

2021 ANNUAL REPORT

Presented to the Congregation on Sunday, January 30, 2022



CHRIST EPISCOPAL CHURCH
UNIVERSITY DISTRICT + SEATTLE, WA

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Curate's Report

The Rev. Chris McPeak

Dear Christ Church Family,

Last March I introduced you all to Pádraig Ó Tuama and his poem The Facts of Life. In it he writes:

"That life isn't fair. / That life is sometimes good / and sometimes better than good / That life is often not so good."

While these are certainly facts of life, I am keenly aware of how much these have been the facts of this last year.

That life isn't fair

A year ago we were scared, Covid was spreading, and we were trying to find new ways of supporting one another through it. If you were at all like me, you were hoping that a vaccine would help us get out of this mess, that new leadership for our country would steer things in the right direction, that all of the heartache that came with being apart would mean lives saved and sickness averted. I dreamed that by 2022 we would have some level of normalcy and that we would be together safely. But, life isn't fair. Omicron has upended our society in a way that no one could have expected. We are once again worshipping virtually. And, while many are vaccinated and that largely prevents serious illness and death, our youngest members of society, those under five are so far unable to be vaccinated. It is not fair that we are living through this again. It is not fair that all of the hopes we entered 2021 with have largely not been realized.

That life is sometimes good

In the midst of all of the turmoil we have forged ahead. As a parish we have Street Chaplaincy that continues tirelessly to reach out to those who need it most in our neighborhood. This ministry is truly a wagon of hope to those who see it.

And, even with our building closed, I have met with and we have helped so many through our discretionary fund. We helped a new father help his partner and baby move into an apartment. We helped another woman pay her rent so that she was able to avoid homelessness. We helped a man buy a train ticket to get home to be at his mother's side as she was dying. We helped a man get a used suit for a job interview after his partner had suddenly died. These are but a tiny fraction of the people Christ Church has helped. Through these ministries, even when we are not physically together and our building is closed, life is sometimes good and we are able to care well for those around us.

And sometimes better than good

We have had many moments to celebrate over this past year as well. As we speak our rector is finishing up her final days of her sabbatical. Christ Church was able to make that happen for her through generosity of spirit and time from the congregation, a dedicated Vestry, and a stalwart Treasurer and Assistant Treasurer. You all were able to give Rev. Shelly an incredible gift.

It was bittersweet, but still good that we said goodbye to Rev. Carla. We loved her so well at Christ Church to the point that she was ready to follow the calling of the Spirit into new adventures in ministry. And, we were able to say a lovely, celebratory, and proper farewell.

We have installed a new A/V system and God willing, will get our new lapel microphones to finish it any day now. We have experimented with a hybrid Holy Week that both allowed all people to engage in worship in ways that were safe and meaningful and also brought a beautiful spirit of creativity and an ownership of our neighborhood to our parish. And, our Christmas Eve Lessons and Carols was both a stunningly joyful and beautiful way to welcome in Jesus' birth.

For me, the best moments have been seeing you all in person at worship and in our celebratory coffee hours when we have been able to have them. It is my firm conviction that church is never meant to do in isolation and we are at our best when we are together.

That life is often not so good

We are still in this pandemic. It is trying and hard. I don't really think anyone is okay at this point—we have faced a collective trauma the likes of which we have never known. We have less money coming in with pledges and increasing expenses. But, that is not the whole story. I commend the other reports to you. Ministry in this place is a force—you have clergy, staff, and volunteers that love you and only want what is best for Christ Church.

The poem continues:

"That life is real / and if you can survive it, well, / survive it well / with love / and art / and meaning given / where meaning's scarce."

This congregation is a survivor. Our history has shown that. We have faced many hardships and trials. What I hope and pray is that we will not only survive this moment, but survive it well. We are a different parish than we were a year ago. We are certainly a different parish than we were before the pandemic. Familiar faces have left. New faces have emerged. And, this is a moment for us to imagine ourselves into being.

What do you value most? What is important to you in a church? What do you miss most? What are areas you are passionate about? What are things you feel ready to let go of? What about us as a body of people bring meaning to your life? These are the questions that we will need to answer.

After all of the pivoting, changing, adapting, and struggles of the last year, I am humbled enough to say I don't know where we are headed. But, I have hope nonetheless. God has bound us together in this moment. Love. Art (and beauty). And meaning given where meaning's scarce. These are things we have done even in this difficult year. I believe in us to survive. I believe in us to survive well. I'm a little scared, but also excited to see where we go.

You are loved beyond measure.

Peace,
Chris +

Senior Warden's Report

Pat Hyland

Well, we've had another challenging year, year 2 of the pandemic. Remember when we thought an 8-week shutdown was going to knock this out? Oh well, God continues to walk with us as we continue this part of our journey.

What have we done in 2021?

We started/continued addressing boiler issues and water (sewer) issues. We also started talking with Vanguard about them taking over cleaning of the church campus. PHRA started moving equipment into the Undercroft and seeing clients from the Undercroft door..

We continued work on the livestreaming system in February, and really throughout most of the year. We also talked about the building going in to the south of us, and what that means for us – loss of natural light in the nave and loss of access to the parking lot. These and other issues related to the building will be discussed as 'Touchstone' (name of construction contractor) issues. Like the livestreaming, PHRA, and heating/water issues, these were ongoing throughout the year. And Touchstone-specific issues are discussed in a separate section in this document.

At the vestry retreat, the Vestry divided up into 3 workgroups – Belonging, Infrastructure and Sabbatical.

We started developing a plan to move some offices around to make room for PHRA in the Undercroft. Work on that is almost completed. Among other moves, Shelly's office was moved upstairs, and Cara is moving into Shelly's old 1st floor office. Street Chaplaincy is moving into Cara's old office. Infrastructure was very busy and did physical, hard work to get rooms ready, people and groups moved and everything in place.

The Sabbatical subgroup of the Vestry continued learning about the ins and outs of sabbaticals. The Vestry approved the resolution for the sabbatical draw from the Bateman Fund for Shelly's projected expenses during sabbatical. Two of her desired trips (the Philippines and the Holy Land) were pushed out into the future due to Covid. (Note that the Holy Land trip is subsidized in part by the Bishop and has been rescheduled for JAN 2023.)

