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# Event Agenda

Social Purpose Real Estate Summit

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## Tuesday, October 24, 2023

### Registration / Check In

12:00 PM – 4:00 PM | Location: Cambria Hotel Detroit Downtown & Doubletree Suites Fort Shelby

Registration / check in will be held in the lobbies of the Cambria Hotel Detroit Downtown (600 W Lafayette Blvd, Detroit, MI 48226) and the Doubletree Suites Fort Shelby (525 W Lafayette Blvd, Detroit, MI 48226). Please come check in to grab your name badge and details for the event.

### Community Spaces Tour (Add-On Registration Required) - Group A

1:00 PM – 4:00 PM | Location: Cambria Hotel Detroit Downtown

This [SPRE tour](#) to see community commercial real estate in action around Detroit will be focused on Community Spaces and the stops will include: [DSDT, TechTown Detroit](#), and [Life Remodeled/Durfee Innovation Society](#). Separate registration was required, and we will ask for proof of registration.

The tour will leave from the lobby of the Cambria Hotel Detroit Downtown (600 W Lafayette Blvd, Detroit, MI 48226) at 1:00pm. Please arrive to the lobby no later than 12:45pm to check in. The tour will return to the same hotel.

### Community Spaces Tour (Add-On Registration Required) - Group B

1:00 PM – 4:00 PM | Location: Cambria Hotel Detroit Downtown

This [SPRE tour](#) to see community commercial real estate in action around Detroit will be focused on Community Spaces and the stops will include: [DSDT, TechTown Detroit](#), and [Life Remodeled/Durfee Innovation Society](#). Separate registration was required, and we will ask for proof of registration.

The tour will leave from the lobby of the Cambria Hotel Detroit Downtown (600 W Lafayette Blvd, Detroit, MI 48226) at 1:00pm. Please arrive to the lobby no later than 12:45pm to check in. The tour will return to the same hotel.

### Economic Development Tour (Add-On Registration Required)

1:00 PM – 4:00 PM | Location: Cambria Hotel Detroit Downtown

This [SPRE tour](#) to see community commercial real estate in action around Detroit will be focused on Economic Development in Detroit. On this tour you'll be taken around the city by an expert guide from [City Institute](#) who will provide context and local insight into Detroit's neighborhoods, small businesses and economic development projects. The goal of this experience is to help attendees understand how Detroit's history shaped where we are today, be inspired by what's happening now and find ways to apply lessons learned to your own work. Separate registration was required, and we will ask for proof of registration.

The tour will leave from the lobby of the Cambria Hotel Detroit Downtown (600 W Lafayette Blvd, Detroit, MI 48226) at 1:00pm. Please arrive to the lobby no later than 12:45pm to check in. The tour will return to the same hotel.

### Opening Reception

4:30 PM – 6:30 PM | Location: Cambria Hotel Detroit Downtown

Join us for beer, wine, and appetizers to kick off SPRE Summit 2023 in the Balla Ultra Lounge of the Cambria Hotel Detroit Downtown (600 W Lafayette Blvd, Detroit, MI 48226). This reception will be informal, open house style, and a great chance to network, connect, and meet your SPRE community!

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## Wednesday, October 25, 2023

### Grab & Go Breakfast

7:30 AM – 8:45 AM | Location: Community Arts Auditorium

Grab some coffee and light breakfast in the gallery / lobby space of the Community Arts Auditorium as you mingle and wait for the opening plenary session to begin.

### Registration / Check In

7:30 AM – 8:45 AM | Location: McGregor Memorial Conference Center

Registration / check in will be held in the atrium of McGregor Memorial Conference Center (495 Gilmour Mall, Detroit, MI 48202). Please come check in to grab your name badge and details for the event, if you didn't already on Tuesday.

### What is Social Purpose Real Estate?

9:00 AM – 10:00 AM | Location: Community Arts Auditorium

Join us for our opening plenary session where three panelists will discuss the question 'What is Social Purpose Real Estate?' and more. Panelists will share their thoughts on what SPRE means to them, what their organization is doing to advance SPRE, and why SPRE is important to their work. Part of the SPRE Summit's goals are to build common language, understanding, and accessibility within SPRE, and to share stories of how impactful and important it is for our communities.

#### Speakers



**Brian McBay**

Executive Director | 221A



**Remy-Anne Viajar**

Director, Social Purpose Real Estate - SCNP | Sobrato Philanthropies



**Sahar Ghafouri**

Senior Director | North York Harvest Food Bank

### Financing Social Purpose Real Estate with Community Investment

10:30 AM – 12:00 PM | Location: Conference Room FG

#### FUNDING & FINANCE

Join us for an insightful session exploring innovative funding for social purpose real estate projects. We'll delve into the concept of 'community financing', which unites individuals to invest in community-based projects that they are passionate about.

Tapestry Community Capital will offer insights into the Canadian landscape, shedding light on the practicalities of this funding model. They'll introduce the inventive 'Community Bond', a social finance tool designed to mobilize impact investment from retail investors.

SKETCH Working Arts - a charity that engages diverse youth who live homeless or on the margins to experience the transformative power of the arts - will share their success story with Community Bonds. They'll detail how they effectively employed community financing to realize their social purpose real estate project and outline plans for leveraging Community Bonds for future endeavors.

We'll also look beyond the Canadian border. The National Coalition for Community Capital (NC3) will discuss their efforts in helping American communities adopt this funding approach. Southwest Solutions, a local NC3 partner, will share their plans to utilize community financing for an 800-unit affordable housing project in Detroit.

10 minutes - Welcome activity

15 minutes - Introduction to Community Bonds, Tapestry Community Capital, Ryan Collins-Swartz

15 minutes - Canadian Community Investment Case Study, SKETCH Working Arts, Paulina O'Kieffe-Anthony

15 minutes - Community Investment Toolkit, National Coalition for Community Capital (NC3), Chris Miller

15 minutes - American Community Investment Case Study, Southwest Solutions, David Palmer

20 minutes - Breakout discussions

#### Speakers



**Ryan Collins-Swartz**

Co-Executive Director | Tapestry Community Capital



**David Palmer**

CEO | Kite and Key Partners



**Christopher Miller**

Co-Founder and Board Chair | National Coalition for Community Capital



**Paulina O'Kieffe-Anthony**

Executive Director | SKETCH Working Arts

### Building Community Resilience: Serve Lewisville, A Case Study

10:30 AM – 12:00 PM | Location: Conference Room E

#### EMERGING STRATEGIES

Our workshop will be focused on how Serve Lewisville has used design thinking to tackle the wicked problem of community resilience. We will then explain the specific process used to develop the space and what outcomes have been learned as part of that process. That will show how other organizations can create a more resilient shared space and contribute to the community's resilience. We hope Serve Lewisville will serve as a template for other communities.

