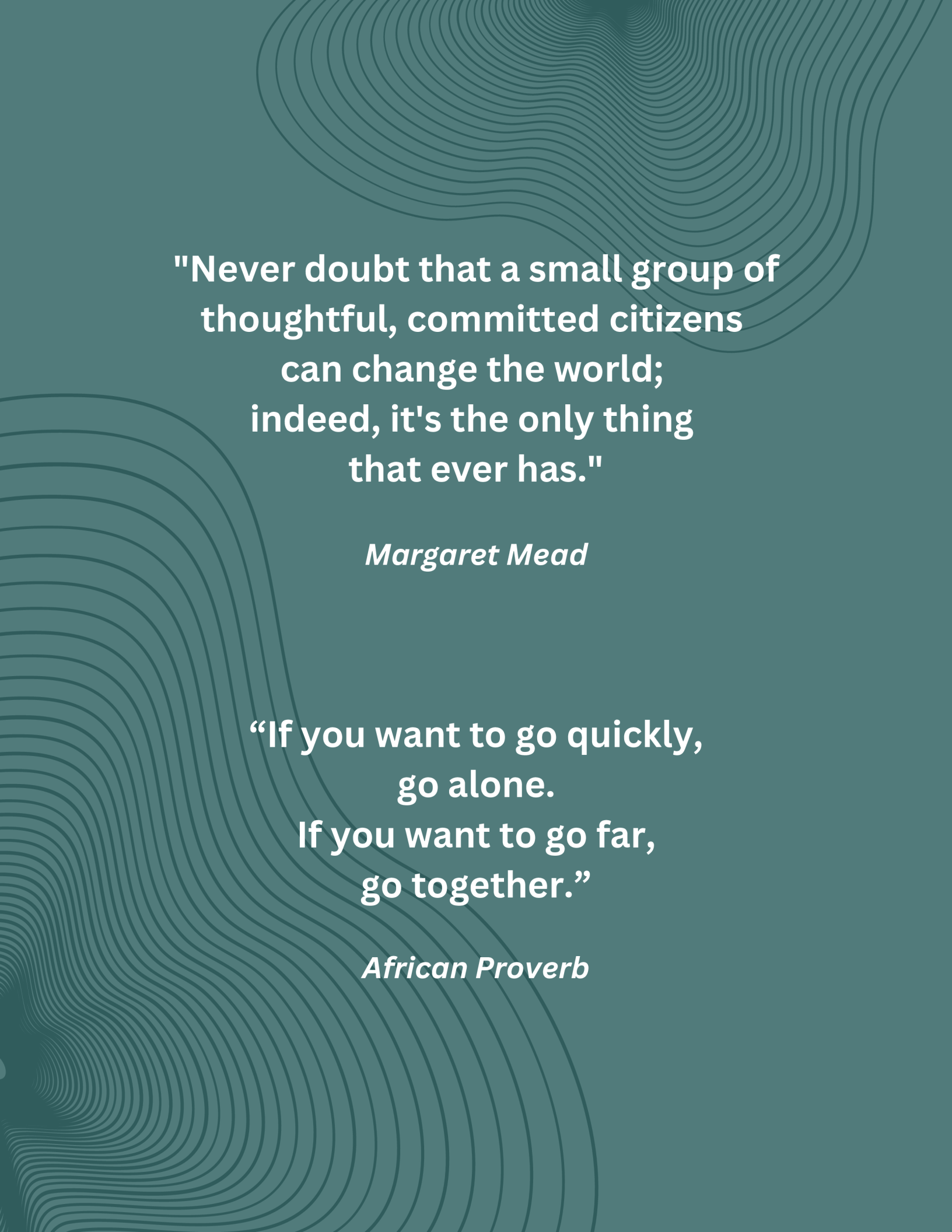


SIERRA SHARED SPACES



Community Hub 
Lake Isabella, CA



**"Never doubt that a small group of
thoughtful, committed citizens
can change the world;
indeed, it's the only thing
that ever has."**

Margaret Mead

**"If you want to go quickly,
go alone.
If you want to go far,
go together."**

African Proverb

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Welcome

Dear friends and neighbors,

It's my pleasure to be working with *Sierra Shared Spaces* to develop a Community Hub in Lake Isabella, CA. We believe in the power of community, and we envision this Community Hub as a vibrant and welcoming space, where people come together to learn, grow, & collaborate.

Our goal is to strengthen collaboration between local organizations, while driving local economic development. We aim to support small businesses, nonprofits, entrepreneurs, and workforce development, while establishing the physical infrastructure required for teaching, gathering, and coordinating a local emergency response. Our goal is to empower a resilient rural community.

