

2020 Snapshot

A Year (Like No Other) in Review:
2020 Through the Lens of Our Strategic Framework



Community Real Estate Services

PERMANENTLY AFFORDABLE HOUSING IN ULC'S 99-YEAR COMMUNITY LAND TRUST



- **Walnut Lofts** opened! Sixty-six permanently affordable apartments, for residents making 30-60% of AMI, developed by Medici Communities at Blake Street Station in Five Points.
- Secured ground lease and financial closing on Viña at 48th & Race in Elyria-Swansea. Development partner Columbia Ventures successfully broke ground on the 25,000 sq. ft. clinic and 150 permanently affordable apartments, serving households from 30% to 60% AMI.
- Our partners, Mile High Development and Brinshore Development, completed **Sheridan Station Apartments** in Villa Park—133 permanently affordable apartments for residents making up to 60% AMI.



NONPROFIT CAPACITY-BUILDING

- Purchased Hudson on the Holly (former Roots Elementary School) in NE Park Hill in partnership with **The Center for African American Health**.
- Partnered with **New Legacy Charter School** (high school for teen parents and a pre-school for their children) in Aurora on the sale of their building under ULC's 99-year ground lease.
- Signed purchase & sale agreement with **Commerce City** for 5th floor of **Adams Tower**.
- Supported the groundbreaking of **Elevation Community Land Trust's** new 92-unit condo development, **La Tela**, in the Santa Fe Art District.



SUSTAINABLE PROPERTY STEWARDSHIP

- Completed **Net-Zero sustainability upgrades** at **Oxford Vista Campus** in Aurora, including geothermal heating and cooling system and 430kWh solar array, resulting in a savings of 780,800 kWh of total energy per year and more than \$20,000 in gas costs, \$15,000 on system maintenance and repairs, and more than \$40,000 in electrical costs annually. This equates to energy sufficient to heat and cool 63.7 homes a year!
- Installed **Dual Port Electric Vehicle Charger** at **Mountain View Nonprofit Center**.



Geographies - ULC Property Locations

Aurora

New Legacy Charter School
Oxford Vista

Commerce City

Adams Tower
South Platte Crossing

Denver

Mountain View NP Tower – Capitol Hill
Tramway NP Center – Cole
Cole Train – Cole
Viña at 48th & Race – Elyria-Swansea
Curtis Park Nonprofit Bldg - Five Points
Family Star Montessori – Five Points
Chestnut Lofts – Five Points
Walnut Street Lofts – Five Points
303 ArtWay – NE Park Hill
Artway North – NE Park Hill
Dahlia Apartments – NE Park Hill
Holly Square – Boys & Girls Club & Center for African American Health – NE Park Hill

Denver (cont'd)

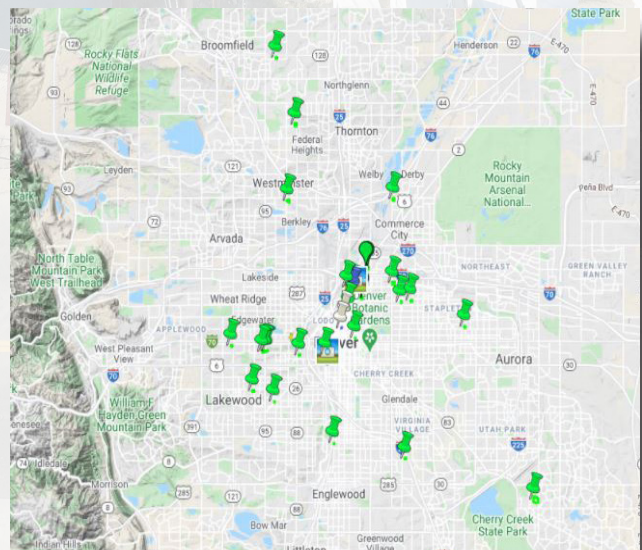
Evans Station Lofts – Overland
Santa Fe 10 – Santa Fe Art District
Social Enterprise Foundry – Sun Valley
Mile High Vista – West Colfax
Sheridan Station Apartments – Villa Park
Sheridan II – Villa Park
Jody Apartments – Villa Park
Thriftway – Westwood

Lakewood

Harlan NP Center West
Harlan NP Center East
Villas at Wadsworth Station

Westminster

Tennyson CLT – Bradburn
Holly Park – Federal Heights
Westminster TOD – Triangle
Westminster TOD – Brown Construction



Policy, Convening & Advocacy

- Convened a virtual forum of advocates, legislators, and reporters in partnership with Neighborhood Development Coalition (NDC) and Enterprise Community Partners to discuss Colorado's housing crisis in the wake of the pandemic. A story in The Denver Post resulted along with additional **advocacy helping to pass HB20-1410**, a bill calling for a **\$350K eviction legal defense fund** and a **\$20M housing development grant fund** for rental and mortgage assistance.
- We convened another virtual forum in partnership with NDC and Housing Colorado in **support of Proposition EE**, featuring legislators and advocates across the state. The measure passed with 58% support and funds will be allocated for public schools and free preschool for all Colorado kids, affordable housing and eviction assistance, and tobacco-vape cessation and public health programs statewide.



