

TIDES

WHAT'S POSSIBLE

Making Space for Healthy Communities

March 20, 2012
Grantmakers in Health Webinar

Challenges

- **The Nonprofit Economic Crisis**
- **Accessing Quality Space and Services**
- **Real Estate Expertise**

“How can I create stability in the lives of the kids we serve if I can’t create it for my staff and organization?”



Opportunities: What Works



Youthville
Detroit, MI

- **Nonprofits and foundations focused on solving the problem**
- **Nonprofit dollars can be leveraged to create sustainable infrastructure**
- **Proven models exist**

Solution: Shared Space

- Affordable quality workspace
- Mission-enhancing design
- Collaboration for community impact



Hannan House
Detroit, MI



The Lyceum
Hartford, CT

Type of Center: Services Centers



Children & Family Services Center
Charlotte, NC



THEARC
Washington, DC



Al Sigl Campus of Agencies
Rochester, NY

Type of Center: Theme Centers



Center for Healthy Communities
Los Angeles, CA



Artscape Wychwood Barns
Toronto, ON, Canada



National Youth Transitions Center
Washington, DC

Type of Center: Multi-sector Centers



Carroll Nonprofit Center
Westminster, MD



Community Service Building
Wilmington, DE



The Kahanoff Centre
Calgary, AB

Nonprofit Benefits: Shared Space

- **Stability**
- **Quality space and services**
- **Hub for collaboration**

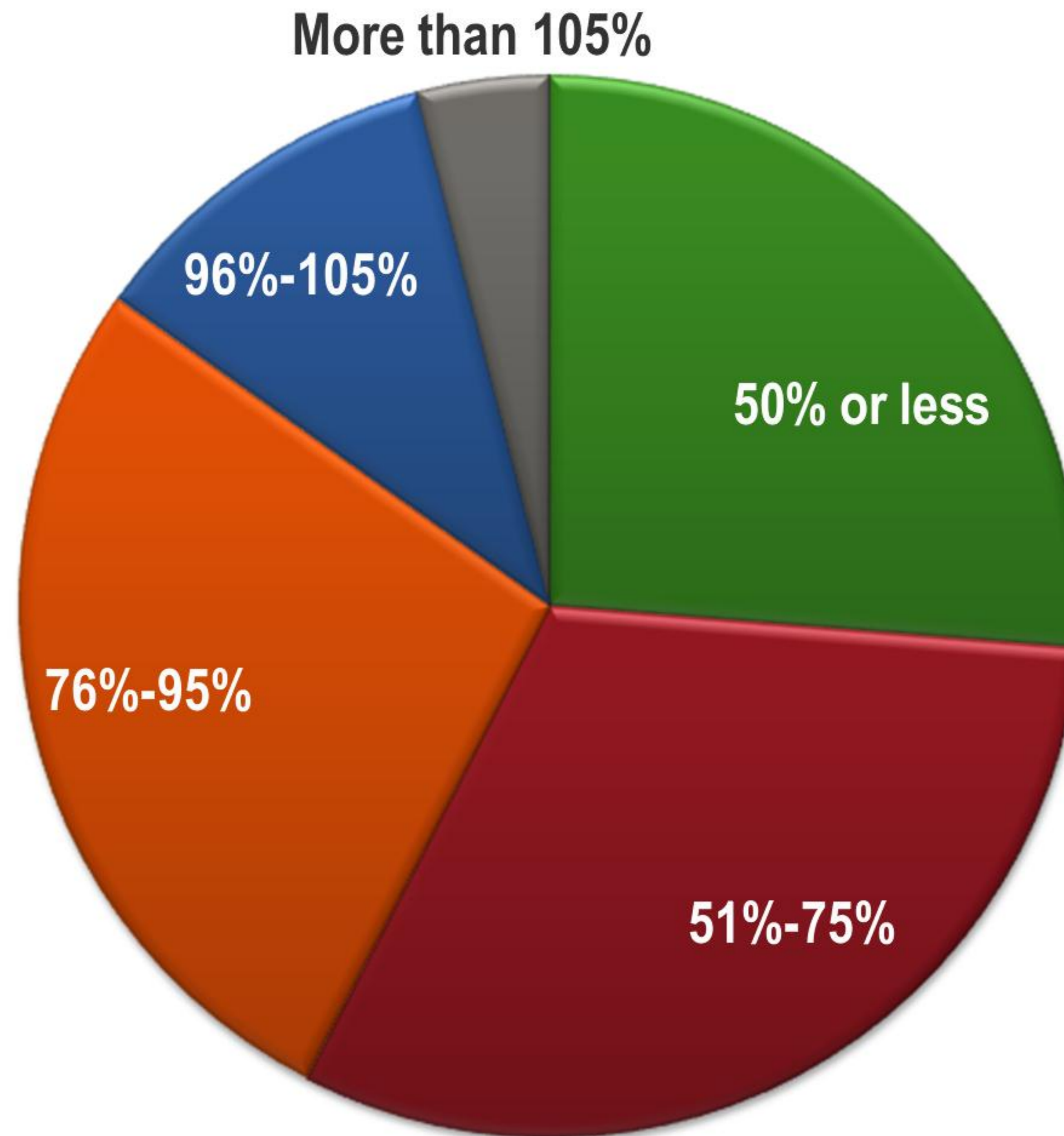


18th Street Arts Center
Santa Monica, CA



Cost Savings

Lease Rates Relative to Market



Thoreau Center for Sustainability San Francisco

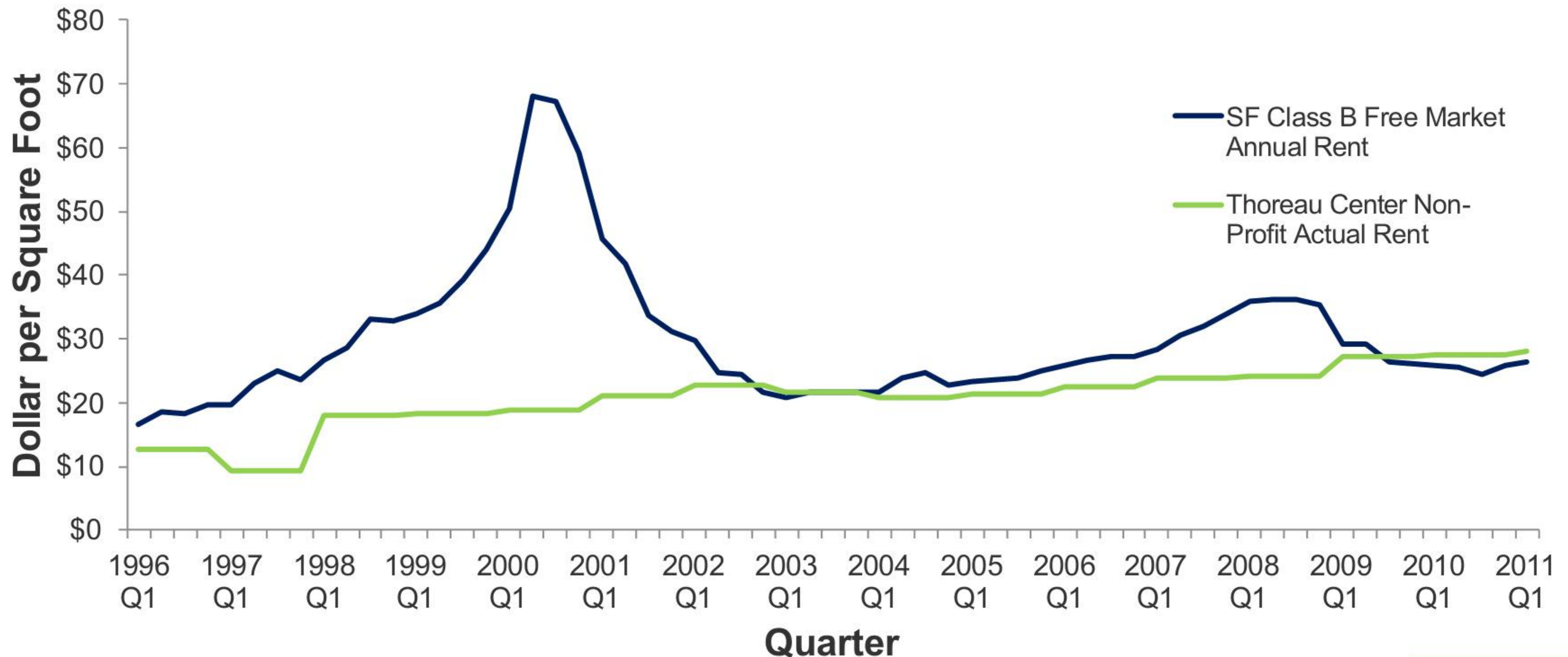
- Green design with historical renovation
- Houses 60 organizations in over 120,000 sq. ft.



