



Urban Land Conservancy

2016

Northeast Park Hill
Place Based
EQUITABLE IMPACT





Who is the Urban Land Conservancy?

- 501(c)(3) nonprofit real estate company. Established 2003, staffed 2007.
- Mission: To acquire, develop, and preserve urban community real estate assets in Metro Denver
- Invested nearly **\$70 million in real estate**, (leverages over \$400M) serving over 12,000 low and moderate income people
- Preserved and developed over 500,000 sf of nonprofit facility space
- **Added 384 units from the market as permanently affordable rental housing**; partnering on the development of **640 new affordable rental units on existing ULC land**
- When possible **use a 99 year land lease** with partners to ensure permanent stewardship and affordability of housing and facility space

Typical Community Land Trust Model



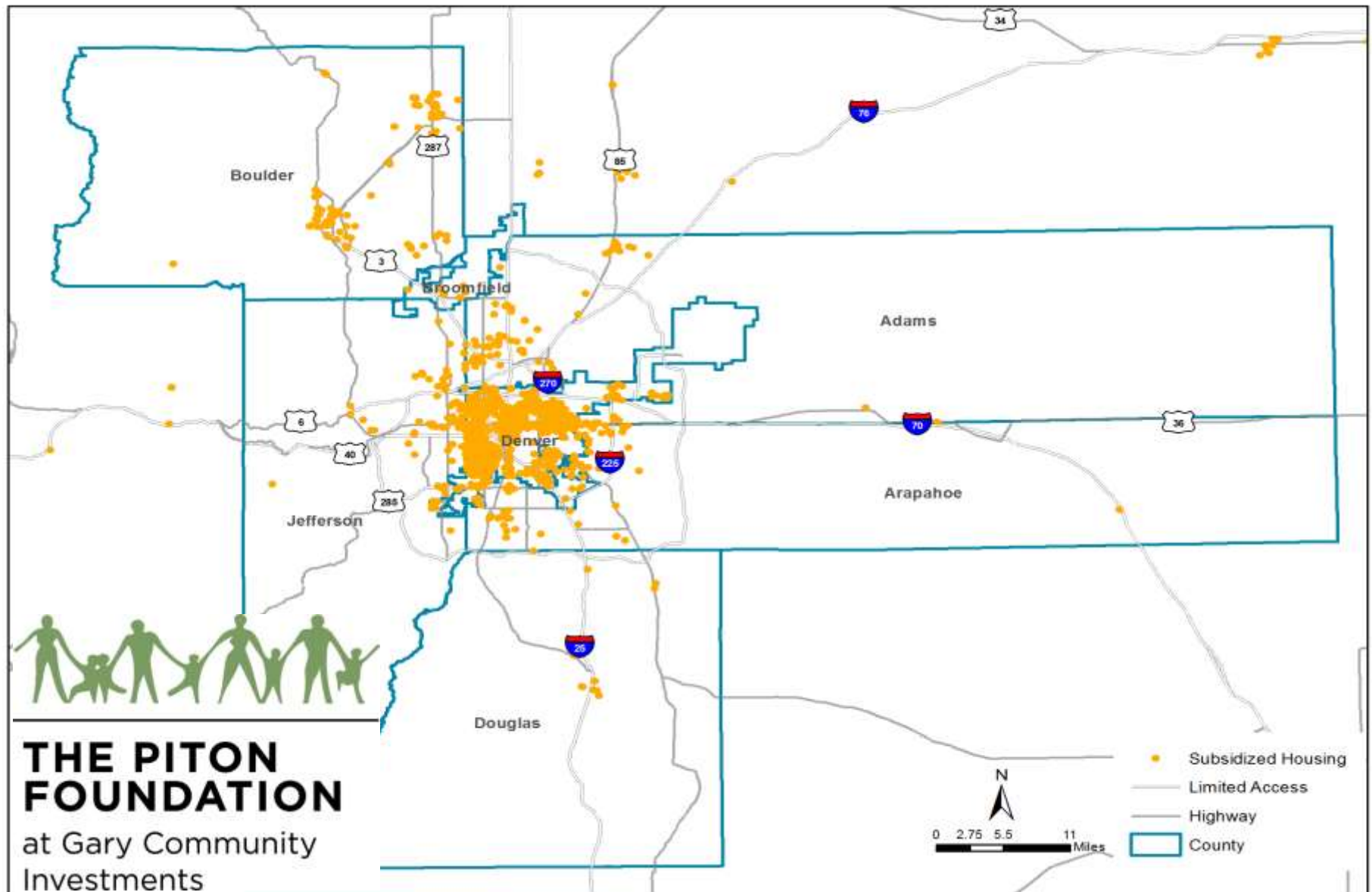
Hybrid Innovation

VS



LONG TERM STEWARDSHIP

Regional Story of Restricted Affordable Rental Housing



