

the solutions



SPACE

- Create or support shared spaces, nonprofit centers, and hubs
- Support nonprofit real estate acquisition and leasing
- Provide funding directly related to space and acquisition of property
- Support community/nonprofit facility ownership (CAST model)
- Map properties adaptable to nonprofit use and under-utilized spaces
- Help nonprofits negotiate longer-term leases



FUNDING

- Increase general operating support
- Fund increased operating costs (space and personnel)
- Offer larger and/or multi-year grants
- Support donor-designated, pooled and other dedicated funds
- Increase funding for community advocacy and economic development organizations
- Eliminate admin/indirect percentage
- Offer emergency grants for moving and tenant improvements



TECHNICAL ASSISTANCE

- Provide “matchmaking” for sharing space
- Create a database for sharing, leasing, or purchasing space
- Offer TA on business, financial, and space planning
- Offer workshops on real estate readiness and ownership strategies
- Support the creation of one-stop resource centers
- Facilitate nonprofit mergers
- Provide TA on negotiating with landlords
- Provide TA for Community Benefit Agreements



POLICY

- Promote inclusion of nonprofit space in new developments (zoning)
- Pursue “set-asides” to purchase during downturns
- Investigate “Rent control” oriented strategies
- Promote living wage policies
- Fund nonprofits when they move to new communities
- Develop ‘down-market’ strategies
- Promote community benefits

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MORE IDEAS

- Encourage philanthropic leaders to advocate to developers and government (impact fees; become partners in building diverse communities)
- Conduct outreach to nonprofit developers to explore community hubs
- Connect with neighboring cities experiencing secondary impacts of SF and Oakland displacement
- Host convenings related to nonprofit space that advance solutions
- Engage in advocacy that draws attention to the sector's economic force, social impact, and contribution
- Develop and provide a "Continuum of Care/Sustainability" approach
- Keep this issue in the headlines and sustain diverse and thriving neighborhoods