




**ST. MARK'S Square**  
**Impact Report**  
**2025**



**An Intergenerational Community for Service, Connection, and Living**



# Welcome Message



Dear Valued St. Mark's Square Friends and Supporters,

2025 was a year of growth and connection on The Square, as we continued to strengthen our intergenerational programming while navigating shifts in the federal and state housing landscape.

Highlights of our community engagement work included our cultural education series in partnership with the Racial Equity Team from St. Mark's. We hosted speakers from organizations including Asians Are Strong, the Sisters of Perpetual Indulgence, Friends of the Port Chicago National Memorial, and The Presidio Trust, along with musical and dance performances from cultural groups. Circus on The Square featuring Circus Bella was as joyful as always! We love watching The Square come alive with events like these. During the summer months, St. Mark's Lutheran Church and Christ Church Lutheran welcomed a Day Camp from Mt. Cross Ministries to The Square, and campers enjoyed an intergenerational ice cream social with residents from Martin Luther Tower. Our spaces continue to host San Francisco Interfaith Council events and the Interfaith Winter Shelter, as well as our broader community of nonprofits.

To both celebrate and communicate our mission and accomplishments with the San Francisco-Bay Area communities, we were full of pride in 2025 as we launched our new St. Mark's Square website: [www.stmarkssquare.org](http://www.stmarkssquare.org)

Continuing in our over 60-year housing legacy, St. Mark's Square is proudly dedicated to the preservation and new production of 350 affordable, service-enriched rental apartment homes, including our flagship Martin Luther Tower Senior Housing and the planned Ella Rohlf's Place and St. Mark's Family Housing. St. Mark's Square remains committed to addressing historical displacement in the Western Addition neighborhood, ensuring that our development efforts honor the past while paving the way for a more equitable future.

While Federal, State, and City funding to realize new developments continues to be challenging, our team successfully raised approximately \$800,000 from philanthropic organizations in 2025 to support the needed predevelopment, equity, and resident services programming costs. We also received much-welcomed support for our resident assistance fund, community programming, and onsite food pantry from individual donors, and we express gratitude to all of our supporters.

2026 is off to a solid start as our staff team has stepped up to embrace new and expanded roles and our Board has reshaped its committee makeup to ensure we have engaged volunteers focused on the right strategic priorities. A huge thank you on our behalf to the staff, Board, service providers, nonprofit partners, St. Mark's congregation, and community volunteers who keep our mission alive.

See you on The Square!

Sincerely,  
Shannon Cheng, Board President  
Jeff Kohler, Executive Director

# Board of Trustees



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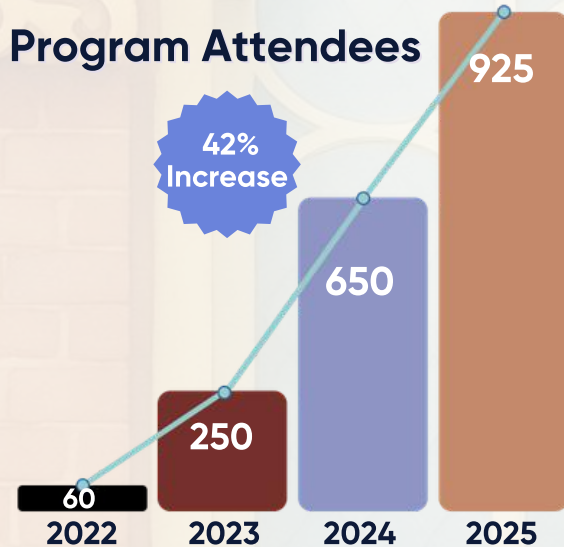
Evan Schieber  
Trustee



Pr. Dan Buringrud  
Trustee 3

# Community Engagement: Building Joy & Belonging

Community engagement brings energy and connection to life at St. Mark's Square. Throughout the year, residents, neighbors, and community partners gathered for events and programs that spark joy and strengthen relationships. From cultural celebrations and educational forums to outdoor gatherings and shared meals, these moments create opportunities for people of all ages to connect, laugh, learn, and feel a true sense of belonging. Together, these experiences nurture the vibrant community that defines St. Mark's Square.