The Belonging subgroup planned and hosted monthly Zoom social events, including the Halloween Party, and the January Year-in-Review. They also co-hosted the courtyard get-togethers with Hospitality.

We were able to re-open the building for worship for a few weeks starting in June, until the Delta variant hit. Lots of good precautions were implemented and it felt wonderful to be back in our worship space, even briefly.

We had a fire in the breezeway over the summer, related to an unhoused person living there. Repairs can't be completed until early 2022 due to supply chain issues. And we've had to start thinking hard and long about those living on our property.

On a related subject, the Little Free Pantry saw great use when it was up but was vandalized more than once during the year. As of the end of 2021, we're trying to find a better (not-vandalism-attractive) solution.

In September, we paid off the little bit of our Payroll Protection Program loan that was deemed to be not-a-grant. And the majority of the loan was officially deemed a grant and didn't need to be repaid.

We had a lovely in-person and online bon voyage for Shelly on her last Sunday before her sabbatical began. And because 'ritual makes life real', Chris did a great liturgical 'send-off' as part of the service that morning. If you didn't get to see it then, I urge you to check out the YouTube video for that day.

We started discussing the 2022 budget in September, in hopes of avoiding that last-minute crunch. We expect to have a deficit budget again unless something major changes.

And the PHRA contract was signed in September, making their use of our building official!

Rev. Chris started his role with us as our rector (small 'r') while Shelly (big 'R') is on sabbatical.

Kathleen Ward and Eric Vegors represented us at Diocesan Convention.

The Annual Pledge Drive started in the fall and was complete by year's end. More on that in the Treasurer's Report.

The vestry passed the 2022 budget in December!! Woo-hoo!!

We celebrated our parish anniversary a week late but had a wonderful indoor/outdoor party! Parish crosses were awarded to Mary Lou Hatcher and Emilie Han.

The harpsichord and a set of hand bells have been sold, proceeds going to the fund for the new organ. Both are in parishes where they'll be well-used and well-loved.

We re-opened the building in mid-November.

We said goodbye to our Rev. Carla this month as she ended her associate position with us. The weather was perfect(!) for an outdoor party that morning and we all had a good time. Carla received a 'purse' (monetary gift) and one of the stole/sash pairs from the Chapel where she served so faithfully as a supply priest several years ago.

We met with folks from the Seattle Street Sink Project and learned how we can help reduce disease transmission among the unhoused just by providing them a place to wash their hands.

We closed the building again in DEC to in-person worship as Omicron case counts were skyrocketing.

It has been an honor and a pleasure to serve as Senior Warden this year! Huge thanks to Rev. Chris, Kathy Chamberlain, Melissa Morrell, Eric Vegors (Junior Warden), and the rest of the Vestry – Wes Ono, Mary Herdell, Todd Voelker, Kathleen Ward, Emilie Han (who stepped in for Danielle Hope), Joslin Harris-Gane and Jun Xu (who has to step down in JAN 2022). And a huge thanks to Shelly for inviting me to take on this role again. I couldn't have done it without you all!

...do not fear, for I am with you, do not be afraid, for I am your God; I will strengthen you, I will help you, I will uphold you with my victorious right hand. - *Isaiah 41:10*

Respectfully Submitted,

Pat Hyland, Rector's Warden



Treasurer's Report

Kathryn Chamberlain

Last year as I wrote my report, I noted we began 2020 with both optimism and trepidation. We had a budget that needed to be supplemented with bequest funds, but which we felt was justified to support the church we were trying to become, and we were preparing to launch our capital campaign. *And then everything changed.*

Now as we approach our third year of pandemic and as I reflect on 2021 and the upcoming year, the thought that comes most readily to mind is that *nothing has changed*. Our building is closed again for services and remains largely closed for other activities. The pandemic seems endless and it's hard to imagine when we will be back to normal, and just what "normal" will be when we get there.

Despite where we find ourselves, and how pessimistic I may sometimes feel, I don't actually think it's true that nothing changed. A tremendous amount was done this past year to maintain the Christ Church community and to continue to carry out our mission. Clergy and staff, vestry and many, many volunteers worked tirelessly to make in-person worship safe and livestreamed worship accessible, and to make Christ Church as welcoming as possible despite the pandemic. We had moments when we came together for fellowship (and tasty treats) and others where technology helped us keep ties with each other when we couldn't share space together. We have continued to support the wider community through our Street Chaplaincy and by providing space for PHRA. We have pondered what our future will look like, even if we don't yet have an answer, and what steps we might take to get there.

Of course, much of the work we do takes money, and we have been blessed to have the continued and generous financial support of our parishioners along with other resources to keep the parish going. Financially we survived 2021 reasonably well and largely as we expected to. The 2021 budget maintained staffing levels and kept up program support knowing we would once again have a budget gap to fill from bequest funds. The vestry wrestled with the 2022 budget and whether to make significant changes, but ultimately decided this was not the time to make drastic cuts which would have to largely come from changes in staffing. We will see higher expenses in many areas this coming year due to rising costs as well as costs related to our building upgrades. The 2022 budget gap, estimated to be \$187,000, is the largest we've had, but we have resources to meet these expenses and keep the parish going through another year. And perhaps this will again be a year when *everything changes* – for the better – and we discern what Christ Church will be in this new era.