## Speakers



**Ashleigh Feryan**

Neighborhood Services Manager | City of Lewisville



**Nicole Lau**

Student | University of North Texas

## Challenging Land Ownership through Power Building and Place Making: Broadway Parque and Milky Way Garden Stories

10:30 AM – 12:00 PM | Location: Conference Room J

### COMMUNITY ASSET BUILDING

Join the “Challenging Land Ownership through Power Building and Place Making: Broadway Parque and Milky Way Garden Stories” session to hear how two communities successfully organized to rethink land ownership and use. These two real world examples will provide inspiration for successful community organizing campaigns. Both are rooted in a public green space in the community that was the focus of organizing as well as a place for the community to come together to build shared power.

Broadway Parque will begin construction in early 2024 but that would not have happened without persistent and patient community organizing. The site in the Tower District of Fresno, California was formerly home to a police station. The police station was slated for demolition when the community began organizing and demanding a seat at the table to define the future of this public land. The campaign was successful after five years of organizing and twice defeating the rezone and sale of the land to a private for-profit developer. The organizing for Broadway Parque led to the establishment of South Tower Community Land Trust to continue this park’s work and extend into community-owned housing.

The Milky Way Garden is a community garden in the downtown west neighbourhood of Parkdale in Toronto. Parkdale is home to diverse community members, including low-income people, people facing homelessness, marginalized populations with mental health and addiction experience, and refugees and recent immigrants. With [a majority renter community \(86.6%\)](#), South Parkdale is now facing rising development, removing affordable units and displacing existing tenants.

The [Parkdale Neighbourhood Land Trust](#) (PNLT) grew out of a community investigation called [Beyond Bread and Butter](#), which aimed to explore changes happening in the neighbourhood. Out of the findings and recommendations, a group of community leaders founded the PNLT in 2014. In 2017, PNLT and Greenest City successfully raised over \$115,000.00 to cover the costs of acquisition and environmental assessments to purchase the Milky Way Garden. In May of 2019 the PNLT successfully acquired 26 Maynard Ave. In 2021 PNLT added 22 Maynard to its portfolio followed by the successful transfer of 81 single family homes in April of 2022.

We will tell the stories of how a community inquiry led to a movement!

Throughout the session, **think of a parcel of land that you’d like to redevelop in your community.**

## Speakers



**Victor Willis (he/him)**

Executive Director | PARC (Parkdale Activity - Recreation Centre) Toronto



**Alex Desiga**

Board Member | South Tower Community Land Trust



**Kiel Lopez-Schmidt (he/they)**

Senior Manager of Real Estate Development | Designing Justice + Designing Spaces



**Miru Yogarajah**

PARC

## Reckoning, Remembering and Reimagining Within the Built Environment

10:30 AM – 12:00 PM | Location: Conference Room B

### SHARED SPACES 2.0

As inequities in communities persist, our sector requires new and thoughtful ways to connect place with our organizational strategies, leadership models, operational frameworks and deeper collaboration in order to achieve community transformation. Our vision for the session is to cultivate deeper dialogue around the necessity of cross-sector collaboration in the context of social purpose spaces, and place. We want to interrogate and understand the ways we can build bridges between our haunting pasts and the radically new futures we long for.

Using the NEW Center Transformation, and NEW’s mission of a just and thriving society, as case study participants will learn how a building transformation occurring in a historically Black neighborhood that’s been gentrified, aims to build power with current/former Black residents to combat stigma, consider this in the context of environmental calamity and land acknowledgement (that isn’t performative) beyond our the walls of our organization. We know that no community-derived solutions or plans can move into action without community power. It takes political, economic, and cultural power to assert community priorities and ensure they are resourced and implemented. Many of the same power-building strategies and tactics that are used to stop harmful practices can be drawn on to advance transformative solutions.

Aims of the session include:

- Uplift the necessity for creating space to honor the unique histories of a site and the people who worked, lived, and organized there;
- Describe multiple fractals of engagement and planning that uphold a commitment to courage, resilience and the ongoing repair of complicity in anti-Blackness and other forms of oppression, power and opportunity hoarding;
- Demonstrate the need for reconciliation and repair, to rebuild trust, as essential to any strategic and transformative work.
- Uplift the importance of institutional relationships and the need for accountability among the philanthropic matrix;
- Model the necessity of a values-driven approach to development and community-driven planning at the individual, interpersonal, and institutional levels.

## Speakers



**Yodit Mesfin Johnson**

President/CEO | Nonprofit Enterprise at Work (NEW)



**Kathy Laird**

Project Lead | NEW



**James Singleton**

Principal | InToto Studio

## Promoting creative-mixed use through network and capacity building

10:30 AM – 12:00 PM | Location: Conference Room C

### PARTNERSHIPS

As cities across Canada envision ways to restore upended communities in post-pandemic recovery, creative mixed-use buildings have become one exceptional method to deliver significant affordable housing, public space, and key social services. In Toronto, they have brought together public, private, and non-profit uses in creative ways, often locating unexpected partners in the same building, and achieving an outcome better than what one partner could have achieved alone. In many cases, these partnerships are used to achieve social purpose real estate (SPRE), which refers to property or facilities owned and operated by mission-based organizations and investors for the purpose of community benefit and to achieve blended-value returns.

Our session intends to create opportunities for discussion and knowledge transfer between regional SPRE advocates. It will focus on the collaborative advantages and challenges of these partnerships in addition to future outlooks on how cities can better use these strategies towards building the social fabric of our communities. We will present the approach of the University of Toronto's Infrastructure Institute to SPRE development, which combines training, advisory, and research activities. At its heart, this approach is founded on the notion that a strong local network of non-profit, public, and private stakeholders can create various opportunities for innovative SPRE partnerships.

We will present three aspects of the Institute's work, followed by an open knowledge-sharing exercise. First, we present empirical evidence of barriers and opportunities for collaborative advantage in SPRE development. Second, we will discuss our organizational training programs that are geared toward capacity and network-building, training non-profits to be 'partner-ready' for real estate development. Third, we will draw from the Infrastructure Institute's work in advising for creative mixed-use projects, presenting our planning and design work that provides proof of concept for creative mixing of social purpose and for-profit uses. Finally, as we aim to learn from various regional SPRE advocacy networks, the session will include opportunities for discussion and mutual learning.