The Community Hub is being co-designed and co-created by the community itself. Local residents, students, entrepreneurs, small businesses, community groups, non-profit organizations, charities, and collectives have been consulted, and will continue to be engaged at every step. We are now working with a number of Community Hub project partners, anchor tenants, and programming partners to raise funds for the design and development phases.

We are asking our local partners and funders to shift from reactive spending towards proactive investments in our communities, and this essential community infrastructure.

Together, we can create a dynamic multi-purpose space that will foster new skills and connections while bringing services and supports to local residents. The facilities, programming, and organizations co-located in the hub will work to empower resilient rural communities.

I am filled with excitement and optimism about the potential of this project.

This is a unique opportunity to create local impact that will last for generations.

You can strengthen our collective by working with us to build the Community Hub, and to cultivate an ecosystem where innovation thrives and rural opportunities flourish.

We invite you to join us as we embark on this adventure. Anything is possible, when we work together.

Ashley Proctor
Creative Blueprint & Coworking Canada

Sierra Shared Spaces is a local non-profit organization dedicated to leveraging shared workspaces, partnerships, and community engagement to lift up economically disadvantaged and underserved rural communities.



IT'S ABOUT WHAT HAPPENS WHEN WE WORK TOGETHER



We are working collaboratively to build a Community Hub in Lake Isabella, designed to meet the unique and evolving needs of rural community members in the Kern River Valley.

The hub is in the early stages of development, and is intended to be a shared community gathering space, and a home to a variety of non-profits, local businesses, and community groups.



Our Team



Justin Powers
Executive Director, Sierra Shared Spaces

Justin Powers is the founder of Kernville Cowork and Sierra Shared Spaces, and has been redefining the impact that coworking can have in rural communities since 2018.



Tony Bacigalupo
New Work Cities



Project Partner
Board Member



Ashley Proctor
Coworking & SPRE Consultant

Sierra Shared Spaces engaged *Creative Blueprint* to support the development of the Community Hub. Ashley has 20+ years experience developing coworking spaces, community hubs, and community land trusts.



Ryan Emslie
Treasurer - Board of Directors

Ryan Emslie is a local entrepreneur, shared spaces enthusiast, and operates the historic Whispering Pines Lodge located in Kernville, CA. Ryan is also a long-term member of Kernville Cowork.



Project Partner
Board Member



Project Partner
Board Member



Sarah Roofener
Secretary - Board of Directors

Sarah Roofener serves on the board of Stewards of the Sequoia - preserving public access to outdoor opportunities. Sarah is also active in the entrepreneurial community at Kernville Cowork.

Vision & Mission



Our Mission



To create place, space, and connection for change in our rural communities.

To work in partnership with non-profit organizations, local businesses, and community residents to develop shared solutions to our regional challenges.



Our Vision



Create physical shared environments for connection, collaboration, and productivity.

Provide a place, space, and opportunities for connection to other organizations that are supporting our community.

Become the hub, creation point, and incubator for innovation and the creation of new ventures in our economic region.

Create and support meaningful and sustainable career paths within our community.

Expand our community and our impact both within the Kern River Valley and to other rural communities.



Hub Project Overview

What is a Community Hub?

A Community Hub is a gathering place. It is a central meeting point, and a place of connection and collaboration between local residents, small businesses, non-profit organizations, community groups, and first responders.

Our Community Hub will be approximately 15,000 square feet, including private offices, coworking space, meeting & training rooms, public event space, outdoor gathering space, a community garden, and a shared community kitchen. The Community Hub will be designed **by and with** local residents and future Hub Members, with the intention of serving the needs of the community, however those needs may change over time.



Community Hub Priorities

- Strengthen collaboration between local organizations
- Drive economic and workforce development
- Support small businesses, nonprofits, and entrepreneurs
- Prepare for a disaster response
- Support local arts & cultural events
- Create a resilient community

The Community Hub in Lake Isabella is intended to be a pilot project, and the first of many hubs that will become a network of community-driven resilience centers across Kern County.

Community Overview



Why Lake Isabella?

Lake Isabella is the population center of the Kern River Valley, yet has seen minimal investment in the past two decades. We can reach and serve many communities from this location. This is the place where we can make the most impact.



The Kern River Valley

The Kern River Valley abounds with outdoor recreation opportunities offering unparalleled work-life balance. However, this unique geography also creates challenges for the local community.

