



# Urban Land Conservancy

*Creating Equitable Communities Through Affordable Real Estate*

December, 2021



# About ULC

- 501(c)3 nonprofit real estate company
- Initial \$15M seed capital investment/land from Gary Williams Energy Corporation
- **Inplacement:** ULC acquires strategic sites in anticipation of market changes



# ULC's Community Land Trust

1. ULC acquires land and partners with a developer.
2. ULC leases the land to the developer for 99 years.
3. The 99 year land lease is renewable for an additional 99 years, creating 198 years of **permanent affordability**.
4. The land lease agreement ensures that the land will continue as a community benefit in perpetuity.



# CLT Developments to Date



## **Apartments:**

1. Jody Apartments
2. Walnut Flats
3. Sheridan Station
4. Inca Commons
5. Holly Park

## **Nonprofit/Community Serving Space:**

1. Holly Square
2. Family Star Montessori
3. Mile High Vista (+ apartments)
4. Oxford Vista
5. New Legacy Charter School
6. 48<sup>th</sup> and Race (+ apartments)
7. Park Hill Campus (+ apartments)

# Access to Capital

- Partnerships with Financial Institutions and Non-Government Organizations
- Innovative Financing Tools: TOD Fund, Calvert Facility, and Metro Denver Impact Facility



# Holly Square



# Holly Square: ULC's CLT In Action



# Forward Thinking: Inplacement

**Park Hill Campus**  
*Northeast Park Hill*



**CityWide Building**  
*East Colfax Corridor*







**Thank you! Questions?**

