

Rail~Volution 2013



URBAN LAND
CONSERVANCY



**FILLING THE
FINANCIAL GAP
FOR EQUITABLE
TOD**

Denver Context



Urban Land Conservancy (ULC)

- 501(c)(3) nonprofit, supporting organization to the Denver Community Foundation. Established 2003, staffed 2007
- Mission: To acquire, develop, and preserve urban community assets in Metro Denver
- Invested \$40 million in real estate, (leverages over \$200M) serving over 10,000 low and moderate income people
- 700 full and part-time jobs are supported by ULC real estate investments
- Promote community development; strengthen neighborhoods through preservation of key areas of influence to ensure their continued public benefit
- Acquire strategic sites in anticipation of market changes through land banking along transit corridors
- When possible use a 99 year land lease with partners to ensure permanent stewardship of the improvements/buildings

The RTD FasTracks Build Out Plan

PROGRESS MAP



- **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**
- **57 new rail and/or BRT stations for Transit Oriented Communities opportunities**

Denver TOD Fund: Background

- Lower income households spend **60%** of income on housing and transportation
- Lower income residents are more likely to utilize transit regularly, increasing & stabilizing ridership for RTD
- Transit access improves access to education, jobs, food, healthcare and community services
- TOD encourages compact growth, decreases traffic congestion and enhances air quality
- Increases community health through walking, bicycling, and interaction



TOD Fund Results



- \$15 million Fund launched April 2010
- ULC sole pre-qualified borrower
- Timing of Fund provided opportunity to acquire land in a down market; market conditions changing
- Eight acquisitions – less than 3 yrs
- Acquired six parcels of land – adjacent to station platforms - at least 540 new units of affordable housing along rail lines, 30%, 40%, 50% & 60% AMI
- Preserved two existing properties - 52 units