\$35k

Median household income

54%

Children living below the poverty line



Local Challenges

Unincorporated
Geographically isolated
Vulnerable to climate change & natural disasters
Generational poverty
Limited infrastructure
Limited services



Local Opportunities

Diverse outdoor opportunities
Recreation and tourism economies
Affordable cost of living
Value-aligned service organizations
Resilient residents
Strong community connections
Community engagement & support



Co-Design & Co-Creation

Built by Community

The Community Hub is only possible through **co-design** and **co-creation**.

We've made a commitment to ongoing engagement with community residents, members, and all of our project partners.

The community drives this project.

Governments can act by doing things ...



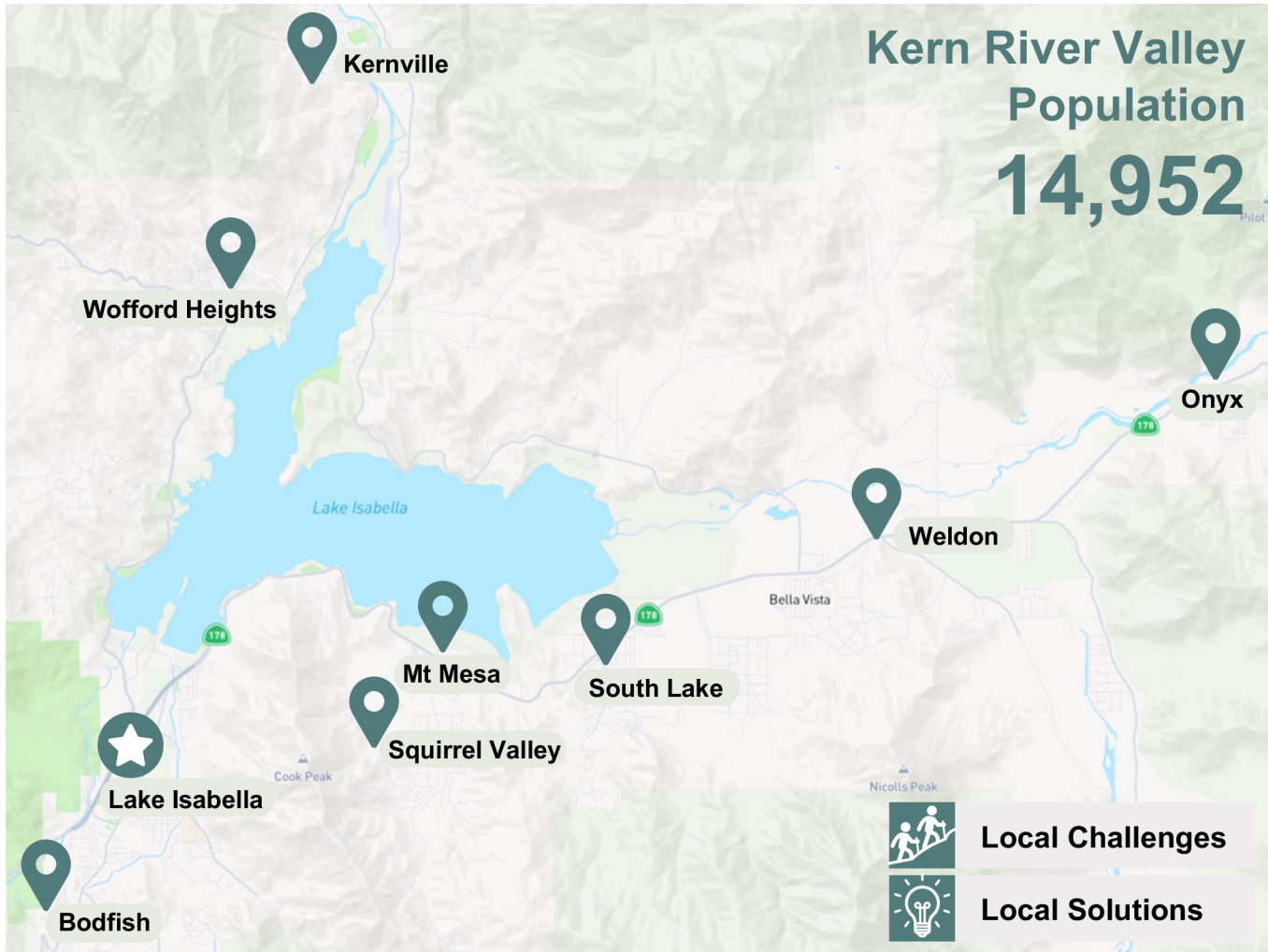
It's all the government's responsibility
Can erode trust and increase expectations

Shared responsibilities
Can build trust and help balance expectations

This framework can help to inform a better balance to the roles and responsibilities of governments and communities



Community Engagement



Co-Creation Events

We continue to host public co-creation events across the region, designed to educate local residents and businesses about hub objectives and opportunities. We aim to collect valuable feedback, and to ensure community engagement, leadership, and investment in the project from its earliest days through operations.