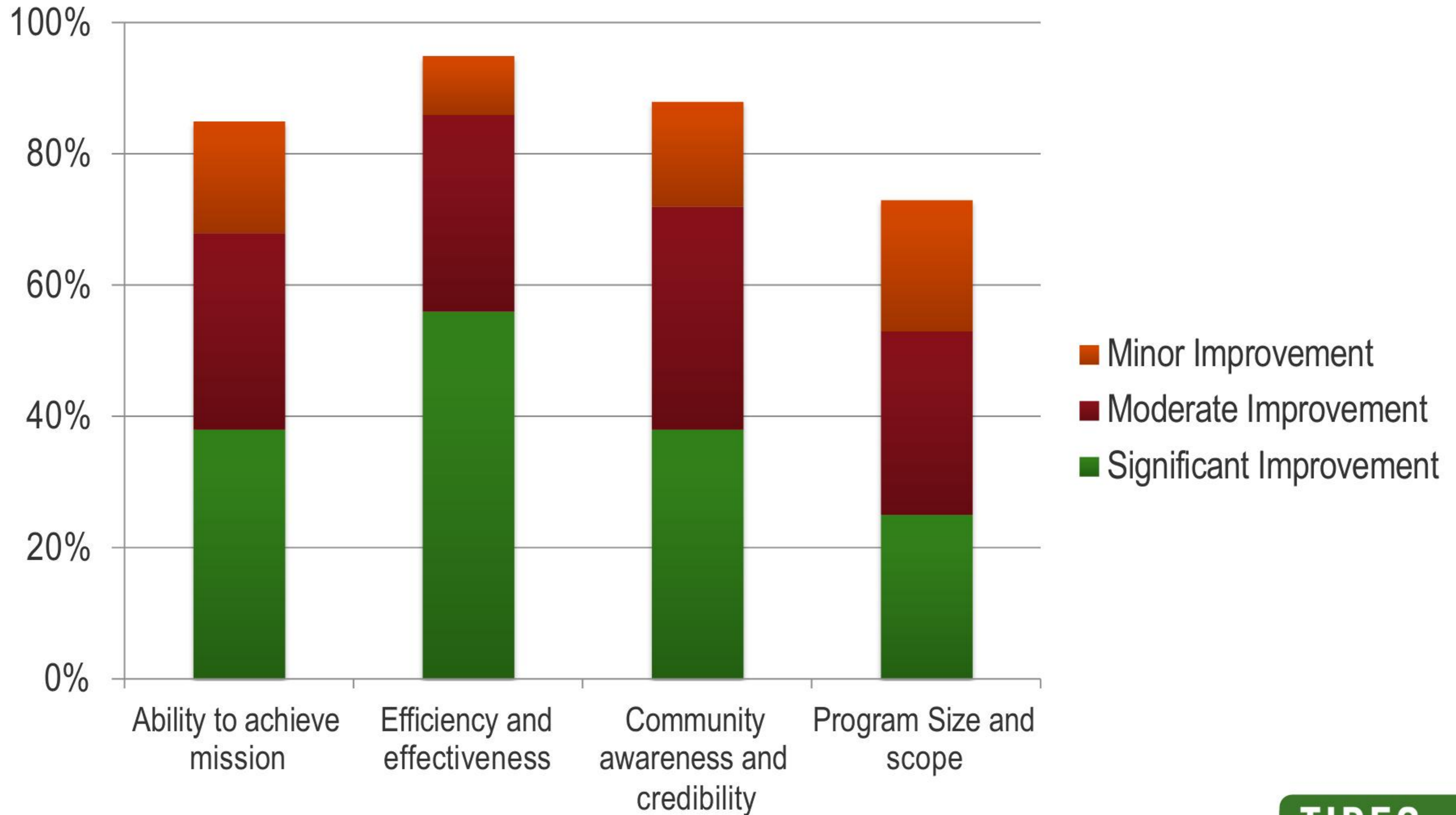
Thoreau Center Savings

Nonprofit tenants have saved over \$16 million dollars since 1996

San Francisco Market Rental Rates vs. Thoreau Center Rental Rates
1996-2011



Organizational Capacity



Nonprofit Innovation Center

- 19 nonprofit organizations
- 28,000 square feet in Sacramento, CA
- Designed to promote cross-agency learning, engagement and resource sharing

