

**Blueprint**

# Five-Year Strategic Plan

January 2025



# Executive Summary

Our five-year strategic plan focuses on expanding our impact and strengthening sustainability through three core goals:

1. Expanding to new regions
2. Delivering comprehensive facility solutions for charter schools
3. Affirming our commitment to access

Our history of partnership with early-stage charter operators has supported the growth of strong, mission-aligned networks in under-resourced communities. Building on this success, Blueprint will strategically expand into new regions where the need for facilities solutions is urgent. States like Colorado are primed for growth, with coordinated sector efforts and a strong demand for mission-driven facilities partners. We will also actively seek opportunities in new regions that align with our mission and growth potential.

In addition to regional expansion, we are committed to delivering comprehensive facility solutions that support charter schools at every stage of growth. From strategic planning and project management to affordable financing and mission-aligned development, we provide the expertise and resources schools need to scale sustainably. By addressing one of the biggest barriers – access to high-quality, affordable facilities – we empower schools to focus on their mission and serve more students.

Lastly, access remains central to our mission. We will continue to prioritize opportunities and address systemic inequalities within our work, team, and partnerships.

With these goals, Blueprint will drive transformational growth while maintaining our focus on equitable, mission-driven solutions that uplift students and schools across the nation.

# Our North Star: Defining Success in the Next 10 Years



## Impact on schools as a charter accelerator

As we look to the next 10 years, Blueprint is committed to helping over 100 new schools successfully launch in affordable facilities and remove the primary barrier to charter school growth so that thousands of students experience enhanced educational options.



## Impact on regions as a sector-wide facility solution

The growth Blueprint will catalyze will lead to mature charter sectors where successful networks can continue to grow, in at least two new markets in the next 10 years.

Blueprint strives to be the preeminent national charter school facilities solution provider.

**Blueprint**



**2004**

Blueprint is founded as Pacific Charter School Development (PCSD) with philanthropic support from NewSchools Venture Fund, The Eli and Edythe Broad Foundation, and the Walton Family Foundation

**2015**

Blueprint expands to Northern California with an initial focus on the Bay Area

**2025**

Blueprint launches its fifth region as it expands to Colorado

**2013**

Blueprint expands to Washington State and launches WCSD

**2022**

Blueprint expands to Texas and launches TCSD



55,000

Total seats created

135+

School facilities built or renovated

\$1M

Average savings to charter school over 5 years

\$1.2B

Invested in under-resourced communities

# Our Impact

## Transforming Communities through Facilities

Southern California real estate has many challenges: high costs, scarcity of land, politically influenced zoning and permitting, and more. Many organizations and companies have come in thinking they could help us navigate it all and we've tried a few of them.

Only Blueprint gave us the confidence that we could serve more students in need in the long term. They have been a constant in an opportunistic and competitive market. We don't have the luxury of taking risks when serving our students, so we choose Blueprint repeatedly.

Oliver Sicat  
CEO, Ednovate Charter Schools

**Blueprint**



*After Blueprint built three schools for Ednovate, they began their own replication in 2016, adding four more schools to the Los Angeles charter school market.*

# Our Vision for Growth

**Blueprint**

## Expansion to New Regions

Starting with Colorado, we plan to expand to regions that have urgent facility needs and high growth potential.

