



## Rocky Mountain Land Use Institute

Setting the Stage: Diagnosing the Problem

*Community Land Trusts to Ensure Permanent Affordability*

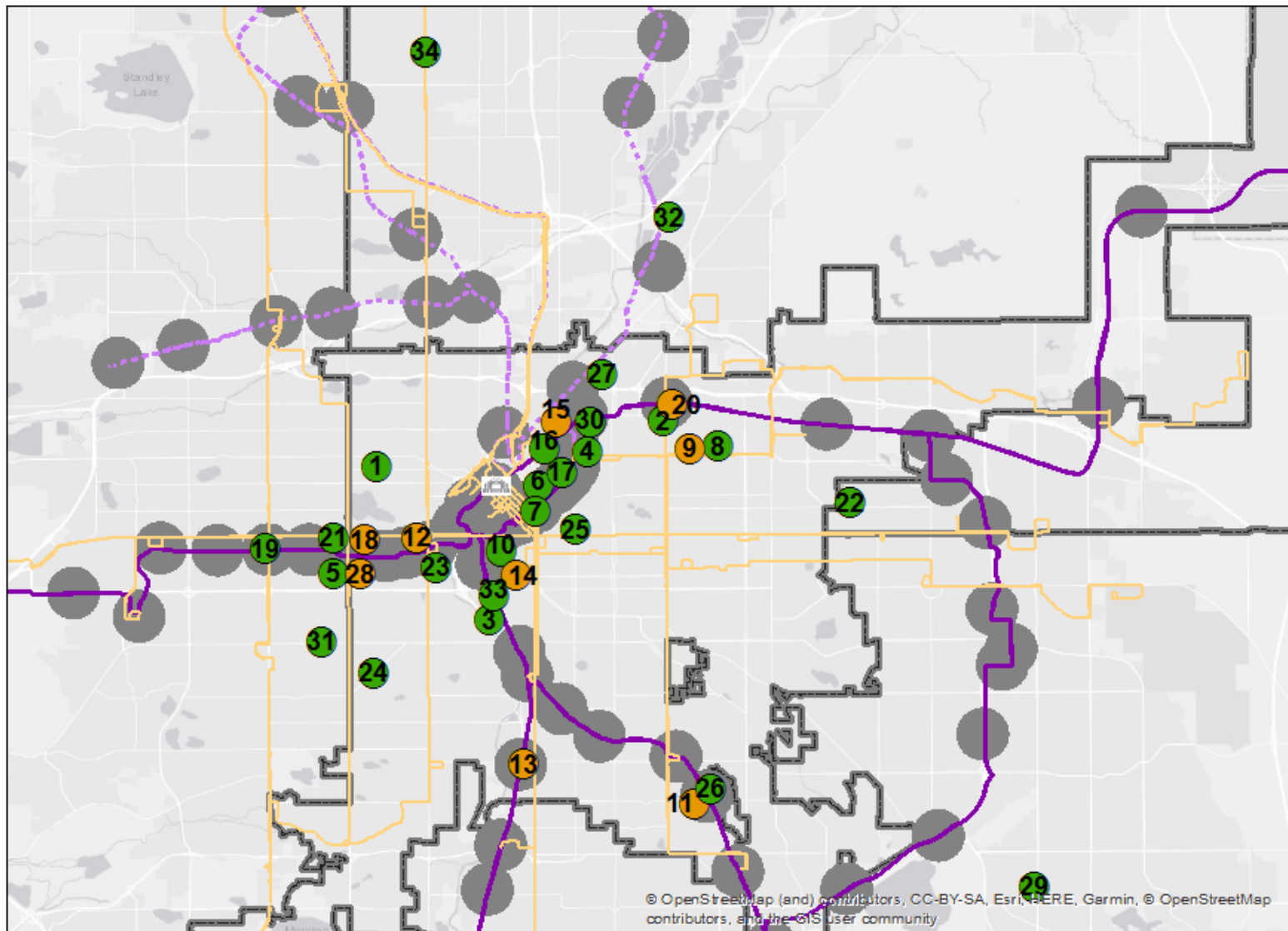
March 6, 2019

# About ULC



- Mission: To acquire, develop, and preserve urban community assets in Metro Denver.
- Initial **\$17M seed capital** investment from Gary Williams Energy Corp. has leveraged over **\$100 million in 34 real estate investments**. These 34 properties have leveraged over **\$900M in redevelopment**, serving over 10,000 low and moderate income individuals.
- Over 1,500 permanently affordable homes .
- More than 2,000 full and part-time jobs are supported by ULC real estate investments.
- Acquire strategic sites in anticipation of market changes through land banking along transit corridors.
- **Use the Community Land Trust (CLT) 99 year land lease** with partners to ensure permanent stewardship of the improvements.

