



Urban Land
Institute

Orange County/Inland Empire

YOUNG LEADERS GROUP CONDUCTS TECHNICAL ASSISTANCE PANEL FOR CHARITABLE ORGANIZATION

ULI has been providing advisory services since 1947, so our members know this process well, and it works! Unlike the Technical Assistance Panels (TAP) that the District Council conducts for public agencies, where a fee is paid to cover the TAP administrative costs, the Young Leaders Group (YLG) TAP is for charitable organizations and the administrative services are provided pro bono by the District Council.

What is a ULI TAP? A TAP brings together a panel of ULI members with expertise in planning, development and redevelopment of land and the ownership, management and financing of real property, specifically related to the designated study area. TAP panelists are screened to avoid potential conflicts of interest. The panelists conduct due diligence and interviews based on a scope of work and provide pragmatic, unbiased advice and recommendations delivered in a public presentation and a written report.

Solving complex land use/real estate issues for local charitable organizations.

In 2007, the ULI Orange County/Inland Empire YLG organized the first-ever Pro Bono TAP comprised of local YLG members, who collectively had varied and broad experience and knowledge applicable to a particular challenging land use issue. The Pro Bono TAP was born out of our YLG members' desire to get the ULI more involved in charitable organizations. The first Pro Bono TAP was conducted for the Advocates for Adults with Developmental Disabilities (AADD). AADD was looking for help with finding alternative solutions to the City of Irvine's affordable housing deficiency for developmentally disabled adults.



Over the past eight years, the YLG Committee has conducted Pro Bono TAPs for local charitable organizations, including United Cerebral Palsy, Green Works Urban Academy, Orange County Children's Theatrical Arts Center, Orange County Rescue Mission, Guide Dogs of the Desert, and Habitat for Humanity. Last year's TAP was conducted for ShareKitchen, a food innovation hub, supported by the Clinton Health Foundation. Past Pro Bono TAP reports are posted on the [ULI Orange County/Inland Empire website](#).

If you are involved in a charitable organization¹ based in Orange County or the Inland Empire and that organization is struggling with a challenging or complex land use planning or real estate development issue², please consider contacting the ULI and a TAP. The YLG conducts one TAP a year. If you are not directly involved with a charitable organization and are familiar with one that could be considered for a TAP, we encourage you to forward this flyer to the organization's leadership.

Brian Moncrief, Kosmont Companies and Christine Geronaga, MVE+Partners, co-chairs of the 2015 YLG Pro Bono TAP, seek applications from charitable organizations that need assistance with a complex land use issue. The TAP will be conducted during the 2015 calendar year. For more information, contact Phyllis Tuchmann, Executive Director, ULI Orange County/Inland Empire, at (949) 973-0041. Applications are to be submitted to the ULI Orange County/Inland Empire office at orangecounty@uli.org.

¹A charitable organization is a type of non-profit organization (NPO). The term is relatively general and can technically refer to a public charity (also called "charitable foundation," "public foundation" or simply "foundation") or a private foundation. It differs from other types of NPOs in that its focus is centered on goals of a general philanthropic nature (e.g. charitable, educational, religious, or other activities serving the public interest or common good). – Wikipedia, April 1, 2011.²Lawsuits or other legal matters do not apply.