



August 17, 2022

Dear Friends in Christ,

May the blessing of our Lord be with you. Please know that we offer our prayers to God for you and those you love.

**We are writing to inform you that the New Church Project (1999), also known as TO BUILD CHURCH (TBC) has ended.** You may be asking, "Why?" In this letter, I would like to share with you the following: 1) A brief history of the New Church Project; 2) a detailed financial report; 3) current realities; 4) a revised pastoral plan; and 5) your choices.

### **1. A Brief History of the New Church**

In 1999, St. Joseph Parish thrived. Average Sunday Mass attendance was 3,000; some had to stand in the back of the church; St. Joseph school was full, and the waiting list was long. We did not have enough office or meeting spaces and we rented office space for some ministries. We felt the need to have a bigger church, so we dreamed of a master plan. The 1999 Parish Master Plan includes the following:

- 1) Build a new parish church
- 2) Convert the old church building into an enlarged parish hall, with additional meeting space, and a parish office
- 3) Demolish the Carriage House
- 4) Build two additional parking lots
- 5) Build a gymnasium and ballfield behind the school and construct an additional school building
- 6) Move our road, St. Joseph Terrace, over next to the creek, to unify the parish campus

As a community, we worked hard over the last 23 years pursuing this master plan. We have done the following:

1. Site location of new church approved by the City (2006)
2. Rectory moved from the site of the new church to its present location (2007)
3. Parish put the project on hold because of the Great Recession (2008)
4. Parish sold Monticello lots and surplus cemetery land (2006-2013)
5. Work resumes; City requires 100% onsite parking, updated environmental reports, and more archeological studies (2016-2018)
6. Construction drawings were 90% completed (2018)
7. The city of Fremont required the parish to address Tribal Cultural Resources (2020)

To accomplish this work and these tasks, we incurred significant expenses.

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**2. A Detailed Financial Report  
TO BUILD CHURCH  
UPDATED THRU 5/31/2022**

<b>PROJECT FUNDS</b>	
<b>Actual through 5/31/2022</b>	
Capital Campaign #1, Year 2000	3,927,793.63
Capital Campaign #2, Year 2006	3,067,739.83
Sale of Monticello Property	1,224,274.87
Sale of Cemetery Niches	330,455.38
Interest Earned	1,405,057.80
Cemetery Property Sale	6,070,617.01
<b>Note: Cap Camp 1 &amp; 2 Donor's Contribution</b>	
	3,927,793.63
	3,067,739.83
	<b>6,995,533.46</b>
<b>Total Project Funds as of 5/31/2022</b>	<b>16,025,938.52</b>

<b>PROJECT COST</b>	
<b>Expenditure through 5/31/2022</b>	
Capital Campaign	518,037.51
Cemetery Property	371,000.00
City Fees	620,537.92
Construction	1,165,000.00
Design Dominican Property-2004 Rectory Renovation & Relocation	2,441,975.65
	1,664,990.50
	1,062,000.00
<b>Total Project Cost</b>	<b>7,843,541.58</b>

Total Capital Campaign Receipts	16,025,938.52
Total Disbursements	(7,843,541.58)
<b>NET RECEIPTS as of 5/31/2022</b>	<b>8,182,396.94</b>

<b>Funds on Deposit</b>	
Building Fund - Fremont Bank	55,687.03
Combined Capital Campaign	15,210.39
Diocesan Building Fund Savings	2,229,834.25
Endowment Pool	5,881,665.27

<b>TOTAL FUNDS ON DEPOSIT as of 5/31/2022</b>	<b>8,182,396.94</b>
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### 3. Current Realities

**a. Diocesan realities.** Sunday Mass attendance has dropped significantly from 131,000 in 1995 to 61,000 today. 2/3 of parishes are either in orange or red according to their financial scores. The numbers of Baptisms, Confirmations and Marriages have declined significantly across the diocese. The Mission Alignment Process initiated in 2021 aims to strengthen the diocesan goals (Amazing parish experience, evangelization, and works of mercy, justice, and charity) by seriously consolidating all resources, including priests, lay staff, volunteers and facilities, for a stronger diocese and parishes. This process will present excellent opportunities for sharing and working together as one. There are fewer priests now to serve the diocese, and more priests are retiring in the next decade. There are too many Masses and capacities, while fewer and fewer people are attending and participating.