## Speakers



**Helen Ketema**

Project Lead | Infrastructure Institute



**Alix Ayles**

Program Lead | Infrastructure Institute



**Yinnon Geva**

Postdoctoral research fellow | Infrastructure Institute, University of Toronto

## Real Estate for All: A Community-Owned Crowdfunding Approach

10:30 AM – 12:00 PM | Location: Conference Room H

### SPRE DEVELOPMENT

In our workshop at the 'Real Estate for All' conference, we tackle the issue of housing inequality with a unique approach to real estate development. We focus on community ownership, environmental sustainability, and equity. Our case study, the Dot Crossing Apartments, exemplifies this approach by successfully raising funds from the local community through Reg CF crowdfunding and ensuring community voices in decision-making.

During the workshop, we'll guide you through every project stage, from initial concept to community participation. This includes engaging Community Advisors, launching a crowdfunding campaign, navigating regulations, electing the Project Oversight Committee, and selecting a community bookstore tenant.

We'll share insights on building trust in historically marginalized communities and using crowdfunding to democratize real estate investment. You'll learn about negotiating crowdfunding terms that balance returns with community impact.

We'll also delve into our strategies for inclusivity and equitable decision-making, including democratic voting processes. These strategies foster community pride and ownership, crucial for sustainable development.

Our session will be interactive, participants will get to experience a sample exercise from our pop-ed workshop, including group discussions, and some time for Q&A. We encourage attendees to share their own experiences and ideas, fostering dynamic exchanges. A Q&A session will wrap up our workshop.

In summary, our workshop offers a unique approach to real estate development that champions community ownership, sustainability, and inclusivity. Join us to gain practical strategies for community-owned real estate projects in your neighborhoods.

## Speakers



**Miriam Gee**

Architect, CoFounder | CoEverything



**Dariela Villon-Maga**

Founder & President | DVM Consulting



**Somala Diby**

Senior Program Director | African American Alliance of CDFI CEOs

### Lunch - Expert Led Roundtables

12:15 PM – 1:30 PM | Location: McGregor Memorial Conference Center

Grab some food in the atrium of McGregor Memorial Conference Center, and then go grab a seat in one of the expert facilitated 'Sharing Innovation' roundtables. These will be a chance for you to connect with others who do similar work while you enjoy your lunch.

### Sharing Innovation: The Arts in Shared Space

12:15 PM – 1:30 PM | Location: Conference Room E

**PLACE MAKING/KEEPING**

Join us for an expert facilitated roundtable on arts and culture spaces. The 'Sharing Innovation' expert led roundtables are an opportunity for attendees to connect around a specific topic area in which they have curiosity or expertise. These workshops will be facilitated by an expert in the topic area who will briefly introduce the topic and guide the discussion, but will primarily be informal and conversational. In this session, attendees will have time to learn from each other about the arts in shared space and connect with attendees who do similar work.

#### Speakers



**Brian McBay**

Executive Director | 221A



**Carmut Me**

Head of Cultural Spaces R&D | 221A

### Sharing Innovation: Catalyzing Collaboration & Community Building

12:15 PM – 1:30 PM | Location: Conference Room A

**DESIGN WITH COMMUNITY**

Join us for an expert facilitated roundtable on catalyzing collaboration & community building. The 'Sharing Innovation' expert led roundtables are an opportunity for attendees to connect around a specific topic area in which they have curiosity or expertise. These workshops will be facilitated by an expert in the topic area who will briefly introduce the topic and guide the discussion, but will primarily be informal and conversational. In this session, attendees will have time to learn from each other about catalyzing collaboration & community building and connect with attendees who do similar work.

#### Speaker



**Kwaku Osei**

Chairman | Cooperative Capital

### Sharing Innovation: Mixed Use Development Strategies

12:15 PM – 1:30 PM | Location: Conference Room J

**SHARED SPACES 2.0**

Join us for an expert facilitated roundtable on mixed use development strategies. The 'Sharing Innovation' expert led roundtables are an opportunity for attendees to connect around a specific topic area in which they have curiosity or expertise. These workshops will be facilitated by an expert in the topic area who will briefly introduce the topic and guide the discussion, but will primarily be informal and conversational. In this session, attendees will have time to learn from each other about mixed use development strategies and connect with attendees who do similar work.

#### Speaker



**Lori Ann Girvan**

Principal | LoriAnn Girvan Advisors/ Brownsville Partnership

### Sharing Innovation: Health & Human Service Centers - How AI Sigl Community of Agencies Created a New Model for Collaboration & Inclusion

12:15 PM – 1:30 PM | Location: Conference Room B

**OPERATIONS**

Join us for an expert facilitated roundtable on health and human service centers. The 'Sharing Innovation' expert led roundtables are an opportunity for attendees to connect around a specific topic area in which they have curiosity or expertise. These workshops will be facilitated by an expert in the topic area who will briefly introduce the topic and guide the discussion, but will primarily be informal and conversational. In this session, attendees will have time to learn from each other about running and developing health and human service centers and connect with attendees who do similar work.

#### Speaker



**Tom O'Connor**  
President | AI SigI Community of Agencies

## Sharing Innovation: Operational Excellence in Shared Space

12:15 PM – 1:30 PM | Location: Conference Room H

### OPERATIONS

Join us for an expert facilitated roundtable on operational excellence in shared space. The 'Sharing Innovation' expert led roundtables are an opportunity for attendees to connect around a specific topic area in which they have curiosity or expertise. These workshops will be facilitated by an expert in the topic area who will briefly introduce the topic and guide the discussion, but will primarily be informal and conversational. In this session, attendees will have time to learn from each other about operations in nonprofit centers and shared spaces and connect with attendees who do similar work.

#### Speaker



**Pat Smith**  
Chief Executive Officer | Serve Denton

## Sharing Innovation: Fires and Floods and Climate Change, Oh My!

12:15 PM – 1:30 PM | Location: Conference Room FG

### EMERGING STRATEGIES

Join us for an expert-facilitated roundtable on the role of social purpose real estate in preparing for and mitigating climate change. We will talk about the role of our facilities in community emergencies, how federal IRA financing can help us green our buildings, and other actions we can take that contribute to fighting climate change and building resilient communities.

#### Speaker



**China Brotsky**  
author | N/A

## Economic Development Tour (Add-On Registration Required)

1:45 PM – 5:00 PM | Location: McGregor Memorial Conference Center

This [SPRE tour](#) to see community commercial real estate in action around Detroit will be focused on Economic Development in Detroit. On this tour you'll be taken around the city by an expert guide from [City Institute](#) who will provide context and local insight into Detroit's neighborhoods, small businesses and economic development projects. The goal of this experience is to help attendees understand how Detroit's history shaped where we are today, be inspired by what's happening now and find ways to apply lessons learned to your own work. Separate registration was required, and we will ask for proof of registration.