# ULC's Investments



# Statewide Affordable Housing Crisis

## COLORADO

- Colorado is one of the top 10 states experiencing rapid population growth.
- 25% of Colorado renters are severely cost burdened (paying more than 50% of their income on housing)
  - = 177,000 households.
- Colorado is one of the last remaining states without a dedicated source of funding for affordable housing.

### COMPOSITION OF MAJOR HOUSEHOLD EXPENDITURES (HHS EARNING LESS THAN \$50,000)



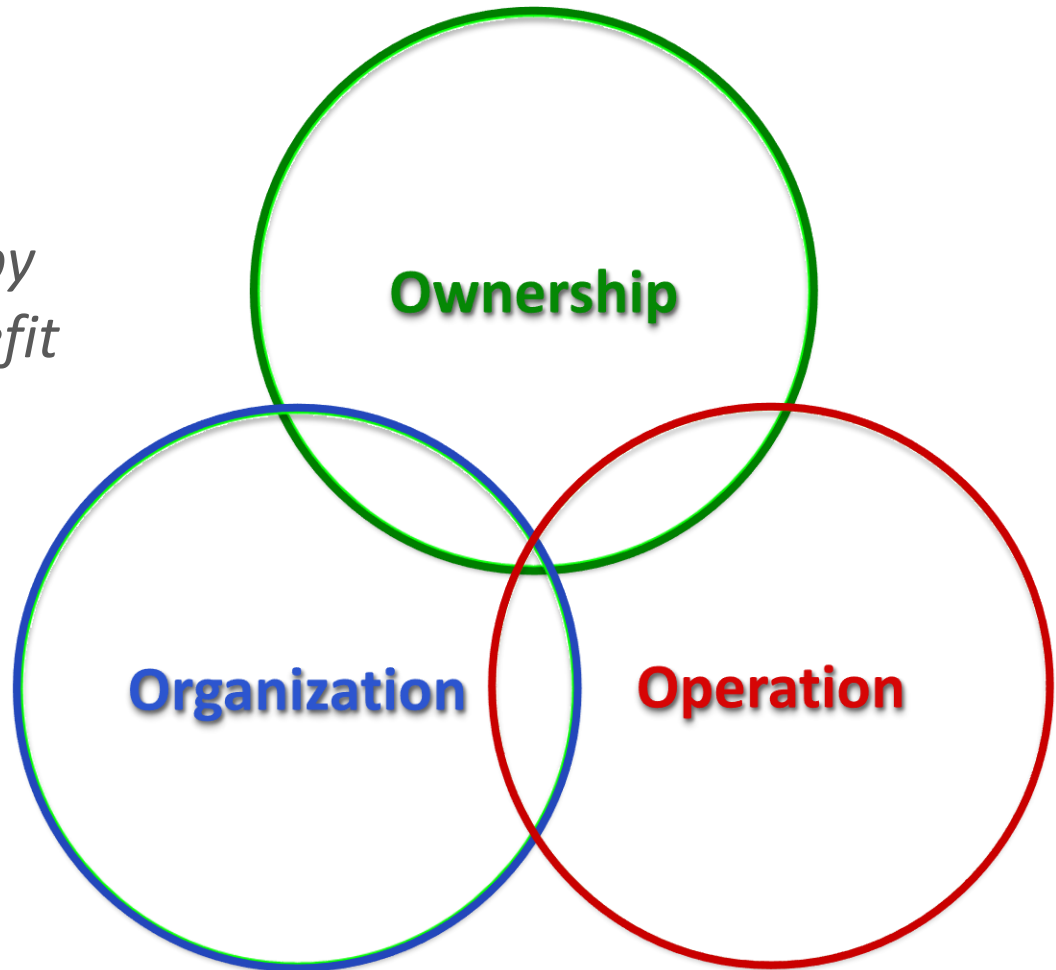
Source: US Bureau of Labor Statistics, Consumer Expenditure Survey 2016

