
Event Agenda

Social Purpose Real Estate Summit 2025

Tuesday, May 06, 2025

Registration

8:00 AM – 9:00 AM | Location: Hotel Per La - Lobby

MEALS & LOGISTICS

Registration / check in will be held in the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012). It is to the left of the main entrance in the "game room" of the lobby. Please come check in to grab your name badge and details for the event.

Little Tokyo Neighborhood Tour (Add-On Registration Required)

9:00 AM – 12:00 PM | Location: Hotel Per La - Lobby

SPRE TOURS

Please note that there is walking during this tour. Please wear comfortable shoes.

This [SPRE tour](#) to see social purpose real estate in action around Los Angeles will be focus on the Little Tokyo Neighborhood. Separate registration is required and we will ask for proof of registration.

The tour will leave from the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012) at 9:00am. Please arrive to the lobby no later than 8:45am to check in. The tour will return to the same hotel.

LA Eastside Neighborhood Tour (Add-On Registration Required)

9:00 AM – 12:00 PM | Location: Hotel Per La - Lobby

SPRE TOURS

This [SPRE tour](#) to see social purpose real estate in action around Los Angeles will be focused on the Boyle Heights Neighborhood. Separate registration is required and we will ask for proof of registration.

The tour will leave from the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012) at 9:00am. Please arrive to the lobby no later than 8:45am to check in. The tour will return to the same hotel.

Registration

12:00 PM – 4:00 PM | Location: Hotel Per La - Lobby

MEALS & LOGISTICS

Registration / check in will be held in the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012). It is to the left of the main entrance in the "game room" of the lobby. Please come check in to grab your name badge and details for the event.

Community Spaces Tour (Add-On Registration Required)

1:00 PM – 4:00 PM | Location: Hotel Per La - Lobby

SPRE TOURS

This [SPRE tour](#) to see social purpose real estate in action around Los Angeles will visit three community spaces: Legacy LA, Homeboy Industries, and La Mas. Separate registration is required and we will ask for proof of registration.

The tour will leave from the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012) at 1:00pm. Please arrive to the lobby no later than 12:45pm to check in. The tour will return to the same hotel.

Little Tokyo Neighborhood Tour (Add-On Registration Required)

1:00 PM – 4:00 PM | Location: Hotel Per La - Lobby

SPRE TOURS

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This [SPRE tour](#) to see social purpose real estate in action around Los Angeles will be focused on the Little Tokyo Neighborhood. Separate registration is required and we will ask for proof of registration.

The tour will leave from the lobby of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012) 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: Hotel Per La - Rooftop

NETWORKING ACTIVITIES

Join us for beer, wine, and appetizers to kick off SPRE Summit 2025 on the Rooftop of Hotel Per La (649 S Olive Street, Los Angeles, CA, 90012). This reception will be informal, open house style, and a great chance to network, connect, and meet your SPRE community! We will also announce the "Community Space of Excellence" Award and the "Emergent Leader in SPRE" Award.

Wednesday, May 07, 2025

Registration

7:30 AM – 9:00 AM | Location: Courtyard

MEALS & LOGISTICS

Registration / check in will be held in the courtyard of the Center for Healthy Communities (1000 North Alameda St, Los Angeles, CA, 90012). Please come check in to grab your name badge and details for the event.

Grab & Go Breakfast

7:30 AM – 8:45 AM | Location: Solis Hall Atrium

MEALS & LOGISTICS

Grab some coffee and light breakfast in atrium space of Solis Hall as you mingle and wait for the opening plenary session to begin.

Opening Plenary: Community Capital in Turbulent Times

9:00 AM – 10:00 AM | Location: Solis Hall

THE MONEY IN SPRE

In a time marked by uncertainty and evolving funding landscapes, Community Development Financial Institutions (CDFIs) continue to play a pivotal role in advancing equitable real estate solutions in communities. This dynamic opening plenary will explore how CDFIs are approaching community development and nonprofit real estate financing amid rising interest rates, unpredictable revenue streams, new philanthropic priorities and a shifting political landscape.

Through a rich panel discussion, we'll hear from leaders at the forefront of community finance who are exploring resilience and response strategies to meet the moment. The session will unpack how CDFIs are not only safeguarding the stability of nonprofit spaces, but also catalyzing broader community development goals—whether through mission-aligned capital, flexible loan structures, or partnerships that leverage local assets.

Join us for a forward-looking conversation on the power of purpose-driven finance in challenging times—and what's possible for social purpose real estate.

Speakers



Tom De Simone

President & CEO | Genesis LA



Julia Duranti-Martinez

Senior Program Officer | LISC



Annie Chang

Vice-President, Community Engagement | Nonprofit Finance Fund



Catherine Howard

Community Vision

The Reality of Ownership: Lessons on Acquiring, Governance, and Fundraising

10:30 AM – 12:00 PM | Location: Solis Hall

OWNERSHIP & GOVERNANCE FOR SPRE PROJECTS

Acquiring real estate to advance social justice is growing in popularity in cities across the country. More and more, nonprofits, social entrepreneurs, and community organizers are looking for ways to acquire land for social purpose. But the acquisition process remains difficult and the practice of completing real estate transactions and managing assets is still yet to be demystified. Many leaders are struggling with how to build their capacity quickly enough to meet the needs of communities, as gentrification threatens people with displacement.

This workshop aims to begin the process of sharing the "truth" behind the acquisition process, the challenges of managing assets, and the politics of working with other groups to advance shared goals. Participants will dig into real-world challenges, including adapting to rising rehabilitation costs, clarifying roles & responsibilities across a multi-organizational collaborative, and navigating challenging tenant and property management scenarios. Audience members will leave with real world examples of community ownership in practice, and also takeaway tactics that can support their own projects.