Some highlights of 2021's finances:

- We received a remarkable 99.6% of 2021 pledges. 84% of our pledgers donated 100% or greater of the amount that they pledged. Not everyone was able to fulfill their pledge, but nearly all pledges were at least partially fulfilled, and it was clear that our pledgers worked to contribute as they were able.
- With the church closed for a good part of the year, lower attendance when we were open, and opening precautions that prevented passing the plate, we received only 34% of budgeted loose offering. Donors did take advantage of our expanded ways of giving electronically, in addition to mailing donation.
- The 2021 budget included “unspecified sources” of income of \$139,367. The final amount needed to cover expenses for 2021 and avoid a deficit was \$117,366, all of which was drawn from the Gahringer Bequest.
- Campus Ministry found ways to continue their program but had less opportunity to use their grant for program expenses. This allowed us to apply \$27,265 from the grant to the operating budget rather than the \$20,000 we originally anticipated. The amount of the grant that goes to the operating budget doesn't cover the clergy's time in most years. The additional amount we can use for operations at this time helps free up our other fund sources and improves our ability to continue to support Campus Ministry going forward.
- We continue to receive a Curacy Grant from the Diocese to support half the cost of the salary and pension costs for that position. Two Diocesan grants, awarded in 2020 and totaling \$12,000, covered part of the costs to upgrade our livestreaming capabilities with improved and permanent equipment.
- Excluding unbudgeted expenses for which there was a corresponding unbudgeted funding source, 2021 income and expenses were 7% under budget. An additional \$142,979 was used to cover expenses not in the operating budget including: expenses for building upgrades and renovations; an expanded sabbatical budget; some large, unexpected repairs; Celtic Courtyard concert performers; and Food Pantry supplies.
- The Gahringer Bequest provided \$118,501 towards the operating budget and for other expenses approved by the vestry during 2021. The Endowment provided \$79,643 to cover building projects and the normal operating budget endowment draw. The Bateman Fund provided \$46,421 to fund clergy continuing education costs and an expanded sabbatical budget. The general Bequests Fund covered \$17,221 for livestream equipment upgrades. The Capital Campaign Fund provided \$7,769 towards capital campaign costs that had not yet been paid. Even with these expenditures, due to a rising stock market and the addition of \$59,904 in new bequest funds, the parish's total assets increased by \$110,000.

The separate 2021 Finance Report is provided as a companion to the 2021 Annual Report. It includes a more complete review of 2021 operating income and expenses. The 2022 operating budget is shown in the budget table in that document, allowing comparison to past years, and additional information about 2022 budget line items is provided.

A balance sheet as of December 31, 2021 is included here as well as in the Finance Report.

Christ Church of Seattle - Balance Sheet

	<u>1/1/2021</u>	<u>12/31/2021</u>
Where the money resides		
Bank of America Checking	\$ 54,030	\$ 68,865
Bank of America Checking – Gahringer Bequest	65,105	41,838
Bank of America Checking – Discretionary Fund	1,637	303
PayPal	0	0
Capital One High-Yield Money Market	10,239	10,270
Capital One High-Yield Money Market – Emergency Fund	34,790	34,894
Capital One High-Yield Money Market – Altar Flower Fund	4,425	4,360
Chase Bank Savings and Petty Cash – Rector's Aid	6,572	7052
TOTAL Cash and Bank Accounts	<u>176,797</u>	<u>167,582</u>
Diocesan Investment Fund	1,956,877	2,076,298
Treasury Direct	0	0
TOTAL Other Assets	<u>1,956,877</u>	<u>2,076,298</u>
TOTAL ASSETS	\$ 2,133,675	\$ 2,243,880
How the money is allocated		
Outreach Fund	\$ 0	\$ 0
Designated Funds	9,004	31,214
Campus Ministry	0	0
Capital Fund	7,498	0
Wedding/Funeral Deposits	0	0
Memorial Fund	2,307	3,009
Bush Altar Flower Memorial	2,315	2,676
Altar Flower Fund	4,425	4,360
Rector's Aid Fund	6,572	7,052
Discretionary Fund	1,637	303
Endowment – Building & Grounds	454,453	462,945
Endowment – Building & Grounds Emergency Fund	84,148	65,757
Endowment - General Purpose	43,917	49,348
Endowment - Education	15,546	17,468
Bateman Fund	251,386	241,448
Bequests	1,713	49,023
Bequests – Gahringer Estate	1,248,755	1,309,277
Payroll Advance	0	0
Withholding	0	0
Voluntary Deductions	0	0
TOTAL ALLOCATIONS	<u>2,133,675</u>	<u>2,243,880</u>
Unallocated (accumulated operating surplus/deficit)	0	0
TOTAL ALLOCATIONS AND SURPLUS/DEFICIT	\$ 2,133,675	\$ 2,243,880

NOTE: The 2020 Paycheck Protection Program loan of is now closed out. \$1,120 of the loan amount was disallowed by the SBA and has been repaid with accrued interest. \$51,362 converted to a grant.

The Continuing Saga of Building B

Touchstone Updates

Pat Hyland

You may recall that we were approached a couple/few years ago about a new building to be constructed directly to the south of the church, replacing the parking lot. This is my attempt to update you on the project and its impact on us. I'm calling the new building 'Building B' since

Touchstone will also be building another building on 12th, Building A.

There are several issues that arise from planning/construction of Building B:

- Loss of natural light in the nave, since Building B will be 10 stories tall when completed,
- The construction company's desire to shore up their walls early in construction by installing tiebacks underground on our property,
- The construction will use a crane that will swing over our building (over the nave!) at times,
- Loss of parking to CEC, and
- The fact that Carson's Cleaners had a toxic leak no one knew about. That leak has left a plume of toxic waste underground between them and us (the 'toxic plume').

The major players in our drama include

- The Rev. Dennis Tierney, Diocesan Property Manager.
- Hillis Clark Martin & Peterson P.S., the attorneys the Office of the Bishop pointed us toward for legal help re property issues.
- SLR, the environmental research/monitoring firm helping us re the toxic plume.
- Tahn Associates, owners(?) of the former Carson's Cleaners property.
- Touchstone, the construction/contracting/contracting firm that will build the building.
- The City of Seattle, which must approve Touchstone's plans. And
- Shelly, Chris and the current Sr. Warden at the time.

In general, working with Touchstone (the construction/contracting company) has been a challenge this year. As we get closer and closer to when they want to break ground (early 2022), negotiating with them has become more contentious. To build on Dennis Tierney's analogy, back in FEB 2021 it felt like a courtship. Now it feels like we're putting together a prenup to marry someone we don't particularly like. The following paragraphs attempt to explain where we are and what, if any, the major holdups are.