Community Needs

The Community Hub is designed to accommodate the diverse and changing needs of its members. Our priorities have been determined by community consultations and needs assessments for local businesses and organizations.



Work Space

Meeting Space

Outdoor Space

Local startups, non-profit organizations, entrepreneurs & students requested **affordable, flexible work space** including **private offices** and **coworking**.

Community groups, small businesses, remote workers & programming partners requested AV equipped **meeting & training rooms**.

Community groups requested **sheltered outdoor space** with **restroom access** for environmental education, school visits, & outdoor events.



Event Space



Skills Development



Ongoing Consultation

The most requested amenity in the Community Hub is a **modern event space** for use by members, event partners, and the entire community.

Community members have expressed interest in attending **workshops** and **learning new skills**. Many also expressed interest in **teaching**.

We are committed to ongoing consultation with community groups & residents. A **Community Advisory Group** will remain in place.

Community Assets



Once the Community Hub is established, it will continue to support residents of the Kern River Valley for generations to come. The impact of these community assets will be transformational, and will ripple throughout the region.



Community Garden



Coworking & Event Space

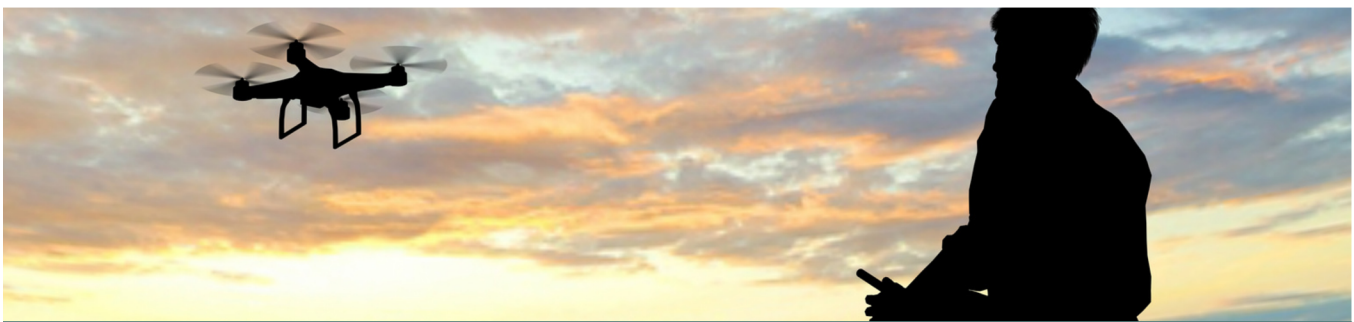


Community Kitchen

Once the property has been acquired, the **Community Garden** can be utilized by youth groups and ***maintained by local residents.***

Once the hub is complete, a ***modern office & event space*** will support ***community residents & organizations working locally.***

The **Community Kitchen** will provide ***professional facilities*** for local food entrepreneurs and for ***food handling and skills training.***



Education & Training

Entrepreneurship

Community Services

Community Hub partners will include educational institutions and local employers who provide ***formal training*** and ***after school programming.***

Some Community Hub partners will focus on ***helping local businesses*** launch, grow, and thrive in the Kern River Valley.

Community Service Providers will be ***co-located in the hub,*** making it easier for local residents to access and receive the support they need.



Disaster Response

Our community is susceptible to natural disasters - wildfires, floods, smoke, and heatwaves significantly impact local residents. The hub will be an essential piece of infrastructure, from disaster response & emergency relief, through recovery.



Disaster Relief



Power & Communications



Food Security

The property itself, the **sheltered outdoor space**, the **indoor air filtration**, and **additional restrooms** are designed to temporarily host evacuees and/or emergency workers.

The hub will have **back up power supply** and **communications** capabilities, so the facility can help to coordinate a timely, **networked community response** in a crisis.

The **Community Kitchen** can easily transform into a **food bank, distribution hub, or meal center** - essential for **food security**, emergency response, and disaster relief efforts.



