

# Social Purpose Real Estate Collaborative



## SPRE Collaborative Members

BC Housing  
Canada Mortgage and Housing Corporation  
Canadian Heritage  
Central City Foundation  
City of Nanaimo  
City of North Vancouver  
City of Richmond  
City of Surrey  
City of Victoria  
City of Vancouver (Housing, Social Policy & Culture Services)  
Community Impact Real Estate Society  
Metro Vancouver  
Real Estate Foundation of BC  
Renewal Partners  
Vancity Community Foundation  
Vancity Credit Union

*SPRE is grateful to work within the traditional, ancestral and unceded lands of the Indigenous Peoples in this place now called Canada*

Every individual and family in BC are touched by the work of **not-for-profits and social enterprises**. However, the vitality of these sectors is compromised when real estate forces make it impossible to secure suitable, affordable space to deliver programs and services, and when those market forces displace organizations or encroach on community owned assets.

**The Social Purpose Real Estate Collaborative (SPRE)** works to inspire and enable BC not-for-profits and social enterprises to secure affordable and suitable spaces for community. Our vision is a world of resilient, inclusive, and connected communities.

Founded in 2009, SPRE is comprised of funders and investors including government that strategically engage with and support social purpose real estate by building awareness, researching the issues, and making resources available, developing organizational capacity and partnerships, and advising on key policies.

Social purpose real estate includes space for not-for-profits and social enterprises such as: arts & culture groups and artists; health, community & social service organizations; environmental groups; childcare; advocacy organizations; co-working/co-location and shared spaces; space developers and providers, and faith-based places of worship or mixed-use nonmarket housing that provide space for community.

If society loses its not-for-profit and social enterprise organizations, we lose our 'community glue', our ability to thrive and our economic, social, and environmental strength and sustainability. In dollars alone, the not-for-profit/charitable sector in Canada is the 3<sup>rd</sup> largest contributor to GDP. (*\*Includes institutional, business and community not-for-profits*).

**Social purpose organizations need affordable, suitable, secure space for their programs and services.**

# The Collaborative in Action: SPRE Projects



**SPACE for COMMUNITY** is a major new study commissioned by SPRE and the Real Estate Institute of BC that combined multiple research and engagement strategies to build an evidence-based platform for understanding real estate challenges impacting not-for-profits, social enterprises and the arts and culture communities in BC. Recently released, Findings and Recommendations provide the evidence and insight for building capacity in the sector and changing land use policy to preserve space for community.



**Case Studies in Social Purpose Real Estate.** From small artist run centres to major mixed used social service/housing projects—social purpose real estate takes many shapes and forms. SPRE’s ‘deep dive’ **Case Studies** highlight the stories behind the real estate providing expertise, insight and inspiration for those seeking to understand social purpose real estate and create their own spaces. Includes 30+ additional ‘high level’ social purpose real estate **Space Profiles**.



**Learning Events/Capacity Building.** When 500 delegates gathered in 2015 for **Building Opportunities: The Social Purpose Real Estate Conference**, the dialog in BC changed forever. **Building Opportunities** followed the highly successful 2010 **Our Places/Our Spaces** SPRE conference—notable as the first ever fully dedicated to social purpose real estate. SPRE conferences, workshops, symposia, advisory services, and 100+ educational bursaries support the sector’s growth in capacity, knowledge, skills and abilities.



**Online Resources.** As the SPRE Collaborative grows, so too does its ability to provide online access to key resources, literature and research, tools and expertise. Whether basic “how to” through more sophisticated thought pieces, sharing resources and information underpins strengthening the overall social purpose real estate sector. Particularly valuable pages help not-for-profits and social enterprises **Find Space** and **Fund Space**.



**Public Policy Advice.** Increasingly, SPRE is called upon to provide advice on the issues facing not-for-profit and social enterprise real estate. Helping government and other agencies understand the positive economic, social and environmental impacts of the social purpose sector, and providing access to an ‘expertise bank’ that is the Collaborative, SPRE is able to influence public policy to enable spaces and facilities for the not-for-profit and social enterprise sectors.



**From Response to Recovery.** With the arrival of the Covid19 Pandemic in the spring of 2020, many not-for-profits and social enterprises have been called to the fore—supporting vulnerable populations to safely move through the crisis, all the while seeing their operating contexts and financial sustainability massively altered. Real estate impacts from the pandemic range from substantial to catastrophic, further amplifying existing space challenges.

**SPACE FOR COMMUNITY** provides a timely assessment of the impacts to not-for-profit and social enterprise operations and financial sustainability as well as ever evolving impacts on social purpose real estate. SPRE and its members work to advance information sharing, support for community organizations, and long-term policy changes that help communities move through pandemic response to recovery. Ultimately, SPRE’s work in this area is about helping to increase community resiliency through strengthening the not-for-profit and social enterprise sectors.