MISSION: To ensure that information, resources and opportunities necessary to achieve overall health, wellness and quality of life are made available to members of all Northern California communities,

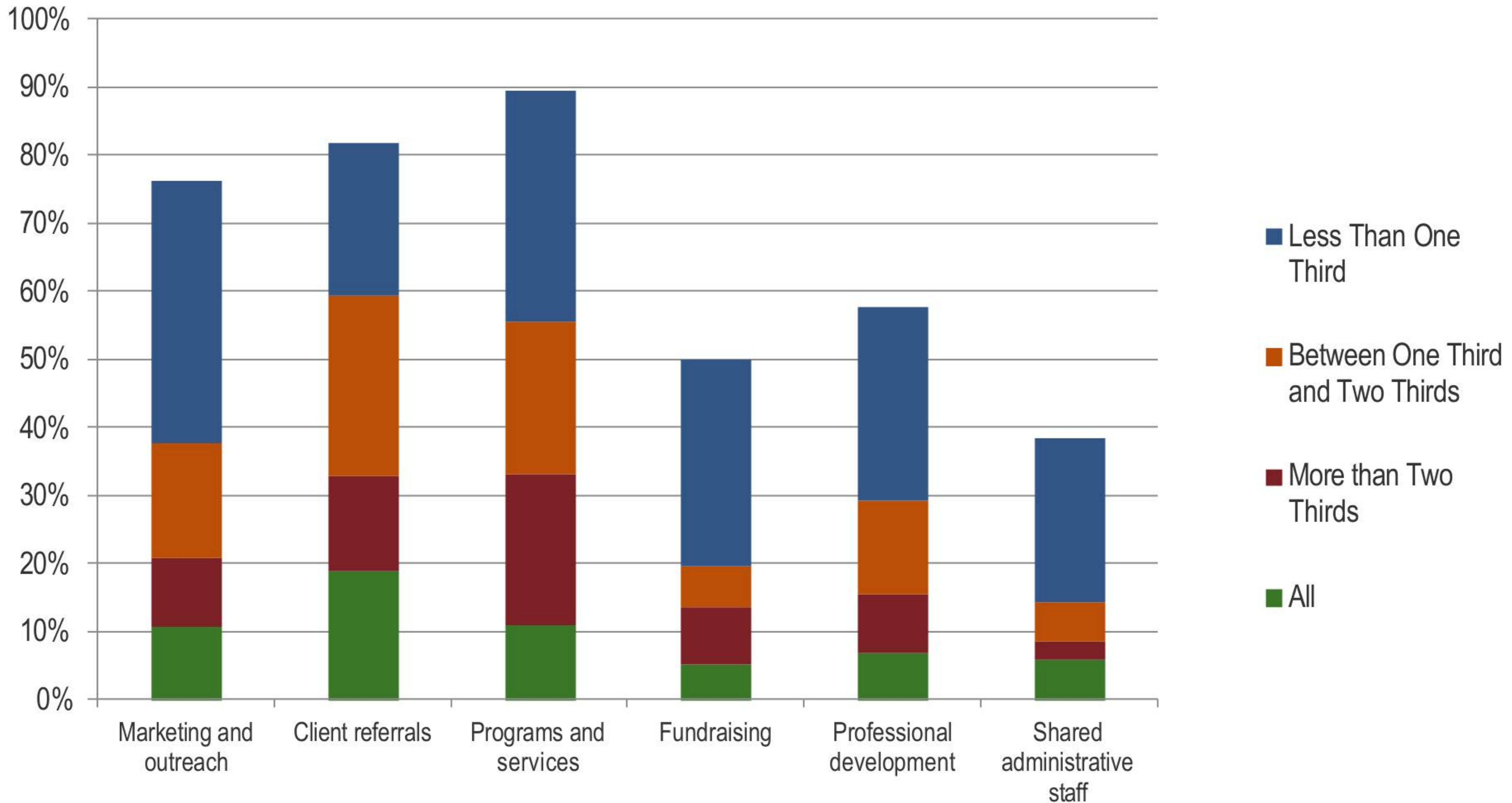
particularly those adversely affected by economic, health and social justice disparities.



