

## UNIDEV, LLC Nationwide



### Project Areas

- Affordable/Workforce Housing
- Corridor Planning
- Design Economics
- Downtown Revitalization
- Economic Development
- Economic & Fiscal Impact
- Industrial City Turnaround
- Metropolitan Growth Strategy
- Neighborhood Planning
- Public-Private Partnerships
- Transit-Oriented Development

*Unidev, LLC*

### Scope of Work

- Cluster Analysis
- Economic Impact
- Financial Modeling
- Fiscal Impact
- Implementation
- Market Analysis
- Partnership Structuring
- Public Financing
- Public Outreach
- Regional Economics
- Retail Tenanting
- Strategy Planning

### The Challenge

UniDev LLC is an innovative, mission-driven company that creates workforce housing and institutionally affiliated real estate projects for municipalities, universities, health systems and other not-for-profit and for-profit sponsors. Projects include: high-quality, market-comparable workforce housing primarily in master-planned community settings, student housing and affiliated faculty and staff housing for colleges and universities, and ancillary campus facilities and recreation facilities.

UniDev LLC specializes in large, hard-to-finance projects, bringing major national financing institutions to projects through creative financial engineering that provides an ongoing revenue stream to our clients. Because of their unique business model, they require innovative analytics that quantify the market potential of workforce housing projects, as well as also specialists who understand real estate finance and creative deal structuring.

### Solution

For over a decade, RCLCO has provided hand-in-glove support to UniDev LLC's project pursuits throughout the nation. As UniDev's dedicated resource, our team has worked with their professionals in innovating new methods to finance workforce

housing and institutionally-affiliated real estate. Not only does RCLCO analysis go into each and every one of UniDev LLC's projects, but our professionals work with them through the entitlement process, attending public meetings and providing on-demand analysis and financial underwriting capacity.

### Impact

UniDev LLC's CEO, Myron Curzan, recently enjoyed a tribute event in his honor sponsored by the Rocky Mountain Institute. RCLCO has provided analyses and support for the many successful UniDev projects, including the following:

- Residential Market Analysis of Proposed Oahu/North Shore Workforce Housing; Honolulu County, HI
- Workforce Housing for Santa Barbara School Districts; Santa Barbara, CA
- Workforce Housing in Clark County; Las Vegas, NV
- Residential Market Analysis for Workforce Housing; Waikoloa, HI
- Market Analysis of Workforce Housing; Hobbs and Eunice, NM
- Consumer Research for Affordable Housing around Jackson State University