	<u>Restricted Affordable Rental</u>	<u>County HU</u>	<u>% Affordable</u>
Adams County	8,274	165,775	5.0%
Arapahoe County	6,554	241,636	2.7%
Boulder County	5,093	129,801	3.9%
Broomfield County	639	23,564	2.7%
Denver County	26,942	290,496	9.3%
Douglas County	1,896	111,175	1.7%
Jefferson County	<u>7,531</u>	<u>232,756</u>	<u>3.2%</u>
Region Total	56,929	1,195,203	4.8%

Data provided by The Piton Foundation

The RTD FasTracks Build Out Plan



- 122 miles of new light rail and commuter rail
- 18 miles of Bus Rapid Transit (BRT) service
- 31 new park-n-Rides; over 21,000 new spaces
- Enhanced Bus Network & Transit Hubs (FastConnects)
- Redevelopment of Denver Union Station
- 50+ new rail and/or BRT stations for Transit Oriented Communities opportunities

Denver TOD Fund

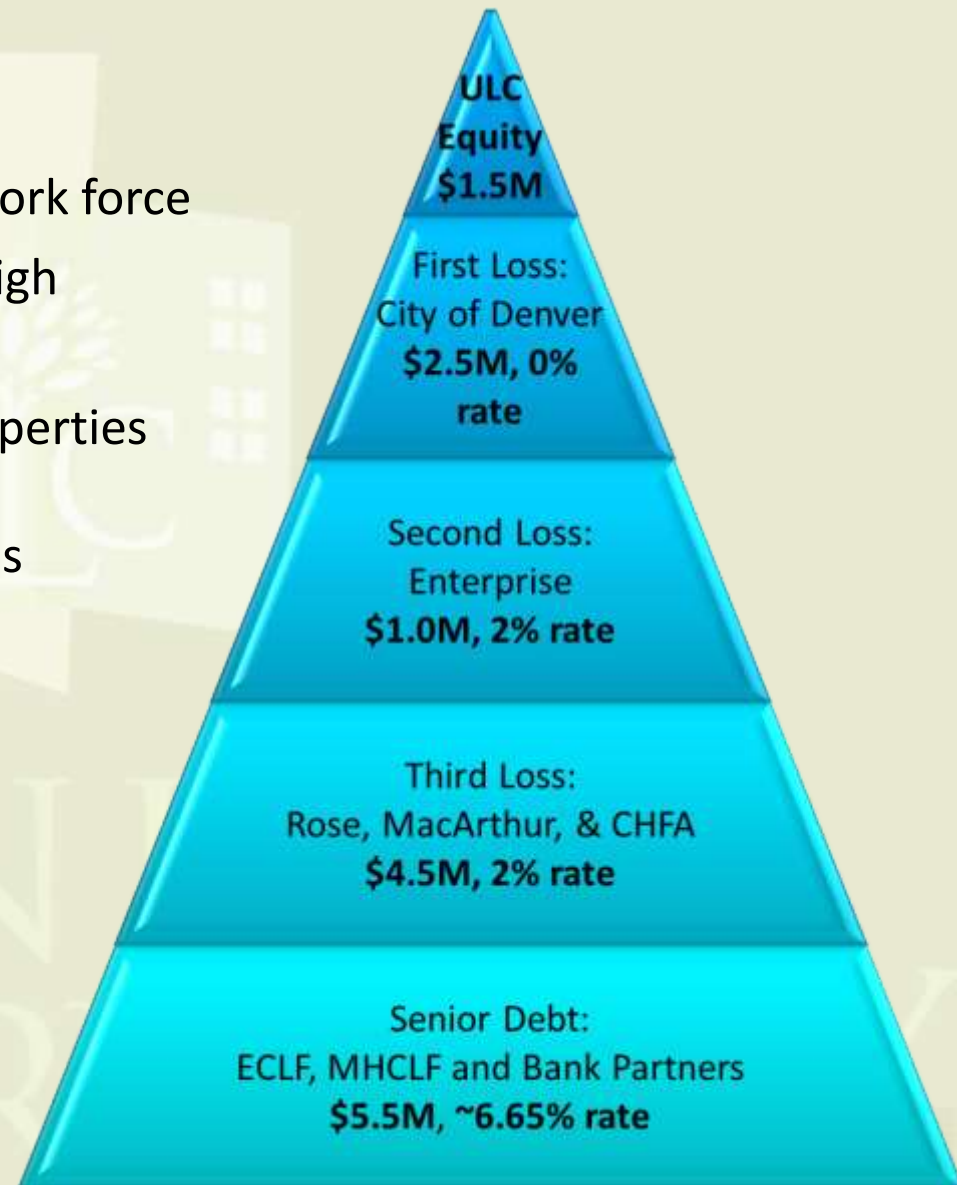
Fund will preserve and create over 1,000 work force homes and other community assets near high frequency transit by:

- Purchasing existing multi-family properties
- Land banking
- Acquiring industrial/brown field sites

\$15M, 10 year fund, 3.38% fixed rate to

- Revolving Line of Credit
- 3-5 year sub-loans for acquisition
- Rental up 60% AMI
- For Sale 95% AMI

- 90% LTV on 'as-is' basis
- Top 63% is Non-Recourse
- Expanded to \$24M regional fund in 2014



What is the Economic Impact of Constructing & Preserving Affordable Housing along Transit?

URBAN LAND
CONSERVANCY

FIRST YEAR IMPACT: MF Construction

Every 539 Rent-Subsidized MF Homes

Local Income	Local Taxes	Local Jobs
\$52,487,700	\$4,398,500	642

INCLUDING:

481 Jobs in Construction

119 Jobs in Wholesale & Retail Trade

22 Jobs in Business and Professional Services

Economic Impact Study conducted by National HBA

ONGOING ANNUAL EFFECT

Local Income	Local Taxes	Local Jobs
\$13,962,100	\$1,920,500	222

INCLUDING:

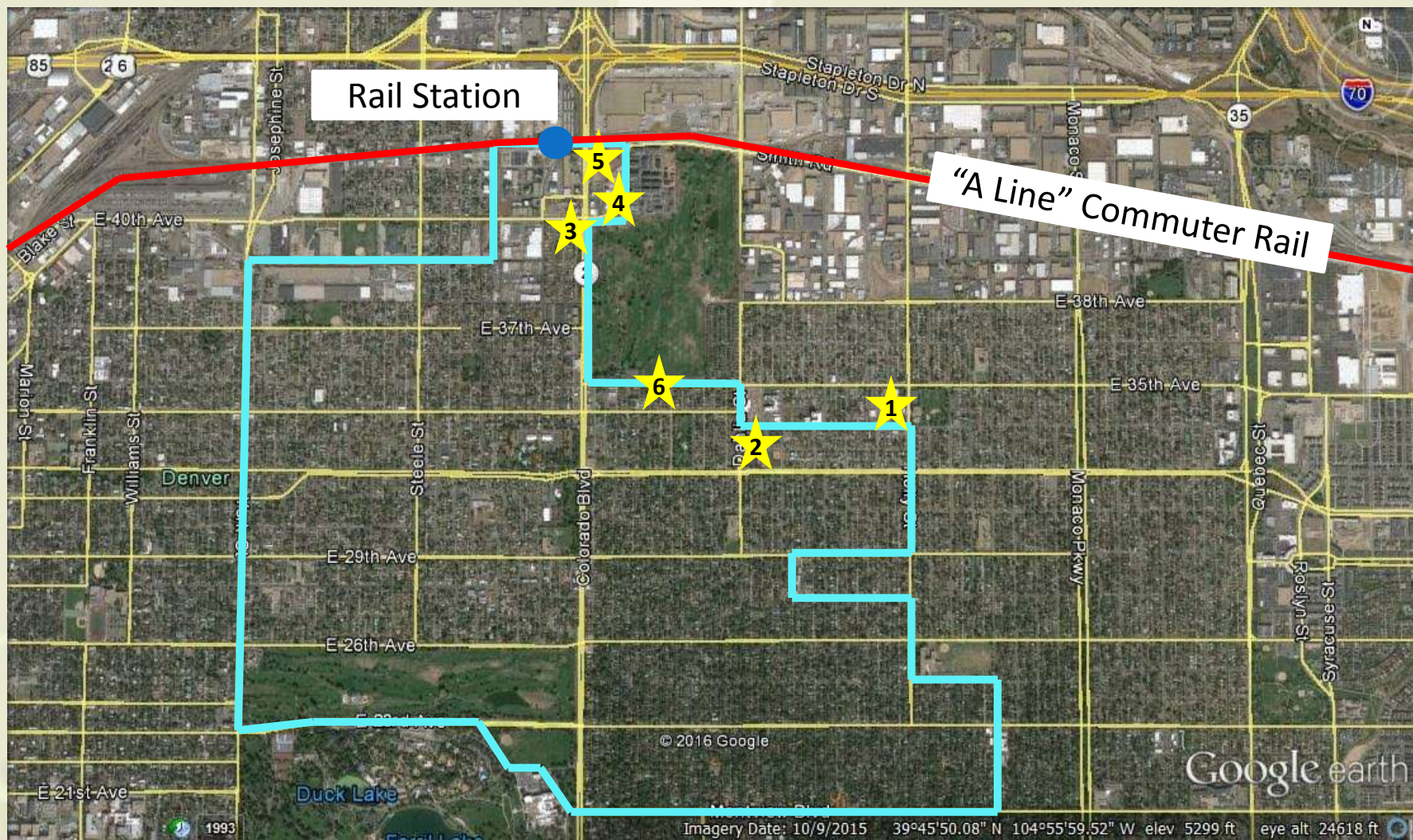
55 Jobs in Wholesale & Retail Trade

34 Jobs in Eating and Drinking Places

24 Jobs in Business and Professional Services

Denver's "Corridor of Opportunity"

ULC's Current and Future Activities and Investments



Northeast Park Hill @ Holly Square: \$1.5M investment

Equitable Redevelopment of a community asset



- In 2009 supported by the Denver Office of Economic Development, ULC purchased and completed the demolition of a fire bombed former shopping center on 2.6 acres
- 2010 – ULC, Denver Foundation’s Strengthening Neighborhoods, other stakeholders & residents of NE Park Hill create a community-wide action group called the Holly Area Redevelopment Project (HARP) resulting in a Vision Plan & Good Neighbor Principles.
- 2011 –to Fall 2013 – HARP partners to create a new +\$5M Boys & Girls Club, and for the first time nationally, B&G agrees to 99 year ground lease with ULC to ensure long term vision of HAPR stewardship of the land 😊

