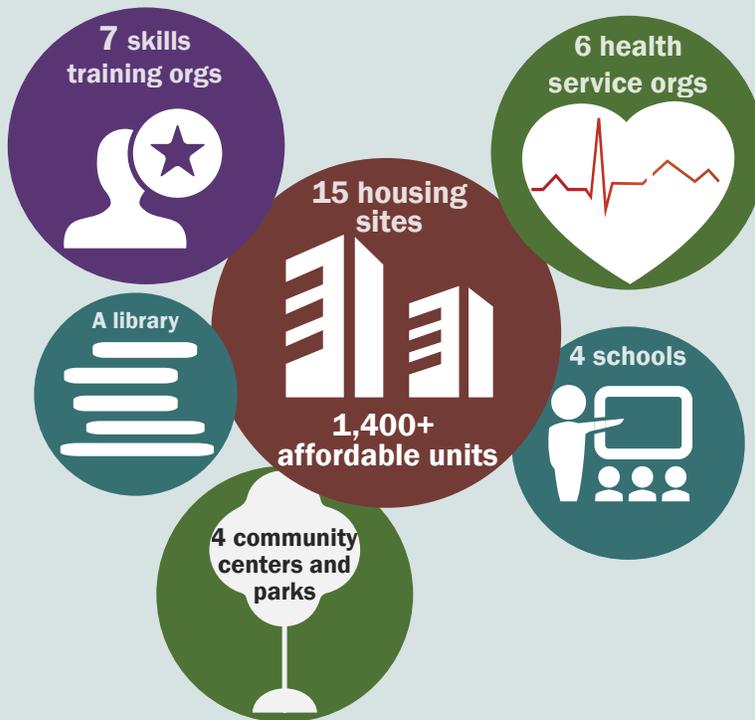


IMPACT REPORT

The Value of Affordable Commercial Rental Space

Urban Land Conservancy (ULC) owns and manages seven properties, housing more than 60 nonprofits tenants. On average, these tenants pay rent at 48% below market value, which minimizes their threat of displacement. In late 2019, we conducted an evaluation to determine the missions of these tenants, who they serve, what benefits they perceive from leasing offices in ULC-owned buildings, and what their collective impact is. This report provides a snapshot of our findings.

Healthy communities require physical assets that tend to the social needs of the neighborhood's residents. By the end of 2019, ULC's real estate investments included:



In the words of our tenants...



"We appreciate the inclusive mural that ULC has on the front of the building and their willingness to support all people. It is easy to be an office building but much more meaningful to support the communities that live here." - Jaimie Blanchard, Community Programs Supervisor at Lutheran Family Services of the Rocky Mountains

"The space we lease at Oxford Vista is larger than a lot of shelters; it helps families feel like they aren't on top of each other. With the renovations, we will be able to provide housing for 20 families at full capacity. It is a natural, open space which is nice for people used to being downtown. We are able to have community partners (i.e. childcare, workforce, health-care) on campus which helps eliminate some of the barriers to receiving services." - Susie Street, Family Tree



ULC's Mission-Minded Tenants Support Social Issues Within Our Communities. Together they...

Maintained over **730** equity-focused jobs

Provided educational opportunities for over **3,500** children and adults



Served a total of **235,000** people nationally
165,300 people in Colorado
and **69,900** people in the Denver Metro



Engaged **2,050** community members



In the words of our tenants...

