



Opening Our Doors Capital Campaign 2022



Unitarian Universalist Church of Silver Spring
10309 New Hampshire Ave. • Silver Spring, MD 20903 • www.uucss.org

UUCSS Vision Statements

To build the Beloved Community, UUCSS cultivates and celebrates:

- spiritual growth and transformation as we question, learn from others, and seek lives of meaning and reverence.
- a welcoming, diverse, and vibrant community where we love, respect, and care for one another.
- service and prophetic action to move the world toward justice, healing, and sustainability.
- welcoming and accessible buildings that provide nurturing spaces for spiritual growth, serve the community within and outside the walls of UUCSS, and embody our commitment to sustainability.



Campaign Meditation

In “This House,” the Unitarian Universalist minister and poet Kenneth Patton (1911–1994) spoke of the church as a shelter for our dreams. We invite you to contemplate his words as you consider your gift to the UUCSS capital campaign.

THIS HOUSE

(Reading #444 from Singing the Living Tradition)

This house is for the ingathering of nature and human nature.

It is a house of friendships, a haven in trouble, an open room for the encouragement of our struggle.

It is a house of freedom, guarding the dignity and worth of every person.

It offers a platform for the free voice, for declaring, both in times of security and danger, the full and undivided conflict of opinion.

It is a house of truth-seeking, where scientists can encourage devotion to their quest, where mystics can abide in a community of searchers.

It is a house of art, adorning its celebrations with melodies and poetry.

It is a house of prophecy, outrunning times past and times present in visions of growth and progress.

This house is a cradle for our dreams, the workshop of our common endeavor.



A message from the Senior Minister

Rev. Kristin Grassel Schmidt

Dear UUCSS,

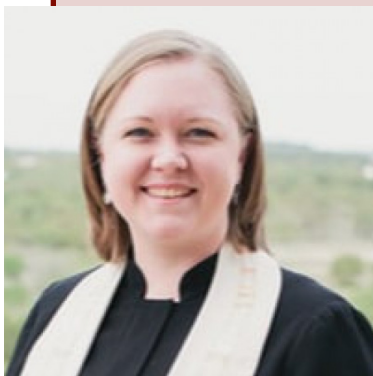
The ways this congregation has grown, served, and changed since its founding 70 years ago are incredible! Generations of children have been raised in our liberal faith, members nurtured, and beloveds mourned and remembered here. Over the years our members have worked for freedom and equity, first advocating for integration, then marriage equality, and now racial justice. We are well-known for our Deaf Access and Music ministries. The last three pandemic years have brought unique difficulties and changes, and I so admire how you all have met them with generosity, commitment, innovation, and grace.

My pride in serving as your minister continues to grow as we enter a new and exciting phase together. Jeannette Jackson has brought skill and steady presence to her role as our Office Administrator. Rev. Caitlin Cotter Coillberg, Assistant Minister for Spiritual Growth, brings new energy and focus to our Religious Education ministry.

The Board is clarifying its vision for the church's financial sustainability, and this spring we will reengage with our shared purpose. This phase also brings its own challenges, as we all figure out how to live, plan, thrive, and "do church" in a post-quarantine world. How will we let go of what no longer serves our mission so we can build on the best of who and what we've been for the future?

This is why this capital campaign is so important, here and now. The disrepair and inaccessibility of our buildings and grounds have long been barriers to the kind of ministry and welcome we are called to offer. The Phase 1 work completed over a year ago on our Sanctuary Building was just the beginning of the long-term work to revitalize our whole campus. We need your generous support to take the next big step!

Our theme for this campaign is "Opening Our Doors" and the goals that will help us do just that are threefold: pay off the bridge loan to facilitate paying for Phase 2 renovations on our Community Building; commit funds to make our campus safer and more physically accessible; and accelerate paying off the new mortgage. These goals will help UUCSS offer a wider welcome and will help us lay part of the physical and financial foundation for the next 70 years.