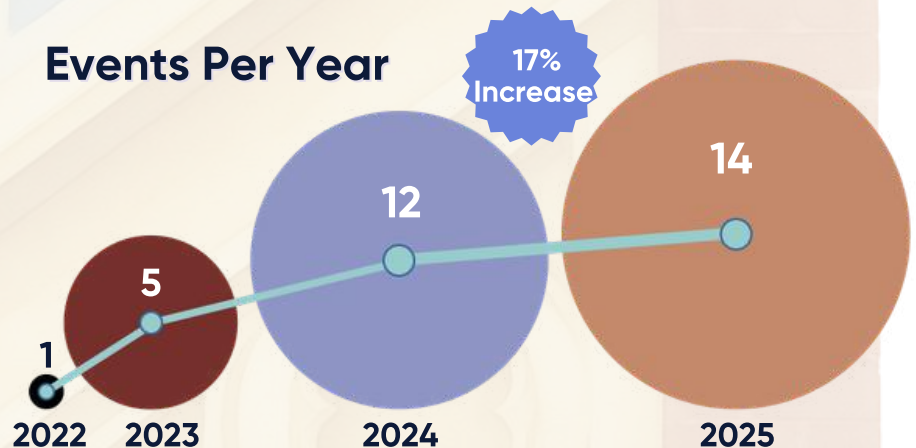


## 30+ Partnerships in 2025

- Collaboration with SMLC Racial Equity Team
- ExtraFood and SMLC for Food Donations
- Intergenerational Groups with Sacred Heart Cathedral Prep



### Events Per Year



# Community Engagement: Traditions & Events

## Annual Traditions

- Intergenerational Program Sacred Heart Cathedral Prep (2nd yr)
- Circus on the Square (3rd yr)
- Cultural Heritage Months Educational Series (3rd yr)

Scan to Watch



St. Mark's Square  
2025 Year in Review



## Notable Events

### **AAPI Heritage Festival**

A vibrant community event featuring performances, food, and cultural partners that brought residents and neighbors together in a shared experience of connection and joy

### **Indigenous Peoples Month Cultural Celebration**

A meaningful gathering featuring Xihcoatl Danza Azteca and speakers from the Presidio Trust, honoring Indigenous traditions and creating space for reflection, learning, and community connection

### **Sister Shalita Corn Dog Forum with the Sisters of Perpetual Indulgence**

A unique and engaging forum that brought community members together around themes of inclusivity, expression, and shared experience

### **Visit from Senator Scott Wiener with MLT Residents**

An important opportunity for residents to engage directly with local leadership, share their experiences, and strengthen connections between the community and city representatives

# Our Vision

St. Mark's envisions a future where people of all ages and backgrounds thrive in a vibrant, intergenerational community rooted in compassion, dignity, and inclusivity. Through innovative, service-enriched housing and holistic support, we aspire to create a model of sustainable, affordable living that fosters connection, well-being, and opportunity for generations to come. By transforming lives and strengthening community bonds, we will continue to set a new standard for housing that nurtures the body, mind, and spirit.



# Where We Are Going

An Intergenerational Community dedicated to the preservation and new production of over 345 affordable, service-enriched rental apartment homes.



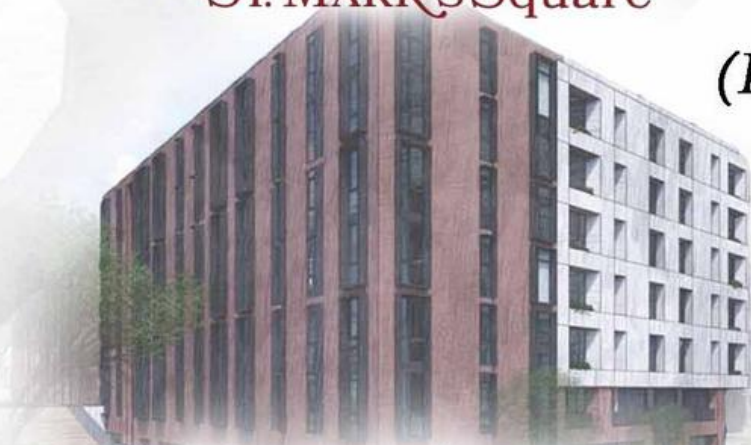
**Family Housing**  
131 Units  
*(New Production)*