## METRO DENVER

- In 2018, the Metro Denver region has a deficit of over **100,000 affordable homes**.
- According to the [Denver Post](#), “Since 2011, wages are up 11.4 percent, while metro Denver rents are up 46.2 percent and home prices are up by half.”
- City and County of Denver recently expanded the City’s affordable housing fund (\$400 million over the next 10 years)

# Community Land Trust (CLT) Model

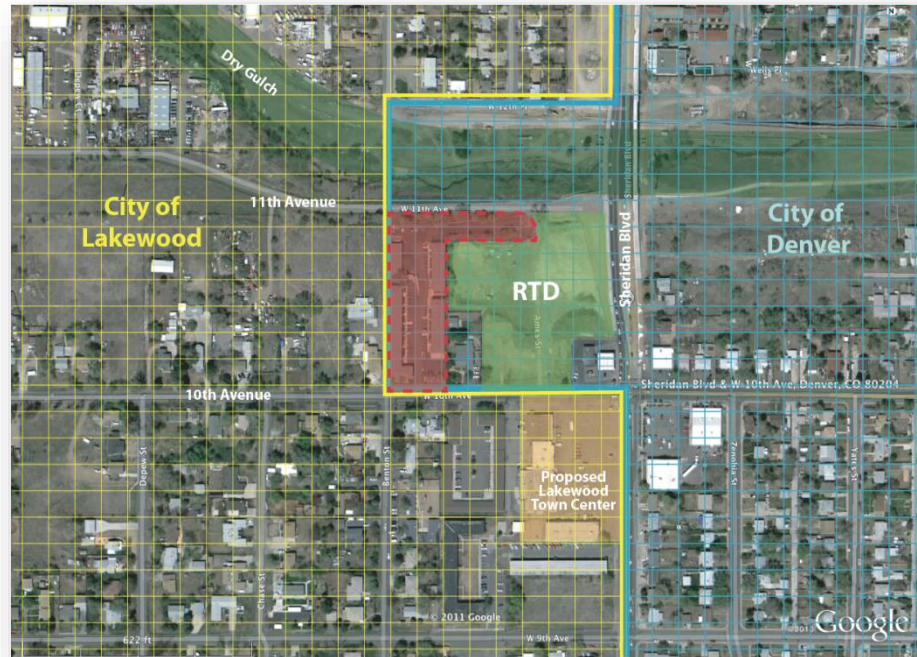
**Trust** – *Noun: A legal title to property held by one party for the benefit of another.*





# ULC's first multifamily CLT Jody Apartments 2007

- Jody Apartments, 62 permanently affordable rental units, less than 300 feet from the Sheridan transit rail station along the West Corridor
- ULC owns 2 acres of land using the 99-year CLT ground lease with a local nonprofit that owns the improvements
- Future redevelopments will have at least 200 mixed income apartments & 25,000 sf of commercial/ community space
- ULC's CLT is the steward of this redevelopment, ensuring it will have long term community benefits including affordable housing and nonprofit space.
- Phase 1 Awarded LIHTC: 135 permanently affordable apartments in land lease.



# Sheridan Station Apartments

## Permanent Affordable Housing Along Transit

- The site is located adjacent to the Sheridan light rail station on RTD's W Line and was chosen as a catalytic site for the Sustainable Communities Initiative sponsored by HUD .
- The site includes 4 parcels of land - 3 vacant lots that were purchased from RTD and 1 that currently houses the Jody Apartments. The assemblage of these 4 lots makes a large scale redevelopment possible.
- In May 2017 ULC's development partners Mile High Development and Brinshore were awarded 4% LIHTC for the development of 133 units of permanent affordable housing.
- The development will break ground in the first quarter of 2019, and serve residents earning below 60% of Area Median Income (AMI).
- Sheridan Station Apartments will live within ULC's 99 year renewable ground lease.