Organizational Capacity



Nonprofit Center Collaboration

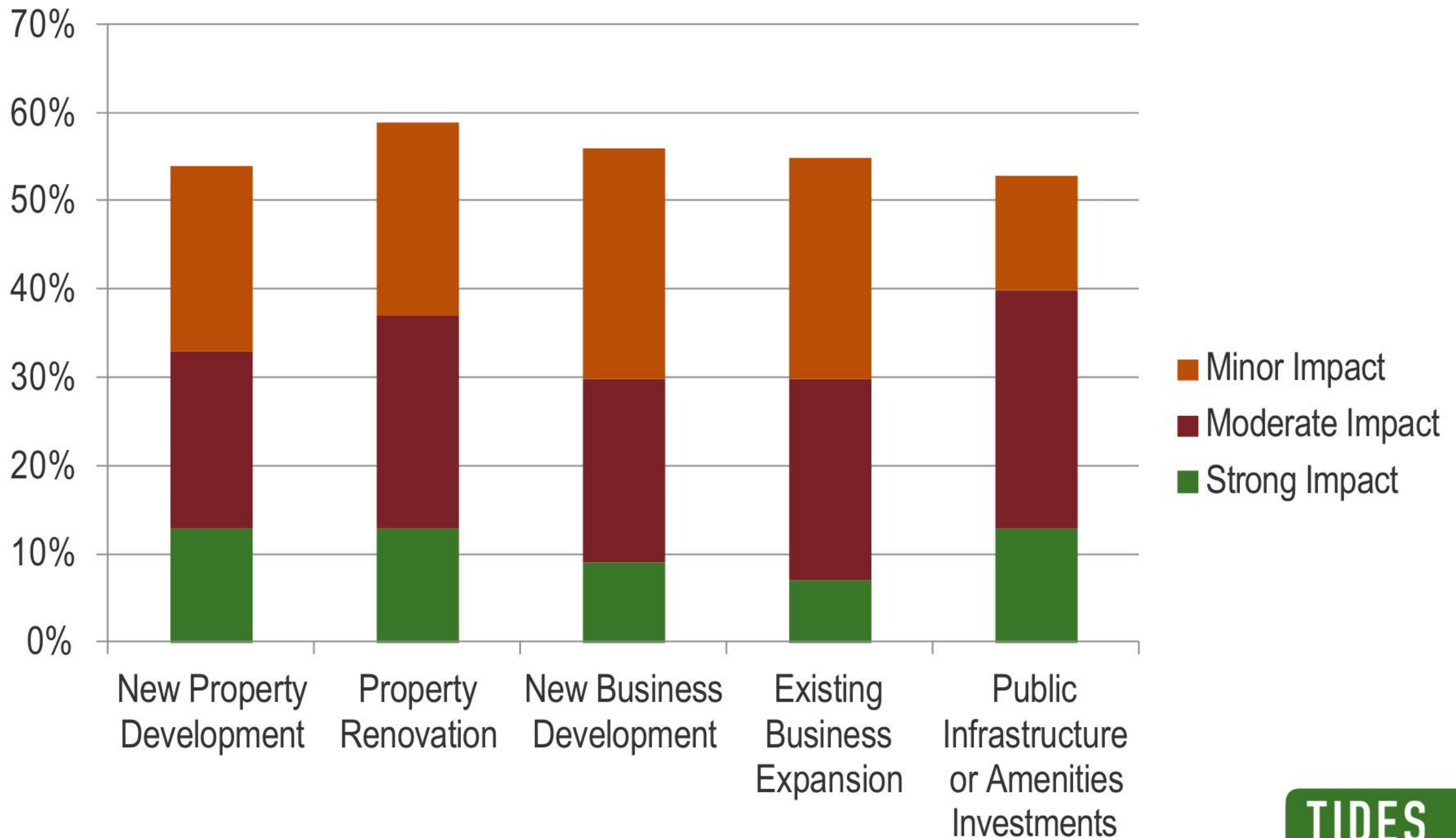


Community Benefits

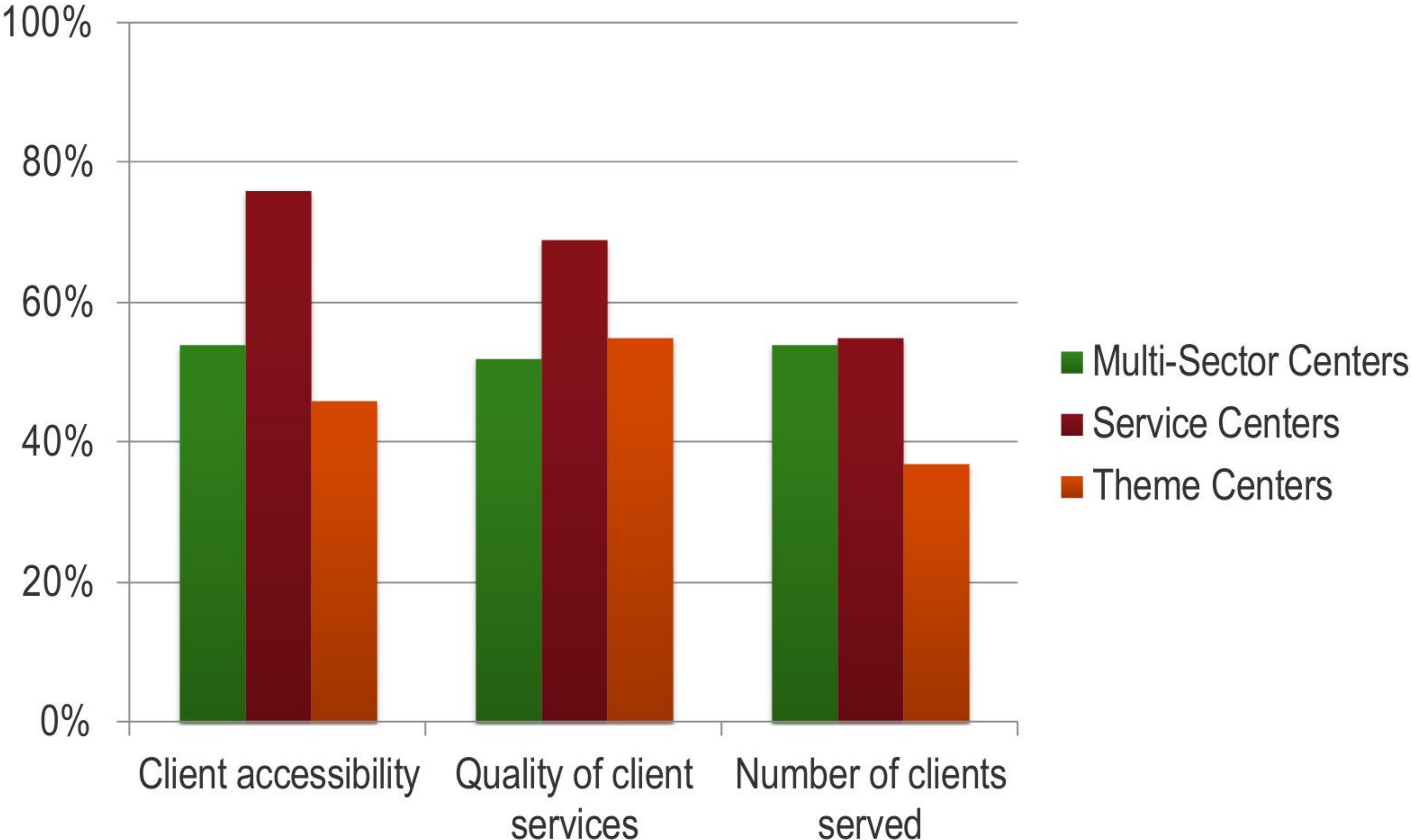
- **Coordinated services**
- **Focus on mission**
- **Community commons**
- **Economic development**