You have already shown me how generous and committed to our values you are as a congregation. Are you ready to make your pledge so we can "Open Our Doors" to our next chapter?

In faith and affection,



Rev. Kristin

A message from the Campaign Co-Chairs

Maggie Hayes and Stephanie McConachie

Seventy years ago the founders of our church opened the doors of a 3-horse stable, using it as a sanctuary and minister's office. Since then, UUCSS members have opened other literal doors—to the newly built Community Hall, then the Administration Building, and finally the Sanctuary. We've opened many figurative doors as well—to compassionate and inspirational ministries, to efforts toward social justice; to the education of our young people; to mitigating climate change; to the inclusion of Deaf and hard of hearing people; and to building a diverse multicultural Beloved Community.



Our 2022 Capital Campaign focuses on renovating the Community Building for the use of ourselves and others in our wider community, and on making our campus safer and more accessible. When we agreed to co-chair this campaign, one of our initial tasks was to find a theme. "Opening Our Doors" was the obvious choice! When the two of us first opened the doors of these church buildings (in 2015 and 2016), we found a vibrant ministry, welcoming congregants, wonderful music, meaningful fellowship, and many opportunities to serve UUCSS.

As recent Board members, we are well aware of the unsatisfactory condition of the Community Building and the drain on our budget as we began losing rental income. Like other congregants, we experienced failure of the heating equipment, cold drafts from lack of insulation, and the results of a leaky roof. We noted the difficulties of people with limited mobility in accessing the space. Since the building has been unused, we miss coffee hour—a time when people of all ages could mix and bond with one another, a place where people with political, environmental, and other concerns could put up posters and pitch their cases for activism.

And we are inspired:

by Rev. Kristin Grassel Schmidt's vision of what UUCSS can become, and the commitment of her gifted staff to supporting that vision,

by Erik Leaver, Fred Teal, and the rest of the Capital Improvements Committee, who, through extraordinary contributions of time, expertise, and persistence, identified renovation needs and investigated ways to secure financing by planning energy-efficient improvements,

by Doneby Smith, Board President, and the rest of our proactive Board of Trustees, for their leadership as stewards of our campus restoration,

and by the enthusiasm, insights, and probing questions of more than 100 members and friends who attended focus groups this fall, about two-thirds of whom volunteered to help immediately, or after learning more, on the campaign.

We recognize this isn't the ideal time for fund-raising. Most of us have been affected by inflation and increased interest rates. Many have seen their investments take a hit. But we have trust in our congregation's commitment to renovating the Community Hall and improving campus accessibility and safety. Opening these doors is essential to realizing our vision of UUCSS for the near future and for generations to come. If each of us gives everything we can—within our means, we will succeed.

Maggie Hayes, Campaign Co-Chair
Stephanie McConachie, Campaign Co-Chair

UUCSS History

UUCSS Celebrates 70 Years!

Sept 18, 1952: Takoma Park-Silver Spring Universalist Fellowship founded with 13 adult members with services and the minister's office in a renovated stable (now the Fellowship House)

1961-62: The American Unitarian Association and the Universalist Church of America consolidate to form the Unitarian Universalist Association; our fellowship is renamed Unitarian Universalist Church of Silver Spring (UUCSS); services move to Rolling Terrace Elementary School; first Capital Campaign and groundbreaking for our first Sanctuary (now the Community Hall)

June 14, 1964: First Flower Communion

1966: Administration Building built with help from the Silver Spring Nursery School

1978: First fall retreat at Catoctin / first annual auction

1987: First full-time Director of Religious Education hired

1989-91: To accommodate growth, two Sunday morning services are held in the Community Hall; mortgages on the existing buildings are paid off; second Capital Campaign

1992 - 94: Groundbreaking / opening of Sanctuary Building

1997: UUCSS recognized as a Welcoming Congregation by the UUA

2003: Deaf Access Committee chartered

2004: Michael Holmes joins as Music Director

March 9, 2010: "Day of 10 Weddings" at Universalist National Memorial Church in DC

2012: UUCSS certified as a Green Sanctuary / Green Sanctuary Committee launched

2015: Third Capital Campaign

2019-2021: UUCSS goes virtual in response to COVID pandemic—including services, choir, coffee hour, auction, support groups, and more! Sanctuary Building renovations completed.