Speakers



Rudy Espinoza

CEO | Inclusive Action for the City



Pavlin Buchukov

Director of Lending | Genesis LA



Brett Heeger

Attorney at Law | Gundzik Gundzik Heeger LLP

Activating Nonprofit Centers for Basic Disaster Response

10:30 AM – 12:00 PM | Location: Big Sur

SPRE CLIMATE MITIGATION, ADAPTATION & RESILIENCE

During natural disasters, why do similar neighborhoods have different outcomes? What innovations are frontline communities creating to prepare for extreme weather? And, how can your center reduce overhead costs while improving community impact?

SPRE spaces that have built trust with their communities and operate flexibly with partners can fill a needed gap in emergency response during increasing extreme weather, power outages, and natural disasters.

The Community Lighthouse model believes every neighbor should be within a 15 minute walk or drive of a respite center that is equipped with commercial-scale solar power, back-up batteries, and back-up water and a trained disaster response team.

This strategy improves:

- Real community impact
- Connections with clients and neighbors
- Relationships with government partners
- Workforce development opportunities
- Climate footprint
- Your energy bills

This session will cover the local disaster response landscape, steps towards joining your disaster response efforts, funding strategies, and learned best practices from a small team.

Speaker



Madison Poche

Executive Director | The Highland Center

We Take Care of Each Other: The Power and Promise of TLGBQIA+ Community-Owned Spaces

10:30 AM – 12:00 PM | Location: Tahoe

POWER BUILDING & PLACEKEEPING THROUGH LAND CONTROL

TLGBQIA+ communities have a long history of creatively claiming space to share resources, find community, and build power to fight for liberation. But because of funding and capital access inequities, more than 50 years after the movement for queer and trans liberation began, TLGBQIA+ organizations rarely own their spaces, and their work has often not been a focus of community development and social purpose real estate organizations. This panel will create needed space to explore strategic connections between social-purpose real estate and TLGBQIA+ organizing, which is especially urgent given interrelated efforts to attack and eradicate queer and trans people, places, and histories throughout the country.

Speakers



Julia Duranti-Martinez

Senior Program Officer | LISC



Kiel Lopez-Schmidt

Executive Director | South Tower Community Land Trust



Elliot Bailey

Community Outreach Coordinator | South Tower Community Land Trust



Bamby Salcedo

Ceo | The TransLatin@ Coalition



Janetta Johnson

Miss Major Alexander L Lee TGIJP

Taking the Leap: Collaborating with Community Lenders to Finance Shared Ownership

10:30 AM – 12:00 PM | Location: Cabrillo

THE MONEY IN SPRE

Shared equity housing models like community land trusts and limited equity housing coops are rising in popularity across the country: they create attainable homeownership opportunities, stem displacement, and keep competitive land permanently affordable. Although shared equity organizations lean on community lenders to develop and sustain these models, there remains a common perception among lending institutions that shared equity models are difficult to pencil. Join members of the African American Alliance of CDFI CEOs to hear directly from community lenders that have designed and deployed successful financing models to support shared equity in housing. Attendees will learn about shared equity loan products and underwriting standards as well as strategies to form partnerships with community lenders and sustain community governance. The discussion will also showcase tools to make the case for shared equity lending to organizational leadership.

Speakers



Somala Diby

Sr. Program Director | African American Alliance of CDFI CEOs



Marshall Crawford

President & CEO | THE HOUSING FUND INC.



Calvin Holmes

Board Member Emeritus | African American Alliance of CDFI CEOs

Creative People-Powered Places: Resident Placemaking Meets Real Estate in Oakland

10:30 AM – 12:00 PM | Location: Catalina

SPRE PLACEMAKING

A healthy neighborhood is a place where people can live, work, shop, and play-- a place where residents have the collective power to shape the future of their community. To build and sustain healthy neighborhoods requires vision, stewardship, and powerful stories; all of which artists, creatives, and cultural organizations are uniquely positioned to support. When commercial space operators invest in deep reciprocal relationships with creative commercial tenants, they anchor key collaborators who can engage and connect community members and build collective power to advance broad community goals.

Join us for this interactive and creative conversation, bringing together perspectives from commercial real estate, resident-led placemaking, and creative practitioners who steward commercial space, each who brings an essential element to an ecosystem of relationships. Together we will share stories and explore proven strategies for engaging residents, cultivating robust tenant-collaborator relationships, technical support, and neighborhood outcomes-oriented leasing policies and practices that keep commercial real estate affordable and community rooted in place.

Speakers



May Mui

Associate Director of Commercial Real Estate | East Bay Asian Local Development Corporation



Annie Ledbury

EBALDC



Leva Zand

Executive Director | ARTogether



Tavia Stewart

Co-Founder/Creative Director | Chapter 510/ Dept. of Make Believe

The Foundry: Building an Inclusive Hub for Creative Exploration

10:30 AM – 12:00 PM | Location: Mojave

SPRE DEVELOPMENT

The Cambridge Redevelopment Authority, Foundry Consortium, and Lemelson-MIT will explore the evolving expectations and challenges faced throughout the Foundry's life cycle. We will discuss the project's history, from early community engagement and partnerships with the City of Cambridge, to the search for an operator and the development of a governance structure that enables cross-subsidizing space. As responsibilities shifted over time, the project navigated the complexities of opening in the wake of a pandemic, addressing startup pains, and fostering community trust. We will also examine the difficulties of leasing commercial office space in a weak market and the strategies used to program community space for equitable access. Finally, we will highlight the ongoing process of adjusting spaces and programming in response to continued community feedback, ensuring the project remains responsive and inclusive to the Cambridge community.

Speakers



Tom Evans

Executive Director | Cambridge Redevelopment Authority



Matthew Heller-Trulli

Senior Manager of Buildings and Construction | Cambridge Redevelopment Authority



Diana Navarrete-Rackauckas

Executive Director | Foundry Consortium



Stephanie Couch

Executive Director | Lemelson-MIT

Buffet Lunch

12:15 PM – 1:30 PM | Location: Solis Hall Atrium

MEALS & LOGISTICS

Grab a buffet lunch in the atrium space of Solis Hall and then head to a roundtable lunch or mini-consult.

