



# THE JEFFERSON AVENUE CENTER

PRESERVATION WITH A PURPOSE

Revitalizing Historic Properties to Provide Affordable Space in Which Nonprofits Can Thrive



## BUILT WITH PURPOSE

The Jefferson Avenue Center has increased the capacity and effectiveness of the nonprofit sector by developing vibrant, affordable spaces — because when charitable organizations can save money on overhead costs, they have more to allocate to the programs and services that directly impact individuals and local communities.

We possess the relevant real estate expertise to manage, oversee, and grow a portfolio of mission-driven shared spaces, directly impacting programmatic service delivery and the health, stability, and vibrancy of the community.

The investments we have made in repurposing historic buildings to provide affordable space for nonprofit organizations have created a significant multiplier effect for our tenants and the communities they serve.

# A STRONG SENSE OF PLACE AND PURPOSE



Creative placemaking projects help to transform communities into lively, beautiful, and resilient places with the arts at their core. We have deliberately integrated arts and culture into our community revitalization work – fostering “place attachment” in those who live and work here.

The Jefferson Avenue Center is committed to creating spaces that are the embodiment of a new vision of community and safety, grounded in restorative justice and economic opportunity.

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For over four decades we have provided affordable space to organizations giving them the capacity to experiment with new ideas, respond to needs immediately, and harness the community's voluntary spirit and generosity for the common good.

Chartered in 1975, The Jefferson Avenue Center (JAC) was an inspired concept to provide below-market-rate space to nonprofits and provided a solution for the deterioration of an inner-city neighborhood. Our founding members recognized that nonprofit organizations were finding it increasingly difficult to secure and maintain quality workspaces that were

stable and affordable and also enhanced their mission and operations.

We have increased the capacity and effectiveness of the nonprofit sector by developing vibrant, affordable spaces--because when charitable organizations can save money on overhead costs, they have more to allocate to the mission-driven programs that shape our community.

**The Jefferson Avenue Center  
Board of Trustees 2022**

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## 2021 By the Numbers:

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**46,408** sq ft of Commercial Office Space

**11,988** sq ft of Supportive Housing Units

**100%** Occupancy

**Below Market Savings Realized: \$574,700\***

In general, managers of nonprofit organizations deal with the human resource, programming, public image, and financial issues related to their organizations. However, they are rarely trained to deal with the demanding technical issues around real estate development and facilities management.

A 2016 survey by the Nonprofit Centers Network determined that nonprofit executives face great difficulties in competently purchasing property, financing renovations, or improving equipment systems in their workplaces.

For example, significant percentages of nonprofit directors in the survey stated that it was “fairly or extremely difficult” to raise capital needed for buildings and land. Fortunately, such financial issues are effectively addressed by the Jefferson Avenue Center, with our staff and board possessing the relevant real estate expertise to manage, oversee, and grow our nonprofit center.

\*CoStar Group

# SHAPING AN EQUITABLE COMMUNITY

**ACTION FOR CHILDREN** is the definitive source for childcare and early learning services • **ADVOCATING OPPORTUNITY** provides direct holistic legal services for trafficked and exploited persons • **BESA** partners with nonprofits to connect passionate and dedicated volunteers from companies throughout central Ohio to community need • **CIVIL RIGHTS HERITAGE TOUR OF THE SOUTH** organizes tours allowing participants to frame their understanding of the times, the people, and the controversy surrounding injustice and inequality • **COLUMBUS COUNCIL ON WORLD AFFAIRS** is Central Ohio's leading educational resource for international affairs • **COLUMBUS GAY MEN'S CHORUS'S** mission is Voices Raised, Lives Changed • **COLUMBUS LANDMARKS FOUNDATION** preserves and celebrates Columbus's architectural legacy • **COLUMBUS LITERACY COUNCIL** teaches adults the skills of speaking, reading, and writing • **COMMUNITY MEDIATION SERVICES OF CENTRAL OHIO** provides and teaches conflict management and delivers mediated solutions to prevent eviction • **DEAFPHOENIX** coaches hospital and law enforcement personnel to provide healing and justice to deaf survivors of crime • **ECKERD WORKFORCE DEVELOPMENT'S YOUTH PROGRAM** develops career pathways for young adults who face barriers to employment • **HUCKLEBERRY HOUSE** helps solve problems that seem unsolvable. With safe, fully furnished apartments and access to a dedicated team of counselors, formerly homeless teens learn more than how to live on their own, they learn to thrive • **HUMAN SERVICE CHAMBER OF FRANKLIN COUNTY** is a coalition of over 100 human services providers unleashing the power of human potential in the Columbus Region • **INTERFAITH ASSOCIATION OF CENTRAL OHIO** fosters harmony, appreciation, and respect among different faiths • **JUST SOCIETY LAW AND EDUCATION CENTER** seeks to advance and protect the civil and human rights and just treatment of all people • **OHIO ASSOCIATION OF NONPROFIT ORGANIZATIONS** provides leadership, education, and advocacy to enhance the ability of Ohio's nonprofit organizations to serve • **OHIO MARKETING ASSOCIATION** provides marketing, branding, and communication education and services for Ohio's nonprofit sector • **SOUTH SIDE EARLY LEARNING** works to build a stronger community eliminating barriers to health and holistic wellness for our youngest neighbors and their families • **THURBER HOUSE** celebrates the written word for the education and entertainment of the broadest possible audience and to continue Thurber's legacy of humor • **UNITED NATIONS ASSOCIATION, CENTRAL OHIO CHAPTER** produces Mock UN simulations in over 40 regional schools where students perform an ambassador role while debating topics such as gender equality, climate action, and global health • **URBAN STRINGS COLUMBUS YOUTH ORCHESTRA** recruits and teaches underserved minority youth to play string instruments. The celebrated orchestra has a wide repertoire of music ranging from classical to gospel as well as hip hop