**ST. MARK'S Square**



**Martin Luther Senior Tower**  
121 Units  
*(Preservation)*

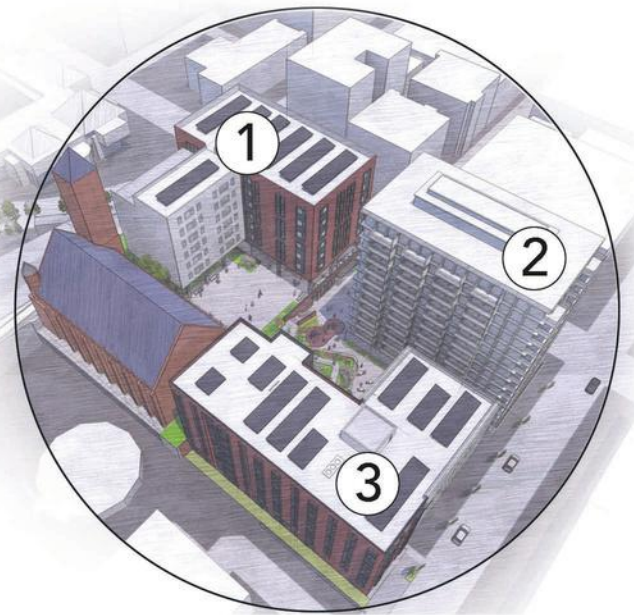


**Ella Rohlfs Place Senior Housing**  
94 Units  
*(New Production)*

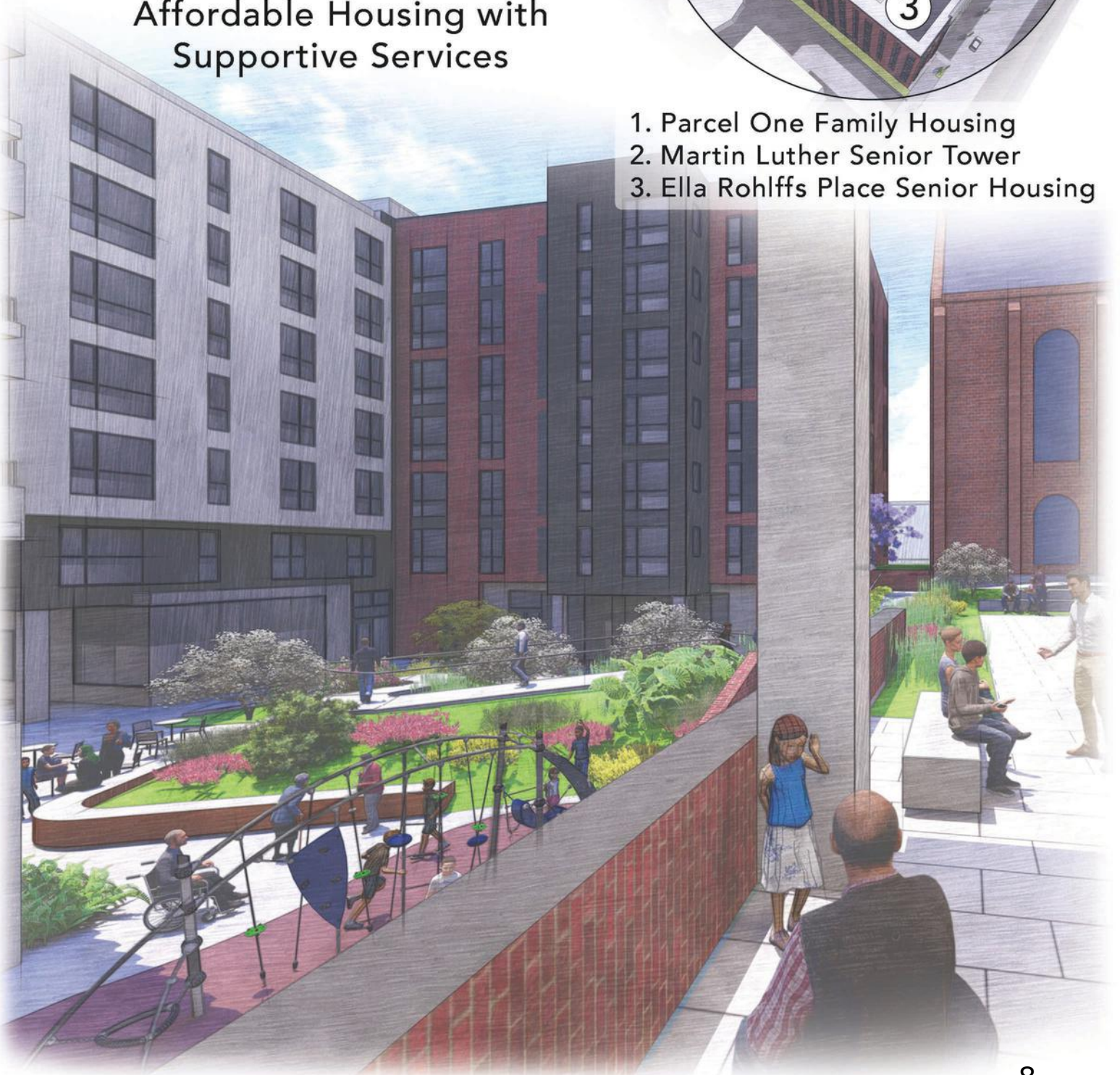


## ST. MARK'S Square

Expanding to 345+ Units of  
Affordable Housing with  
Supportive Services



1. Parcel One Family Housing
2. Martin Luther Senior Tower
3. Ella Rohlffs Place Senior Housing





Ella Rohlfs Senior Housing  
94 units of Low-income Senior Housing  
with Supportive Resident Services