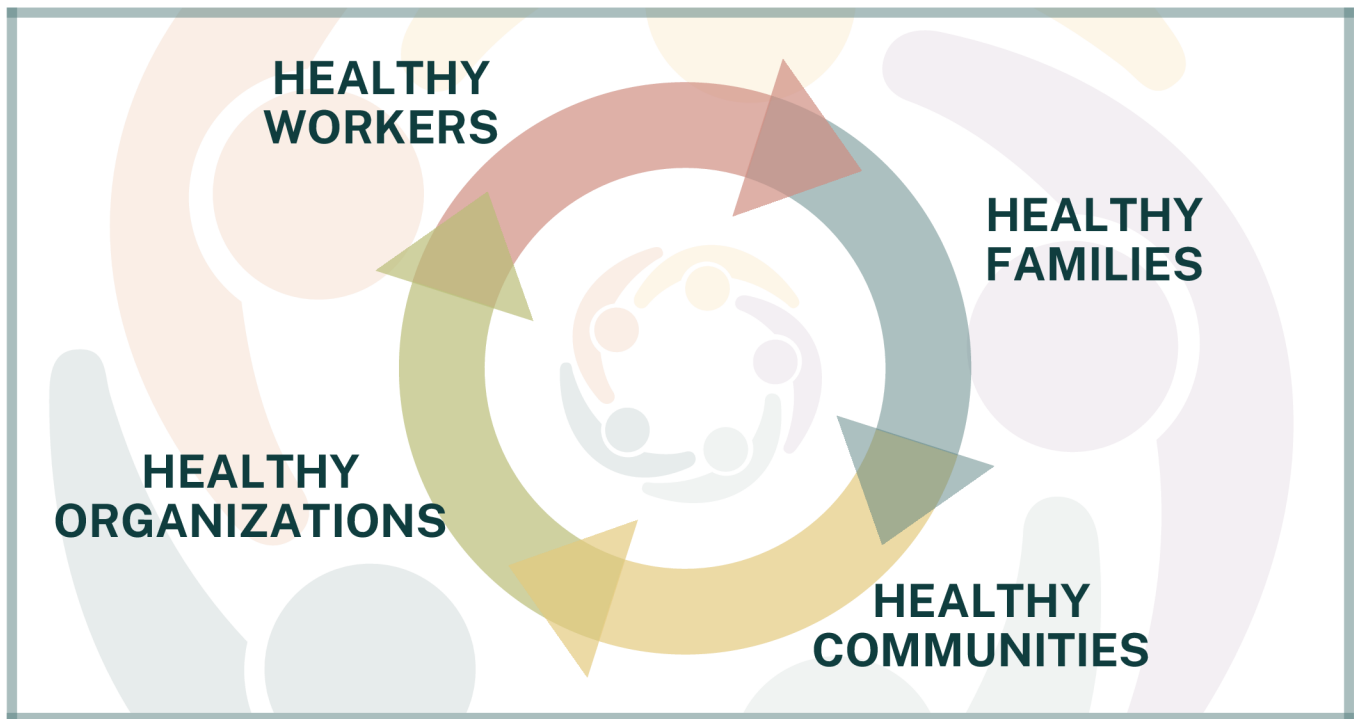
A Resilience Center

Local first responders and disaster response organizations have identified the lack of existing infrastructure as an obstacle towards protecting our community and connecting to local residents. A Community Hub will become a resilience center, aiding local response and relief efforts.

Community Resilience



The Cycle of Resilience



Resilient Residents

The Community Hub prioritizes the needs of the local community. **Residents have the knowledge, access, and tools they need to thrive.**

Services & Support

Community groups, community services, and support providers are co-located and **embedded in the communities they serve.**

Thriving Communities

Residents utilize the hub and shared community assets, creating a cycle of **resilient workers, families, and communities.**



Operations Model



Anchor Tenants

Anchor Tenants have a permanent home within the hub, and may carry out some of the hub's essential functions. They have a shared interest in serving our community, and want to invest in it proactively.



Hub Members

Hub Members pay for flexible access to office space, coworking space, or meeting rooms. Members may be entrepreneurs, remote workers, non-profits, students, or community groups.



Community Access

Service Organizations and Community Groups may be Hub Members, or they may utilize the outdoor space, event space, or Community Hub kitchen to carry out their own local mandates.

Program Funders

Sierra Shared Spaces, Anchor Tenants, Hub Members, and Programming Partners all seek funding for hub initiatives. The diversity of mandates and grant cycles ensure sustainable operations.

Programming Partners

Programming Partners produce and host workshops & events in the Community Space - activating the hub, while inviting residents in. Events are intentional and curated.

