

## **Social Purpose Real Estate Collaborative Student Research Opportunity**

(Spring – Summer—Fall 2017)

Vancouver, BC, Canada

### **The Opportunity:**

The Social Purpose Real Estate Collaborative (SPRE) is seeking a senior level graduate or student intern from a business, communications, planning, real estate or related discipline to conduct research into social purpose real estate projects (case studies) and prepare best practices and lessons learned to share online via the SPRE website. Funding is available for 3-4 months f/t work or longer should the successful candidate be interested/available on a p/t basis. Compensation to be commensurate with experience/qualifications.

Using background research combined with first person interviews, video, photos, and data analysis, these case studies will provide an opportunity for the SPRE community—non-profits/social enterprises, developers, architects, planners, government, funders and investors—to learn from and potentially replicate real-life spre projects. The successful candidate will work closely with the SPRE Collaborative as well as social purpose real estate partners and stakeholders to realize this project.

### **Who is SPRE?**

The Social Purpose Real Estate Collaborative (SPRE) is a Vancouver-based network of funders and investors working to help mission-driven organizations with their real estate needs. Established in 2009, the Collaborative has undertaken a number of activities including conferences, workshops and bursaries to help build the capacity of the non profit and social enterprise sector; research studies to understand the scope and scale of the issue preserving and creating social purpose real estate in one of the most challenging real estate markets in the world; and partnering to advance the understanding and commitment to social purpose real estate. Helping non profits and social enterprise organizations with their real estate needs means aiding with organizational sustainability, capacity and facility assets and can include the real estate basics of renting, leasing and owning, as well as education and information on concepts of mixed use projects, shared spaces or colocation, co-working and shared services.

[www.socialpurposerealestate.net](http://www.socialpurposerealestate.net)

### **What is Social Purpose Real Estate?**

Spre refers to property and facilities owned and/or operated by mission-driven organizations and investors for the purpose of community benefit and to achieve blended value returns.

Included in the spre definition of “mission-driven” are:

- Not-for-profit organizations working in the areas of advocacy, arts and culture, childcare, community and social services, employment and training, health services, housing, environment, recreation and sport, etc.
- social enterprise businesses and entrepreneurs who seek to deliver social value as well as generate revenues (including artists)
- Government, foundations and mission based investors

### **What is a Blended Return?**

“Blended value returns” refer to the notion that projects deliver multiple impacts beyond generating revenue and profit, including quadruple bottom line—social, cultural, economic and environmental benefits.

### **SPRE Members:**

As of March 2017 there are twelve SPRE members committed to working together via the Collaborative to assist non-profits and social enterprise with their real estate needs. Members benefit in this work thru their participation in the SPRE peer group—learning from and advancing the SPRE cause more effectively as a Collaborative, than possible as individual organizations. Members include:

Canadian Heritage	Real Estate Foundation of BC
Central City Foundation	Renewal Partners
City of New Westminster	TIDES Canada
City of Vancouver (Cultural Services, Social Policy & Projects, Housing Policy)	Vancity Credit Union
BC Housing	Vancity Community Foundation

### **Goals of the Research Project:**

The SPRE research project seeks to collect data and share best practices and lessons learned regarding social purpose real estate projects. What is social purpose real estate? What are the benefits and risks involved in this form of real estate? How does social purpose real estate enhance and contribute to strong, resilient, diverse communities and neighbourhoods? How does it differ from commercial or market real estate projects? Who benefits from social purpose real estate and what opportunities exist to expand range of spre projects completed and underway?

The successful candidate would lead the research and development of a number of case studies on social purpose real estate that would highlight how these projects came to be including but not limited to: risks and rewards, partnerships required, capital funding and operating models employed, timing, governance and volunteer involvement, planning stages, professionals recruited to assist in the project realization, lessons learned, and end project value assessment.

Beginning with a research phase, including literature review and preparation of a research brief, the work would then move into a knowledge mobilization and communication phase where the Intern would be responsible for assembling a narrative suitable for ongoing education and delivery via the SPRE website. This might include video, photos, first person narration, interviews with the range of volunteers and professionals involved in the project, community testimonials and other. Each narrative will be unique to the individual project, but should tell the overarching story in a compelling and insightful manner to ensure maximum inspiration and learning. We hope to highlight multiple case studies (pending the depth and length of each narrative); the minimum target to be shared on line would be 5-6, although additional studies may be highlighted, and certainly covered in the research brief.

These case studies will provide insight in the range and scope of spre projects and a much better understanding of what is social purpose real estate.

**Timeframe:**

Timing is flexible pending availability of the successful candidate and could begin as early as May and run as late as Oct 2017. The internship would be 3-4 months f/t or longer if the Intern chose to work p/t. The intern will work with SPRE Collaborative members, and under the supervision of Jacqueline Gijssen SPRE Project Director, to advance the work described above.

**Project Outcomes:**

- To provide an engaging and meaningful learning experience for a senior level student or graduate from a business, communications, planning, real estate or related degree program, and
- To provide SPRE with the opportunity to build its research understanding of social purpose real estate projects (case studies) and convey that research through sharing at conferences and events, and online via the SPRE website.

**Contact:**

- Jacqueline Gijssen, Project Director, Social Purpose Real Estate Collaborative, E: [SPRECollaborative@gmail.com](mailto:SPRECollaborative@gmail.com), C: 778-387-4451

Alternative Contact for period March 22 – April 10, 2017

- Jennifer Johnstone, President & CEO, Central City Foundation, [Jennifer.johnstone@centralcityfoundation.ca](mailto:Jennifer.johnstone@centralcityfoundation.ca), 604-683-2263
- Irene Gannitsos, Manager Strategic Programs, Vancity Community Foundation, [Irene\\_gannitsos@vancity.com](mailto:Irene_gannitsos@vancity.com), 604-871-5373