St. Mark's Square

**VAN METER  
WILLIAMS  
POLLOCK** LLP



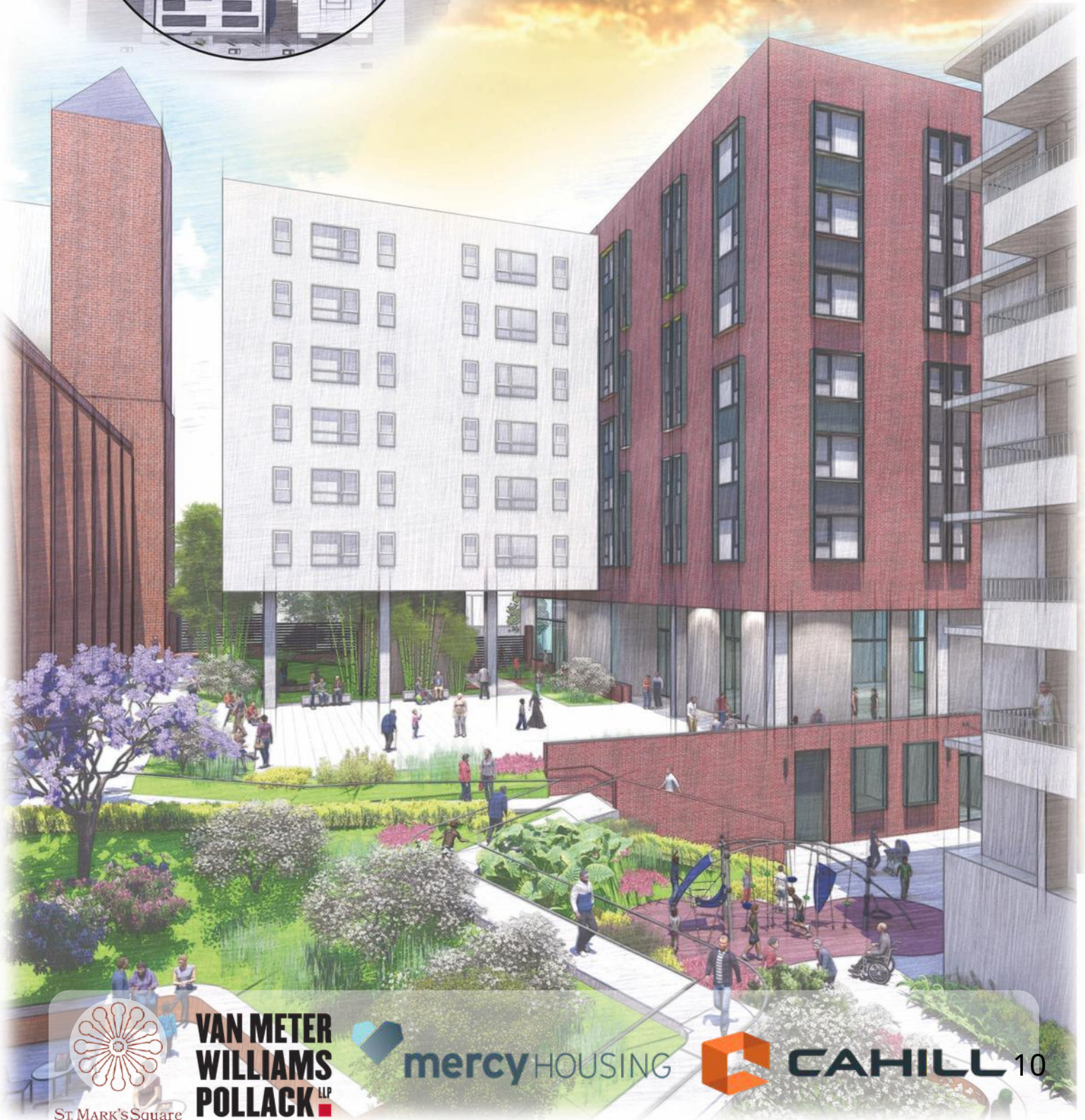
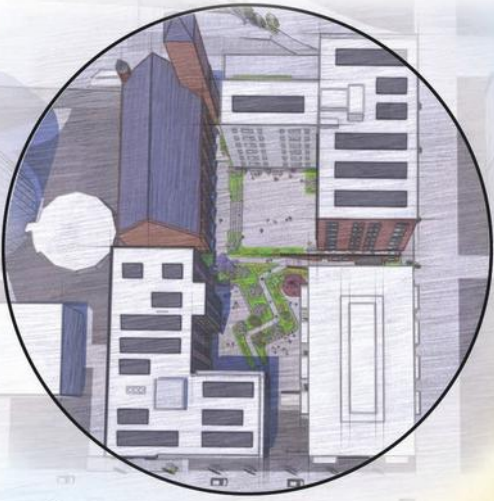
THE  
**JOHN STEWART  
COMPANY**



**CAHILL** 9

# Family Housing

131 units of Low-income  
Family Housing with  
Supportive Resident Services



**VAN METER  
WILLIAMS  
POLLACK** LLP



**mercy** HOUSING



**CAHILL** 10

# Martin Luther Senior Tower

121 units of Low-income Senior Housing with Supportive Resident Services



ST. MARK'S SQUARE





ST. MARK'S Square



**3rd Annual**

# Circus on the Square

The Square came alive once again as St. Mark's Square hosted the 3rd Annual Circus on the Square, welcoming residents, neighbors, and families from across San Francisco for a day filled with energy, laughter, and connection.

Presented with Circus Bella, the event transformed the campus into an open-air celebration where people of all ages gathered to enjoy performances, music, and time together. Children played, neighbors met, and residents shared in the excitement as the space filled with movement and joy.

More than a performance, Circus on the Square has become a tradition that reflects what makes St. Mark's Square unique. It is a place where community is built through shared experiences, where generations come together naturally, and where everyone is invited to be part of something joyful.





St. MARK'S Square

Featuring:

**CIRCUS  
BELLA**

# 3rd Annual Circus on the Square



# Intergenerational Group with Sacred Heart Cathedral Preparatory

At St. Mark's Square, relationships across generations are a central part of community life. In partnership with Sacred Heart Cathedral Preparatory, students and older adults come together throughout the year to connect, share stories, and build meaningful relationships. Students also provide one-on-one tech support, helping residents navigate phones, tablets, and everyday digital tools. These moments often lead to deeper conversations and lasting connections.