Strategic Investment

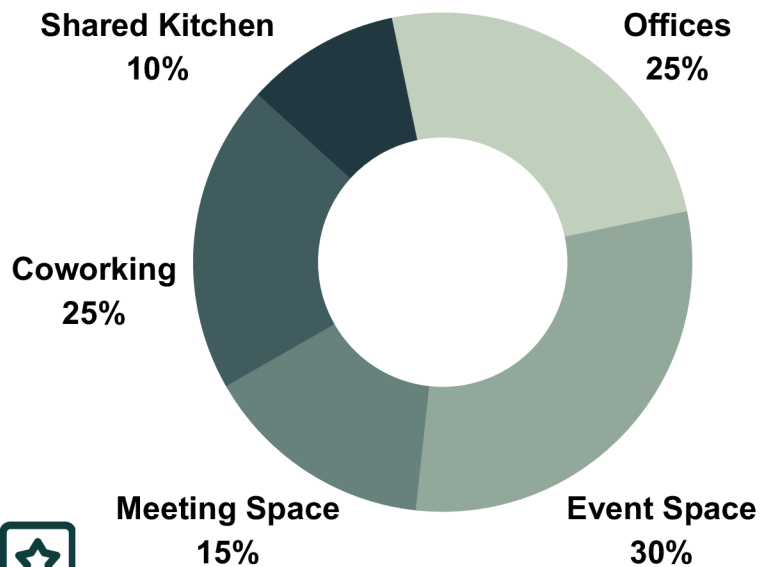
We aim to raise funds up front through grants & donations to purchase the property, and finance development & construction. **Hub operations will be self-sustainable in 2 years.**

Operations Model



How it Works

Anchor Tenants and Hub Members are carefully selected to compliment and amplify each other's work and local impact. Many organizations require similar facilities, and they aim to gather and access the same clients. All parties benefit from the proximity and cost-savings of co-location.

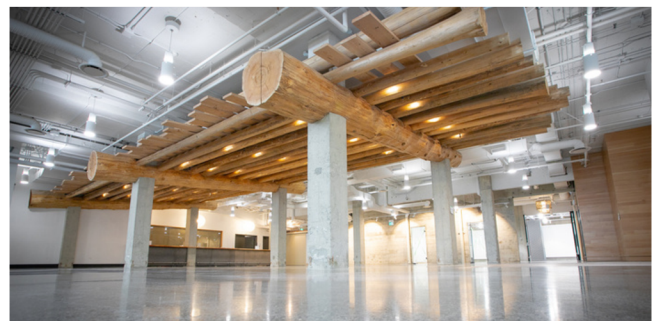


Case Studies

312 Main - Vancouver, BC, Canada

Vibe Coworks - Poulsbo, WA, USA

Durfee Innovation Society - Detroit, MI



Worldwide Coworking Connections

We are part of a global coworking movement, and a social purpose real estate community of practice.

We share best practices, research, and sustainable systems to ensure these hubs - and their members - thrive.

Social Purpose Real Estate | Placemaking | Coworking | Community Building



Project Partnerships

OPTION

1

Funding Partner or Donor

Funding Partners and Donors provide funds in the form of grants, loans, investments, property, in-kind services, and/or equipment. These funds may be contributed free of any restrictions, or they may be designated for a specific project like the Community Hub, or a specific initiative - such as research. Funding partners may also contribute by donating a piece of property or equipment.

OPTION

2

Community Hub Project Partner

Project Partners have a shared interest in serving the community, and are working directly with Sierra Shared Spaces to accelerate and/or amplify their organization's efforts and impact. Each Project Partner maintains a unique agreement with Sierra Shared Spaces defining their involvement with the funding, design, decision making, operation, and/or programming of the hub.

OPTION

3

Grant Co-Applicant

Co-applicants work collaboratively with Sierra Shared Spaces towards securing grants that are designated towards specific programming, equipment, events, or operations that benefit the community through the Community Hub. Grants may also be designed to co-operatively complete community research, or various health, environmental, and/or feasibility studies.

OPTION

4

Anchor Tenant

Anchor Tenants will secure relatively long-term leases for permanent space within or access to the Community Hub.

Anchor Tenants will become some of the Founding Members of the Community Hub, and may also directly help to fund the space design, construction, or tenant improvements.

OPTION

5

Founding Member

The first members of the Community Hub will be known as Founding Members. They can be coworking members, anchor tenants, or private office members. Members will be registered (and paid) in advance of the Community Hub launching.

These Founding Members are contributing funds early to assist with the start-up of the hub, but they are still receiving space and services via membership - once the hub opens.

Project Partnerships



OPTION

6

Programming Partner

Programming Partners work collaboratively with Sierra Shared Spaces to carry out community event programming to animate and activate the Community Hub. Programming Partners have unique areas of expertise, such as children & youth, food security, health & wellness, disaster preparedness, environmental stewardship, education & skills training, entrepreneurship, networking, arts & culture, and much more.