Economic Development Impact



Client Service Improvements



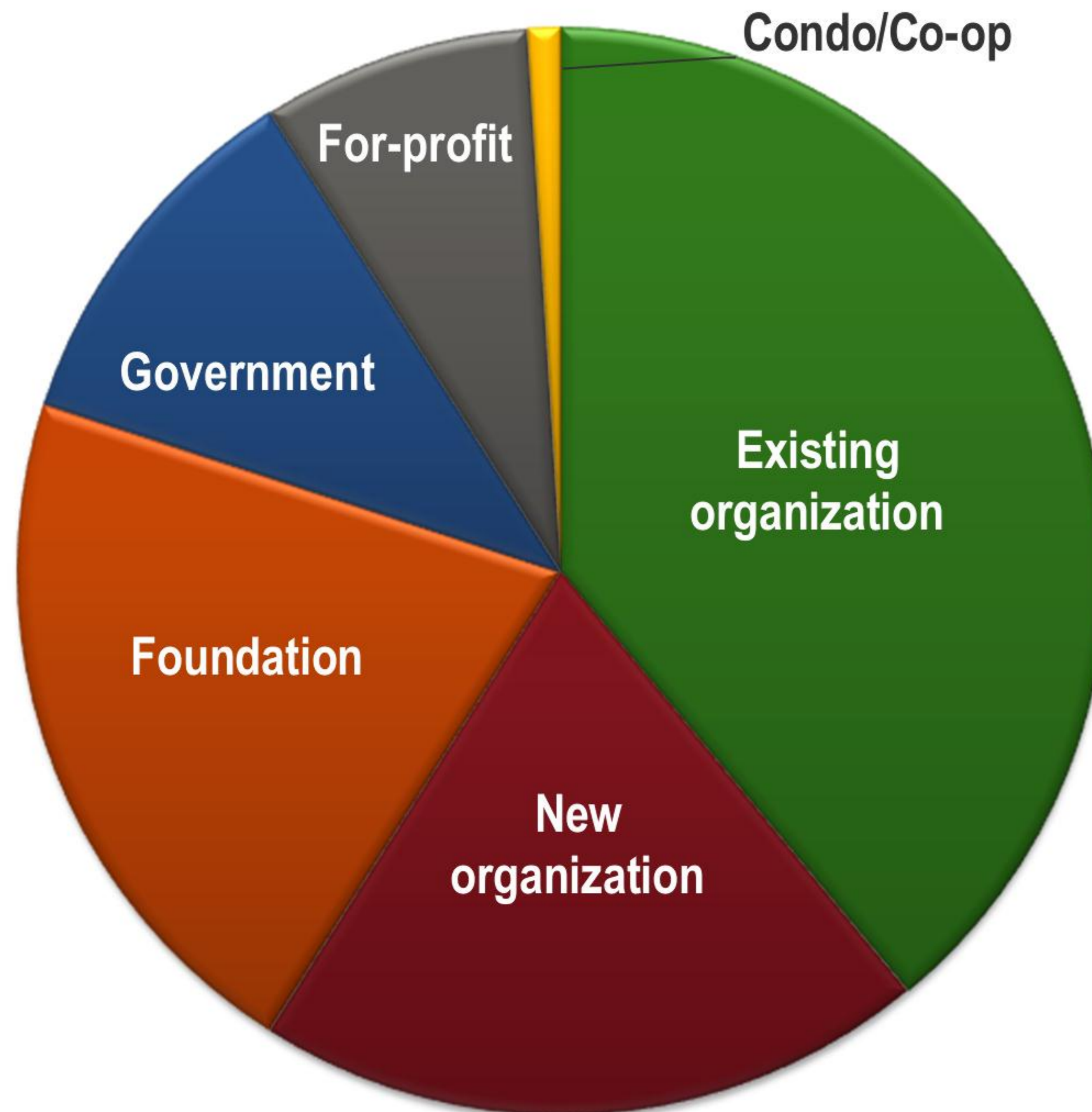
Children & Family Services Center

- Nine nonprofit organizations
- 100,000 sq. ft. in Charlotte, NC
- Collaborating on space, technology, back office services, and programs for children and families

MISSION: Improving lives of children and families through an innovative partnership of community resources that promotes strong families and advocates for change