**b. Parish realities.** Twenty-three years later we face new realities. We have a total of seven Masses on the weekend. On average, Sunday Mass attendance is 1,000 (even after adding the Chinese and Vietnamese communities) compared to 3000 in 1999. We use the parish church (700-750 people max) and Mission Church (275 people when full) for services. St. Joseph school is not full and has the potential for another 100 students. The numbers of Baptisms, Confirmations and Marriages have declined significantly, like most parishes in the diocese. We still have a great need for more office and meeting spaces for ministries. Our demographics have changed and our community is more diverse than ever with Vietnamese, Chinese, Indian, Indonesian and Filipinos in our midst. In addition, rising inflation, construction costs and financial and tribal cultural challenges have made building the new church unrealistic. Our deferred maintenance costs amount to approximately three million dollars (\$3M) for the following:

1. Museum foundation repair
2. Repairing termite damage
3. Re-painting building exteriors, starting with the Mission church
4. Current church furnace and ventilation replacement and restroom upgrades
5. Ministry House 1 renovation
6. Additional tree trimming and brush clearing

### 4. A Revised Master Plan

Given the realities we face both at the diocesan and parish levels, we have decided to revise the master plan (1999) to meet the needs of today's parish and the diocesan objectives, namely: 1) Creating vibrant and amazing Sunday experiences; 2) Forming disciples of Jesus; and 3) Carrying out the works of mercy, charity, and justice. The original master plan has become financially unrealistic, bureaucratically impossible and practically unjustifiable. Therefore, after much prayer and consultation with the diocese, pastoral and finance councils, and many people of goodwill in the parish, we officially end the New Church Project and revise the master plan as follows:

- 1) Renovate the existing church for permanent use for at least 600 people;** add air conditioning, new restrooms, stained glass windows, an ADA ramp, and a landscaped gathering area. It will be a beautiful church. We still have a sizable hall for other purposes, such as children's activities, ministry work and meetings. As we move along with the project, a more detailed design will be provided. We can rent and use the next-door Dominican Center for large events when needed.
- 2) Renovate the Carriage House.** Since the Carriage House is designated as a primary historical resource by the City, we will repurpose it for a multi-use facility: Gatherings after Sunday Mass, Faith Formation, Family of Faith, Confirmation, Youth, and Young Adult Ministries, RCIA and many other functions.
- 3) Renovate Ministry House 1.** This could be used as a guest house or for other pastoral needs.
- 4) Build additional parking next to the Carriage House** (same as the 1999 plan). As we invest and focus on building a culture of family and faith, we anticipate many events at the Carriage House. Therefore, we will need an additional parking lot to meet the City's requirements.

**5) Build a sports field behind the school.** Initially, we wanted to build a gym. That is why we bought a piece of land from the Sisters. However, it is no longer financially viable at this stage. We have decided to build an outdoor sports field so that students, children, youth and all members can enjoy it. As the Mission Alignment Process goes forward, parishes are asked to share their resources and work together. We can work with other parishes nearby to share the gyms for CYO and other significant events.

**6) Complete the “Phase 3” building connection between the Mission Church and Museum when possible.** While this project is not urgent, it is good if we can complete this phase. This would allow us to have a restroom and a large reception area for weddings, funerals and other events at the Mission.

*These projects are designed to provide beautiful, safe and spirit-filled worship spaces and facilities where we can continue celebrating our faith, carrying out works of mercy, charity and justice, and most importantly, sharing our faith with others as our community grows in love with God and one another. These goals are achievable.* The chart below shows the cost estimate comparison between the two plans.

1999 Master Plan (in 2022 dollars)	2022 Revised Master Plan
New church \$20+ M	Renovate existing church \$2-3 M
Convert old church to offices and larger hall \$3-4 M	Renovate Carriage House \$3-4 M
Demolish Carriage House \$1 M	Renovate Ministry House 1 \$0.1 M
2 additional parking lots \$1-2 M	1 additional parking lot \$0.6 M
New Gym and ballfield \$12 M	New sports field \$2-3 M
Relocate St Joseph Terrace \$3+ M	Mission Church Phase 3 \$2-3 M
<b>Total 1999 Plan \$40-43 + M</b>	<b>Total 2022 Plan \$10-14 M</b>
(Note: M = million)	

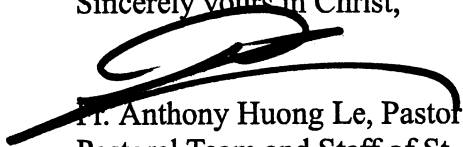
### 5. Your choices

As we end the New Church Project, we first want to thank you for your prayers, patience and contributions. We thank those who worked hard on the Project. May God reward them handsomely as He sees fit. While it is a disappointment that we have to end it now, we are moving forward with great excitement, trusting that the Lord will continue to guide us. We ask you to please discern prayerfully with Him, whether you would like to repurpose your contribution to the **Revised Master Plan** so that we together can continue to care for God’s house and His people.

You also have a choice to reclaim your contribution. We have attached a Donor Request Form for your convenience. **Please make your decision, select your choice, sign the form and send it back to us in the enclosed self-addressed, stamped blue envelope.** We will respond promptly and as soon as possible.

We thank you for your continuing support and love of God and the St. Joseph community. If you have any questions, please email [unwindingprocess@saintjosephmsj.org](mailto:unwindingprocess@saintjosephmsj.org) or call us at 510-656-2364.

Sincerely yours in Christ,



Fr. Anthony Huong Le, Pastor  
Pastoral Team and Staff of St. Joseph Parish