OPTION

7

Community Health Partner

Community Health Partners maintain an agreement with Sierra Shared Spaces to provide ongoing services and support to residents and members via the Community Hub. Partnerships may also include discounted memberships or rent in exchange. Areas of support may include Food Security, Community Health & Wellness, referrals to other Community Resources, and more.

OPTION

8

Emergency / Disaster Response Partner

The Community Hub is intended to serve as a gathering place in times of emergency. Systems have been designed to serve first responders, community organizers, and local service organizations in case of emergency or natural disaster. Emergency Response / Disaster Response Partners will work to equip the space with essential equipment, and ensure the proper services and supports are available to local community members in their time of need.

OPTION

9

Research Partner

We will be collecting data and conducting ongoing research, and we are seeking research partners to lead or assist. Research Partners may have an interest in community health, food security, self-employment, economic development, reducing loneliness and poverty, increasing resilience, and community impact.

OPTION

10

Hub Member

Any individual or organization can be a paid Hub Member.

The general public are not members, although they may be frequent users, clients, attendees, or guests.

Anyone who is visiting as a guest for a meeting or event, or using a Day Pass to access the hub is not a 'Hub Member'.



Fundraising Goals

We want to shift from reactive solutions toward proactive investments in community resilience.

We are currently seeking:

- 700 K Property Acquisition
- 400 K Project Development
- 200 K Renovations
- 2.2 M New Construction



3.5 M 2025 - 2026
Fundraising Goal

Next Steps

Current priorities include fundraising, acquiring the property in Lake Isabella, and confirming our highest level Project Partners and Anchor Tenants.

Together we will envision the hub design and day-to-day operations.

2025 will be dedicated to planning so we can begin renovations and building as soon as funding permits.



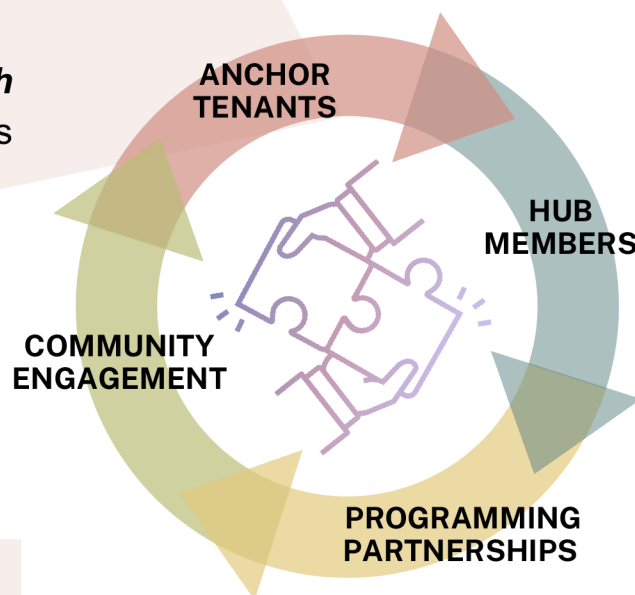
Financial Sustainability



Strategic Investments & A Self Sustaining Model

We **only require external funding to launch** the Community Hub, as most of our expenses are tied to property acquisition, design, building, and renovation costs.

After the capital investment has been made, the model is self-sustainable. Instead of requiring ongoing support, we will contribute space and resources back to the community.



