

2024 NCRC Detroit Summit

Commercial Community Land Trusts

“In-Placement” real estate tools to compete with the market



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ULC's Community Land Trust

1. ULC acquires land and buildings and partners with vertical developers and nonprofits to own the improvements, aka “the built space” **Over 60 acres are in land trusts.**
2. ULC leases the land to the owner of the improvements for 99 years.
3. The 99-year land lease is renewable for an additional 99 years, creating 198 years of **permanent affordability**, thereby ensuring the land will continue to be community benefit in perpetuity.



Holly Square: 2.6 Acres



Holly Square



- Historically Black neighborhood; community hub destroyed by arson in 2008. Purchased by ULC 2009
- Holly Area Redevelopment Project (HARP), community stakeholders went through a 2+ year master plan and selection process.
- Boys & Girls Club in 99 year CLT
- The Center for African American Health in a 99 year CLT



48th&Race: 6 Acres



48th&Race – Viña Apartments and Tepeyac Health



- Historically Latino neighborhood bifurcated by an Interstate 70
- Purchased in 2015 and rezoned from light industrial to mixed use
- 150 permanently affordable rental apartments and 32,000 SF community health center and local retail, two acres in a ground lease with ULC



Mosaic Community Campus: 25 Acres



Mosaic Community Campus



- Historically white neighborhood and former college campus, most recently owned by Johnson and Wales University.
- Purchased in 2021. 13.5 acres in CLT
- Housing, education, economic development, job training, retail, community accessible spaces