Loss of Natural Light in the Nave

A 10-story building will tower over the nave, blocking all natural light from the south. We can add artificial light, but it will change the ambiance of our worship space. Many parishioners sent comments to the City about this but Touchstone's idea of a solution was to offer a brick façade on the part of Building B that is closest to the church, to ease the visual transition from our brick church to their glass and steel building.

Tieback and Crane Easements

These are the least-contentious part of the discussions. The tiebacks are used to support newly constructed walls until they are tall enough to stand on their own. At that point the tensioning on the tiebacks will be set to zero and the tiebacks will be left in place, a common construction process. Touchstone needs an easement from us because the northside tiebacks will be on our property, under the Undercroft.

Touchstone has a legal right to swing a crane over our property and to let their crane swing freely in response to wind changes when it isn't in use. They have however promised that they will not swing a loaded crane over our property and according to the design drawings they've provided us, it seems reasonable to agree that that won't be necessary.

Touchstone offered us a lump sum \$100,000.00 payment for the tieback and crane easements mid-2021 but now they want to split it up - \$10,000 upon signing and the remainder when construction begins. Dennis and the attorneys are leery of this. Dennis advises that we shouldn't sign anything until we can sign everything. The attorneys don't necessarily share his view.

Loss of the Parking Lot

This is a big issue for us because we have been able to park in that lot for free for decades on Sunday mornings and for Rector's Aid on Wednesday mornings, and to pay for reserved parking for our clergy/staff when necessary. Coupled with the loss of on-street parking on the east side of Brooklyn due to the bike path and loss of other parking (both on-street and in free lots) due to other construction in the area, we're facing some interesting challenges. (The Brooklyn light-rail station is open for those who can use it and Metro still runs some service in the U District.)

We tried to get Touchstone to guarantee us free parking in the new building but so far, the best they will offer is 35 spaces of free parking on Sunday mornings *for as long as they control the building*. I italicized that last part because the property still belongs to UDPA who could choose to sell it. Or Touchstone could hand off management of the building to some other company. Either of which situation means the promise of 35 free parking spots on Sunday mornings would be worthless. I doubt this is going to change in our favor before the contracts are signed.

The Toxic Plume

Dry cleaners use some nasty chemicals. OK. Carson's Cleaners had an unknown underground leak of some nasty chemicals. OK. That leak has travelled into the intersection between the Carson's building and CEC. OK. We're all in agreement so far. The construction needs to 'de-water' the construction site so they can build on dry ground. That makes sense. We have a problem because the de-watering efforts could draw the toxic plume under the classrooms or the Undercroft if it got far worse. This could leave those spaces unsafe and unusable to us!

We know the extent of the toxic plume now. SLR has determined that for us. We know that de-watering could draw it closer. That raises the issue of monitoring, which has become another sticking point with Touchstone. They had reached the point where they wanted to give us a (separate) \$100,000 payment and we would do the monitoring with SLR. We all liked that. Then Touchstone added a clause to the proposed contract where CEC would release them from all legal liability related to the toxic plume. We can't do that, and I can't sign that as Sr. Warden. Then the City wanted Touchstone to submit a monitoring plan for their environmental review folks (SEPA). Touchstone submitted a plan last week that requires them to do one (1) indoor test in the CEC basement if monitoring levels exceed acceptable values. And nothing more is addressed. I can't sign that either.

De-watering is only an issue during construction because Touchstone has decided to build a 'bathtub' structure under and around their building, protecting it into the future.

Tahn Associates will also be doing some monitoring and we have an easement with them for that purpose.

Conclusions

Managing this relationship will spill over into the new Sr. Warden's term and Shelly will be back on the 1st, so she'll be involved in the decision-making then also.

Respectfully Submitted,
Pat Hyland, Sr. Warden

Music Ministries

Henry Lebedinsky

The ongoing pandemic has frayed the very fabric of the ties that bind us together in community. A year ago, I expressed my hope for 2021, that “we keep going, trying our best to adapt, to hold on, to hope, to know that while we will never go back to the way things were, we will go forward to the way things will be, with intentionality and design to create something better.” A year later, I’m afraid that burnout is a very real

weight on my shoulders, and that has affected my ability to give of my best to you. The Choir, our Choral Scholars, and I have been trying to roll with the punches and figure out how to keep offering our gifts in whatever format we can, whether that be prerecordings for use in virtual services, or, for a few sweet weeks leading up to Christmas Eve, being able to sing in person once again. Before going virtual again in January, we transitioned to a Sunday-only Choir schedule, both due to COVID concerns and addressing the realities of commitment and ability to attend evening rehearsals. The anxiety of not knowing what is coming around the corner has often been the hardest thing of all.

One upside of the pandemic is that I have had time to create a virtual hymnal for Christ Church, blending great pillars of Anglican hymnody with new texts by living poets, including a high percentage of women, members of the Queer community, and people from non-European backgrounds. I have chosen many of these hymns because of the immediacy and power of their words addressing issues facing today’s church, in the words of the Rev. Fred Pratt Green a church “beset by change but Spirit-led”, which “must claim and test its heritage and keep on rising from the dead.” At the same time, the music which underpins these texts has been selected for its singability and familiarity, with tunes that let us focus on the words and encourage hearty singing, which I hope to once again hear rising from our pews in the near future.

The Christ Church organ continues its decline, primarily due to low-quality electrical components installed during the organ’s renovations in 1978. Further issues have been exacerbated by the instability in temperature brought on by a failing boiler. The console is presenting multiple intermittent electrical failures, and the key springs are wearing out, leading to uneven and noisy key action, which makes performance of faster passages more difficult. A critical failure in the electrical system has now made volume control of the swell division nonfunctional. The bottom line is that accompanying voices is becoming more and more of a challenge and the tonal color palette available to me continues to shrink.

My hope for 2022 is that we find new ways to open our doors to our cultural community, both at the University and in the greater Seattle arts scene. If we can actively market Christ Church as a place where arts – liturgical and otherwise – are encouraged to flourish, we can not only generate income for the church but be transformed into a vibrant and welcoming parish where people are nourished both spiritually and culturally.