## Delivering Comprehensive Facility Solutions to Charter Schools

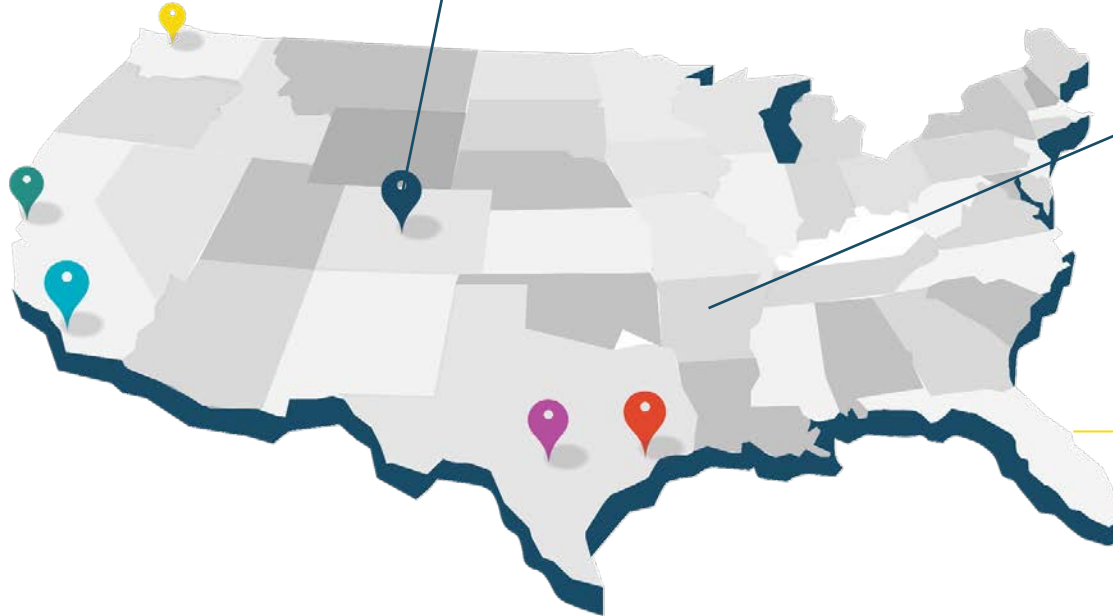
From strategic planning to bringing additional financial resources, we plan to help charter schools grow sustainably.

## Continued Commitment to Access

Prioritize access and opportunities and address systemic inequalities within our work, team, and partnerships.

# Where We Propose We Grow: Colorado and Beyond

**Colorado:** Immediate plans to support 25+ new schools over the next decade. Prioritizing early-stage operators who need long-term facilities.



**Future Regions:** Plans to develop similar facility support structures in high-need regions.

# Comprehensive Facility Solutions: Why Choose Us?



## Real Estate Expertise

Deep knowledge of the charter school landscape and facility needs



## Blending Philanthropy & Private Capital

Innovative financing strategies that make facilities affordable



## Strategic Insight

Expertise in market needs, growth, and sustainability



## Charter School Specific Solutions

Tailored approaches to support charter schools, from early stage to established networks



# Financial Innovation that Fuels our Growth

## Philanthropic Equity

Continue to provide qualified charter school partners access to low-cost capital through philanthropic equity.

## Support for Accessing Low-Interest Loans

Continue to support qualified charter school partners with options for low-interest loans through CDFIs, bonds, and other lender partners.

## Credit Enhancement

Utilize \$8M of a \$20M credit enhancement award from the Department of Education to support qualified charter school partners with debt service reserves to secure the financing they need.

## Pacific Charter Facility Fund

Utilize \$12M of a \$20M credit enhancement award from the Department of Education to raise a \$75M Pacific Charter Facility Fund to continue to provide low-cost capital for the development of new charter school facilities.

## Prop/Bond Funding

Provide support to qualified charter school partners to apply for or set up facility projects through state proposition/bond funding awards.

## NMTC Allocation

Secure New Markets Tax Credit Allocation to directly provide an additional financial resource to qualified charter school partners.

# Commitment to Access

At Blueprint, we believe every child deserves a safe and inspiring learning environment. Our mission is to create long-term facilities solutions for high quality-charter schools aimed at dismantling systemic inequality and expanding educational opportunities in under-resourced communities.

To further our mission and be more intentional about our role in dismantling systemic inequality, Blueprint has set a strategic goal to increase diversity while addressing racial and educational inequity in three key areas: our people, our work, and our partnerships.



## Our People

Blueprint ensures equitable and fair hiring and recruitment practices, which is reflected in our diverse staff, leadership team, and Board.



## Our Work

Blueprint seeks to prioritize facility financing access and opportunity to schools led by diverse leaders and serving historically under-resourced communities.



## Our Partnerships

Blueprint uses our role in real estate development and our relationships with our partners to provide opportunities for students from the communities we serve. We collaborate with our partners to provide mentorship, job shadow, work site visits, and internships.

# Building more than schools. Building *futures*.

We invite you to join us on this journey and partner with us to create more charter schools in under-resourced communities throughout the country.

