



Bay Area Nonprofit Displacement

April 24, 2019



Research

March 2016



Status of Bay Area Nonprofit Space & Facilities

Prepared by
harder+company
community research



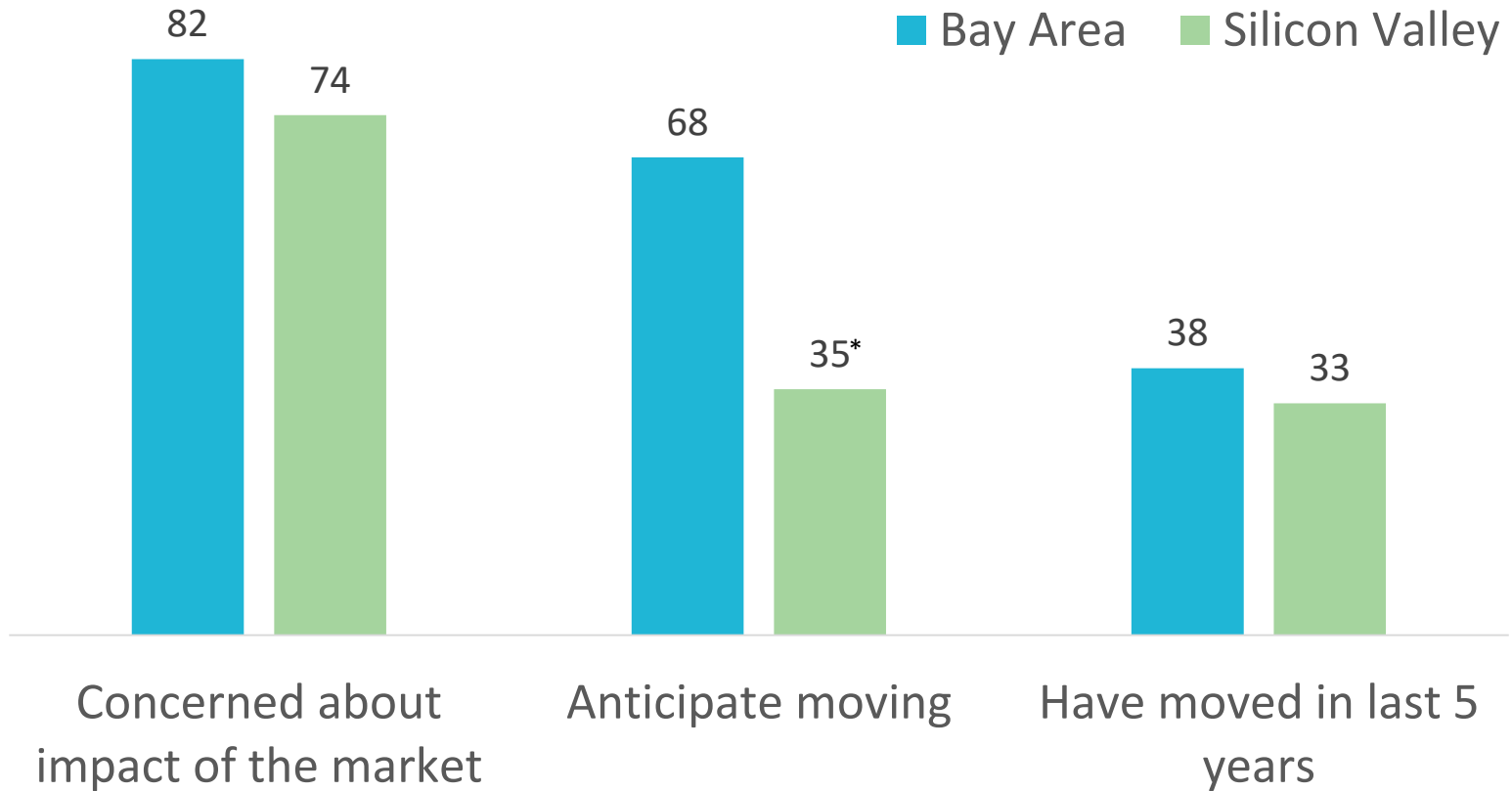
Northern California Grantmakers
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San Francisco, CA 94105

Status of Silicon Valley Nonprofit Space & Facilities

November 2018



Key Findings



* Additional 27% do not know

THE NONPROFIT DISPLACEMENT PROJECT IS FINDING NONPROFIT REAL ESTATE SOLUTIONS



Solutions



SPACE

- Create or support shared spaces, nonprofit centers, and hubs
- Support community/nonprofit facility ownership (CAST model)
- Support nonprofit real estate acquisition and leasing
- Map properties that could be adapted to nonprofit use
- Activate vacant & underutilized space (schools, retail, places of worship)
- Increase warehouse space
- Increase co-working space
- Partner with tech for shared space



FUNDING

- Provide larger, multi-year general operating support grants
- Fund increased operating costs or eliminate admin/indirect percentage cap
- Support donor-designated, pooled and other dedicated funds
- Funding for space acquisition
- Funding for predevelopment and moving costs



TECHNICAL ASSISTANCE

- Create a database of nonprofits interested in sharing, leasing, or purchasing space
- TA on lease negotiations; business, financial, and space planning; tenant improvements; ADA compliance
- Workshops on real estate readiness
- Create a one-stop resource center for nonprofits to receive services
- Facilitate nonprofit mergers
- Support with city negotiations to activate vacant space
- Support with mergers, or sharing services – programs, admin & development staff



POLICY

- Promote inclusion of nonprofit space in new developments
- Community benefit agreements that include nonprofits on site with affordable housing
- “Set-asides” to purchase during downturns
- “Rent control” oriented strategies
- Create incentives for renting or donating space to nonprofits
- Zoning changes
- Promote living wage policies

Nonprofit Displacement Project Goals



Build
Capacity



Activate
Existing
Space



Advance
Policy

Acquire
Space

REAL ESTATE READINESS PROGRAM SILICON VALLEY



Due to the area's skyrocketing real estate market, nonprofits find themselves at risk of displacement or face significant barriers to growth. In the South Bay and Peninsula the growing business sector is contributing to inflated rents, resulting in nonprofits struggling to find the affordable space they need to thrive. NCCLF's highly regarded Real Estate Readiness program builds the capacity of organizations located in San Mateo and Santa Clara counties.

This workshop series is free and generously supported by the [Heising-Simons Foundation](#). At the conclusion of the series, participating organizations will have access to free of charge real estate consulting services.

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🔍 Keyword (building name, listing title, etc.)

Address



50 mi



Search

All Space Types



All Agreement Types



⚙️ More Options

Min Area (sqft)

Max Area (sqft)

Price Range:

\$0

\$10,000

Beta Test



connecting social impact organizations to donated workspace in Silicon Valley



through the generous support of our funders



Shifting the Funding Framework

Philanthropy CA

Full Cost Project

Real Costs. Real Outcomes.