The tour will leave from the atrium of the McGregor Memorial Conference Center (495 Gilmour Mall, Detroit, MI 48202) at 2:00pm. Please arrive to the atrium no later than 1:45pm to check in. The tour will return to the same location, and then continue on to the Doubletree Suites Fort Shelby, and then finally to the Cambria Hotel Detroit Downtown.

## Community Spaces Tour (Add-On Registration Required)

1:45 PM – 5:00 PM | Location: McGregor Memorial Conference Center

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## The Mount Dennis Quilt. How LEF turned three parcels of land into a movement for social change

1:45 PM – 3:15 PM | Location: Conference Room C

### DESIGN WITH COMMUNITY

At the Learning Enrichment Foundation (LEF), we know that co-creation is a vital aspect of any community building, and our new affordable housing project, Quilt, is guided by this principle. Our workshop goal is simple - community co-design isn't easy, but it is vital to repair past harms and contribute to a stronger, more inclusive community.

Once we purchased the land for the Quilt, we started with consulting with our community partners and residents, and agreed that an affordable building was the community's goal. Quilt is LEF's commitment to doing development differently, to give power back to communities that have historically been excluded from a seat at the table. By walking with Indigenous people we learned that it's sometimes better to get rid of the table altogether and sit in a circle, to acknowledge past harms, to share our collective gifts and to find a way forward, together.

Individual developments like the Quilt cannot meet the community's housing needs. LEF is using everything we have learnt through this development journey to amplify the community's voice in demanding the City planning department to better acknowledge the needs of the residents.

#### Speakers



**Amina Yassin-Omar**

VP, Community and Placemaking | LEF



**Oysharja Sayed**

Senior Project Manager | Sonderbloom



**Bill Kennedy**

VP Finance | The Learning Enrichment Foundation

## Amplifying Impact - Integrating Nonprofit Shared Space and Services through Fiscal Sponsorship

1:45 PM – 3:15 PM | Location: Conference Room J

### SHARED SPACES 2.0

The integration of shared services and space, while in practice, does not yet seem widespread in the social purpose real estate ecosystem. We hope to encourage more of these models by shining some light on best practices in how to integrate these two essential areas of nonprofit infrastructure. Our focus will be on Comprehensive Fiscal Sponsorship as an approach to commonized nonprofit backbone services, in close integration or partnership with shared space. Our framework will be commoning and other Solidarity Economy values and design principles. Participants will leave our session with some design tools concerning governance, pricing, and delivery of integrated shared services and space.

#### Speakers



**Thaddeus Squire**

Chief Commons Steward | Social Impact Commons



**Carman Gaines**

Associate Director | Local Color

## Our Journey towards Reconciliation: Meaningful Practices and Policies

1:45 PM – 3:15 PM | Location: Conference Room B

### PLACE MAKING/KEEPING

The Kahanoff Centre for Charitable Activities is a unique building that offers affordable office and meeting space to charitable and non-profit organizations located in Mohkinstsis, Calgary, Alberta, Canada. In 2018, we identified a systemic barrier that existed within the Kahanoff Centre as an institution. We began working with an advisory group made up of Pikanii Elders, Reg and Rose Crowshoe, Indigenous and non-indigenous tenants and stakeholders to impact change. In June 2022, after 4 years of collaboration, the Kahanoff Centre allowed Indigenous Oral Practices and Ceremony to occur within the building. Tim Fox and Diana Steele will share why this effort is important and how others can be part of the journey.

Article 11 of United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) supports efforts by stating, *Indigenous peoples have the right to practice and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.*"

#### Speakers



**Diana Steele**

Tenant Relations Coordinator | The Kahanoff Centre



**Tim Fox**

Vice President Indigenous Relations and Equity Strategy | Calgary Foundation

## Setting the Stage for Strong Partnerships

1:45 PM – 3:15 PM | Location: Conference Room FG

### PARTNERSHIPS

Partnerships are central to mission-driven work, and like any relationship, some blossom and some falter. When organizations bounce, stumble, or fall into partnerships, they often find themselves in situations that do not meet their needs or fit their values. So when it comes to real estate partnerships - or any partnership with major investments, fundraising, and cohabitation involved - it is important to spend the time on the front end to ensure strong partnerships that meet the needs of all parties.

"Setting the Stage for Strong Partnerships" is a workshop that offers Artspace's method for entering into partnerships, which frontloads the process with honest reflection, transparent conversations, and even constructive tension with the potential partner. This method prompts each party to perform its own self-assessment, followed by a guided conversation with the potential partners. This eyes-wide-open approach sets the stage for trusting and equitable partnerships because expectations are clear and imbalances are addressed.

Workshop participants will be invited to role-play in small groups to practice the method and gain confidence in asking and answering big questions in a hypothetical situation. We will also facilitate group conversations to build a community understanding of the highs and lows of partnership experiences. Throughout the session, we will consider how each partner can contribute to and benefit from bringing together values, processes, and resources.

The information and method that Artspace will share is an expanded version of partnership sessions that we have delivered both to groups of organizations who are in early stages of considering partnership opportunities, as well as individual consulting clients who have identified potential partners and requested assistance facilitating early conversations. The workshop activities were further developed for Artspace Immersion, our 12-month capacity building program for cohorts of arts and culture organizations planning for space. For more information, please visit [www.artspaceimmersion.org](http://www.artspaceimmersion.org)

Our team of presenters include representatives from Artspace's consulting team alongside a Detroit-based arts leader who is an alumni

from Artspace Immersion. This mixed team combines Artspace's methodology and facilitation skills with the case study and lived experience of the Detroit-based program alumnus.

As a result of participating in this session, attendees will gain a deeper understanding of their own contributions to successful partnerships, as well as how their own strengths can combine with others to create outcomes that exceed expectations.

Let's embolden leaders to take a pause before bouncing, stumbling, and falling into partnerships and find new ways to take well-planned leaps into bold and collaborative partnerships.

