
Establishing a Vipassana Center in the Bay Area

— (Bay Area Vipassana Trust) —
A 501(c)3 non-profit organization

TOPICS FOR TODAY

WHO

- **BAVC Trust and its Objectives**

WHY

- **Need for a New Center in the Bay Area**

WHAT

- **Center Search Status**

HOW

- **Ways to Be Involved**

BAY AREA VIPASSANA TRUST OBJECTIVES

- **Coordinate activities for Old Students, such as:**
 - **South Bay & East Bay Vipassana Halls**
 - **Group sits, 1-day courses & the NEW San Francisco Vipassana Hall**
- **Organize one big non-center (~240 students) 10-day course in Occidental during holidays (Dec-Jan)**
- **Offer Children's Courses**
- **Establish a Vipassana Center in or near the Bay Area**

NEED FOR A NEW CENTER IN THE BAY AREA

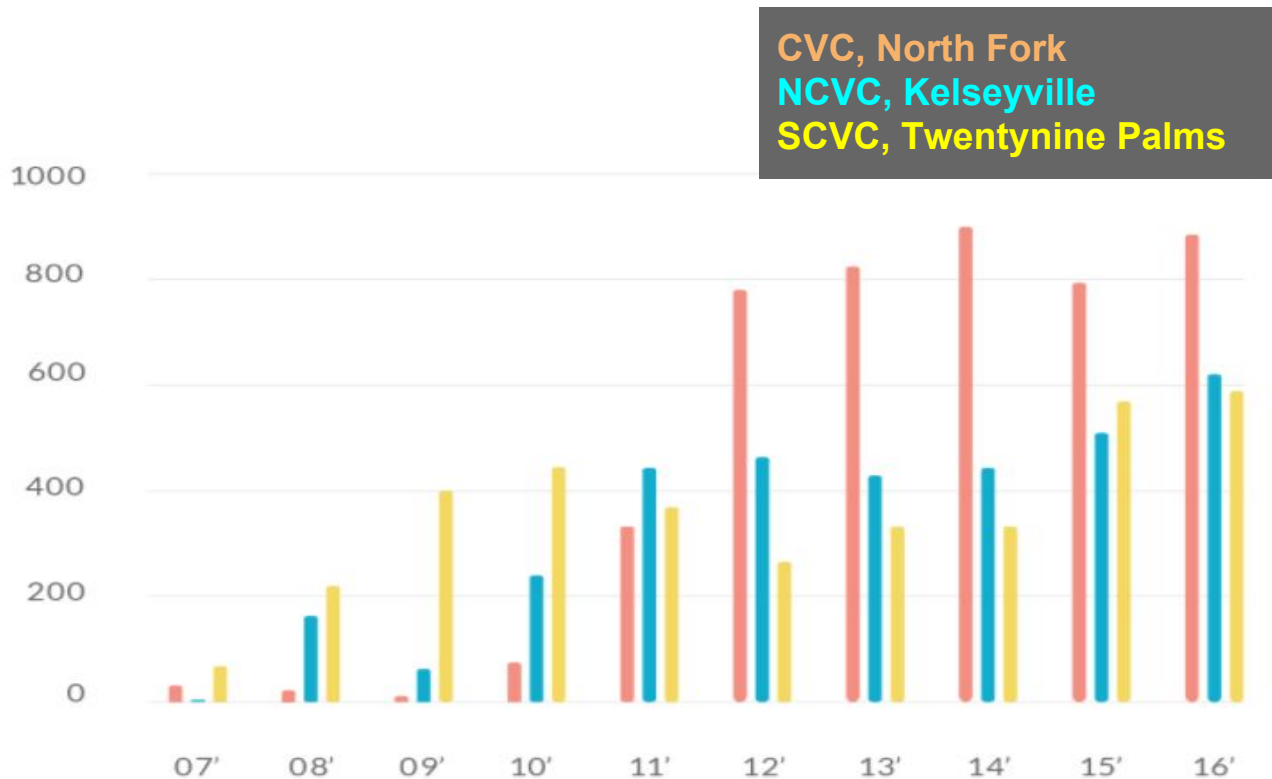
- **Long wait-lists in all 3 California centers (NCVC, CVC and SCVC)**
- **Over 8000 old students within SF/Berkeley/San Jose triangle**
- **Valuable to have a center close to large population of meditators (over 8,000 old students in Bay Area)**
- **Will provide an opportunity for busy Old Students to sit/serve part-time or over weekends**