Northeast Park Hill @ Holly Square: Equitable Redevelopment of a community asset

2015: Roots Charter Elementary School opens at the Hope Center

Fall 2015: Roots signs Option on 99 year Land Lease with ULC for 1.2 acre at the Holly

2016: Roots completes new 34,000 sf facility (2 phases)

ULC invests \$750,000



Northeast Park Hill @ Holly Square:

HARP Good Neighbor Principles – June 2010

Partnership and Collaboration - Any reinvestment in the area must build partnerships through collaborative planning

Quality of Life - All outcomes must enhance the fundamental quality of life for all residents

Compatibility - New uses must be compatible with both the physical as well as the **social and cultural character** of the area

Public Realm - Reinvestment in the area must protect neighborhood access by extending the “public realm”

Sustainability - Reinvestment must include use of eco-friendly technologies and natural systems wherever possible

Northeast Park Hill @ Dahlia Square: \$1.75 Million

Equitable Preservation of a community asset

Dahlia Apartments

Preservation for permanently affordable housing

- Six buildings **with thirty-six 2-bedroom apts.**
- Purchased by ULC out of foreclosure in 2010 using the **Denver TOD Fund for \$1.2 million.**
- Long term plan is for ULC to sell the improvements, and continue to own the land under **99 year ground lease**



Northeast Park Hill @ Dahlia Square:

Equitable Partner Leverage – Mental Health Center of Denver

Across the street from the Dahlia Apartments is Denver Health, affordable senior housing and MHCD's new Dahlia Campus for Health and Well-Being - \$9.6M

A four-acre site at 35th and Dahlia

MHCD is completing 45,000 sq. ft. of indoor classroom, play, community and counseling space

Outdoor components include play areas, counseling gardens and an urban farm

Community-inspired programs and services that promote well-being across the life span.