Children and Youth Ministry

Heidi Hansen

This year has been another unusual challenge for our children and youth ministry. Parents and children have been patient and understanding as we wait for the green light to resume Sunday school. We have stayed in touch and families received deliveries of activities for them to share in the highlights of the church year.

We are eager to return to in-person services and get reacquainted. Christ Church's children have grown a lot over the last two very challenging years, encountering a lot of unexpected changes, canceled plans and upset to routines. We look forward to providing a physical spiritual home and place of refuge for our children and youth when they return.

To this end of providing a safe and predictable place of spiritual care and formation, we have completed the painting and refurbishing of materials for our nursery and Godly Play rooms. Thank you, Joslin, for all of your careful, dedicated work to paint and detail these spaces. They are fresh and welcoming!

We have also started the process of getting new Godly Play materials that reflect Christ Church's convictions of diversity and inclusion. The new and updated materials are beautiful and draw children into our sacred stories. The process of a Godly Play session aims to hold a child's imagination and allow them to play with the themes of God's love and his people.

Our hopes are high to return to in person worship. To invite children to become reacquainted with each other, our wider community, and our safe spaces to further their heart journeys.

Parish Ministry Reports

Eucharistic Visitor Teams - “And he summoned (them) and began to send them forth two by two.” Mark 6:7. As with the disciples, Eucharistic Visitors are sent out (during “normal” times) with communion from Christ Church to visit home-bound parishioners in pairs. Parishioners may request such a visit with a call to the church office. One of the Teams will then be assigned to contact the parishioner to determine a date and time for the visit. Eucharistic Visitors are trained and licensed by the Diocese and must have completed the Safeguarding God’s People class. Anyone interested in becoming trained for this ministry should speak with Reverend Shelly. No visits have been made since mid-February 2020. Weekly telephone contact has been maintained with the two CEC members whom we had previously visited regularly. Reverend Chris and I were able to take communion to those two members twice during 2021; Edie Burkhalter and I were also able to visit them once during 2021. *Susan Folk*

Pastoral Care Teams - “Truly I tell you, whatever you did for one of the least of these brothers and sisters of mine, you did for me.” Matthew 25:40. In September 2017 Christ Church commissioned a ministry of Pastoral Care Teams. The initial plan called for four teams of four parishioners each, serving one week a month as “on call” pastoral care ministers – standing by to assist anyone in need from our parish community. In its first four years, this ministry has responded to dozens of calls for assistance. Susan Folk would welcome a call from anyone interested in joining a Pastoral Care Team. Since established in 2017, Pastoral Care Team membership has dwindled from 16 to 12 active members. Since mid-February of 2020 this ministry has been primarily called upon for prayers, phone call check-ins, for contact by cards in the mail, especially at Easter and Christmas time -- and for very occasional provision of transportation for those in need of in-person medical appointments and/or procedures. *Susan Folk*

Rector’s Aid - Another year of no in person meetings at Church but we did meet for lunch twice and keep in touch by e-mail and phone. We have filled some orders from our loyal customers. Here’s hoping for a better year. *Vinny Thorson*

Readers and Intercessors - This past year has been a mix of live-streamed services with pre-recorded readings and in-person services with live readings. We had 9 people reading regularly. A special thank you goes out to readers who were able to record lessons for the regular live-streamed services as well as the special services with extra readings (Easter Vigil and Advent Lessons and Carols). *Becky Haver*



Nuts and Bolts (minor maintenance) & Major Maintenance

Kathryn Chamberlain and Don Willis

The Nuts and Bolts committee is a group dedicated to doing minor maintenance jobs at Christ Church, both to keep the building in good working order and to help reduce the costs of maintaining the building and grounds through their volunteer labors. We are always looking for new members with all types and levels of skill to help expand the group. Jobs range from cleaning up graffiti (a constant need), painting, unclogging

drains and other minor plumbing, furniture repair, rat abatement, garden maintenance and a host of other small but necessary tasks to keep the building a safe and inviting place to worship and work. While the building remained closed for much of 2021, minor maintenance needs continued unabated. We also worked on some larger renovation and improvement projects and tackled some unexpected major repairs.

We would like to thank everyone who was able to pitch in to help with upkeep of the building and grounds this year and for helping to organize and carry out the renovation projects: John Anderson, Kathie Bowie, Linda Donaldson, Susan Folk, David Gane, Joslin Harris-Gane, Emilie Han, Heidi Hansen, Mary Lou Hatcher, Mary Herdell, Phil Hodgins, Henry Lebedinsky, Heidi Massuco, Melissa Morrell, Wes Ono, Frank Pollard, Eric Vegors, Todd Voelker, and Kathleen Ward. Our apologies to anyone who helped but that we have not mentioned here. All efforts are highly appreciated but our ability to remember all who contributed may be lacking.

Here is a list of some of the minor and major maintenance projects in 2021:

- Garden and grounds maintenance: The street-level gardens and courtyard are maintained primarily by our volunteers. Plants were kept trimmed and beds weeded, a crew of waterers got us through the summer heat wave and took up rakes in the fall to keep the Japanese Maple leaves from clogging the courtyard (and its drain). Once the leaves were down, we scheduled the gutters to be cleaned but could not get that work done until the beginning of this January.
- Sprinkler maintenance: We ran a new control wire from the Hospitality Closet to the sprinkler pump for the north garden to replace the wire that was cut the previous summer. The wire is now more protected from casual damage. We discovered we no longer have water to the faucet in the south garden as it was connected directly to the water main replaced in 2020. In the late fall the system was winterized, shutting off faucets and draining the system where possible. Outdoor faucets which cannot be drained were insulated against freezing. We will need to do additional sprinkler head repairs this spring.
- Graffiti is an ongoing problem, and we continue to paint over and clean it as it occurs. The U District Partnership repeatedly painted out graffiti in the alley. We hired Graffiti Busters to remove large amounts of graffiti defacing the brick on the south side of the building. Graffiti removal is a great place for volunteers to help keep our building looking good in the neighborhood and we'd love more volunteers. We can supply gloves, paper coveralls, and paint to anyone who can help with this (no long-term commitment required) and tips for cleanup.
- Little Free Pantry: The pantry was vandalized multiple times this year requiring various repairs. We constructed a more secure mount to attach it to the post in the northwest-corner garden and beefed up the pantry construction, but ultimately destructive forces won out. After being knocked off the post again in July (shortly after being reinstalled following earlier repairs), we decided to put the project on hiatus until we can determine if we can make this work on our site and if it is the best use of our resources.
- Other exterior maintenance and repairs: The lock on our dumpster was cut and we got a replacement which we attached to the dumpster with epoxy putty. That one was cut too so we waited a bit before ordering its replacement. So far, the new one remains intact. In November, we repaired a loose downspout on the northwest corner of the sanctuary. We cleared leaves from the scuppers that drain the flat roof part of the church and removed a thriving moss garden from another drain on the flat roof. The Black Lives Matter banner on the Church House roof was toppled by the November 10 windstorm and was not salvageable. It was subsequently removed and sawn into small enough pieces to fit into the dumpster. We plan to replace the BLM sign and are exploring a wind-proof method of doing so.
- Broken window repair: A rock was thrown through one of the Wilson Hall windows. We cleaned up the mess and covered it temporarily while waiting for replacement. We had Perkins Glass replace the window with laminated safety glass (the broken window was regular glass) to make a future break less dangerous and less messy.

- Boiler and ventilation equipment repairs and maintenance: We have entered into a maintenance agreement with Holmberg Mechanical to maintain our boiler and ventilation equipment, including new ventilation system upgrades. During their routine maintenance last November, they discovered that two of the three boilers that make up the heating system were not working and required major parts replacement. They also identified repairs needed in both air handler units in the heating system and some other required repairs. Repairs to the Church House air handle could not proceed until the original asbestos-impregnated fabric gaskets were removed. We sought multiple bids and ultimately hired American Environmental Construction to perform the asbestos abatement. Due to supply chain delays, it took over a month to get parts, leaving the sanctuary particularly chilly. Holmberg was able to begin repairs in late December. Many of the repairs have been completed and heat is largely working again. We are waiting on an additional part to complete the third boiler unit repair.
- Plumbing issues: The toilet in the bathroom on the first floor of the Church House had a shutoff issue caused by dirt that got in during the water main repair. We replaced the flush mechanism with an automatic one. We also had a running toilet in the Undercroft that we were able to repair ourselves. We've had some toilet backups in the Undercroft and had Holmberg clear the clog.
- Ventilation upgrades: System upgrades to improve air quality were approved by the vestry in the fall of 2020. Parts were finally available in the spring of 2021, allowing Holmberg Mechanical to carry out the upgrade work which includes bipolar ionization, dynamic filtration, and UV germicidal irradiation. We also purchased three mobile filtration units – one for each floor of the Church House – to treat air in those areas not served by the ventilation system.
- Livestream Equipment Installation: In the spring, the Audio-Visual group met with contractors to get proposals for a livestreaming system. The proposal from Jaymark AV was subsequently accepted. Two cameras, control equipment, and a wired network connection were installed. We began using the new system to livestream church services in September. We have worked out many of the initial issues we encountered. We are still waiting to receive two lapel mics which remain backordered, and the work will be completed once these are received and incorporated into the control system. This work was partially funded through a grant from the Diocese.
- Church House basement renovations and PHRA move-in: A series of moves were made to provide space for PHRA in the Undercroft and to get the Church House basement ready to accommodate new uses. The old nursery space became the new Music Room and new hard surface flooring was installed for better acoustics in the space. The adjacent room was made into the Music Director's office. Courtyard-side classrooms were painted and reorganized to provide a new nursery space and to accommodate all other children's programs. The old chapel pews, which had been stored in a basement classroom since the chapel renovation, were donated to Second Use to hopefully find them a good home. A new wifi access point was installed to extend the network to the basement. The Undercroft was made ready for PHRA's use including clearing the old choir room to become their office. The west storage closet was divided using shelving to make half of it exclusive PHRA storage.
- Shelly's office move and renovations: Shelly's office will move to the 2nd floor of the Church House in the corner classroom. Walls were painted and new carpeting was installed. The contents of Shelly's office have been moved and final furnishing is being completed to make the office ready for Shelly as she returns from sabbatical.
- Breezeway fire cleanup and repair: In July a fire caused by arson outside the Brooklyn Avenue entrance to the offices significantly damaged the glass doors and overhang. Working with our insurance company, we arranged cleanup services and an emergency board up of the entrance. ATI Restoration is overseeing the repair work, but we continue to wait for the replacement door to arrive. Once parts are received, they will repair the door and overhang and do other work needed to return the entrance to its former state. We hope that repairs can be completed soon, but do not have a firm date.
- Smoke detector repair: Repairs were begun this summer to replace two wireless smoke detectors with wired units. The work remains incomplete, and we hope to have it done soon.

Outreach - In addition to outreach ministries undertaken by our congregation – Street Chaplaincy and the Little Free Pantry – and our housing of PHRA to support their outreach efforts, we support outreach through financial gifts from parishioners and the operating budget.

Designated Offerings: It is traditional to take up collections for other organizations on special Sundays in the liturgical year. These designated offerings were previously selected by the Outreach Committee which disbanded in 2019. This fall the vestry authorized a perpetual calendar of designated offerings (based on the last Outreach Committee recommendations). Going forward, we will have designated offerings to support the following organizations:

- First Sunday in Lent: Episcopal Relief & Development
- Maundy Thursday: University District Food Bank
- Good Friday: Domestic & Foreign Missionary Society for the Diocese of Jerusalem
- Easter: University Churches Emergency Fund
- Pentecost: Christ Church Discretionary Fund
- Transfiguration Sunday: Faith Action Network
- St. Francis Sunday: Earth Ministry
- Sunday before Thanksgiving Day: Sanctuary Art Center
- Christmas: ROOTS

Designated offerings resumed in 2021 with the Thanksgiving offering collected for Sanctuary Art Center.