NCVC: Northern California Vipassana Center, Kelseyville

CVC: California Vipassana Center, North Fork

SCVC: Southern California Vipassana Center, Twentynine Palms

NUMBER OF STUDENTS WAITLISTED PER YEAR



VISION FOR BAY AREA CENTER

Location

- Conducive to meditation: In urban, rural or mountain setting
- Convenient access: Within 45 min - 1.5 hrs from the Bay Area

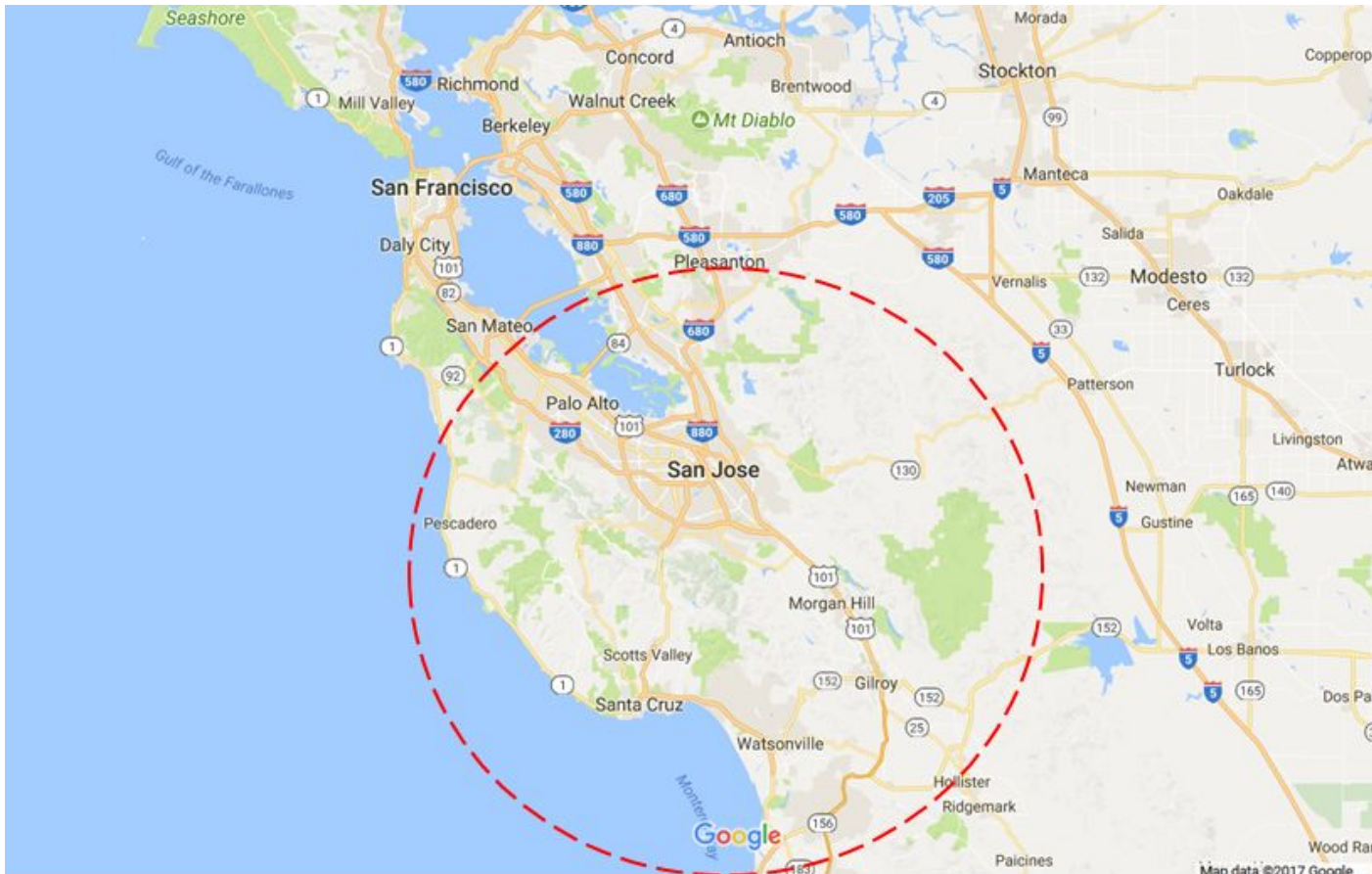
Size

- Phase 1: 60-80 students and 10-12 servers
- Phase 2: 120 students and 30 servers