Northeast Park Hill @ 40th & Colorado Station: \$6.2 Million Equitable Transit Oriented Development

Park Hill Village West

- **March 2013** – ULC purchases 9.4 acre property on East Rail Commuter Line for **\$6M using the TOD Fund and Piton & GCI @ \$600K/each**
- **June 2014** – Completed 7 month (13 meetings) community planning process = options for mixed use development of 6.7 acres at est. total development costs **\$56M - \$70M**
- **July 2014** – Phase 1 Sale of 2.7 acres to private developer DelWest for \$2.1M for affordable housing.
- **Fall 2015** – Evaluate and Select partners for Phases 2/3
- **Spring 2016** – Completion of \$30M Phase 1 by DelWest of 156 permanently affordable apartments + local workforce training pilot
- Also opening in the Spring of 2016 are 119 affordable apartments across Colorado Blvd. at the former Budget Motel ULC purchased in 2006 for CCH



Northeast Park Hill @ 40th & Colorado Station:

The Village - New 6.7 acre future development opportunity

Phase 1a = 200-250 rentals

Phase 2 = 18,000 sf public market
with 3 stories above for 54,000 sf
office or added residential



Sources	
Perm Mortgage	36,868,868
Land Target Funding	750,000
Other Target Funding	1,580,000
Infrastructure Fund (Gov't)	350,000
Mezzanine Debt	4,608,609
FFFF	970,000
Deferred Developer Fee	889,859
Equity	68,750
Total	46,086,085



Northeast Park Hill @ 40th & Colorado Station:

5 Neighborhood Principles – Resident Defined

Public Realm – emphasize the community's access by extending the “public realm” including strong direct access to transit

Integrated Accessibility –Promote movement with reduced reliance on cars

Quality of Life - All outcomes must enhance the fundamental quality of life for all area community members

Arts and Culture – Respect and reflect the multi-cultural historic roots of the surrounding communities.

Social Equity – Create opportunities that advance economic opportunities for low income residents and communities of color

Northeast Park Hill : Creative Placemaking Strategy

ULC Community Asset Connections

2012 Health Impact Assessment - Northeast Park Hill has significantly higher chronic instances of asthma, diabetes, high blood pressure, high cholesterol and obesity

2014 – Proposed 1.6 mile Arts, Health and Heritage multi-use trail!

2015 – ULC ArtPlace America \$250K Planning Grant = Vision plan & 5 demonstrations over next 18-24 months



303
ARTWAY



Northeast Denver : Creative Placemaking Strategy

303 ArtWay Expansion – 9 mile loop



40th & Colorado Station TOD
9 mile bike/ped cultural loop,
improving and linking:

Greater Park Hill
City Park
Skyland
Whittier
Cole
Clayton
Elyria/Swansea



Example: Indianapolis Cultural Trail

\$63M investment for 8 mile corridor of Economic Impact

- Property values increased 148% from 2008 to 2014 = \$1B in assessed value
- Businesses report increases in revenues and customers, which have led to additional full- and part-time positions



Public/Private Partnership Investment

\$27.5M - private & philanthropic support for
(*\$15M from Eugene and Marilyn Glick*)

\$35.5M - federal transportation grants.

No City of Indianapolis budgeted funds were used to construct the Trail.