#### Speakers



**Anna Growcott**

VP, Consulting | Artspace



**Wendy Holmes**

Senior VP | Artspace

### Liberated Land Trust: Building and Securing Black Cultural and Commercial Corridors

3:30 PM – 5:00 PM | Location: Conference Room C

#### COMMUNITY ASSET BUILDING

Oakland is an example of an urban center across the country that reflects what is happening everywhere. We seek to disrupt the pattern of gentrification which threatens the legacy of Black/African American communities in neighborhoods like East Oakland. These neighborhoods were redlined communities that were starved of resources to grow and infected with every "plague," which curtailed the quality of life for its residents and stripped them of pathways to upward and economic mobility. Yet, a culture of spirit, bonds, art, resiliency, and joy centered us, despite the horrors to which we were exposed -- from crack to predatory lending. Now, we struggle to remain in our legacy communities as the next wave of "urban renewal" forces many of us from our homes to the streets -- literally. You will learn about our Liberated Land Trust Model, Black Cultural and Commercial Corridors, and Black Cultural Zone Hub initiatives and their design to retain, restore, return, and resource Black/African American residents, artists, makers, creatives, teachers, and others who contribute to the fabric of a vibrant and cultural community. With the opportunity for shared ownership of community and residential assets, we seek to anchor place-keeping in a land and building trust. This model helps to anchor legacy and current residents and build the vibrant economy that, coupled with ownership, offers a pathway to the power needed to hold place. Attendees will leave with a roadmap for forming and maintaining a community collaborative that collectively designs a plan for cultural peacekeeping. We will share how we formed and now operate our collaborative; how the collaborative formed the community development corporation; how the CDC engages the community while obtaining site control of real estate; and how we collaborate on the design of cultural corridors anchored by Black cultural hubs. We will also share details on our first commercial hub and/or mixed-use hub -- with detailed information on the opportunity, threats, and how we stay focused on our goal of a thriving Black community in East Oakland. We will equip you with a roadmap for organizing or enhancing similar efforts in your community to disrupt the gentrification of Black communities.

#### Speakers



**Carolyn Johnson**

Black Cultural Zone CDC



**Selena Wilson**

EOYDC

### Developing Sustainable Creative Hubs - Unpacking the Social Enterprise Business Model

3:30 PM – 5:00 PM | Location: Conference Room E

#### SPRE DEVELOPMENT

A growing trend across North America and internationally focuses on an entrepreneurial, strategic and partnership-driven approach to building and sustaining the infrastructure that diverse communities of creatives need to remain vital, sustainable and innovative. Increasingly, this strategy focuses on developing a constellation of 'hub' facilities that cluster a diversity of cultural and neighbourhood assets that are grounded in the communities they serve. Various social purpose real estate models have emerged in cities like London, San Francisco, Austin, Seattle, Toronto, and Calgary to develop and deliver this constellation of projects at a sufficient scale to be inclusive, impactful and sustainable.

Learn from insights generated from the successful 10 year development and start-up process of the award-winning transformation of a derelict 3-acre historic school site to a LEED Gold mixed-use creative hub in Calgary, Canada. The session will focus on the successes (and failures) of balancing mission, capacity and capital in the launch of a new social enterprise business model, including investment case-making; community and partner engagement; fundraising/financing; public art and community activations; tenant curation; and sustainable facility design. In addition to presenting the case study, the session leader will review the components of a social enterprise business model canvas as a tool for ideation, planning, risk management, and monitoring progress for these types of hubs. A facilitated component will allow participants to engage with their team members, peers and the session leader to explore their own projects through a business model canvas.

#### Speaker



**Reid Henry**

Senior Associate | AEA Consulting

### Community Space Impact: Telling the story of shared spaces with data

3:30 PM – 5:00 PM | Location: Conference Room B

#### IMPACT & EVALUATION

Data is a valuable tool, but you must be able to tell its story meaningfully to depict the impact accurately.

This workshop will provide insight into best practices in developing a robust performance management system, analyzing the data, and the stories you can formulate from the findings. Presenters will discuss the Theory of Change, which produced the Logic Model and Key

Performance Indicators, resulting in the data management plan.

Representatives from Serve Denton and CNM will share their experiences and expertise in partnering together to develop Serve Denton's existing system and the ongoing collaborative efforts in managing performance and continuous improvements to the center and their partner agencies.

Serve Denton is an operating community space in Denton, Texas, with 14 onsite partner agencies and a 94% Overall Partner Satisfaction rating.

CNM provides professional development, strategic consulting, and outcomes and evaluation to over 700 nonprofits annually in the North Texas area.

#### Speakers



**Wendy Ogren**  
VP of Services | CNM



**Kristen Gramling**  
Operations Director | Serve Denton

### **Charting New Territory: The Transformative Journeys of the Delmar DiviNe and Together Center. Exploring the Use of Social Purpose Real Estate as a Solution to Different Geographic Challenges in Redmond, WA and St. Louis, MO**

3:30 PM – 5:00 PM | Location: Conference Room J

#### SPRE DEVELOPMENT

Inspired by the pioneering spirit of Lewis and Clark's expedition from St. Louis to Washington, we will explore the parallel experiences of these two remarkable developments, as they navigated uncharted territories in their respective communities.

In this engaging session, we will delve into the challenges faced by each project. The Together Center grappled with the rapid appreciation of land and lack of affordable housing stock, driven by the influx of large corporations, while the Delmar DiviNe confronted the enduring effects of historic disinvestment in the West End neighborhood of St. Louis. Despite these distinct challenges, both initiatives embarked on a shared path of embracing multi-use social purpose real estate as a solution, pairing housing with social services.

Through captivating storytelling and insightful analysis, we will uncover the strategies employed by the Together Center and the Delmar DiviNe to create vibrant, inclusive spaces that address the needs of their communities. By exploring these journeys, we will uncover valuable lessons and best practices for community development initiatives. Whether you are an urban planner, nonprofit leader, or social entrepreneur, this session will inspire you to chart your own course towards community transformation. Join us as we navigate the unexplored territories of community revitalization and uncover the power of multi-use social purpose real estate in shaping a better future for all.

Together Center - supplemental Information:

[Together Center Overview August 2023.pdf](#)

[Together Center Project Budget July 2023.pdf](#)

#### Speakers



**Kim Sarnecki**  
CEO | Together Center



**Maxine Clark**  
President | Delmar Divine



**Stephen Westbrooks**  
Executive Director - Southern Region | IFF

### **Empowering Indigenous Led Mixed-Use Development, A Case Study**

3:30 PM – 5:00 PM | Location: Conference Room FG

#### COMMUNITY ASSET BUILDING

Due to lack of resources and historical practices, control of development and ownership of culturally appropriate spaces and Indigenous expression is uncommon. Lu'ma Development Management (LDM) will present a case study to showcase a unique Indigenous-led and owned mixed-use development project under construction in the Downtown Eastside of Vancouver, BC, Canada.

Simon Davie, the VP of LDM will present the challenges and opportunities of the development process including the unique partnerships and cultural design incorporated into the Aboriginal Land Trust Housing and Healing Center.

By showcasing this case study, LDM hopes to empower the creation and celebration of more culturally diverse and appropriate projects, support the growth of non-profit developers, and encourage securement of long-term assets for groups that have historically been excluded or unable to do so.

#### Speakers



**Simon Davie**  
CEO | Terra Social Purpose Real Estate



**Kent Patenaude**

Business Development Manager | Lu'ma Development Management

### Dine-Around Dinners (Paid by Attendee & Sign Up Required)

6:30 PM – 8:00 PM | Location: Various Restaurants throughout Detroit

Looking for dinner plans? [Sign up here](#) for a dine-around dinner! We have organized 8 different reservations in restaurants around the city, to give attendees an opportunity to continue to network and meet new people. Restaurant options are found in [this form](#).