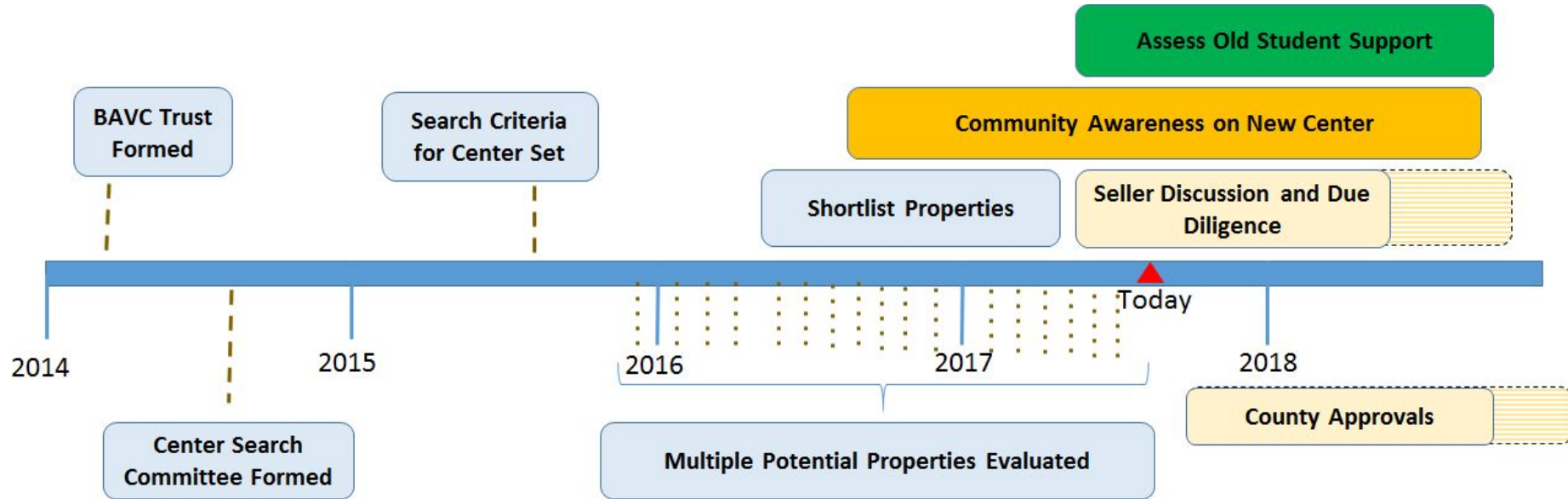
Sitting & Serving Opportunity

- 10-day courses, several 3-day courses
- Service periods (including during weekends)

Center Search Area



TIMELINE FOR A FUTURE CENTER



POTENTIAL COST ESTIMATES

- **Lot Size: Minimum 10 acres (buildable land)**
- **Initial Cost for Purchase of Land: \$1.5 - \$3M**
- **Phase 1 Development (for 60-80 students): \$5M - \$6M**

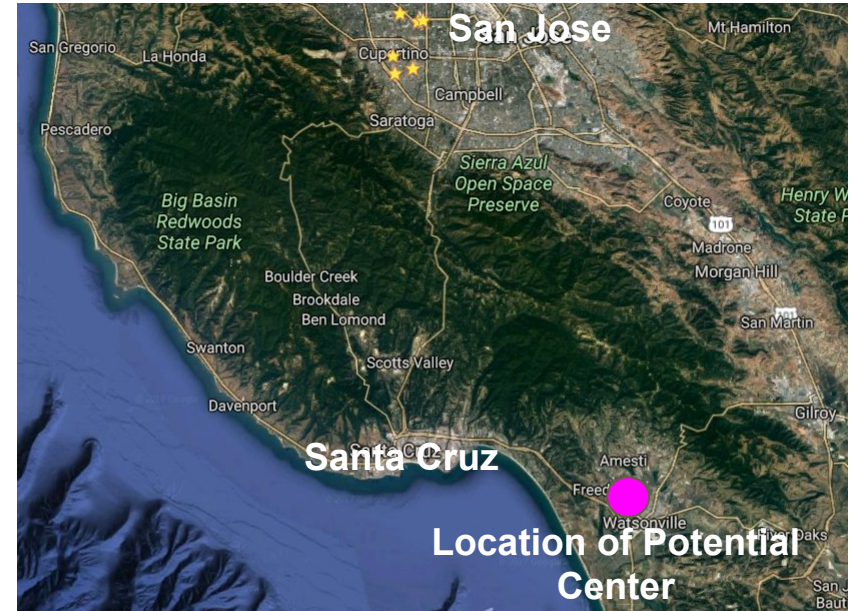
We have approx. \$585K towards center purchase (of which \$220K are in pledged loans and \$60K in pledged donations)

CENTER SEARCH STATUS

- **Search Committee has been working over the last 3 years to:**
 - Evaluate in San Benito, Santa Clara, Santa Cruz, Monterey counties
 - Conduct background research on county regulations etc.
 - Hold workshops to explain search process to Old Students
- **Over the last year, after lot of due diligence:**
 - Evaluated over 50 properties
 - Visited around 15 properties
 - 3 properties were considered for potential offer
 - LOI presented for 2 properties.