# AMPLIFYING THE IMPACT



In recent years, The Jefferson Avenue Center has expanded beyond the parameters of the original campus with the acquisition and renovation of a neglected landmark property at 966 S. High Street in the Brewery District neighborhood of Columbus, Ohio.

The Good Haus has an interior that offers high-efficiency contemporary features and an exterior that provides a remarkable sense of identity for the tenants.

Our commitment to serving the needs of the nonprofit sector and advancing community and neighborhood aspirations knows no boundaries.

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## The Jefferson Avenue Center

### Tenants 1975-2020

We are proud to have played a role in the evolution of scores of central Ohio nonprofits. Previous tenant organizations include:

Academic Library Association of Ohio	LeaderSpark
Access Health Columbus	Learning Connection
Adult Career/Education Services, Inc	Learning Network of the Air
Agape Ministries	Lights Center Inc.
AIDS Service Connection	Macedonian-American Association
Alvis, Inc.	Main Street Ohio
Amethyst Inc.	Methodist Eldercare Services
Art of Positive Parenting	Metropolitan School
Asian-American Community Services	Metropolitan Women's Center
Asian-Pakistani Association	Midwest Book Center
Association for Business and Professional Women in Construction	My College Advocate
BalletMet	National Center for Educational Brokering
Battered Women as Survivors	National Tax-payers Union
Bethge Design	New Music Foundation
Be Wise Management	North American Nanny Institute
Board Development Network	Ohio Alliance of Community Arts Agency
Cartoon Crossroads Columbus	Ohio Alliance to End Sexual Violence
CelebrateOne	Ohio Arts Presenters Network
Center for New Directions	Ohio Association of Free Clinics
Central Ohio Council for International Visitors	Ohio Childcare Resources and Referral Association
Central Ohio Work and Learning Council	Ohio Center for the Book
CityMusic	Ohio Coalition of Alternative Schools
Columbus Bach Ensemble	Ohio Dance
Columbus Center for Yoga and Well-Being	Ohio Education Library Media Association
Columbus Christian Ecumenical Journal	Ohio Family Care Association
Columbus College of Art and Design	Ohio Friends of the Libraries
Columbus Council of Art and Design	Ohio Historic Preservation
Community Film Association	Ohio Hunger Task Force
Columbus Historical Society	Ohio Latino Arts Association
Columbus International Program	Ohio Library Association
Columbus Metropolitan Area Church Council	Ohio Library Foundation
Community Shelter Board	Ohio Library Trustees Association
Compassionate Communication of Central Ohio	Ohio Primary Care Association
ConnectOhio	Ohio Public Interest Campaign
Consortium for Learning in the City	Ohio Regional Association of Concert and Lecture Enterprises
Council of Ethical Leadership	Ohio Religious Coalition for Reproductive Choice
Council for Ethics in Economics	Ohio Sickle Cell and Health Association
Creative Urban Living	Ohio Theatre Alliance
Death Services Center	Ohio Very Special Arts Network
Displaced Homemakers	One Human Family Workshop
Distressed and Redressed Properties	Options
Downtown Ohio Inc.	Oracle
Enterprise Works	Passage Treatment Homes
Equality Ohio	Raney Center for Faith's Research
First Link	Respite Connections
Franklin County Preservative Institute	Rory Krupp Studio
Friends of the Near East Side	Senior Repertory Theatre
GJ Hunter Creations	Stewart Pimsler Dance & Theatre
Grandparents Living Theatre	Strategies Against Violence Everywhere
International Center	Tech Corp
International Institute of Democracy	Theatre Enterprise Fund of Ohio
International Visitors Council	Transformation Place
Institute for Family Policy and Study	Tryree Community Services
Jameson Barber Shop	UNICEF Columbus
Jefferson Academy of Music	Women's Placement Network
Joint Program in Folk Art and Culture	Youth for Understanding International Exchange
Kristina Isabelle Dance Company	

# NOT FOR THE FAINT OF HEART



*92 Jefferson Avenue, condemned by the City of Columbus, acquired 1975*



*92 Jefferson Avenue with a restoration that brought back the distinctive bay windows*



*51 Jefferson Avenue, built in 1880 and covered in stucco at some unfortunate later date*



*51 Jefferson Avenue with a restored historic brick exterior and a porch swing for coffee breaks*

Renovating a deteriorated (condemned in several cases) building is not for the faint of heart. Our architects, builders, board members, and staff have been

comprised of people drawn to the complex, the knotty, and the thorny. Our mantra is "Will it be easy? Nope. But will it be worth it? Absolutely!"