Roundtable Lunches

12:15 PM – 1:30 PM | Location: Solis Hall

NETWORKING ACTIVITIES

Grab your lunch, and then grab a spot at a themed table, to connect at this informal meet-up during lunch time. There will be a table for the ten themes below. Head into Solis Hall, pick a table, and share a conversation with peers on one of the topics below:

- How SPRE can support nonprofit efficiencies
- Nonprofit center operations
- How spaces create safety and belonging
- Shared services
- Co-ownership of community real estate
- How to market benefits of your space to various audiences
- Resilience hubs
- Events, programming and meeting spaces in nonprofit centers
- Sustainability and green buildings
- Impact of current government on civic infrastructure

Mini-Consult I How Working with a Mission-Aligned Developer Can Make Your Project More Successful: Examples from Grow America (formerly NDC)

12:15 PM – 1:30 PM | Location: Cel Lombard Boardroom

SPRE DEVELOPMENT

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm. More details to come.

Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Partnering with a mission-aligned developer can be the difference between a stalled vision and a thriving project. Grow America (formerly NDC) shares real-world examples of how its development partnerships with municipalities, nonprofits, and public agencies have helped unlock difficult sites, stretch limited resources, and deliver lasting community impact. Whether you're facing early-stage uncertainty, political complexity, or budget constraints, this session will offer practical insight into how a mission-driven developer can bring capacity, creativity, and shared purpose to the table.

Speaker



Niloy Thakkar

Development Manager | Grow America

Mini-Consult I How NFF Works to Support Under-Resourced Communities: What You Need to Know to Work with Community Development Financial Institutions (CDFIs)

12:15 PM – 1:30 PM | Location: Catalina

THE MONEY IN SPRE

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm. More details to come.

Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Description:

Join this insightful session to learn how the Nonprofit Finance Fund (NFF), a leading Community Development Financial Institution (CDFI), partners with under-resourced communities to drive equitable outcomes through flexible financing and tailored advisory services. Whether you're a nonprofit leader, funder, or policymaker, understanding how CDFIs like NFF operate can unlock new opportunities for sustainable funding and community impact.

This session will demystify the role of CDFIs in the social sector, explore real-world examples of NFF's support in action, and share practical guidance on how organizations can successfully engage with CDFIs to build financial resilience and advance their missions.

Takeaways include:

1. A clear understanding of what CDFIs are and how they differ from traditional lenders
2. Insights into NFF's approach to supporting historically marginalized communities
3. Key steps for nonprofits and partners to collaborate effectively with CDFIs

Come away equipped with the knowledge and confidence to leverage CDFI resources for meaningful change.

Speakers



Bre Onna Mathis

Director, Consulting | Nonprofit Finance Fund



Brittany Brown

Senior Associate, Financing | Nonprofit Finance Fund

Mini-Consult I Telling Your Story with Impact Evaluation Tools: The Little Big Project Approach

12:15 PM – 1:30 PM | Location: Tahoe

SPRE IMPACT & EVALUATION

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm. Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Join Cherella Nicholson of The Little Big Project for a dynamic mini-consultation workshop exploring how impact evaluation can strengthen your organization's strategy, storytelling, and sustainability. This session begins with a 20-minute presentation on foundational impact frameworks, practical tools, and dignity-based evaluation methods tailored for social purpose real estate projects. Participants will learn how to move beyond metrics to meaning—capturing both quantitative outcomes and community narratives. The remaining 40 minutes will be an open Q&A and live consultation period, where attendees can ask questions about their specific projects and receive insights in real-time. This is an opportunity to engage with a seasoned impact strategist and walk away with actionable next steps. Whether you're just starting to measure impact or refining an existing framework, this session offers clarity, context, and community-centered perspective.

Speaker



Cherella Nicholson

Founder/Managing Director | The Little Big Project

Mini-Consult I Short-term SPRE Strategies That Leverage Commercial Space Vacancy: Meanwhile Leases as a Stepping Stone to Collaboration

12:15 PM – 1:30 PM | Location: Cabrillo

EMERGING STRATEGIES & NEW OPPORTUNITIES IN SPRE

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm. Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Urban jurisdictions around the world are seeking solutions to commercial vacancy. Real estate is changing. As the world becomes faster and more nimble, commercial developers need to be nimble as well. The need for shelter is universal. Space is now a service. SPACEPILOT (Calgary) was conceived to address the need for artists to have space to develop, incubate and persist. Along with the partners that have come together through this pilot, we are meeting the needs of artists and property owners, while increasing community vibrancy and vitality.

Join us for a summary of the SPACEPILOT project and discussion of non-traditional approaches to address commercial vacancy and build more creative cities.

Speakers



Sean Dennie

Director of Space Development | cSPACE Projects



Joni Carroll

Arts Spaces Consultant | Calgary Arts Development Authority



Amanda Weightman

Principal Researcher, Co-founder | Habitus Collective

Mini-Consult I Getting Your Social Purpose Real Estate Project Off The Ground: Lessons from Community Vision's Consulting Team

12:15 PM – 1:30 PM | Location: Big Sur

SPRE DEVELOPMENT

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm.

Join Sally Morrow and Amanda Bornstein, from Community Vision, to explore how to advance your real estate projects and the successful development of community assets. If you are contemplating leasing or buying a new facility, we can guide you through the process of planning, negotiating, assembling your financing, and putting together your project team. Our specialties include pre-development through construction and asset management, multi-nonprofit centers, facility strategic planning and visioning, and much more! We will start with a 15 minute presentation followed by a conversation highlighting case studies and best practices. Bring your questions, we love talking about this topic!

Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Speakers



Amanda Bornstein

Director of Real Estate Solutions | Community Vision Capital & Consulting



Sally Morrow

Real Estate Consultant | Community Vision Capital & Consulting

Mini-Consult I Are New Markets Tax Credits (NMTCs) Right for Your Project? How to Leverage This Program for Success

12:15 PM – 1:30 PM | Location: Mojave

THE MONEY IN SPRE

Sign up for a [mini-consult here](#). Advanced registration is required as each mini-consult has 10 spots.

