantage for MVA in waiting to develop.
- We have noted the Jan 2021 Summary and Decision Profile does not include the governance model outlined in the Aug 2020 Business plan. As this is a key arrangement in the relationship between NEST and MVA, we need to ensure that all details we are to consider must be included in any document that we are being asked to review and approve.

MVA/CPD/Nest Win-Win-Win:

We realize that a decision on this project has implications for more than the next 60 years of ministry at MVA. These implications could benefit the ministry of MVA, but they could also bring significant risks for the future ministry at MVA.

While we don't know what the future will bring, we do want to take steps to mitigate risks and ensure that MVA has a secure financial future.

As such, **we are proposing that the lease arrangement with NEST be a one-time lease pre-payment based on a current evaluation of FMV on a 60-year term land lease.**

The benefits of this arrangement include:

- up-front funding for MVA to cover off-site servicing costs and initiate their building project
- consistent financial payments for NEST through other lending partners
- avoiding lease increases that do not meet historical inflation rates

While this proposal may not yield certain financial gain for the CPD, there is great potential for it to see one of its churches realize its vision and the Nest Housing Society to successfully complete its first major housing project.

MVA understands the significant potential for a dynamic and creative use of its property that the NEST project could yield. We are even excited about the opportunity for ministry to people who are struggling with finding an affordable home in a safe and thriving community.

APPENDIX A

In 2017, MVA was preparing for our future facility. Below is an initial drawing provided by Keystone Architecture.