Pass-through Donations: These are donations we receive that are earmarked for other organizations. Donations to the Christ Church Discretionary Fund are treated as pass-through since that fund is outside the normal operating budget. Although we made no specific request for donations to the Discretionary Fund in 2021, it was the primary recipient of pass-through donations.

Christ Church Outreach: The bulk of our outreach activity and funding remains focused on Street Chaplaincy. The Little Free Food Pantry was also in operation through July. In the past few years, we have significantly increased the outreach portion of the operating budget to support Street Chaplaincy. In addition to the budgeted funds, we received earmarked donations to support both Street Chaplaincy and the Food Pantry.

2021 Designated Offerings	<u>Thanksgiving</u>	<u>Christmas</u>	<u>Totals</u>
Totals for Designated Sundays	\$ 450.00	\$ 560.00	\$ 1,010.00

Designated Offering Recipients:

ROOTS	\$ 560.00
Sanctuary Arts Center	\$ 450.00

Other pass-through donations and Christ Church Outreach:

<u>Pass-through parishioner/other donations:</u>		<u>Christ Church outreach:</u>	
Christ Church Discretionary Fund	\$ 3,100.00	Christ Church Discretionary Fund (budgeted)	\$ 1,200.00
		Curate Discretionary Fund (budgeted)	\$ 600.00
		Christ Church Street Chaplaincy (budgeted & donations)	\$ 16,073.42
		Christ Church Little Free Pantry	\$ 848.74
Domestic & Foreign Missionary Society	\$ 175.00	Church Divinity School of the Pacific	\$ 200.00
Real Rent Duwamish	\$ 50.00	Real Rent Duwamish	\$ 240.00

2021 Total Outreach (CEC and pass-through)	\$ 23,497.16
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Street Chaplaincy - Street chaplaincy is an outreach effort of Christ Church where we walk through the neighborhood, providing material and emotional support to the unhoused. We give away socks, underwear, bottles of water, surgical masks and hand sanitizer, a candy bar, cup noodles, crackers, hand warmers, a lighter and a cigarette, and any sanitary supplies as needed (e.g. condoms, fem. hygiene products).

This past year of street chaplaincy has been a lesson in perseverance. Despite a pandemic, a heat wave of epic proportions this past summer, and a massive snowstorm this winter, the street chaplains never missed a Sunday of caring for our unhoused neighbors. Not one. The chaplains meet people where they are and give them a bit of comfort, all without judgment of the people we serve. The chaplaincy crew averaged around 50 people helped every week. The route changed somewhat this year to include a stop at the Black Lives Matter breakfast at the University Heights center, and a last stop at PHRA, which is now housed in our undercroft. The packers and walkers have gotten more and more efficient this year, and continuing the lessons learned in 2020, we pre-pack most items into easily distributed bags, with set places in our cart for items that need individual attention. There are so many people who help this effort in one way or another – and thank you to all of them: Phil Hodgins, Randall Lucas, Kathy Chamberlain, Todd Voelker, MaryLou Hatcher, John Anderson, Sue Folk, Mary Herdell, Becky Haver, Elizabeth Myers, Brandon Duncan, Carlotta Han, and Melissa Morrell, and thank you to all those who have contributed in one way or another to Street Chaplaincy that may have been missed off this list. Special thanks to Phil Hodgins who went so far as to shovel the walkway around church during the snowstorm this past winter to help make it possible for the chaplains to make it through the snow. We'd also like to thank Wes Ono for his years of service as the leader of Street Chaplaincy. He did a remarkable job in keeping this work going and we will carry on even as he is stepping down. *-Melissa Morrell*

PHRA (People's Harm Reduction Alliance) - Prior to 2021, PHRA was located in the University Temple Methodist Church, and had been saving thousands of lives through the interventions they offer, ranging from Narcan overdose emergency medication, counseling for addiction treatment, helping people find housing and deal with medical concerns, and distributing sterile supplies to drug users to help keep them safe and healthy until they are able to fight their addiction.

During that time, Christ Episcopal Church's street chaplaincy teams formed a relationship with PHRA based on their shared mission of caring for the unhoused and treating them with dignity. When the Methodist Church was no longer able to provide space to PHRA, we offered to step in to give them a temporary home and explore the option of leasing them space permanently.

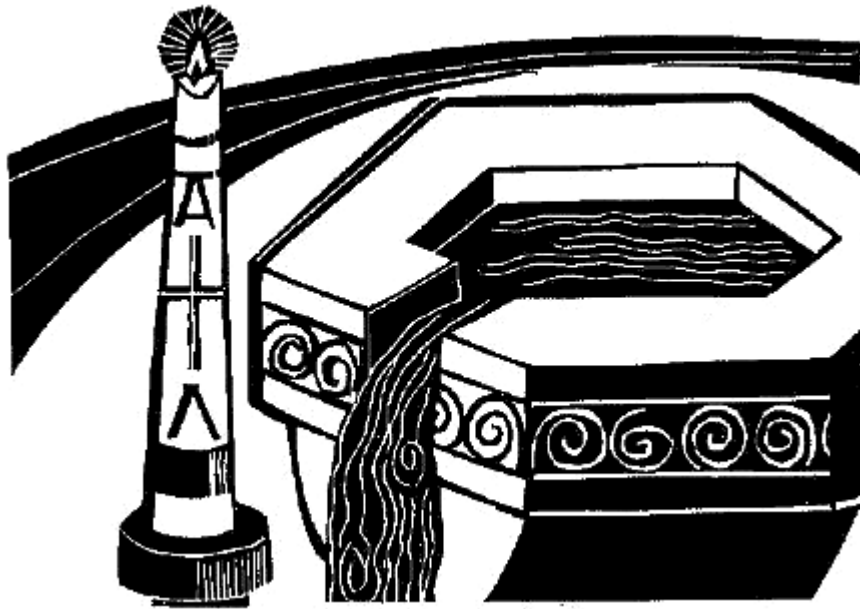
PHRA moved supplies into the undercroft closet at the start of 2021, and operated a mobile care tent on the sidewalk of Brooklyn Ave. Over the next 6 months, we worked with PHRA to come up with an agreement for their use of the space, and to rearrange some of the offices in the building so that PHRA could use the former choir room for their office. They moved into the office and began paying rent in August, and have moved their care tent to the backdoor of the undercroft. Having a permanent space will allow them to start providing their low barrier Suboxone (opiod dependence) treatment program again, and have a new partner coming on board to provide these services. *-Todd Voelker*

Stewardship - The 2021 pledge drive produced some disappointing results, both in the amount of money raised, and the number of people who chose to make a pledge this year. In 2020, the first year of COVID-19, we were able to maintain our pledge amounts to nearly the same as our pre-pandemic levels; however, in 2021, it seems that the lengthy separation has been taking its toll with a reduction in the size of our donor base.