Transportation and cost of dinner are all the responsibility of the attendee, and are not included with registration. Reservations are under Camille Wilson or SPRE Summit. If you have any trouble at the restaurant, please call SPRE Summit staff at 727 415 4564.

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## Thursday, October 26, 2023

### Grab & Go Breakfast

8:00 AM – 8:45 AM | Location: McGregor Memorial Conference Center

Grab some coffee and light breakfast in the atrium of McGregor Memorial Conference Center, and then go grab a seat in one of the regional chapter meet-ups. These will be a chance for you to meet other SPRE professionals in your local areas while you enjoy your breakfast. Both NCN members and non-members are welcome. Read more about [NCN Regional Chapters](#) here.

### Regional Chapter Meet-Ups

8:00 AM – 8:45 AM | Location: McGregor Memorial Conference Center

Click "Community" at the bottom of the app and then search "Meet-ups & Virtual Meets." Click on it and find your Regional Chapter Meet-Up for details and to RSVP.

Meet your other regional chapter members in real life! For NCN members, we've been doing Regional Chapter Roundtables for almost three years virtually. Here's a chance to finally meet in person. Come grab coffee and breakfast, and connect at this informal meet-up anytime from 8:00-8:45.

For non-NCN members, feel free to join as well! You can meet other SPRE professionals in your area and learn more about what it means to be a part of an NCN Regional Chapter and an NCN member. Learn more about regional chapters here: [nonprofitcenters.org/regionalmeetup](https://nonprofitcenters.org/regionalmeetup).

### The Toyota Production System: Improving Shared Space Maintenance

9:00 AM – 10:30 AM | Location: Conference Room FG

#### OPERATIONS

In brief, our workshop addresses shared spaces' challenges in maintaining properties by showing how the Toyota Production System (TPS) can manage property maintenance in any context. We'll demonstrate the three levels of property maintenance created by Serve Denton and implemented in various locations nationwide. Pat Smith, the CEO of Serve Denton, will talk about their experience as customers working with TSSC. Toshi Kitamura from TSSC will talk about how they operate and the services they provide for free to any nonprofit. TSSC provides help to many nonprofits by teaching the tools that can make a vast improvement in shared space performance and organization. Pat will explain the problems they faced and what they learned working from TSSC. Toshi will share how TSSC helped Serve Denton and the learning from that experience. Attendees will leave with a clear understanding of the Serve Denton Business System and how they can easily apply it to their shared space and beyond.

#### Speakers



**Pat Smith**

Chief Executive Officer | Serve Denton



**Anthony Eleazarraraz**

Senior Manager | Toyota - TSSC Toyota Production System Support Center

### From Public-Private Partnership to Community Engagement – Lessons from 312 Main

9:00 AM – 10:30 AM | Location: Conference Room J

#### PARTNERSHIPS

312 Main is a social and economic innovation centre based in Vancouver, BC brings together mission-driven social entrepreneurs, technological innovators, artists, not-for-profit organizations, activists, and local residents to foster economic development, social innovation, cultural creativity and economic inclusion.

The site of the former Vancouver Police Department headquarters, the building is located in the city's inner-city neighbourhood of the Downtown Eastside – a community with high rates of poverty, homelessness, drug use and mental illness. The building is owned by the City of Vancouver and Vancity Community Foundation has a contract with the City to manage the space and run the project.

The building has an ambitious vision to create innovative economic and social solutions with and for

the community, while recognizing the historical trauma the building created on how marginalized communities were and continue to be policed, primarily for Indigenous and Black people.

It has been at times a challenging project with numerous lessons learned along the way. But it has also been a testament of community resilience that it has succeeded in bringing diverse communities together to create social, environmental, and cultural change.

Three lesson areas from 312 Main that will be discussed in this presentation will include:

### 1. Public/private partnerships

Entering into an agreement with a local government to lease or manage a shared space non-profit centre can have its pitfalls. Often each partner comes with different visions on how to implement impact, different regulatory demands, and processes for how to manage the space. Not knowing what you're agreeing to in advance can create tremendous challenges for the non-profit operator and limit your ability to create community impact and affect the long-term sustainability of the project.

Ultimately, ensuring that both parties understand what they're trying to achieve and that that the contracts, leases, and/or agreements support that vision can help avoid tensions and frustrations that can cause a non-profit centre to struggle – both financially and operationally.

### 2. Reconciliation

Ensuring that Indigenous communities are active participants in the development of the project and that the project is working to decolonize it's operations and practices is key to Reconciliation efforts and building relationships with the First Nations who's land the building is situated on. The vision of creating innovative solutions with and for the community, while recognizing the historical trauma the building created on marginalized communities like indigenous communities through how they were and continue to be policed, has been a focus area of 312 Main's work with many lessons learned.

### 3. Community Engagement

312 Main has a mandate to not only engage with the social and environment organizations that use the building, but the broader community that lives in the neighbourhood. Understanding the social and economic issues impacting the community and building programs and relationships that respond to the needs of the residents is vital to becoming an asset to the community.

#### Speaker



**Sean Condon**

Director, Social and Economic Innovation | Vancity Community Foundation

## Making a Hybrid Home: Adapting to a virtual world while centering space, place and community

9:00 AM – 10:30 AM | Location: Conference Room B

### PLACE MAKING/KEEPING

Join Co.act Detroit's leadership for a two-part session exploring how place-based organizations can adapt to a more virtual world while maintaining local relevance.

In part one, we'll share our experience on how we grew from a physical hub to a virtual resource for Southeast Michigan nonprofits and expanded our thought leadership beyond Michigan with a podcast, research partnerships, and facilitation of unique collaboration initiatives. We'll also touch on our recent ventures to reactivate our community hub with services that respond to the needs of nonprofits, and how we now meet partners where they are using a dual approach to place based services.

In part two, we'll facilitate a workshop to explore hybrid models that are responsive to the needs of those you serve. We'll discuss strategies for addressing the digital divide in low-income communities, connecting across language and other demographic barriers, and centering the experiences of those most impacted in design and implementation of place-based programs. By leveraging the knowledge in the room, we will crowd source examples from participants to surface practical, working knowledge on hybrid services that expand our reach.

#### Session participants will:

- Gain practical illustrations of community-centered design, as well as the opportunity to connect with like-minded individuals, share your expertise, and contribute to the collective wisdom of the group.
- Explore innovative approaches to virtual resource sharing, cross-sector collaboration, and creating a culture of wellbeing, ultimately equipping you to make a sustainable, lasting impact in your own work and community.
- Learn tactical practices and lessons for centering resident and community decision-making.