Grab your lunch and join us for a session over lunch. The session will start at 12:30pm. More details to come.

Description: Mini-consults are a chance to connect with industry professionals that might help move your project forward in different ways. With a group of approximately 10 participants, you'll hear a short presentation, and then be able to have your questions answered on a range of topics by industry experts. The goal of these sessions is to be able to dive deeper into a topic and get burning questions answered.

Nonprofit real estate development typically requires lower cost financing and/or deep subsidy for a project to be financially feasible. New Markets Tax Credits (NMTCs) are a commonly used community development financing tool, typically providing an approximate 17%-20% equity contribution to the project. Please join experienced NMTTC consultants and legal counsel, Equity Community Builders and Goldfarb & Lipman, respectively, for a presentation and discussion on how to fit NMTCs into the over capital stack for your project. In this small group setting, we will cover the basics of NMTCs and how to know if your project is eligible. We will also allow ample time to discuss your project specifics in greater detail and to workshop your specific questions related to using or securing NMTCs.

Speakers



Kelly Ehrenfeld

Project Manager | Equity Community Builders



Suzanne Brown

Principal | Equity Community Builders LLC



Elizabeth Klueck

Partner | Goldfarb & Lipman LLP

Enabling Community Real Estate in Major Markets: A Case in the Greater Toronto Area

1:45 PM – 3:15 PM | Location: Solis Hall

SPRE DEVELOPMENT

This session explores how United Way Greater Toronto (UWGT) is advancing Social Purpose Real Estate (SPRE) through its \$100 million Community Real Estate Initiative. It will highlight key tools and strategies, such as community hubs, capacity-building programs, and SPRE loans and grants, aimed at addressing challenges and creating sustainable, impactful community spaces in a metropolitan area with high real estate costs. Attendees will learn how the work is rooted in evidence and research (including a recently completed study <https://www.unitedwaygt.org/wp-content/uploads/2024/10/Essential-Spaces-Full-Report-compressed.pdf>) and demonstrate how United Way has evolved this work over the last number of years since our original Community Hub opened in 2009. This session also offers practical solutions and examples of partnership to help foster the growth and development of social purpose real estate.

Speaker



Alex Dow

Director, Neighbourhood Solutions Strategy | United Way Greater Toronto

Insurance Buyer's Guide: The 10 Essential Questions to Ask

1:45 PM – 3:15 PM | Location: Tahoe

SPRE OPERATIONS, PROGRAMS & COMMUNITY ACTIVATION

What are the top 10 insurance questions you should be asking about your insurance program? This presentation will arm you with the questions you need to feel confident that you are protected and getting the most value for your money.

Speakers



Levi Gelineau

Partner, Property and Casualty | United Agencies Insurance Services



Brad Deutch

The Greenspan Company / Adjusters International

Community Ownership for Powerbuilding and Placekeeping

1:45 PM – 3:15 PM | Location: Cabrillo

POWER BUILDING & PLACEKEEPING THROUGH LAND CONTROL

This panel delves into the transformative power of community real estate ownership as a vehicle for community control, resilience, and empowerment. Through residential and commercial real estate ownership, communities have the unique opportunity to shape their neighborhoods by defining their own development paths and protecting local culture. We will explore initiatives from Denver, Baltimore, and Philadelphia, where democratic and cooperative governance models have strengthened community power, allowing residents to collectively manage and safeguard their spaces. Panelists will examine the critical role of democratic governance in community land trusts and other shared ownership models, illustrating how it enables meaningful local engagement, policy influence, and advocacy against displacement.

Attendees will gain a deep understanding of “placekeeping”—the essential practice of preserving the cultural, social, and economic fabric of neighborhoods facing gentrification pressures. By maintaining control over land and real estate, communities can counteract external market pressures, ensuring that neighborhood identity and heritage are prioritized. Panelists will also explore SPRE (social-purpose real estate) projects as powerful organizing tools, showing how land control initiatives can catalyze resident-led decision-making, coalition-building, and active participation in local governance. This session is an opportunity to learn actionable frameworks and strategies for fostering resilience, amplifying local voices, and ensuring that communities lead the way in determining their future.

Speakers



Gretchen Beesing

Senior Fellow | Center for Community Investment



Adriana Abizadeh

Executive Director | Kensington Corridor Trust



David Lidz

Founder/CEO | StreetWell



Nola Miguel

Executive Director | GESCoalition

Spaces to Thrive: Developing Social Spaces Through Partnerships - City of Vancouver and Loudoun Hunger Relief (Virginia)

1:45 PM – 3:15 PM | Location: Catalina

SPRE DEVELOPMENT

This session aims to show how different entities can come together to acquire, fund, and develop SPRE sites. The panel will provide non-profit (Loudoun Hunger Relief) and municipal (City of Vancouver) perspectives of shared challenges, creative approaches, and roles different entities can play.

Panelists discuss the development, financing, and operations of SPRE that responds to changing needs, challenges, and context through a range of North American approaches. Innovative approaches include partnerships, financing models, and case studies that enable long-term positive community impacts through SPRE activation.

City of Vancouver’s Social Policy and Projects planners will share tools and project learnings of how the City supports Non-Profits and SPRE development that include:

- Developer Contribution Models
- Senior Government, external partners, and other support mechanisms;
- Organizational capacity building, functional program development, bursaries, core grant, capital grants, navigation of development process

Loudoun Hunger Relief’s Community Services Center in Loudoun County, Virginia shows the successful partnership of non-profits, local government, philanthropy, and corporate sponsors in the development of a community services center. The center provides economical office space to several non-profits. Anchored by a full-choice free food market, the served community receives innovative access to additional human services supports under one roof.