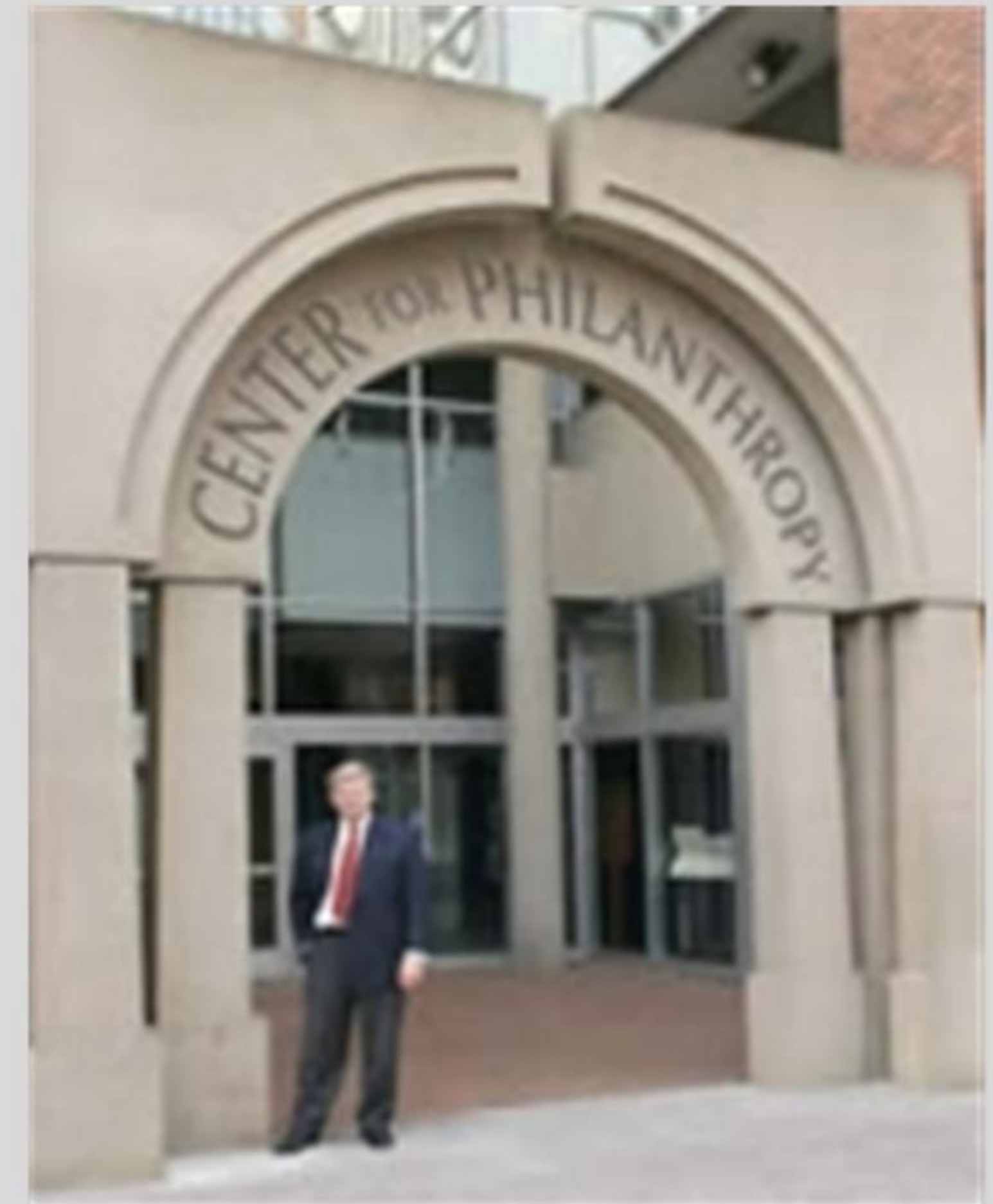


Development of Centers



Health Grantmakers

- **Brandywine Health Foundation, Coatesville, PA**
- **The California Endowment, Los Angeles, CA**
- **North Penn Community Health Foundation, Colmar, PA**
- **The Northwest Health Foundation, Portland, OR**
- **Sierra Health Foundation, Sacramento, CA**



The Center for Philanthropy
Portland, OR

Brandywine Health Foundation
Brandywine Center
Grantmakers in Health Webinar

March 20, 2012

Basic Outline

- Purchased nine properties on one block
- Constructed 48,000 square feet
- Four floors, two “commercial” and two residential
- \$13 million total budget
- Opened April 1, 2008

Under Construction



Construction Completed



Welcome to the Brandywine Center



Perspective



Two Agency Floors/4 Agencies:

- ChesPenn Health Services, a Federally Qualified Health Center
- Chester County Community Dental
- Child Guidance Resource Centers
- Human Services, Inc.
- Large meeting room with deck

Waiting Room Library



Welcome Events



Annual Block Party





Two Housing Floors:

- Separate secure residential entrance
- 24 apartments for low income seniors
- Computer room
- Laundry room
- Game/TV/lounge
- Porch
- Assigned Parking

Residential Apartments



Game/TV/Gathering Lounge



Computer Room



Handicapped Accessible



Financing

Total Funding	\$13,028,039
Low Income Housing Tax Credit Equity	3,507,070
Penn HOMES Loan (0 %, 30 years)	720,000
Federal Home Loan Bank (0% 30 yrs.)	300,000
Chester County Dept. of Community Development	1,762,842
Penna. Dept. of Comm. & Econ. Dev.	800,000
Community Lenders CDC (30 yrs, 6%)	1,500,000
USDA (40 yrs, 4.5%)	3,000,000
Closing the Gap Fundraising Campaign	1,438,127

Donor Recognition Wall



WINE
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With heartfelt appreciation to the many generous and committed friends and supporters who provided financing and grants, as well as donations to the Brandywine Health Foundation, enabling the Brandywine Center to proudly open in April 2008.



Thank you for strengthening the health and well-being of our neighbors in the Greater Coatesville Area.

Closing the Gap Campaign

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Ms. Doris Saalbach
Laura Jean Palmer and
David Palmer
Skin Health Solutions LLC
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Spackman
Mr. John W. Spackman

Financing Provided By
Greater Coatesville Dept. of
Community Development
Community Leaders CDC
Federal Home Loan Bank
Affordable Housing Prog
Pennsylvania Dept. of
Community & Economic
Development
Pennsylvania Housing
Finance Agency
Redevelopment Authority
The City of Coatesville
United States Dept. of
Agriculture

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Commissioner Carol Aich
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Commissioner Terrence P.
O'Donnell
Coatesville City Council
Development Team
Architectural Concepts
Caldwell, Haskins & Egg

GIH Social Determinants of Health Audio Conference Series

Making Space for Healthy Communities

**Anne-Marie Jones
Center for Healthy Communities at
The California Endowment**

March 20, 2012



Quick Facts

The California Endowment's mission is to expand access to affordable, quality health care for underserved individuals and communities, and to promote fundamental improvements in the health status of all Californians.