Northeast Denver : City/CDOT \$173M Infrastructure Investment Platte to Park Hill Stormwater Systems

CONTEXT MAP



TWO BASINS DRAINAGE PROJECT

I-70 East/Montclair and Park Hill Basins Drainage

Two Basin Drainage Project (TBDP)

\$134m TBDP Wastewater portion of the drainage project:

City pays \$80.4M (60%) and CDOT pays \$53.6m (40%) in two phases:

Early action portion of the TBDP: \$69m

CDOT \$42.2m

Denver \$26.8m (currently available Wastewater funds)

Remaining portion of TBDP: \$65m

\$11.4m remaining amount owed to City by CDOT

\$53.6m additional City contribution (from Wastewater funds)

\$173m Total TBDP drainage project:

Includes additional City contribution for drainage enhancements:

\$39m for connectivity and "park-like" features (non-Wastewater funds)

Total Denver funding commitment for TBDP in both phases: \$119.4m

Note: The numbers used to describe the drainage portion of this transaction are current estimates. The final CDOT contribution will equal 40% of actual costs.

City Timeline

- ❑ June 3rd – City Council Committee meeting to discuss IGA
- ❑ June 22nd – City Council 1st Reading
- ❑ June 29th – City Council 2nd Reading
- ❑ 1st Quarter 2016 – Start TBDP construction (after NWSS event)
- ❑ Early 2018 – Early action portion of the TBDP operational

CDOT I-70 Timeline

- ❑ March 2015 – RFQ released
- ❑ September 2015 – Draft RFP issued
- ❑ Late 2015/Early 2016 – Final EIS (FEIS) Issued
- ❑ Mid 2016 – Record of Decision (ROD)
- ❑ Summer 2016 – Proposals Due
- ❑ Fall 2016 – Selection and Financial Close

Northeast Park Hill

6 Years of Challenges, Outcomes & Lessons on Equitable Development

- Organize & Engage Community support early to identify and achieve clear outcomes for Equitable Development
- Early identification of strategic sites
- Catalytic Projects must be a clear policy priority for all partners (including City and philanthropy)
- Predevelopment funding sources are critical
- Coordination of competitive funding sources to achieve true mixed-use is difficult and time consuming, ie. LIHTC, NMTC, EB-5, etc...
- Mixed-use, mixed-income is the core of successful communities – Housing Options + High Performing Education and Support Facilities are key!!!
- Dedicated Workforce Training efforts and living wage Employment Opportunities must be incorporated early
- Getting out of program silos is critical to the long term equitable success of NE Park Hill



Northeast Park Hill a Strategic Future

- **40th & Colorado “The Village”** – invest for fresh food & commercial office focus (potential “Collective Impact HUB” location?)
- **303 ArtWay** – lead local philanthropic coalition to financially support multi-year community engagement planning & implementation
- **Workforce Training recruitment efforts** – fund multi-year neighborhood based recruitment efforts (support high performing service providers)
- **Adopt Holistic Equitable Communities Strategy** – convene and educate local public/private partners re: proven models, i.e..
www.purposebuiltcommunities.org



TOD Fund Neighborhood Diversity Challenge

ULC has achieved equitable investment results at 8 TOD sites across a variety of neighborhood demographic profiles:

- 3 At-Risk Population Areas
- 3 Transitioning Population Areas
- 2 Stable Population Areas

based on 2011 ACS est.

Understanding the Community

**Denver TOD Fund investments have typically fallen into one of three basic profiles:
At-Risk, Transitional, or Stable Communities**

The following table summarizes our conclusions with a total score of 4 indicating at-risk neighborhood, total score of 2-3 indicating transitional areas, and a total score of 0-1 indicating a stable neighborhood.

Factors	Definitions	Dahlia	Yale	MHV	Evans	Villa	Blake	11th	PHVW
Age	Majority <29	0	0	1	0	1	1	0	1
Education	<30% College grad	1	0	1	0	0	1	0	1
Housing Characteristics	<50% Owner	1	0	1	0	1	1	1	1
Race	Majority Non-White	1	0	1	0	1	1	1	1
Total Score		3	0	4	0	3	4	2	4

Weighted Median Income	Sum [(Block Group Households)*(Block Group Median Income)] / (Total Households)	39,509	51,213	26,595	62,552	29,174	34,720	31,617	38,390
Weighted Median Home Value	Sum [(Block Group Housing Units)*(Block Group Median Home Value)] / (Total Housing Units)	210,592	249,564	181,860	242,230	197,927	184,808	196,717	158,280