2020: Rev. Kristin Grassel Schmidt is called as our new Minister

2022: Rev. Caitlin Cotter Coillberg joins as Assistant Minister of Spiritual Growth and Jeannette Jackson joins as Office Administrator.



What we've achieved / What's next

In 2013, UUCSS began making plans to improve our campus. Our 2015 Capital Campaign allowed us to complete renovations of the Sanctuary in 2021 (*Phase 1*).

Now we're ready to begin much more extensive renovations of the Community Building to make it safe and comfortable for our use and for rentals (*Phase 2*).

With support from our members and friends, our 2022 Capital Campaign will make it possible for us to open our doors year-round for our own activities and those of the wider community. The campaign will also generate resources for improved accessibility and lower energy bills.

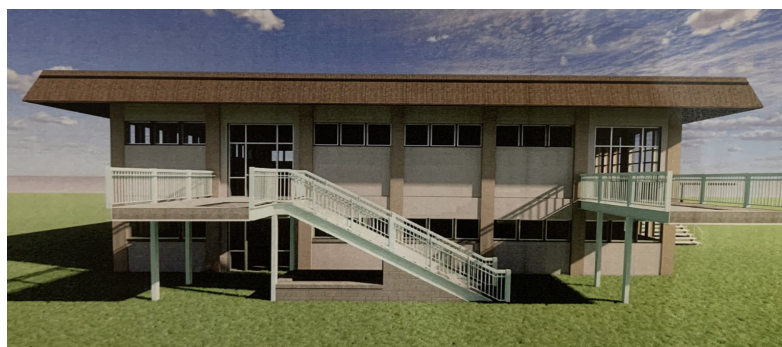
Phase 1: Sanctuary Renovations Completed

- High-efficiency HVAC system
- New membrane roof
- Masonry repair and cleaning
- Heat pumps in stairwell
- Repair of water-damaged foyer ceiling
- Replacement of exterior doors
- Replacement of failed double-glass panels in choir loft
- Slate tiling in entrance
- Repair of soffits, fascia and placement of gutters

2015 Capital Campaign donations	\$1,393,739
Cost of Sanctuary renovations	576,701
Balance	817,038
Minus payoff of Sanctuary mortgage	57,000
Available for Community Building	\$760,038

Phase 2: Community Building, Accessibility and Green Energy Investments

- New roof and insulation
- New HVAC system and improved insulation
- Relocated windows for better natural light and replacement with insulated glass
- Replacement of exterior doors
- Repair of exterior stairs & pedestrian bridge
- Installation of sprinkler system and water line
- Integrated fire alarm system
- Upgraded electrical system
- Accessibility improvements
- Solar panels for Community Building/Sanctuary Fossil fuel-free Community Building



South Side of Community Building



A Case for Action

The spiritual foundation of this church is solid as bedrock, but the physical foundation—the bricks and mortar—needs our attention if it is to endure for generations to come.

Green Energy Investments

The first priority of this campaign is to repair and improve the Community Building, which has not had a major upgrade since it was built nearly 60 years ago. To improve energy efficiency, we will add insulation and install an all-electric heat pump HVAC system. The windows will be insulated and repositioned to maximize natural light. Solar panels on both the Community Building and Sanctuary will provide the bulk of our energy needs. As a result, the Community Building will be our first fossil fuel-free building, and because of these planned green investments we have already received low-interest loans from Green Bank. The congregation's commitment to sustainability means our renovations will protect the well-being of our congregation, the larger community, and the planet into the future.

