



COMMUNITY ORIENTED REAL ESTATE DEVELOPMENT

The Unity Council Real Estate Development team works to **increase and preserve the affordability of the neighborhoods in which we work**. Although providing housing - through new construction and the preservation of existing properties - is our priority, we welcome opportunities to include community and commercial spaces within projects. TUC understands that economic opportunities are just as important as housing options and that our community partners are critical to our client's success.

Our highly skilled team has experience in all phases of project development, including site acquisition, managing design and entitlements, securing project financing, and overseeing construction completion. Each potential development site is evaluated carefully to ensure it is located near quality-of-life amenities such as transit, schools, health clinics, parks, and shopping.

On every project, the architectural team is carefully selected to ensure it has the right design aesthetic for the surrounding neighborhood as well as the appropriate experience. **As the owner, developer, and property manager, TUC is deeply committed to the long-term health, maintenance, and quality of each of our properties.** We are proud that our developments have won national recognition for excellence and innovation and continue to inspire the next generation of leaders. The [Fruitvale Transit Village](#), which opened in 2004, is the subject of several recent new articles and research reports and is still frequently cited as a model of transit-oriented development.

The Unity Council's residential portfolio includes affordable and market-rate housing for families, seniors, and special needs households. **We specialize in high-density infill development and work closely with the local community to plan and design buildings that are contextual, and that will meet the needs of neighborhood stakeholders as well as future residents.** In addition, The Unity Council has developed over 200,000 square feet of commercial, retail, civic, and community serving facilities, including a public library branch, charter high school, senior center, health clinic, early education center, and a career resource center.

A complete list of our previously developed projects is attached.

HIGHLY SKILLED PROPERTY MANAGEMENT

- Provided property management services since 1977.
- Manage a growing portfolio of roughly 400 affordable and market-rate apartments.
- Long-term owners and property managers of over 150,000 square feet of commercial space with a diverse array of tenants, including the City of Oakland, ARISE High School, Google, Merritt College, award-winning cafes and restaurants, and several local artisans.





The property management staff of TUC is highly skilled and experienced in the affordable housing field. Staff are responsible for providing a wide range of services, including responding to resident requests and concerns, carrying out day-to-day maintenance, and coordinating capital improvements such as roof replacements. Property Managers monitor property waiting lists, fill vacancies promptly when they occur, perform tenant screening, and carry out annual income certifications.

The buildings in TUC's portfolio represent a tremendous community asset, one that the staff has pledged to protect. This commitment and care are evident in the excellent condition of TUC's properties, including those that have been in operation for four decades or more.

HOLISTIC AND CULTURALLY COMPETENT RESIDENT SERVICES

As a housing provider for over 40 years, TUC has seen the tremendous impact that our services program has made in the lives of our residents, helping them to achieve their life goals and maintain stable housing. **Our program provides personalized, supportive services to all families and individuals living in our housing communities.** The goal of our Resident Services program is to empower residents by educating them about available community resources, and also to serve as an advocate for residents by educating service providers and local agencies regarding their needs.

Each of our properties is staffed with resident service coordinators who provide one-to-one non-clinical case management for residents who need additional support. Also, **TUC delivers a comprehensive array of programs designed to help families and individuals form and strengthen social connections, develop new skills, and maintain the best possible physical, emotional, and cognitive health.** These programs include social and recreational activities, community gardening, exercise and health classes, nutrition, volunteer opportunities, translation assistance, financial literacy workshops, transportation, intergenerational interaction, and service linkages.



Contact us!

Aubra Levine
Director of Real Estate Development
alevine@unitycouncil.org
510-535-6112 Office

The Unity Council
1900 Fruitvale Ave, Suite 2A
Oakland, CA 94601
www.unitycouncil.org





The Unity Council						
Real Estate Portfolio - Completed and Planned						
Year Completed	Project Name	Construction Type	Type of Project	Total Residential Units	Commercial Space	The Unity Council's Role
1977	The Unity Council Main Office	New Construction	Commercial - Community - School	0	23,500	Owner Developer Property Manager
1977 / 2020	Posada de Colores	New Construction / Rehab	Senior	100	0	Owner Developer Property Manager Service Provider
1998	Las Bougainvilleas	New Construction	Senior	68	0	Owner Developer Property Manager Service Provider
2004	Casa Velasco	Rehab	Senior	20	0	Owner Developer Property Manager Service Provider
2004	Fruitvale Transit Village (Phase I)	New Construction	Mixed Use & Mixed-Income	47	160,500	Owner Developer Property Manager
2011	Fruitvale Community Center	Rehab	Community and Cultural Center	0	21,000	Owner Developer Property Manager
2018	Rosewood Berkeley, CA	N/A	Family	35	0	Property Manager
2018	Lorin Station Berkeley, CA	N/A	Family	14	8,000	Property Manager
2019	Casa Arabella (FTV Phase IIA)	New construction	Family and Veterans	94	0	Owner Developer Service Provider
2020	2700 International Blvd	N/A	Commercial	0	22,500	Owner Property Manager



2020	1921 36th Ave	Acq/Rehab	Family	8	0	Owner Developer Property Manager Service Provider
2020	2022 36th Ave	Acq/Rehab	Family	17	0	Owner Developer Property Manager Service Provider
2020	2000 36th Ave	Acq/Rehab	Family	55	0	Owner Developer Property Manager Service Provider

All projects located in Oakland, CA unless otherwise specified above.