Deployed entire \$15 million in less than 3 years

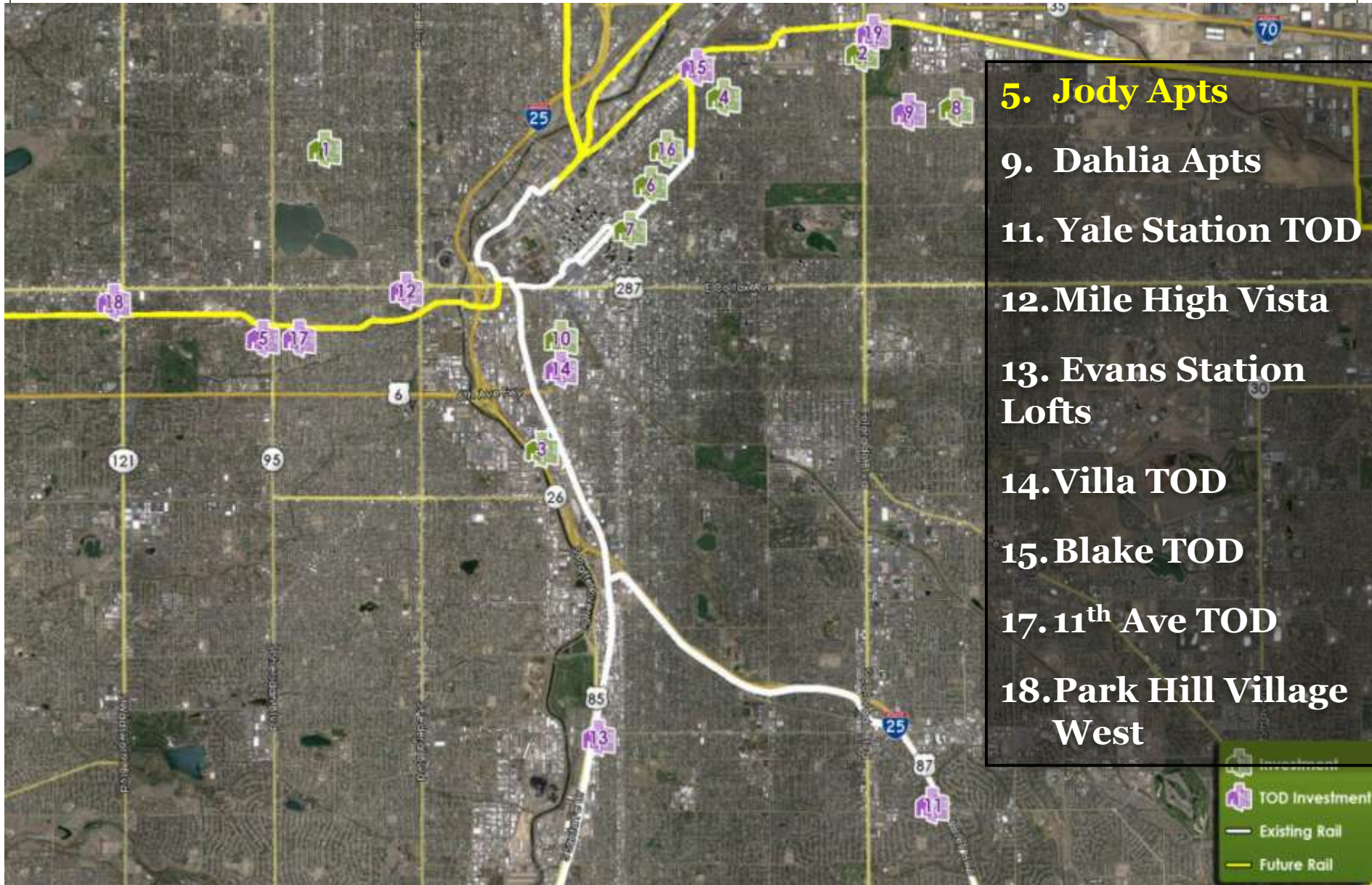
Repaid \$3.0 million to the Fund

Sold two properties to developers

Agreements in place with four development partners; two in early discussions

Long-term stewardship via land lease or covenant; paradigm shift

Denver's TOD Fund Property Locations



- 5. Jody Apts**
- 9. Dahlia Apts**
- 11. Yale Station TOD**
- 12. Mile High Vista**
- 13. Evans Station Lofts**
- 14. Villa TOD**
- 15. Blake TOD**
- 17. 11th Ave TOD**
- 18. Park Hill Village West**

Inspiration for TOD Fund



- Jody Apts < 300 ft - Sheridan transit station - West Corridor – serve 100+ residents
- Initial acquisition and rehab: \$3.25 million = \$52,400 per unit/ \$36 sq. ft.
- ULC owns 2 acres of land; 99-year lease with NEWSED (owns improvements)
- Catalytic site; Denver / Lakewood ; 20 Minute neighborhood
- Land assemblage; remnant RTD parcels
- Future redevelopment - at least 200 mixed income apts & 25,000 sf. of commercial/community space

Mile High Vista Master Site Plan

Partnering with the City of Denver and Del Norte Housing (nonprofit developer) to build:

- New **Westside Public Library** (28K sq. ft.)
- **Residential mixed use:** 80 units of workforce housing + 10k sq. ft. of community space
- **Commercial building CLT:** 19k sq. ft. along Colfax Av

ULC investment **\$5.25M = \$52 sq. ft.**

Acquisition, Brownfield remediation & infrastructure (2 acres)

Leveraged Development Costs \$32.5 million

- \$12 million Library
- \$17M Mixed Use/Shared Space
- \$3.5 million Commercial

Jobs Created:

- 125 temporary (construction)
- 65 permanent
- Total Cost: **\$37.75M**



Evans Station TOD Shared Space



- First successful full cycle joint development
- 50 affordable apartments
- 8,000 sq.ft. of commercial space, housing 2 nonprofits – Kim Robards Dance Troupe, a Cop Shop, and a third entity TBD.



Park Hill Village West (land banking)

- 9.4 acre property on East Rail Commuter Line purchased in March 2013
- Land Price = \$6M
- ULC's and TOD Fund's largest land acquisition
- Development will include 156 affordable homes in Phase One of construction
- Phase 2 will include Denver Shared Space.
- CLT opportunities for both housing and commercial development



Denver Shared Space Project



Nationally recognized, public-private partnership that promotes best practices in the creation and operation of shared space centers in Denver.



Create or grow five multi-tenant nonprofit centers

Offer targeted resources and information

Streamline City and community resources

Create a formal network of centers

Affordability

Stability

Intentional Collaboration

Environmental Sustainability



Lessons



- Use is restricted to Denver - Multiple missed opportunities in neighboring cities due to structure & restrictions
- More land opportunities than preservation opportunities in Denver
- 100 units preserved without the Fund; otherwise lost to market
 - no municipal \$ support
 - Private financing
 - CHIF funds
- NSP funding & HUD Sustainable Communities Grant
 - Denver provided Housing Development Assistance Fund (grant) to offset predevelopment costs
- Expensive holding costs
- Competitive 9% LIHTC process



Thank you!

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