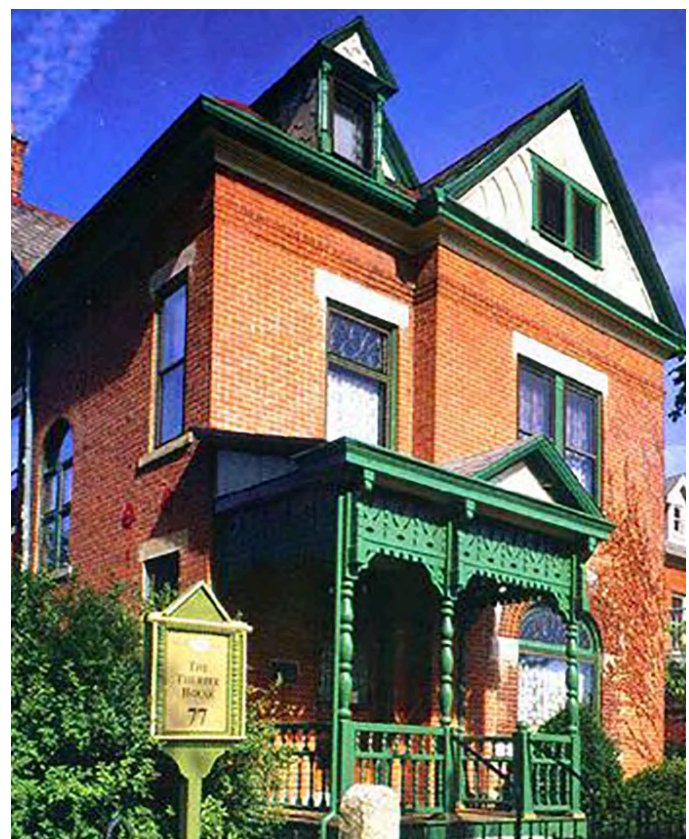
61 Jefferson Avenue, acquired in 1975 with painted brick and an operating barbershop in the basement



61 Jefferson Avenue with a restored historic brick exterior that highlights the handsome original stone lintels



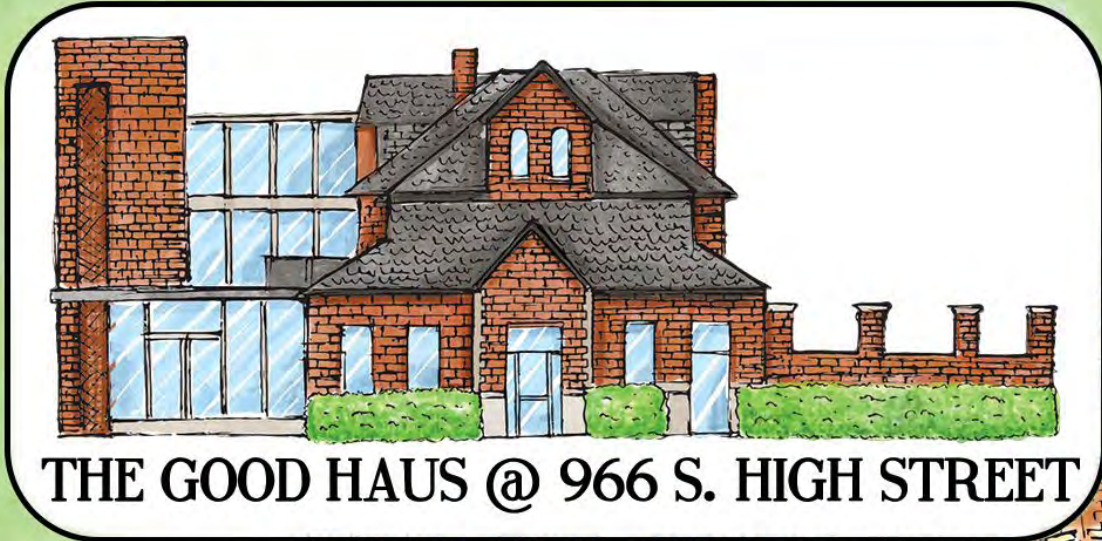
77 Jefferson Avenue, condemned by the City of Columbus, acquired in 1975



Research revealed 77 Jefferson Avenue to be the family home of author and cartoonist James Thurber

A commonly quoted phrase, “the greenest building is the one that’s already built,” succinctly expresses the relationship between preservation and sustainability.

The Jefferson Avenue Center is environmentally responsible and resource-efficient.



**THE GOOD HAUS @ 966 S. HIGH STREET**



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65 Jefferson Avenue  
Columbus, Ohio 43215