More Welcoming, Accessible & Safe Facilities

To ensure the safety of all members, visitors, and renters, the exterior stairs and pedestrian bridge will be repaired and, as feasible, entrances and emergency exits made accessible for persons with mobility issues. Additionally, the new doors and façade will make our building more attractive to newcomers and prospective renters. Our improved campus will create opportunities for more fellowship, high-quality programs, and facilities for celebration and remembrance in our community.

Securing Financial Stability

The balance of funds from our 2015 Capital Campaign, along with two loans through Green Bank, will allow us to fund the entire costs of the Community Building renovation totaling as much as \$2.5 million. Work will begin in spring 2023 with completion by the end of 2023. Our first responsibility will be to pay off the first loan of \$500K by May 2024 and begin renting our facility again. The second loan will be paid over 20 years through the annual budget.

Longer-term savings on our expenses are anticipated with these critical investments, including lower energy costs, more opportunity for rental income and early pay-off of loans. These savings and opportunities for new rental income will enable us to continue to offer innovative, intergenerational programs and services.

CAMPAIGN GOAL

Initial funding for Renovating Community Building and Associated Costs	\$650,000
Accessibility	\$250,000
Securing Financial Stability	\$300,000
TOTAL	\$1.2 million

A UNIQUE OPPORTUNITY

A capital campaign has certain features distinguishing it from annual giving.

- It is in response to a matter of **SIGNIFICANT** need, and therefore takes place **ONLY** when necessary.
- It invests its return in **PERMANENT PROPERTIES**.
- It seeks much **LARGER AMOUNTS** of money than a planned budget can meet.
- It is **OVER AND ABOVE** annual giving
- It schedules payments over a **LONGER PERIOD** of time; donors select a giving plan convenient for them.
- It requires a **PLANNED** and **INSPIRATIONAL** effort, often involving gifts of annuities, real estate, trusts, life insurance, IRAs, securities, or other assets. Through it, many individuals come to realize the joy of deepening their faith and commitment to the church.

	Over 3 Years			Over 5 Years		
	Semi-annual 6 payments of	Quarterly 12 payments of	Monthly 36 payments of	Semi-annual 10 payments of	Quarterly 20 payments of	Monthly 60 payments of
\$1,000,000	\$166,667	\$83,333	\$27,778	\$100,000	\$50,000	\$16,667
\$750,000	\$125,000	\$62,500	\$20,833	\$75,000	\$37,500	\$12,500
\$500,000	\$83,333	\$41,667	\$13,889	\$50,000	\$25,000	\$8,333
\$250,000	\$41,667	\$20,833	\$6,944	\$25,000	\$12,500	\$4,167
\$150,000	\$25,000	\$12,500	\$4,167	\$15,000	\$7,500	\$2,500
\$100,000	\$16,667	\$8,333	\$2,778	\$10,000	\$5,000	\$1,667
\$75,000	\$12,500	\$6,250	\$2,083	\$7,500	\$3,750	\$1,250
\$50,000	\$8,333	\$4,167	\$1,389	\$5,000	\$2,500	\$833
\$40,000	\$6,667	\$3,333	\$1,111	\$4,000	\$2,000	\$667
\$35,000	\$5,833	\$2,917	\$972	\$3,500	\$1,750	\$583
\$30,000	\$5,000	\$2,500	\$833	\$3,000	\$1,500	\$500
\$25,000	\$4,167	\$2,083	\$694	\$2,500	\$1,250	\$417
\$20,000	\$3,333	\$1,667	\$556	\$2,000	\$1,000	\$333
\$15,000	\$2,500	\$1,250	\$417	\$1,500	\$750	\$250
\$10,000	\$1,667	\$833	\$278	\$1,000	\$500	\$167
\$5,000	\$833	\$417	\$139	\$500	\$250	\$83