"It is amazing, we would have difficulty operating in Denver without this partnership. With the money we save on rent, we can update over 35 homes annually."
 - Mike Mazzola, Development Director, Energy Resource Center

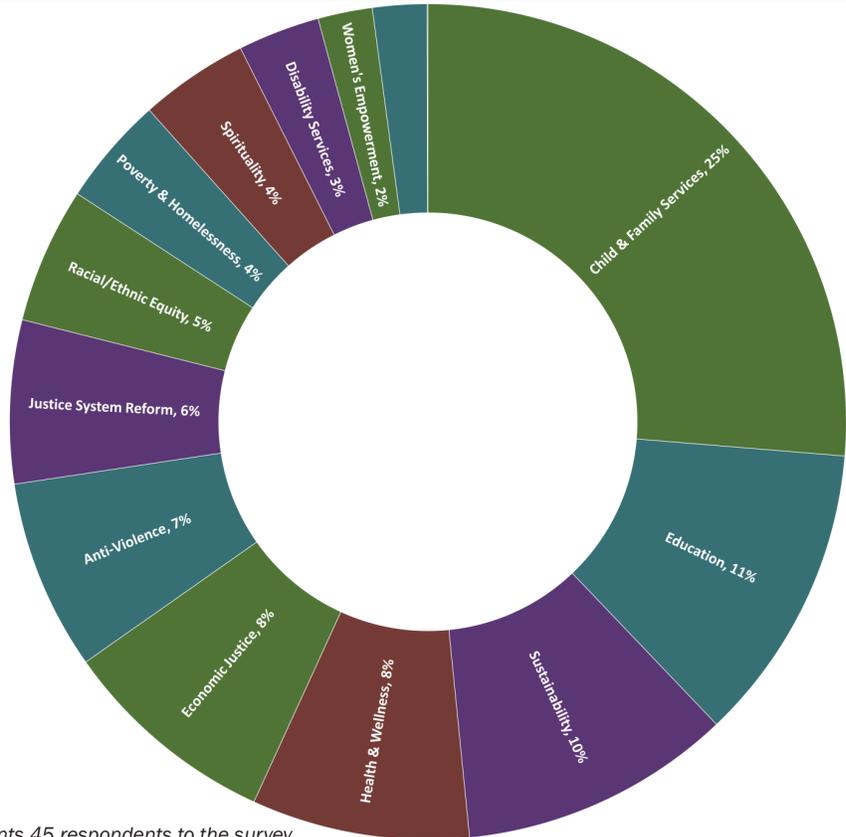


"[It provides] a place for people who are constantly told to move along and that they don't belong to know that they are seen, loved, and that they belong. The weekly gatherings that we have in our space here in this ULC building are essential for the deep community cultivation that we do. Furthermore, this space gives our street friends a place to do laundry, take a shower, get some food, and feel safe enough to relax and perhaps even take a nap. We couldn't do all that we do without this space." - Haley Andreas, Dry Bones



For more information about below-market lease space through ULC, contact John Bissell at jbissell@urbanlandc.org. For more information about this evaluation, contact ACulshaw@urbanlandc.org.

Focus Areas of ULC Tenants*



* This represents 45 respondents to the survey.

ULC's Nonprofit Centers are Hubs of Community Building and Economic Justice. In 2019...

At least **2,000** community members engaged in **72,000+** volunteer hours

Lutheran Family Services of the Rocky Mountains had **300** volunteers spend **10,000+** hours, supporting their immigrant and refugee neighbors, helping them navigate their new homes.

Metro Denver Partners had **60** volunteers dedicate **5,000** hours to mentoring and empowering at-risk youth.

Blue Star Recyclers employed **40** individuals with disabilities, fostering community and fighting the stigma against those with differing abilities.

The Denver Voice provided **70** flexible job opportunities for those experiencing homelessness or poverty.

670+ equity-focused jobs were supported and maintained

1,100+ individuals were provided educational opportunities

Reading Partners provided one-on-one reading mentorship to **750** children in **13** schools.

Mile High Youth Corps trained and employed **200** youth in sustainability-focused careers.

Youth Advocate Programs supported **250+** children in the welfare system remain with kin.

Dry Bones provided a home base for **800** youth experiencing homelessness.

IMPACT Personal Safety led self-defense training courses for **150+** people impacted by interpersonal violence.

Our tenants provide space for diverse groups to (find community)