- Community approach pathways for development
- Public/private partnerships among philanthropy, local government, non-profits, and business
- Solution for unmet community needs

Together, we will explore ways we can all work to fit the puzzle pieces that enable us to create and foster Spaces to Thrive.

Speakers



Jennifer Montgomery

President & CEO | Loudoun Hunger Relief Inc



Stephanie Nerantzis

Director of Giving | Claude Moore Charitable Foundation



Ada Chan Russell

Social Planner | City of Vancouver - Social Policy and Projects



Jaeten Gosal

Social Planner | City of Vancouver - Social Policy and Projects

Beyond Theory: Moving Anti-Racist Community Development Forward

1:45 PM – 3:15 PM | Location: Mojave

EMERGING STRATEGIES & NEW OPPORTUNITIES IN SPRE

This session will provide SPRE Summit attendees with information on how institutional and structural racism may show up in their community development work and how they can begin or continue making changes to develop and design with a more intentionally anti-racist lens. ThirdSpace Action Lab, a consulting firm based in Cleveland, will provide information about The People's Practice which provides practitioners with inspiration and resources to help build more equitable community spaces.

Speaker



Monica Copeland

Project Director | ThirdSpace Action Lab

Navigating Nonprofit Partnerships in SPRE Ownership and Development

3:30 PM – 5:00 PM | Location: Solis Hall

OWNERSHIP & GOVERNANCE FOR SPRE PROJECTS

The workshop will take the form of a panel discussion with the following organizations: School of Arts and Culture at Mexican Heritage Plaza (SOAC -San Jose, CA) , Ella Baker Center for Human Rights (EBCHR – Oakland, CA) and GLBT Historical Society (San Francisco, CA). Each of these organizations has undertaken, or is beginning the process of forming a joint venture with another nonprofit organization to acquire and develop and operate a real estate project. They will talk about how these projects have benefited from collaboration, expanded resources, expanded services to the community provided by these partnerships. They will also talk about lessons learned and how to plan appropriately for equity and capital allocations, timing for build out and occupancy, fundraising, member contract fees, etc.

Ventura Partners will be the moderator. Each presenter presenter will give an overview of their ownership structure, highlight a few of the benefits/opportunities, highlight some of the potential challenges, lessons learned and feedback about structuring considerations.

Moderator



Kim Edmonds

CEO and Founder | Ventura Partners

Speakers



Jessica Paz Cedillos

Co-Executive Director | School of Arts & Culture at Mexican Heritage Plaza



Marlene Sanchez

Executive Director | Ella Baker Center



Roberto Ordenana

Executive Director | GLBT Historical Society

Stepping into the Gap - Unlocking Community Value through Creative Design and Finance

3:30 PM – 5:00 PM | Location: Big Sur

COMMUNITY HUBS & SHARED SPACE

This workshop empowers participants to identify and address unmet community needs through reimagined real estate solutions. Using real local challenges, participants will explore how underutilized spaces can be transformed to serve diverse community needs. We'll focus on uncovering overlooked opportunities and demographics—from working parents seeking affordable childcare to seniors needing accessible housing and social support. By combining creative financing strategies with community-centered design thinking, this interactive session will reinforce how real estate can serve as a catalyst for social impact and community flourishing.

Speakers



Charity May

Principal & Founder | Sacred Futures



Rachel Mavrothalasitis

Chief Operating Officer | Multifamily Impact Council

From Vacancy to Vitality: Land Banks & the Surplus Land Act in Action

3:30 PM – 5:00 PM | Location: Tahoe

POWER BUILDING & PLACEKEEPING THROUGH LAND CONTROL

This session brings together two powerful models of land recovery and redistribution: land banking and California's Surplus Land Act. Brian Larkin of the National Land Bank Network and R. Shay Miles of Miles McNeal & Powell LLC will unpack how both tools can disrupt the legacy of disinvestment and uplift local ownership.

Attendees will explore how communities can strategically acquire and activate vacant land, navigate public processes, and integrate environmental justice goals. Real-world case studies and an interactive exercise will help participants identify opportunities in their own cities.

Join us to learn how legal tools, land policy, and community vision come together to create enduring impact.

Speakers



R. Shay Miles

Chairwoman & Chief Visionary Officer | Miles McNeal & Powell LLC



Brian Larkin

Director, National Land Bank Network | Center for Community Progress

Nonprofits on the Ground Floor of Affordable Housing Projects

3:30 PM – 5:00 PM | Location: Cabrillo

SPRE DEVELOPMENT

This session discusses prioritizing the ground floor space of affordable housing mixed-use projects for local, community-rooted nonprofits. Over the past few years, Community Vision has worked with several organizations occupying ground floor space in these projects across the Bay Area. After reviewing some of the metrics of the projects we supported, we will discuss the benefits and challenges of prioritizing nonprofits and highlight two successful approaches we noticed. The session will cover recommendations for affordable housing developers, nonprofit organizations considering locating in these spaces, and considerations for philanthropy and local government.

Speakers



Saul Ettlin

Senior Advisor to the President | Community Vision



Kim Sarnecki

CEO | Together Center



Julia Katz

Commercial Developer | Mercy Housing California

Beyond Buildings: Power-Building Through Community Facility Investment

3:30 PM – 5:00 PM | Location: Catalina

POWER BUILDING & PLACEKEEPING THROUGH LAND CONTROL

Exploring how investments in community facilities do more than improve infrastructure—they catalyze power building, equity, and long-term community control.

Speakers



Sheheryar Kaoosji

Executive Director | Warehouse Worker Resource Center



Maria Brenes

Co-Executive Director | Movement Innovation Collaborative



Margarita Luna

Interim Managing Director | The California Endowment

Ready Access to Affordable Capital for Arts, Culture & Maker Spaces

3:30 PM – 5:00 PM | Location: Mojave

THE MONEY IN SPRE

Ready access to affordable capital is essential for maintaining/expanding operations for arts, culture, and maker spaces and often serves as a major barrier. In this session, we'll explore recent successful financing efforts and discuss possible system-wide solutions with experts from different sides of the issue – funders, developers, project owners, etc. Our goal is to provide session attendees with scalable ideas & foster ongoing dialogue with their local, state, and national partners after the session. How can we creatively and efficiently leverage capital and community development resources to preserve community maker spaces and expand the impact of arts organizations?