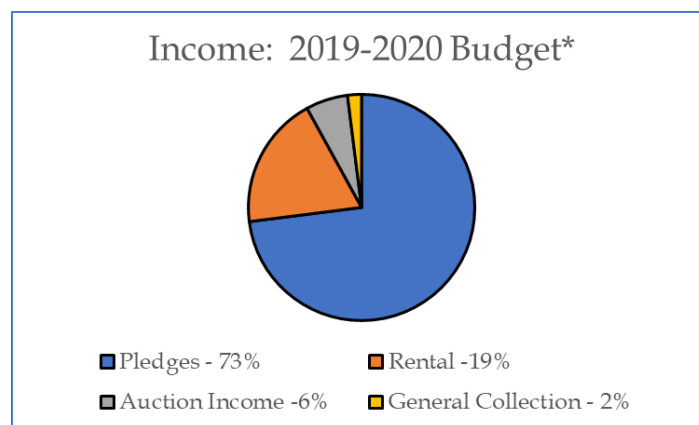
Annual Budget Drive

MONEY IN

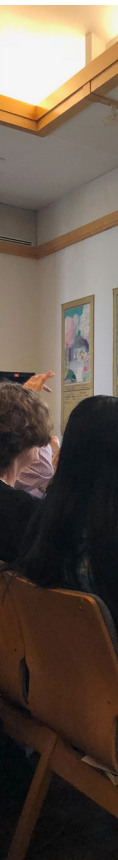
The Annual Budget Drive (ABD) represents the interdependent and abundant nature of the UUCSS community. With connection comes community, and with commitment, community thrives.

An annual pledge to support the ongoing mission and ministry of UUCSS is separate from a capital campaign pledge. An ABD pledge ensures that UUCSS can carry out its mission, fund programming, pay salaries, and provide for regular upkeep and maintenance of all our beautiful buildings, as well as our property. Sustaining this community requires both effort and financial commitment. Each year we ask 100% of church members and attendees to pledge to the Annual Budget Drive.

Where does the money come from for the annual budget?



* Typical Pre-Pandemic Budget



MONEY OUT

How much should I give to the Annual Budget Drive? (ABD)

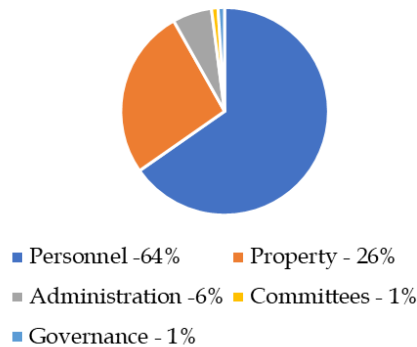
We celebrate diversity. That includes diversity in economic status, and so we recognize that not everyone can give equally. Your giving communicates and demonstrates your connection to this spiritual home. It is an expression of your life circumstances, hopes, dreams, and ideals. Following are some key points to consider in making your annual pledge:

- The budget reflects what we as a congregation hope to achieve.
- This church and its community, staff, and programs belong to all of us.
- About 73% of the UUCSS Church budget is supported by the Annual Budget Drive.

Where does the money from the annual budget go?

2022-23
ABD Goal
\$440,563

Expenses: 2019-2020 Budget*



* Typical Pre-Pandemic Budget



Church Leadership

Pastoral Staff

Rev. Kristin Grassel Schmidt
Rev. Caitlin Cotter Coillberg
Michael Holmes



Capital Campaign Steering Committee

Maggie Hayes, Co-Chair
Stephanie McConachie, Co-Chair
Tamara Bowman
David Rodriguez
Pat Scheid
Beverly Schnetzler
Sharon Snyder
Doneby Smith
Emily Tien



Capital Improvement Committee

Erik Leaver, Chair	Doneby Smith
Linda Barrett	Fred Teal
Brian Beard	
Robin Moore Lasky	



Board Members

Doneby Smith, Chair	Robin Moore Lasky
Emily Harris	Susannah Numa
Tamara Bowman	Jean Snell
Catherine Buckler	
Katie Haag	
Jamie Jorgensen	



Art by Jamie Jorgensen