# Denver's First Tax Credit Multi-Family CLT

## Walnut Street Lofts

### 66 Units Permanent Affordable Housing Along Transit within a CLT



- 1.4 acre property on RTD's A Line purchased in 2011 with the Denver TOD Fund
- Land Price = \$1,700,000 - property value has increased over 700% in 7 years!
- Land divided into two parcels, Medici Consulting Group (MCG) to develop 66 units of multi-family, permanently affordable rental housing. Project was awarded 9% tax credits in 2017. ULC will sell development rights and own the ground in a 99 year renewable ground lease.
- In advance of development ULC hosted Colorado's first tiny home village for individuals experiencing homelessness (top left photo).

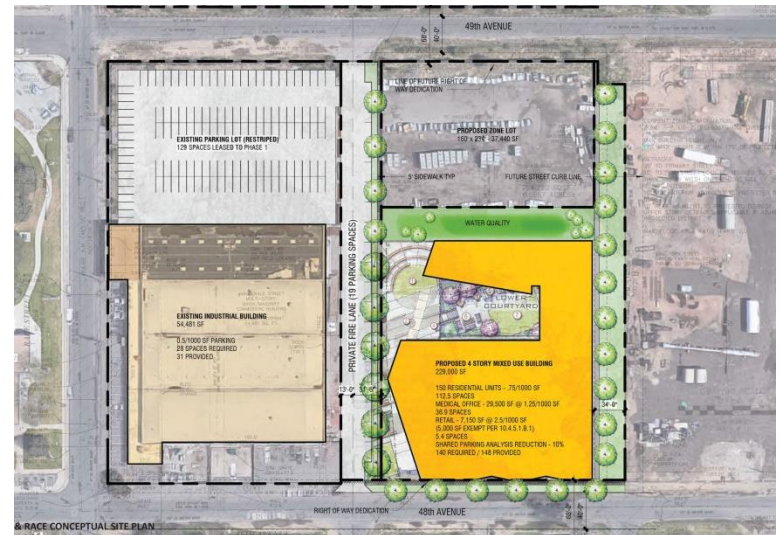


# Race TOD

## Equitable Transit Oriented Development within a CLT

**Overview:** ULC was approached by the City of Denver to acquire an industrial site in the Elyria-Swansea neighborhood adjacent to rail station on the future N Line Commuter Rail for the creation of affordable housing in a neighborhood experiencing rapid displacement.

- ULC acquired the Race TOD site in 2015, and partnered with Columbia Ventures in 2018 to develop the site. ULC will continue to own the land under a 99 year renewable ground lease.
- The first phase of development will include 150 units of permanently affordable housing, and a 30,000 square foot health clinic facility owned and operated by Clinica Tepeyac.
- In direct response to community input, 45 homes will be available to households earning at or below \$22,000/year at 30% of Area Median Income (AMI) without federal housing vouchers.



# Commercial Properties in Community Land Trusts

## Holly Square

- In 2009 ULC purchased and completed demolition of a fire bombed former shopping center on 2.6 acres.
- Holly Area Redevelopment Project (HARP) was created to determine how best the site should be redeveloped equitably
- Boys & Girls Club Center opened in the Fall of 2013
- Roots Elementary opened in July 2015



## Curtis Park

- ULC purchased the Curtis Park Community Center in January 2012
- In 2017, Family Star Montessori purchased the Community Center. ULC continues to own the land beneath under a 99 year renewable ground lease.



# The Future

## ULC and Elevation Community Land Trust

- In December 2018, ULC acquired Inca Commons for \$1.8 million using our new \$50M Metro Denver Impact Facility (MDIF)....[check out Strategic Financing Tools session for more insight](#)
- ULC acquired the property in partnership with Shanahan Development and Elevation Community Land Trust (ECLT).
- The 18,000 square foot site is located in the heart of the Santa Fe Arts District and will support a mixed-use development with resident and commercial space.
- Future development will include at least 86 units of permanently affordable for-sale housing for households earning up to 80% of the Area Median Income (AMI).



*Photo courtesy: Kevin Beaty, Denverite*





**Thank You!**  
**Aaron Miripol**  
[aaron@urbanlandc.org](mailto:aaron@urbanlandc.org)  
[urbanlandc.org](http://urbanlandc.org)