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. 48th 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?