Uses: **Foundation Headquarters, Conference Center, Nonprofit Tenant Space**

Size: **4 stories; 140,000 Square Feet**

Financing: **Tax-Exempt Bonds**

Development & Construction: **January 2001 -January 2006**

Location: **Downtown Los Angeles**

Center for Healthy Communities - Why do we think it's successful?

Allows for experimentation with a broader range programmatic activities



Center for Healthy Communities - Why do we think it's successful?



Catalyzes relationships with partners who are not grantees; expands presence and elevates role of TCE as leader in the field

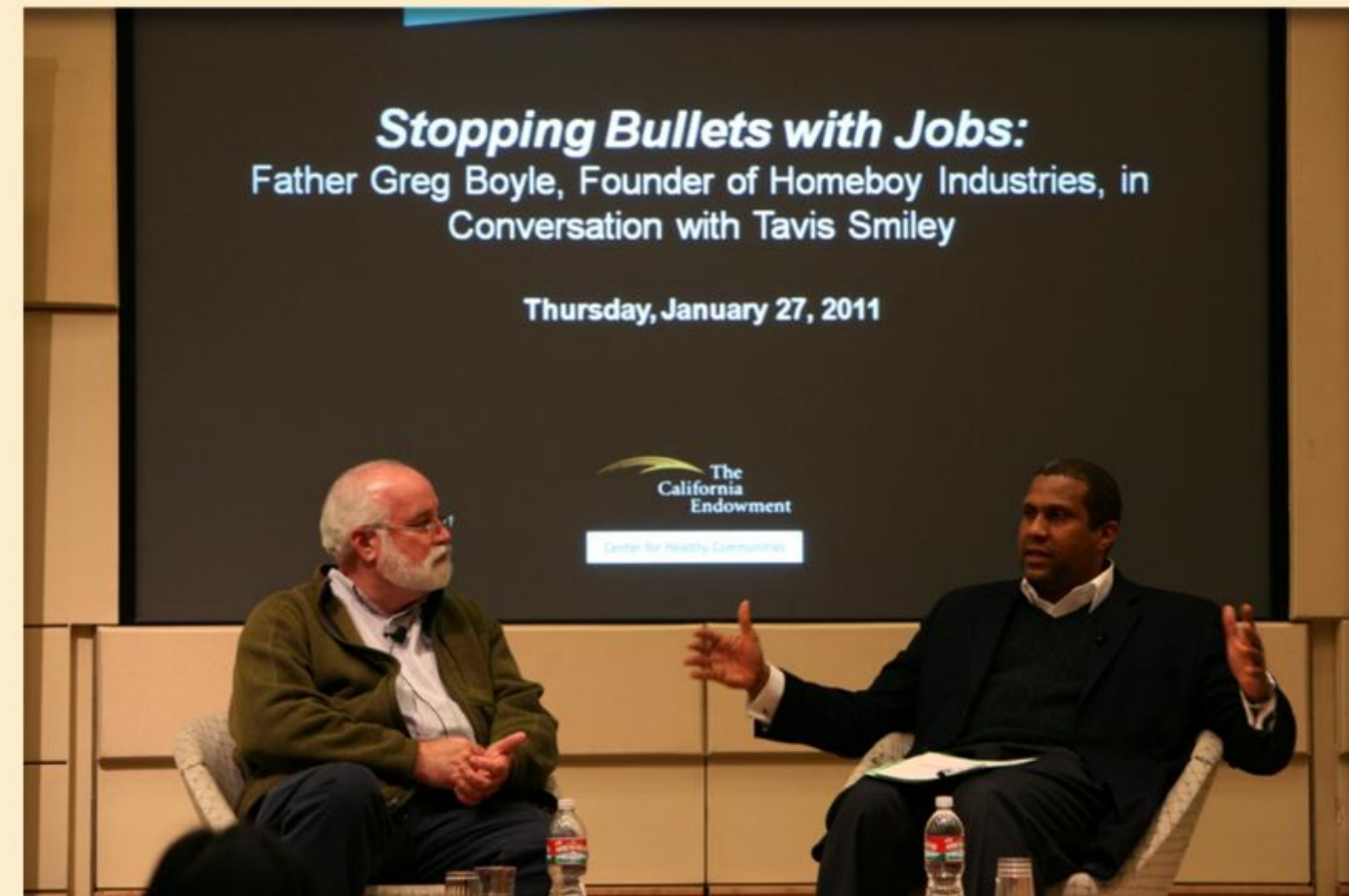
Center for Healthy Communities - Why do we think it's successful?

Provides real cost savings to and supports quality operational infrastructure for nonprofits, both as tenants and as conference center users



Where do you start?

- What resources do you have?
- What would be helpful to your neighborhood/community?
- How does it relate to your mission core business?



Lessons Learned

- Establish a vision
- Balance vision with practicality
- Take a hard look at operational capacity and sustainability
- Spend time, resources and money on planning and evaluating feasibility
- Ensure full executive and board level support
- Hire the right personnel

Healthy Neighborhood Festival





The
California
Endowment

Successful Shared Spaces

- **Clear mission and vision**
- **Financially self-sustaining**
- **Actively facilitate collaboration**
- **Standard lease agreements and real estate practices**
- **Offer below market rates**



Wilson Historic District
Dallas, TX

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