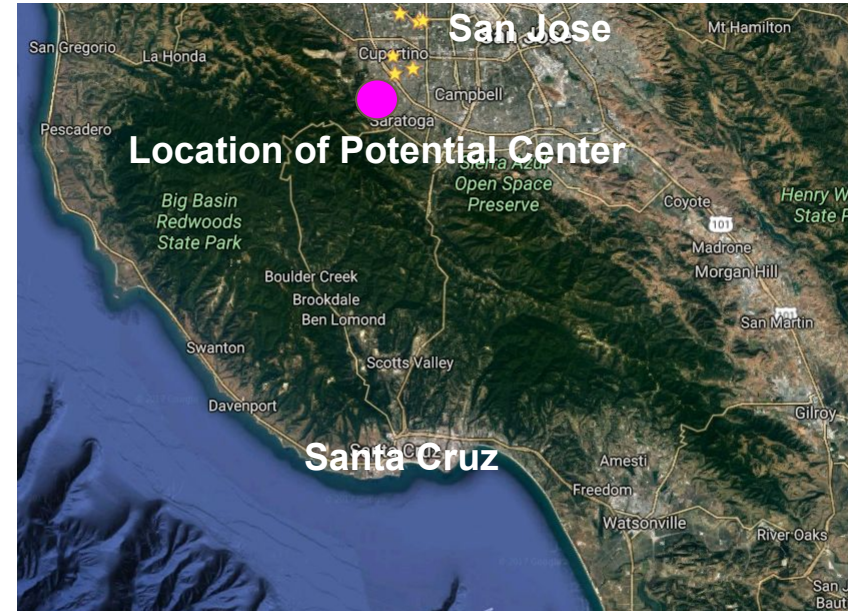
POTENTIAL BARE LAND PROPERTY FOR CENTER

- 106 acres of secluded bare land
- Listed as a single property for sale
- In Watsonville (Monterey County)
- Only 45-50 mins from SJ airport
- List price of \$1.6M
- Site visits by Trust and OS
- Diligence and evaluation underway
- Recent meeting with Country Planning department
- Letter of Intent (LOI) to purchase was presented to the seller in June.



POTENTIAL **TURN KEY** PROPERTY FOR CENTER

- Possibility to hold courses in 3-6 months
- Property in pre-listing stage
- Only 23 mins from SJC (Los Gatos)
- 67 acres
- Final list price not known
- Seller realtor estimated **\$10-15M**
- Lodging, dining, kitchen, hall for **160+** people
- Several questions still to be addressed



KEY CONSIDERATIONS FOR A CENTER IN NEXT 1-2 YEARS

- Finding enough buildable land (10+ acres)
 - Secluded and not far from Bay Area
 - Long term water availability
 - Not on earthquake fault line
- County approvals zoned for a (120+) residential center
 - Expertise for property diligence
 - Neighbors agreement
- Seller willing to work with an organization such as ours
 - Old student donations and loans as the primary and only source of funding
 - Need for CUP (a 9-12 month long process) before committing

WAYS TO GET INVOLVED

Dana of Service

- ☐ **County Regulations Research**
- ☐ **Project Management**
- ☐ **Architecture, Construction**

Dana of Finance for Bay Area Center

- ☐ **Donations** (tax deductible)
- ☐ **Pledge for Donation**
- ☐ **Pledge for Loan** (with interest)
- ☐ **Monthly Pledges**

Other ways to be involved

- ☐ Join us for trust meetings, special events, or
- ☐ Join any of the committees (outreach, finance, occidental)

CONTACT INFORMATION

Dana of Service	Brooke Wright	outreach@sfbayarea.us.dhamma.org
Dana of Finance	Ashish Dixit	treasurer@sfbayarea.us.dhamma.org
Center Search Project	Taru Jain	center-search@sfbayarea.us.dhamma.org
General BAVC	Meenu Gupta	info@sfbayarea.us.dhamma.org

Or visit our website: <http://www.sfbayarea.us.dhamma.org/>