Speakers



Jeremy Liu

Managing Partner | Creative Development Partners



Elisabeth Davis

VP of Commercial Lending | BlueHub Capital



James Grace

Executive Director | Arts & Business Council of Greater Boston

CSN Member Happy Hour

5:00 PM – 6:00 PM | Location: Courtyard

NETWORKING ACTIVITIES

If you're a CSN member, come join us for beer and wine to meet and mingle with other CSN members from across North America. If you aren't a CSN member yet, come meet CSN members and learn more about CSN membership.

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

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

NETWORKING ACTIVITIES

Looking for dinner plans? [Sign up here](#) for a dine-around dinner! We have organized 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 Sarah Schwid or SPRE Summit. If you have any trouble at the restaurant, please call SPRE Summit staff at 414 491 9842.

Thursday, May 08, 2025

Grab & Go Breakfast

8:00 AM – 8:45 AM | Location: Solis Hall Atrium

MEALS & LOGISTICS

Grab some coffee and light breakfast in the atrium space of Solis Hall as you mingle and wait for the opening plenary session to begin.

Regional Chapter Roundtables

8:00 AM – 8:45 AM | Location: Center for Healthy Communities

NETWORKING ACTIVITIES

Join your regional chapter roundtable to meet your local SPRE community! Click "Community" at the bottom of the app and then search "Meet-ups & Virtual Meets." There, you can find your Regional Chapter Roundtable details. The room locations for each chapter are also listed below:

Roundtable locations: West Coast US (Cabrillo), Central US Chapter (Tahoe), Midwest US (Catalina), East Coast US (Joshua Tree), Southern US (Mojave), Eastern Canada (Big Sur), Western Canada (Big Sur)

For CSN members, we've been doing Regional Chapter Roundtables for nearly five 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-CSN 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 a CSN Regional Chapter and a CSN member. Learn more about regional chapters here: communityspaces.org/regionalmeetup/

Block by Block: Building Thriving Commercial Corridors through Innovative, Cross-Sector Collaboratives

9:00 AM – 10:30 AM | Location: Solis Hall

COMMUNITY CONTROLLED ECONOMIC DEVELOPMENT & COMMERCIAL CORRIDORS

This session will share about the Block by Block Initiative – a new community-driven collaborative that's working to transform two of LA's most underinvested neighborhoods (Pacoima and South LA). Through innovative partnerships between a CDFIs, mission-aligned developers, and community anchor organizations, Block by Block teams are working to build and actualize a pipeline of social purpose real estate projects in their neighborhoods. Session panelists will share about their experiences solidifying their community vision, building a corridor-based pipeline, and navigating their first projects – a food hall in South LA and a small business commercial building in Pacoima.

Speakers



Tom De Simone

President & CEO | Genesis LA



Roxy Rivas

Deputy Director of Capital Projects and Planning | Pacoima Beautiful



Leandro Tyberg

President/Co-Founder | PRIMESTOR DEVELOPMENT



Aifuwa Ehigiator

Investment Officer | The California Endowment

Strengthening New Jersey Community-Owned SPRE through CDFI, Nonprofit and Funder Partnerships

9:00 AM – 10:30 AM | Location: Big Sur

SPRE PLACEMAKING

This session will share best practices and ideas for advancing social purpose real estate through ownership by local nonprofit organizations who are using real estate to serve the needs of low-income communities of New Jersey. NFF has raised dedicated capital and funding from RWJF, Prudential, Citizens Bank and PNC for its Building Equitable Assets for Communities and Nonprofits (BEACoN) New Jersey program that makes an intentional effort to support local control of assets for community impact. This session will offer strategies that can be replicated or scaled in different communities to advance SPRE.

Speakers



Roy Southerland

Director Of BEACON NJ | Nonprofit Finance Fund



Ken Bland

Prudential Foundation



Will Gill, CPA

Executive Director | East Orange Housing Authority

The Future of SPRE: CSN State of the Shared Space Sector

9:00 AM – 10:30 AM | Location: Tahoe

COMMUNITY HUBS & SHARED SPACE

Speakers



Saul Ettlin

Senior Advisor to the President | Community Vision



David Schroyer

Executive Director | Community Spaces Network

Demystifying Collaboration: A Panel Discussion on Going Far, Together

9:00 AM – 10:30 AM | Location: Cabrillo

SPRE DEVELOPMENT

This panel discussion will explore the shared space model developed by the Care Management Coalition of WNY, which brings together nine human service agencies under one roof. The initiative addresses the need for affordable real estate in the social purpose sector, enabling organizations to reduce costs, enhance focus, and improve services for underserved communities. Panelists will share insights into the challenges, successes, and lessons learned from this collaboration. Attendees will gain actionable strategies for building sustainable partnerships, leveraging shared resources, and engaging communities. This session offers a practical roadmap for those looking to replicate similar models in their own communities.

Speakers



Tara N. Burgess

Executive Director | EPIC - Every Person Influences Children



Kimberly Kadziolka

Executive Director | Parent Network of WNY



Marc Hennig

Chief Strategy Officer | Beyond Support Network



Kyle Ryan

Managing Director | Care Management Coalition of WNY



Sue Barlow

Former Board Secretary | Care Management Coalition of WNY, Inc.

Building Community, Building Wealth: Community-informed placemaking, from financing to the finish line.

9:00 AM – 10:30 AM | Location: Catalina

COMMUNITY CONTROLLED ECONOMIC DEVELOPMENT & COMMERCIAL CORRIDORS

This session will focus on innovative, meaningful community engagement practices for social purpose placemaking.