By bringing generations together in a welcoming environment, St. Mark's Square fosters a strong sense of belonging where everyone has something to give and something to gain.



“ Helping a resident reconnect with her son on a video call was a moment I'll never forget. She had been feeling frustrated and isolated, and when it finally worked, her face lit up. It reminded me that this work is about more than technology. It's about connection. ”

-Sacred Heart Student, Class of 2026



# Intergenerational Group with Sacred Heart Cathedral Preparatory

“The students bring so much energy and kindness with them. I always look forward to our time together. It gives me something to look forward to and reminds me that I’m part of something bigger.”

- MLT Resident



“Having the students here makes a real difference. We laugh, we talk, and sometimes they help me with things I couldn’t figure out on my own. It means a lot to feel connected like that.”

- MLT Resident



“Volunteering at St Mark's has been such a pleasure. Learning about the residents and their stories and visiting them bi-weekly allows me to think of my grandparents. Conversing in Cantonese has allowed me to keep up my skills, and I believe they enjoy hearing about what is going on in my life and in high school.”

- Sacred Heart Student, Class of 2026



Because we're stronger together

**Program of Merit:**  
**ST. MARK'S Square**

In 2025, St. Mark's Square was honored once again to be recognized as a Program of Merit by Generations United, a national leader in advancing intergenerational programs.

This continued recognition reflects the strength and growth of our intergenerational work. In partnership with local schools, students and residents have built meaningful relationships through ongoing gatherings, shared activities, and one-on-one tech support. What began as a program has become an important part of community life on our campus.

Beyond these connections, intergenerational engagement is woven throughout our broader programming. From community events and cultural celebrations to volunteer opportunities and educational forums, people of all ages are coming together in new and meaningful ways.

This recognition affirms our commitment to building a community where connection across generations is not just encouraged, but essential.

# We've Reached Candid Platinum Status!

Platinum  
Transparency  
2025

**Candid.**

We are proud to share that St. Mark's Square has achieved Candid Platinum status, the highest level of recognition for transparency and accountability.

This distinction reflects our commitment to being open about our work and responsible with the resources entrusted to us. Your support makes everything we do possible, and we believe you deserve clear and accessible information about how your contributions are used.

By maintaining this level of transparency, we aim to build trust and ensure that every investment in St. Mark's Square directly supports our mission and the community we serve.

We invite you to explore our financials and learn more about our work by viewing our 990 forms through the QR code below.



[www.GuideStar.Org](http://www.GuideStar.Org)





# Support St. Mark's Square



**Donate**



**Participate**

## Support St. Mark's Square

Help us build community, provide affordable housing, and create vibrant spaces where all are welcome by going to [StMarksSquare.Org/Support-Us](http://StMarksSquare.Org/Support-Us)

- The Ella Rohlffs Place Development
- Community Engagements, Services and Events
- Pastor Walter E. Bock Residents Assistance Fund
- St. Mark's Gardens
- General Fund



## Volunteer with Us:

Volunteers are the backbone of our events and programs and we strive to provide a meaningful experience. We look forward to working with you!  
[thughes@stmarkssquare.org](mailto:thughes@stmarkssquare.org)

## Attend an Event:

St. Mark's Square hosts a number of activities and events throughout the year. Join the fun and bring family and friends



# Acknowledgments

## With Gratitude

We would like to express our deepest thanks to the following individuals, donors, volunteers, and community partners. Your support makes our work possible