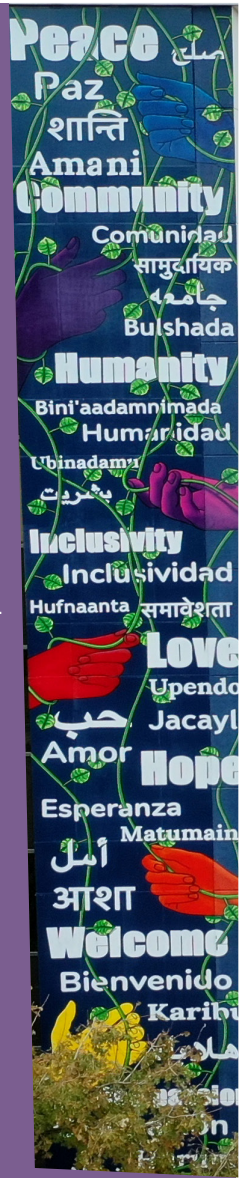
Financial Sustainability

- Maintained **100% residential and 98% commercial lease-up** amidst pandemic, and provided rent relief for those who needed it.
- Added **\$5.75M to Metro Denver Impact Facility (MDIF)** for investment in permanently affordable land throughout Metro Denver with \$2.75M dedicated to the East Colfax Corridor.
- Transitioned from supporting organization status with **The Denver Foundation**. Currently a stand-alone 501c3.
- Awarded **\$250K grant from The Colorado Health Foundation** for community engagement on East Colfax Corridor.
- Awarded **\$75K grant from Colorado Access** for Kids First and KIND lease and purchase of 4th Floor at Adams Tower.
- Received **\$250K grant from a national foundation to support sustainability** project at Oxford Vista.
- Accepted **donation of 31 acres of land in Fort Collins** for future mixed-use development. Engaged Studio Completa for conceptual site plan, including district-wide environmental sustainability options.
- Accepted **donation of Bradburn property in Westminster** from Continuum Partners.



Key 2020 Partnerships

Alliance Construction
 Bohemian Foundation
 Brinshore Development
 CHFA
 ComCap Management
 Center for African American Health
 Center for Community Wealth Bldg
 City of Aurora
 City of Commerce City
 City of Denver
 City of Fort Collins
 City of Westminster
 Citywide Banks
 Clinica Tepeyac
 Colorado Car Share
 Colorado Access
 Colorado Division of Housing
 The Colorado Health Foundation
 The Colorado Trust
 Colorado Village Collaborative
 Columbia Ventures LLC
 Continuum Partners
 The Denver Foundation
 East Colfax Community Collaborative
 Echelon Property Management
 Elevation Community Land Trust
 Elyria & Swansea Neighborhood Assoc.
 EnergyLink
 Energy Outreach Colorado
 Enterprise Community Partners
 The Fax Partnership
 FirstBank
 Gary Community Investments/
 Piton Foundation
 Gates Family Foundation
 GES Coalition
 Grounded Solutions Network
 Housing Colorado
 I-Kota
 Medici Communities
 Mental Health Center of Denver
 MidFirst Bank
 Mile High Development
 Neighborhood Development Collab
 Nesbitt Development
 New Legacy Charter School
 Northern Trust
 Palisade Partners
 Project Voyce
 Radian
 Re:Vision
 Shanahan Development
 Studio Completa
 Syringa Property Management
 Thrive Homebuilders
 Xcel Energy



In 2020, ULC celebrated 17 years of equitable community development. Since 2003, our impact includes:

INVESTMENT IN
45
PROPERTIES

1,100 AFFORDABLE UNITS
PRESERVED AND/OR UNDER
CONSTRUCTION

\$140 MILLION
INVESTED BY ULC

\$1 BILLION
IN COMMUNITY
DEVELOPMENT
LEVERAGED

CREATED AND/OR
PRESERVED **6** SCHOOLS

2,500+ JOBS
CREATED