In 2020, we had 58 pledges representing \$239,878. In 2021, we had 52 pledges representing \$216,307. This is a 10% drop in pledge count, and a 10% drop in pledge income.

The stewardship team participated in training provided by the diocese during September and October. While the training came too late to be adequately folded into the 2021 calendar, the team is planning to meet before the spring to start putting together a year-round calendar of activities based on the training, showing gratitude for the gifts that have been given and starting to plant the seeds for the fall campaign.

Thank you to everyone who made a pledge for the upcoming year - while the total numbers were disappointing, the overall generosity of our parish continues to shine and keep us moving forward towards a brighter tomorrow. -*Todd Voelker*



Parish Administrator

Cara Peterson

Here we are again: it's one year later - at least we've had a few more chances to see each other from a distance this round - and it doesn't really feel like anything has happened. Just about every single report you've read has said some sort of variation of this, and mine is no different.

I do, however, want to take this chance to highlight some of the liturgical things we were able to accomplish this year - yes, yes, we did a whole bunch of online church again, but let's take a look at a few things that we did differently from before:

For Ash Wednesday, we were still sort of stuck inside and we knew that gathering wouldn't be viable; Shelly was so excited, as she had found some little baggies with skulls on it. This was pretty amusing for the seeming incongruity, but the stark reminder of mortality is the same.

In Lent, like the preceding Advent, we held semi-regular Facebook prayer. It's not much, but even the smallest connections can be meaningful. The staff particularly liked the daily centering aspect of it for the penitential seasons.

For Palm Sunday, we really wanted to do something different - all of Holy Week, really - as Shelly, Carla, Chris, and Henry were all pretty disenfranchised with regurgitating the liturgy for a camera again. Out of this came our U-District Stations of the Cross, which was walked on Palm Sunday and again on Good Friday, both as a way to mark the journey to the cross that we commemorate, but also to see what the Way of the Cross looks like in the neighborhood Christ Church is in.

Maundy Thursday famously saw the clergy take heavy tools to a hastily consecrated table that the sacrament had just been celebrated upon as part of the Stripping of the Altar. (It was reported afterward that this was very cathartic after - at the time - a year's worth of frustration.)

Easter Saturday and the Vigil saw the new Easter flame come from those broken pieces; from something that seemed so hopelessly destroyed came our new Easter hope.

We also continued in earnest our use of a Land Acknowledgement prayer; we're planning to come up with more diverse way to do this than the same prayer we've been saying every week, but it remains important as an affirmation built into our liturgy every week, since we do worship on land that was so violently and suddenly stolen.

While I would never presume to equate our experience with Christian persecution (real persecution: churches being blown up by extremists or getting burned down by authoritarian governments, not Starbucks making red-and-green-branded cups at Christmas and the term "Happy Holidays"), I think this is the first time for many of us that we've gone an extended stretch where everything is very uncertain on a unilateral, broad level so far beyond our control, and that affect us. It also shows us the ways in which we're resilient, and, however uncomfortably, forces us to pare away things that can no longer hold or seem as worthy of our attention.

I too hope we can return to a place where everyone feels safe going outside, free to worship, interact, socialize, and serve. Going back to that "beyond our control" thing, it's so difficult to look forward with much cheer when everything seems so constantly in motion.

Pressing ever onward...

Cara

PARISH CROSS RECIPIENTS

1994	Ray Olson
1995	Ruth Legg, Nita Pederson
1996	Andrea Franklin, Pat Hyland
1997	John Gordon, Don Brown, Joy Pelligrini
1998	Ruthmarie Quigley, Mary Stephens
1999	Nancy Gantz, Paul Osborne
2000	Carolyn Carlstrom, Kathleen Ward
2001	Liz Osborne, Edith Burkhalter
2002	Nancy Kirkner, Carol Simpson
2003	Vinny Thorson, Beth Nelson
2004	Robert & Terry Cochrane
2005	Cora Lawrence, Br. Michael Stonebraker
2006	Al & Jane Johnson
2007	Don & Judy Ostrow
2008	Verlene Brown, Frank & Judy Pollard
2009	Sue Wardle, Jan McNair
2010	Doug Adams, Debra Lewis, Linda Donaldson
2011	Don Willis
2012	Dix Gedney
2013	Kathryn Chamberlain
2014	Gus Webster
2015	Marilynn McGlashan, Dennis Gray
2016	Betsy & Todd Voelker, Pat Miller
2017	Bernita Jackson, Francis Van Dusen, Jr
2018	Carlotta Woodward Han, Ellen Woodward Ewald
2019	Susan Folk, Wes Ono
2020	Joslin Harris-Gane, Melissa Morrell
2021	Emilie Han, Mary Lou Hatcher

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2021 VESTRY

Pat Hyland, Senior Warden

Eric Vegors, Junior Warden

Emilie Han

Joslin Harris-Gane

Mary Herdell

Gene Leonardson

Wes Ono

Todd Voelker

Jun Xu

Kathryn Chamberlain, Treasurer

Frank Van Dusen, Chancellor

CHRIST EPISCOPAL CHURCH

A parish community that has been active for over 100 years in Seattle's University District

Your life, your dreams, and your mess are all welcome here!

A special thank you to all who contributed reports for the Annual Report!

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