|   |                                       |   |
|---|---------------------------------------|---|
| 3 Pillars Art & Gifts                           | Hiroko Nagata                         | Pam Cheung                                |
| Abigail Munn                                    | Hotel Nikko                           | Pamela Grayson-Holmon                     |
| Alexander Stibor                                | Hudson Liao                           | Pat Condon                                |
| Alzheimer's Association                         | Ink Dwell Studio                      | Patty Myers                               |
| APA Family Support Services                     | Institute on Aging                    | Peter Mitchell                            |
| Architecture Team at Van Meter Williams Pollack | James Bridgman                        | Planet CPR                                |
| Asians Are Strong                               | Jane Borg                             | Pr. Daniel Buringrud & Cheryl Buringrud   |
| Barbara Bock                                    | Jane Kim                              | Project Homeless Connect                  |
| Barbara Engmann                                 | Jeffrey Kohler                        | Rachel Boles                              |
| Bay Area Fun Jumpers                            | Jeremy McClain                        | Randy Schieber                            |
| Becky Burad                                     | Jerry Lundblad                        | Renata Bridgeman                          |
| Best Buddies                                    | John Marin                            | Residents of Martin Luther Tower          |
| Bethy Ronces                                    | John Stewart Company                  | Rick Seefeldt                             |
| Brandon Battaglia                               | Jon Moeller                           | Robert Tiedeman                           |
| Brett Stephens                                  | Juan Paniagua                         | Sacred Heart Cathedral Prep               |
| Carolyn Johnson                                 | Kelli Broin                           | Safehouse                                 |
| Casey Neuburger                                 | Kelly Sheldon                         | Sam Felsing                               |
| Catholic Charities                              | Kimberly Hamilton-Lam                 | San Francisco Interfaith Council          |
| Chanthanom Ounkeo                               | Lao Seri Association                  | San Francisco Landscapes                  |
| Cheng Family                                    | Laura Evanson                         | San Francisco Night Ministry              |
| Circus Bella                                    | Leah Palmer                           | San Francisco Police Department           |
| Cory Schoolland                                 | Leslie Elliot                         | Sandra Corcione                           |
| Dawan Muhammad                                  | Linda Jackson                         | Sara McDaniel                             |
| Diana Gomez                                     | Lindsey Carlton Martin                | Senator Scott Wiener                      |
| Dianne Velleno                                  | Lisa Mendoza                          | Seneca Moeller                            |
| Dom Tanent Guntavong                            | Loren Swesey                          | Sharon Furioli                            |
| Donna Dinda                                     | Luka Shamugia                         | Simply the Basics                         |
| Dr. Timothy Zerlang                             | Margaret McLean                       | Sister Shalita Corndog                    |
| Ed Chitty                                       | Marisa Lee                            | Sister's of Perpetual Indulgence          |
| Edda Mai Johnson                                | Mary Copeland                         | St. Mark's Lutheran Church's Congregation |
| Elaine Lanier-Bohan                             | Mary Ritter                           | Stefan Hastrup                            |
| Episcopal Community Services                    | Meg MacIver                           | Structure Facilities                      |
| Evan Schieber                                   | Melvin Johnson                        | Susie Smith                               |
| ExtraFood                                       | Melvin Johnson                        | Thayer Walker                             |
| Farmer Joy                                      | Mercy Housing California              | The Daisy Refillery                       |
| Fog City Gardener                               | Michael Pappas                        | The Presidio Trust                        |
| Friends of Port Chicago National Memorial       | Michelle Bijal                        | Tim Bohan                                 |
| Gary Schilling                                  | Monte Stott                           | Tony Hughes                               |
| Gregory Gomez                                   | Nancy Nielsen                         | Tre Russell Allen                         |
| Guardians of the City                           | NEXT Village San Francisco            | Trevor Reynolds                           |
| Halau Kaiaula                                   | Office of Supervisor Stephen Sherrill | TS-4 Security Services                    |
| Hanna Fleck                                     | Omer Voss                             | WELCA                                     |
| Harry Velleno                                   |                                       | Xiuhcoatl Danza Azteca                    |

While we have made every effort to include all those who have supported us, please note that this list may not be complete. If your name has been inadvertently omitted, we sincerely apologize and deeply appreciate your contribution to our mission.

Your generous support and dedication allow us to continue our mission of building community and transforming lives. Thank you for being part of our journey.

Thanks to Tre Allen of Enceladus Event Production and Consulting for their graphic design and production of this Impact Report.

**ENCELADUS**  
Event Production and Consulting



# Connect with Us

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ST. MARK'S Square

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