Co-hosted by urban planning and consulting firm Public Works Partners and community finance consultancy Tapestry Community Capital, we'll explore tools and practices including:

- Community bonds, a financing tool that allows everyday community members to invest directly in social purpose real estate, fostering community ownership and collective action.
- Public Works Partners' Community Justice Index, a planning framework that allows practitioners and community members alike to apply restorative justice strategies during the co-design phase of a project.
- Case studies highlighting creative community engagement methods that foster equitable placekeeping, power-building, and community land control.

Participants will gain an understanding of how these tools can be applied to their projects, the costs and challenges associated, and actionable next steps they can take.

Speakers



Suzanne Faiza

Knowledge Lead | Tapestry Community Capital



Melissa Lee

Principal | Public Works Partners



Celeste Frye

Principal & CEO | Public Works Partners

If You Own It, They Will Come: A Grassroots Journey to Land Control

9:00 AM – 10:30 AM | Location: Mojave

POWER BUILDING & PLACEKEEPING THROUGH LAND CONTROL

The session will walk through the grassroots journey of empowerment and coalition-building in the neighbourhood of Parkdale in Toronto. Through the leveraging of real estate owned by the Parkdale Activity and Recreation Centre (PARC) and in collaboration with key community partners (like Working for change, among many others), the neighbourhood of Parkdale has experienced extensive positive animation, resilience building and greater community control – unfolding over decades of organizing, place making and resistance.

This session explores what more is made possible through the ownership of physical space or “real estate” and the generative potential for broader, holistic impact when land is held for community benefit and social impact. Explore the key factors and milestones that created the impetus for grassroots responses and the way in which collaboration among institutions enabled community responses by the people, for the people.

Working for Change has been a partner of PARC’s for 25 years and together, we have grown, adapted, and created real solutions to poverty, suffering and marginalization. As two organizations with origin stories rooted in the psychiatric survivor movement, our histories sit against the back-drop of colonization and the theft of land. Therefore, we ground our work and our values in the treaties that govern these lands – treaties that highlight the critical importance of sharing, inter-dependence, proper stewardship, ensuring the protection of our common resources, and always thinking of future generations.

Attendees will have the opportunity to compare their geographic contexts with a lens of mutualism. Attendees are encouraged to bring any neighbourhood analyses they might have completed, to share at the table portion of the session. By analyzing the neighbourhood location, mission and values attendees will assess opportunities. The table session allows attendees to learn from each other and draft a strategy that could become the framework for a symbiotic community plan. The report back portion of the session will allow attendees to share and learn from the wisdom of the room.

The expected outcomes of the session: Understanding the opportunities of pollination from neighborhoods, into cities (WFC and PNLT), and across the country (CNCLT); the creation of a symbiotic community building strategy at least and maybe even a synergistic community development strategy.

Speakers



Victor Willis (he/him)

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



Anita Prasad

Executive Director | Working for Change

Empowering Community-Led Real Estate Development Through Collaboration and Capital

10:45 AM – 12:15 PM | Location: Solis Hall

THE MONEY IN SPRE

This session will explore how innovative financing strategies and collaborative partnerships are advancing community-led real estate development in historically underrepresented communities. Our session highlights efforts to empower Black-led organizations with technical assistance, creative financing, and capacity-building support.

Through a case study on two Black-led community development projects, we will examine how capital readiness and resource leveraging have allowed these organizations to build community-owned assets and foster equitable development. Attendees will gain insights into practical strategies for supporting community-driven real estate, including the importance of culturally informed financial solutions and advisory services tailored to the unique needs of Black-led organizations.

Furthermore, we’ll discuss the role of inclusive technical assistance in promoting social and economic equity, enabling these organizations to take a leading role in their communities’ growth and sustainability.

By emphasizing collaborative partnerships with real estate attorneys, accountants, general contractors, and other professionals, this session will underscore the transformative power of shared expertise in building sustainable community-based projects.

Through this session, attendees will leave with actionable strategies for creative financing, fostering collaboration, and aligning resources to empower Black-led developers in creating lasting community assets. We invite attendees to engage in an open dialogue, exploring ways to apply these lessons within their own organizations to strengthen investment in underserved communities and support sustainable, climate resilient community-owned real estate initiatives.

Speakers



Lynisha Senegal

Executive Director | Helping Others Pursue Excellence



Lycrecia L. Parks

Chief Risk Officer | Chicago Community Loan Fund

Creating Impact and Sustainability: Repurposing Vacant School Buildings into Community Hubs

10:45 AM – 12:15 PM | Location: Big Sur

SPRE OPERATIONS, PROGRAMS & COMMUNITY ACTIVATION

Using Life Remodeled's Durfee Innovation Society project in Detroit as a case study in repurposing vacant buildings into opportunity hubs, the session will cover the indispensable aspects that have been successful in planning, starting, operating and sustaining these ecosystems. Attendees will leave with a sample roadmap for starting, operating and sustaining a community hub that serves the needs of their own participants.

Speaker



Brandi Haggins

VP of Opportunity Hubs | Life Remodeled

Public Acquisition Funds: How Local Governments Are Working with Community Development Partners to Unlock New SPRE Opportunities and Preserve Neighborhoods

10:45 AM – 12:15 PM | Location: Cabrillo

THE MONEY IN SPRE

How can public-private partnerships catalyze social purpose real estate projects? How can community organizations advocate for public acquisition programs and utilize them effectively? What role should CDFIs and other intermediaries play in the design and implementation of these funds? In this session, you will learn about innovative public acquisition funds in Los Angeles, San Francisco and Seattle, and begin building a strategy to design and advocate for similar programs in your respective communities.

Panelists will represent key players in these collaboratives:

- A local government community development leader operating an equitable acquisition program for SPRE projects in Seattle
- A local government economic development leader that designed an equitable development acquisition program for affordable commercial real estate development in LA.
- Two CDFIs – in Los Angeles and San Francisco – that managed the acquisition funds and provided technical assistance to SPRE projects

Participants will hear from panelists about the differential value of these programs and how community partners can best utilize them for catalytic projects. Participants will also hear about the challenges inherent in these public-private partnerships and go-forward learnings for future program designs.