Together, we will explore practical techniques for facilitating a collaborative approach to program design and philanthropy, ensuring that the voices and aspirations of the community are at the forefront of decision-making processes.

#### Speakers



**Kyla Carlsen (she/her)**

Senior Director of Program Strategy & Innovation | Co.act Detroit



**Allandra Bulger**

Executive Director | Co.act Detroit

## Promoting Racial Equity in Black Communities through Technical Assistance and Lending: A Case Study on Community-Led Real Estate Development

9:00 AM – 10:30 AM | Location: Conference Room C

### FUNDING & FINANCE

This session will examine how lenders can advance racial, economic, and social equity, capital readiness, and community-owned assets in Black communities through technical assistance and lending services. The lack of access to resources, capital, and support has created a disinvestment climate in Black communities, perpetuating a cycle of poverty and underdevelopment.

We recognize the importance of establishing a relationship of trust and integrity with Black-led organizations to address the challenges they face. Technical assistance and inclusive lending services are essential components of promoting racial equity. This session will present a case study on the progress made by three Black-led community developers that participated in an initiative providing consulting, real estate advisory services, financial management, and capital readiness, among other services. The focus will be on their journey towards real estate readiness, leveraging existing resources, building capacity, leadership, financial management, and promoting place-making to advance their community-based and led real estate projects.

The session will also discuss the development and the success story of the equity impact scorecard program and its use in measuring and scoring the performance of community development lenders in supporting community real estate development and wealth creation in Black communities. The tool aims to evaluate projects for their rootedness in Black communities and provide a standard that lenders can use to ensure that their services meet the unique needs and perspectives of Black-led organizations. Cultural competency, training and education, and inclusive lending practices are crucial elements that impact the success of Black community asset building.

Representation within community development finance institutions that reflects the Black communities they serve is an essential aspect of promoting racial equity. CDFIs have a responsibility to prioritize diversity, equity, and inclusion (DEI) in their operations and governance, ensuring that the perspectives and needs of the communities they serve are accurately represented. Having a diverse staff and leadership that reflects the CDFIs communities they serve can improve the quality of services provided by lenders, as they can better understand the unique challenges faced by Black-led community developers or Black-led nonprofit organizations developing real estate and provide more culturally informed responsive technical assistance and financial solutions.

We invite attendees to join us for a deep dive into the issues and opportunities facing consulting and lending services offered to Black and Indigenous communities, the continued work to advance racial equity through community-owned real estate, and the solutions to increasing investment in these communities.

### Speakers



**Monjia Belizaire**

Community Real Estate Consultant | Simply Sustainability



**Saul Ettlin**

Senior Advisor to the President | Community Vision



**Lycrecia Parks**

Chief Risk Officer and Vice President of Portfolio Management | Chicago Community Loan Fund



**Michael Darby**

Community Vision Capital



**Chavelle Sangokoya**

Sr. Vice President, Programs & Strategic Initiatives | African American Alliance of CDFI CEOs

## Removing Barriers to Equitable Real Estate Development in Detroit

9:00 AM – 10:30 AM | Location: Conference Room H

### EMERGING STRATEGIES

The purpose of this project is to identify barriers to equitable real estate development in Detroit, and to promote actionable responses that re-frame the barriers as opportunities. The outcome is envisioned to be a guide for how to invest directly in the solutions being led by Community Developers.

Significant research and effort toward broad problems and solutions in Community Development have occurred, but we hear from many Community Developers that they need a lot more attention on and resources made available to actual real estate development projects and activities. Community Developers are ready, but the resources are not readily available for them.

So we're asking Community Developers what they need, and advocating for that.

Our research has focused specifically on the stories, insights and feedback specifically of people already on the ground trying to achieve equitable real estate development outcomes in Detroit. These participants in our research are themselves representative of Detroiters, and are committed to DEI in ways that are specific to the communities they serve.

We will present our research findings about equitable real estate development in Detroit, and use the session as an opportunity to engage a national audience in feedback about those findings. It will be framed to have as much interactive discussion as possible.

### Speakers



**Graig Donnelly**

President | Proxy



**Bucky Willis**  
Designer | Crane + Boom



**India Solomon**  
Director | CityShares

## Here to Stay: Addressing CBO displacement and building HEArts in the South Bronx

10:45 AM – 12:15 PM | Location: Conference Room B

### COMMUNITY ASSET BUILDING

It is with growing urgency that we must address the displacement pressures neighborhoods face, collectively mitigating them through policy initiatives, advocacy, and capital development projects that foster self-determination in neighborhoods. Here to Stay: Addressing CBO displacement and building HEArts in the South Bronx elevates the contribution of Community Based Organizations (CBOs) and Community Land Trusts (CLTs) to the culture of neighborhoods with a specific focus on the HEArts Community Center project, led by South Bronx Unite (SBU) in the neighborhoods of Mott Haven and Port Morris. At the heart of these strategies, we advocate for community control to help stabilize neighborhoods and the organizations that serve them. Community control of neighborhood assets, by residents and CBOs, is a durable strategy to retain and grow community wealth, increase resilience, preserve community space, and culture, and build local power. Community control of neighborhood assets, coupled with education and advocacy, will help residents and CBOs respond to ongoing and intensifying crises in their neighborhood. By asserting the need for a powerful, nimble, and well-resourced network of assets, institutions and supporting systems, it will serve to combat multilayered devastation and displacement.

This workshop will provide on-the-ground examples of how Hester Street's work with CBOs and CLTs in NYC has been used in action to support community control efforts, and to showcase the power of these strategies to mitigate crises. Through the case study of the HEArts Community Center we assert that leveraging a community-control ecosystem can provide the tools necessary to support, organize, and inspire the neighborhoods impacted by these challenges. Following the presentation, participants will be invited to form small groups and engage in an exercise allowing them to analyze a variety of policy and development tools to better understand how they can forward community control of neighborhood assets.

The main takeaways from this workshop will include:

1. Understand the systemic and acute pressures that face vulnerable communities and neighborhoods in NYC.
2. Understand Hester Street's Community and Economic Development work and review some examples of strategies, tools, and challenges.
3. Understand how the community land trust creates space for cultural, social, artistic and educational venues, projects and activities that improve the quality of life in Mott Haven-Port Morris.
4. Discuss SBUs process to build community-driven development and local economic opportunities.
5. Understand how HEArts Community Center will be a community hub for CBOs and residents, offering greater access to critical services and affordable facility space.