2

YEARS Until hub operations are self-sustainable



100K Target annual investment back to the community

ROUND	USD	PERCENTAGE
ROUND 1	\$1,000,000	29%
ROUND 2	\$300,000	8%
ROUND 3	\$2,200,000	63%
TOTAL	\$3,500,000	100%

Proactive Investment vs Reactionary Spending

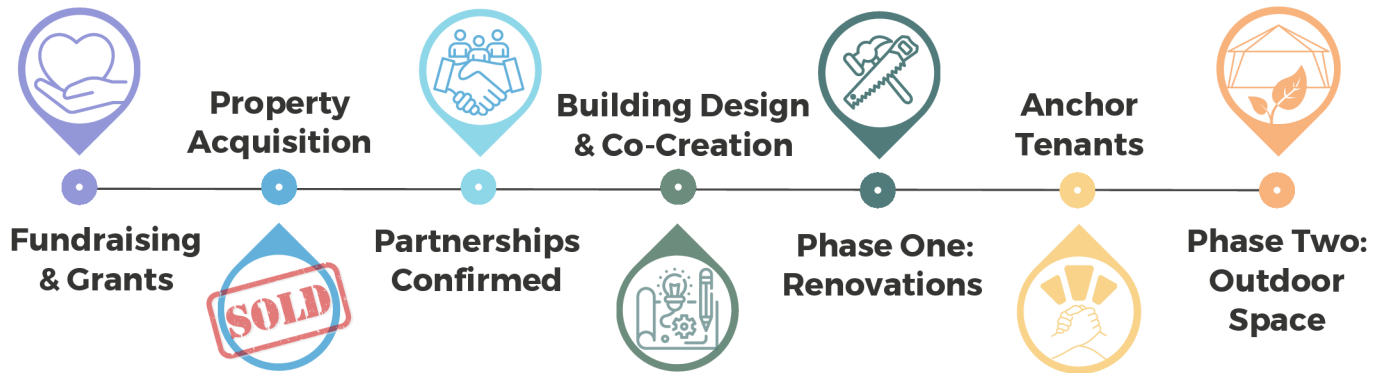
An investment in the Community Hub is an investment in a resilient and resourced community.

Residents and Hub Members will have greater access to a network of local services and supports, education, entrepreneurship skills, and local job opportunities.

Resourced communities are more self-reliant and resilient.



Development Timeline



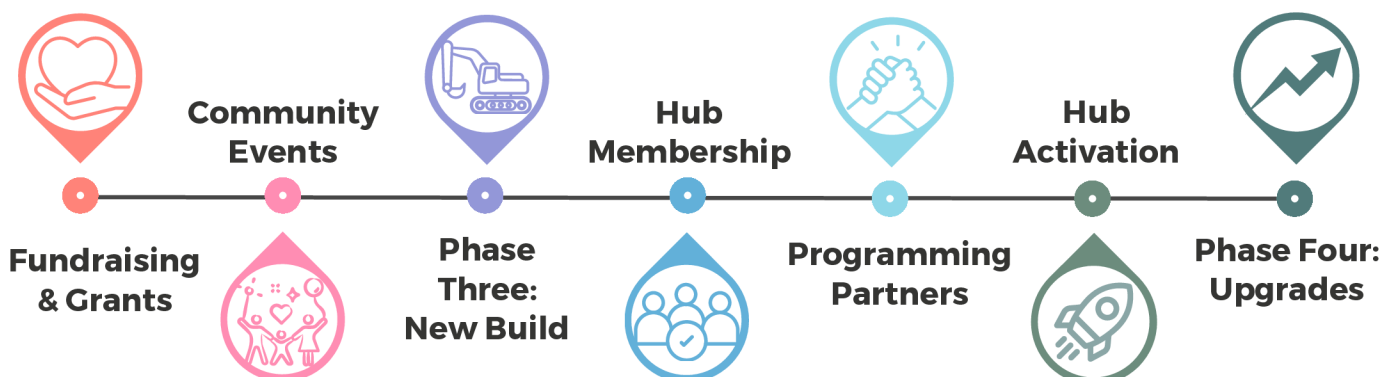
Slow and Steady Wins the Race

Our *Community Hub Development Timeline* will continue to evolve as project partners join, and as the co-design and co-creation process unfolds.

In 2025 we are in the early phases of development, and we are currently fundraising while working to secure the property.

This year we will also begin designing and constructing the Community Hub in phases. We plan to renovate and upgrade any existing structures and the outdoor space, while we are designing and building the new Community Hub.

Please reach out to our project team for the most recent Development Timeline, as it will include our upcoming milestones and projected dates.



Project Contributors



Project Team

Executive Director

Justin Powers - Sierra Shared Spaces & Kernville Cowork

Coworking & Social Purpose Real Estate Consultant

Ashley Proctor - Creative Blueprint & Coworking Canada

Board Members

Ryan Emslie - Sierra Shared Spaces

Sarah Roofener - Sierra Shared Spaces

Early Project Advisors & Contributors

Kern Community Foundation

Community Action Partnership of Kern

Kern River Valley Heritage Foundation

Kern Health Systems

Kern Economic Development Corporation

Tübatulabals of Kern Valley

Kern River Valley Art Association

Kern River Valley Bridge Connection

Riverstone Wellness

County of Kern

How to Get Involved

We are currently seeking project partners, funders, founding members, and volunteers. We invite you to participate in the ways that are most aligned with your unique goals & objectives.



Volunteer



Co-Creation & Design



Help to Raise Funds



Become a Member



Become a Partner



Grant Co-Applicants

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**IT'S ABOUT WHAT HAPPENS
WHEN WE WORK TOGETHER**



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Community Hub
Lake Isabella, CA