Through facilitated small group breakout sessions, participants will grapple with key program design questions such as:

- What type of financing can my local government feasibly provide?
- What type of organizations should qualify to receive these funds?
- What type of projects are best suited for these funds?
- How can community organizations best leverage this public financing to get their projects to the finish line?

Participants and panelists will workshop these critical questions, ultimately strengthening the movement to advance and scale these catalytic public financing programs.

Speakers



Tom De Simone

President & CEO | Genesis LA



Saul Ettlin

Senior Advisor to the President | Community Vision



Giulia Pasciuto

City Of Seattle EDI



Caroline Torosis

Los Angeles County Supervisor Holly J. Mitchell

Shared Spaces = Amplified Impact: Rethinking Nonprofit Real Estate

10:45 AM – 12:15 PM | Location: Catalina

COMMUNITY HUBS & SHARED SPACE

This session offers actionable insights on blending shared nonprofit structures with collaborative space solutions to expand capacity and deepen community ties. As stewards of social purpose real estate, nonprofit centers are uniquely positioned to optimize collective resources, build community, and amplify impact. Facing post-pandemic challenges, nonprofits are increasingly turning to communal spaces and collaborative services—particularly through shared nonprofit models—to strengthen resilience. Comprehensive or Model “A” shared nonprofit frameworks provide sustainable, centralized support that reduces operational burdens, making them a valuable resource for organizations striving to adapt.

Presenters Thaddeus Squire of Social Impact Commons and Carman Gaines of Local Color (San Jose), will bring their expertise to this discussion. They'll explore how shared nonprofit models, coupled with coworking environments, enhance resource efficiency, foster community connections, and drive meaningful collaboration. Using real-world case studies, they'll demonstrate how shared coworking and management services can streamline daily operations and encourage nonprofit cooperation and resilience.

Attendees will gain practical takeaways through break out group discussions, ample Q&A time, and cross-sector insights into the evolving landscape of nonprofit resource-sharing. This session showcases lessons learned, tangible impacts, and potential improvements, equipping attendees with strategies to drive sustainability and community-building within their own organizations. Join us for an in-depth exploration of the future of nonprofit resilience through collaborative resources and intentional space-sharing.

Speakers



Thaddeus Squire

Chief Commons Steward | Social Impact Commons



Carman Gaines

Deputy Director | Local Color

New Markets Tax Credits: Funding to Complete Your Capital Stack to Get Your Project Done!

10:45 AM – 12:15 PM | Location: Mojave

THE MONEY IN SPRE

Nonprofit real estate development typically requires lower cost financing and/or deep subsidy for a project to be financially feasible. New Markets Tax Credits (NMTCs) are a commonly used community development financing tool, typically providing an approximate 17% to 20% equity contribution to the project. In this session, participants will learn the basics of NMTCs, how to know if a project is eligible, how to secure NMTCs and how they can fit into the overall capital stack for your project. We will also include a case study and NMTC industry and market updates.

Speakers



Kelly Ehrenfeld

Project Manager | Equity Community Builders



Suzanne Brown

Principal | Equity Community Builders LLC



Elizabeth Klueck

Partner | Goldfarb & Lipman LLP



Beth Bergman

Managing Partner | Bergman and Allderdice



Lizeth Manriquez

Sr. Investment Associate | RDF



Karen Rodriguez

Chief Financial Officer | Canal Alliance

Closing Plenary: How Foundations Can Finance SPRE

12:30 PM – 1:30 PM | Location: Solis Hall

THE MONEY IN SPRE

Philanthropic investment serves as essential “risk” capital for community real estate ownership, helping to drive the movement forward. This panel will examine the critical role of foundations in financing social-purpose real estate (SPRE) projects and advancing community-led development.

With a focus on maximizing community impact, national and regional foundations are leveraging grants, low-cost debt, and other financing tools to support innovative solutions for affordable housing, sustainable economic development, and long-term community control. By exploring the funding strategies and ecosystems these foundations have built, participants will gain insight into how impact-driven financing models create pathways for shared ownership and affordability.

Panelists will showcase diverse financial tools and investment approaches that foundations use to support SPRE initiatives. The session will also highlight real-world case studies of successful foundation-funded projects, illustrating how mission-driven capital empowers residents to shape and sustain their neighborhoods.

Speakers



Omar Carrillo Tinajero

Executive Director | Center for Community Investment



Erika Brice

Investment Officer | Kresge Foundation



Chad Schwitters

Sr. Program Officer | McKnight Foundation



Tracey Stewart

Senior Program Officer | The Colorado Health Foundation

Grab & Go Lunch

1:30 PM – 1:30 PM | Location: Solis Hall Atrium

MEALS & LOGISTICS

Grab a boxed lunch in the atrium space of Solis Hall as you exit the closing plenary session and finish your time at the SPRE Summit.

SPRE Summit Overtime: Post Summit Action Planning

1:30 PM – 3:30 PM | Location: Catalina

NETWORKING ACTIVITIES

After an inspiring 2 ½ days seeing community real estate in action, hearing case studies and approaches from across the US and Canada and being amongst a like-minded group of people driving inclusive community development, we turn our attention to action planning for the future.

If you're able to stay after the closing plenary, join us for a brainstorming and prioritization session of what we can do to collectively support this work. Brainstorm will be focused on what CSN can do between now and the next summit, discuss ideas for the next SPRE Summit and invite ongoing engagement in building the field.

Speakers



David Schroyer

Executive Director | Community Spaces Network



Saul Ettlin

Senior Advisor to the President | Community Vision

Work Space

1:30 PM – 3:30 PM | Location: Mojave

MEALS & LOGISTICS

Feel free to stay and use the Mojave room in the Center for Healthy Communities to work and connect. This space will be open and available for SPRE Summit attendees to work and use as they need until 3:30.