### Speakers



**Devan Cronshaw**  
Director of Special Projects | South Bronx Unite



**Daniel Ramirez**  
Project Manager | Hester Street

## Regenerating Faith Buildings for the Common Good

10:45 AM – 12:15 PM | Location: Conference Room J

### PARTNERSHIPS

We are in a time of 500 year transformational change. The challenges of housing, food security, income inequality, loneliness and isolation will not be solved by simple answers. We are called on to reimagine entire systems to meet the challenges of our times. Churches have been at the centre of communities in Canada and the United States for a hundred years or more. They are geographically often located right at the cross roads; their steeples a beacon by which people establish place and directions. However, mainline Christianity in Canada and the U.S. is dying out due to a lack of membership and a dearth of volunteers. In Canada, churches are the second largest owner of not for profit real estate after the government of Canada. 27,000 faith buildings are currently in various states of risk. But this risk also represents an opportunity. How can we help our churches to be in dialogue with the community at large and embrace the kind of socialist, rebellious actions that were at their core in the beginning. Can faith buildings help us to create the change that we need through careful, strategic deployment of assets over whole communities? In this workshop, Kendra Fry will bring case stories from around the world to explore these ideas of necessary transformational change. We will explore placemaking, governance, physical space, historical designation, financing, development and the challenges of our current times through individual stories of Hope and Inspiration.

### Speaker



**Kendra Fry**  
Project Lead | Trinity Centres Foundation

## Leveraging Human-Centered Design to Enhance Collaboration at the Water Cooler at Pegasus Park

10:45 AM – 12:15 PM | Location: Conference Room C

### DESIGN WITH COMMUNITY

Join us for a facilitated workshop that will introduce attendees to the Human-Centered Design process and methodology by walking through a recent project between the [Water Cooler at Pegasus Park](#) and the [SMU Masters of Arts in Design and Innovation](#) program

located in Dallas, Texas.

Our session aims to share some introductory design research tools that you can take back to your communities and begin to use. Workshop topics will include: 1) understanding your community's actors, factors, and issues, 2) developing your own "How Might We" design question, and 3) learning about a number of different design research strategies.

### About the Case Study

The Water Cooler at Pegasus Park engaged in a Human-Centered Design process to support management in looking to begin to establish an ecosystem of collaboration within their tenant base. Specifically, this 16-week project had three design teams focusing on solving this problem through the lens of services, spaces, and programs. Check out a highlight of this project work [here](#).

### Speakers



**Harrison Tassopoulos**

Design Strategist & Researcher | KIMOTA Design / Southern Methodist University Master of Arts in Design & Innovation



**Steve Kinder**

Partner, Innovation Analyst | KIMOTA

### Child Care Real Estate for Social Good

10:45 AM – 12:15 PM | Location: Conference Room FG

#### EMERGING STRATEGIES

The panelists represent four interlinked strategies for supporting child care real estate for social benefit.

MDF is launching a novel social impact REIT for child care, Care Access Real Estate (CARE). CARE is purchasing, renovating, and leasing residential and commercial properties to providers as a child care friendly landlord in order to grow the availability of quality child care and to stabilize child care businesses. Further, CARE tenants will have an opportunity to purchase their leased property after at least 2 years of successful tenancy, and CARE will share 50% of appreciation profits with the tenant to help them execute the purchase. CARE's launch locations are San Diego County, Clark County (NV), Detroit/Michigan and nationally alongside micro-Montessori child care provider Wildflower Schools. The REIT's investors are accredited investors including foundation PRIs.

IFF is a national leader in child care facilities development by CDFIs. By utilizing a real estate holding subsidiary as property owner and by integrating public and philanthropic capital, IFF is able to access long-term financing with favorable terms, provide affordable rent to child care tenants, and create a pathway to ownership for its child care tenants. IFF and CARE plan to partner for buyouts by the REIT to recycle capital and speed up the development cycle for child care in Michigan.

Hope Starts Here is a community leader of child care advocacy and planning in Detroit. One of its focuses is child care facilities and real estate, and the organization leads the regional conversation around child care as a powerful community development and equity strategy.

The WK Kellogg Foundation is a champion for each of these strategies and many more that elevate the power of child care real estate to drive equity and opportunity in communities around Michigan and the nation. Their role on the panel is expertise and investor voice.

The panel will introduce and foster exploration of three topics:

1. Novel financing strategies for child care facilities development
2. Socially just landlording
3. The importance of creating a pathway to asset ownership for small and medium business tenants in social real estate

A mixture of audience engagement strategies will integrate audience voice and perspective into the conversation and keep participants engaged.

### Speakers



**Laura Kohn**

Vice President of Care and Education | Mission Driven Finance



**Ashanti Bryant**

Senior Program Officer | W.K. Kellogg Foundation



**Rick Raleigh**

Senior Project Manager | IFF

### Fostering Thriving Local Economies: Commercial Real Estate, Inclusive Economic Development and Community Building

10:45 AM – 12:15 PM | Location: Conference Room H

#### COMMUNITY ASSET BUILDING

Vancouver, British Columbia, CAN

In a city like Vancouver, real estate is inevitably at the centre of any discussion regarding the liveability of the City. The residential affordability crisis rightly takes centre stage in conversations around the future viability of neighbourhoods and their potential to provide a home to all residents. However, there is a parallel crisis in commercial real estate affordability that is often overlooked. Rising lease rates make it incredibly difficult for non-profits, social enterprises and, small businesses to remain in community close to the constituents they serve. In neighbourhoods like the Downtown Eastside that means residents are losing access to affordable goods and services and growing increasingly disconnected from the place they call home. Community Impact Real Estate was created to think differently about commercial real estate, disrupt the traditional leasing model and, work towards fostering inclusive local economies that provide

opportunities for all residents to thrive and prosper. This session will examine the CIRES model and unpack the way commercial real estate can be leveraged to create cohesive, whole communities. In this workshop attendees will learn more about the CIRES model and explore how they can replicate this approach in their own communities.

**Speaker**



**Steven Johnston**

CIRES

**What Is the Future of Social Purpose Real Estate?**

12:30 PM – 1:30 PM | Location: Community Arts Auditorium

Join us for our closing plenary session where three panelists will discuss the question 'What is the future of Social Purpose Real Estate?' and more. Panelists will share their thoughts on their story with SPRE, where they think SPRE goes from here, why community land control and the innovations in SPRE continue to be important, and more.

**Speakers**



**Saul Ettlin**

Senior Advisor to the President | Community Vision



**Amina Yassin-Omar**

VP, Community and Placemaking | LEF



**Carolyn Johnson**

Black Cultural Zone CDC

**Grab & Go Lunch**

1:30 PM – 1:30 PM | Location: Community Arts Auditorium

Grab a boxed lunch in the gallery / lobby space of the Community Arts Auditorium as you exit the closing session and finish your time at the SPRE Summit.