

# Unified Property Group

Unified Property Group (UPG) has over 30 years of experience in the real estate industry acquiring, developing, and managing multi-family, senior, and commercial properties. With properties throughout the Midwest and over 1,500 employees, Unified Property Group has the expertise, strength and familiarity with markets needed to own and manage every type of real estate property. UPG's management portfolio currently includes over 12,000 apartments including over 3,000 senior housing units. UPG consists of three entities: Unified Management Services, Acquisitions and Development, and Senior Village Management.

Unified Management Services has a reputation built on a foundation of over 30 years of solid character, integrity and top-rated performance. Unified specializes in multi-family housing by providing full service management and marketing services to property owners nationwide. Unified is designated by the Institute of Real Estate Management as an Accredited Management Organization (AMO), and delivers key results by offering:

- Efficient Management & Leadership
- Customized Marketing & Accelerated Leasing
- Transparent Financial Services & Timely Reporting
- Trained and Empowered Professional Personnel
- Skilled and Customer Service Oriented Maintenance

Unified Acquisitions and Development focuses the acquisition and development of affordable, mixed income, mixed financed, multifamily and senior housing communities. Recent developments include both new construction and acquisition/ rehab projects. Unified provides housing for low income families, working households, the elderly, disabled residents and others that are not adequately served in many markets. Unified believes in developing quality homes that are attractive, comfortable, safe, environmentally sensitive, and economical to maintain.



Unified's Senior Village Management division manages Independent Village retirement communities throughout Michigan and Ohio. Independent Villages offer 13 locations offering exceptional features, from top-grade construction to a friendly and caring staff. Each community is packed with the little extras that make living at Independence Village feel like home, only better. In 2011, Senior Village Management was recognized by the Property Management Association of Michigan (PMAM)'s 2011 Great Lakes Area Star (GLAStar) Awards as the Management Company of the Year.

# Brian Stoy, CEO Unified Property Group



R. Brian Stoy is the President/CEO of Unified Property Group. He is responsible for the directing the organization to become one of the largest multi-family and senior housing real estate and management companies in the United States.

As President/CEO, Mr. Stoy is responsible for the overall management and direction of Unified and its companies. Mr. Stoy's functions include implementing the strategic goals and objectives of the company while providing direction and leadership toward achieving Unified's mission, philosophy and strategy.

Mr. Stoy has been in the real estate industry for 17 years and has experience in various areas of the industry including development, property management, acquisitions, finance, and construction.

Mr. Stoy currently sits on boards for non-profit organizations, for profit organizations, and community organizations. He has a strong belief in the importance of being a true participant in crucial community services and brings that commitment to Unified and its family of companies.



# Emerald Springs Development Highlights



- Emerald Springs, developed by Unified Property Group in conjunction with the Detroit Housing Commission, will raise the bar for affordable housing developments throughout Michigan. The “new urbanism” inspired site is attractive, functional, and includes 158 newly constructed rental homes. Residents will choose from a variety of floor plans, ranging from 2 to 4 bedrooms within single family, duplex, and townhome style structures that will meet each individual’s budget and lifestyle. All this within a brand new 25.24 acre neighborhood designed to integrate seamlessly into the established community.
- Emerald Springs has spacious floor plans ranging from 1,000 – 1,400 square feet with in unit washer/dryers, private rear patios, master baths & walk in closets, front door postal & package delivery, sidewalks throughout, and private rear entry with parking.
- The well-planned site & building designs include numerous “Green/New Urbanism” components in categories related to: Neighborhood Fabric, Construction Materials & Recycling, Landscape Features, Water Conservation, and Energy Efficiency.
- Some of the common area amenities in Emerald Spring’s 5,000 sq. ft. community building include a computer lab, exercise room, community room with fire place & kitchen, and activities space. The outdoor amenities include multiple playgrounds, open spaces for recreational activities or picnics, and a walking trail around the perimeter of the large central open space.

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## CAROL A. GOSS

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Carol A. Goss is president & CEO of The Skillman Foundation, a private independent foundation whose mission is to improve the lives of children in metropolitan Detroit by strengthening their schools and neighborhoods.

Involved in philanthropy for the past 20 years, Goss joined The Skillman Foundation in March 1998 as a senior program officer. She was named President & CEO of the Foundation in 2004. She has also worked as a program officer at the Stuart Foundation in San Francisco and as program director at the W. K. Kellogg Foundation in Battle Creek, Mich.

Goss was just named by the Detroit News as one of its 2010 Michiganians of the Year, and in 2009, Grantmakers for Children, Youth & Families honored her with the 2009 Fred Rogers Leadership Award. In 2008 Goss was selected as the Eleanor Josaitis "Unsung Hero" recipient as part of the Shining Light Awards. The Shining Light Awards, launched in 2007 and sponsored by the Detroit Free Press and Metropolitan Affairs Coalition, "honor individuals who are making important contributions to regional cooperation, progress and understanding in metropolitan Detroit."

Goss' professional career also includes nearly 20 years' experience in child welfare, family services and youth development in Detroit and Oakland, Calif. A native Detroiter, Goss has a BA in sociology and an MSW from the University of Michigan in Ann Arbor. She was the recipient of the 2007 James A. Joseph Lecturer by the Association of Black Foundation Executives, and Crain's Detroit Business cited her as one of Southeast Michigan's Most Influential Women, an honor that the respected weekly bestows every five years to the region's most dynamic and powerful women.

In addition to running The Skillman Foundation, which has assets of over \$430 million and an annual grants budget of \$23 million, Goss is active with numerous nonprofits and philanthropy organizations. In her free time, she sings in her church's choir and is an avid runner. "Running helps me stay healthy and also helps me put things into perspective."

The Skillman Foundation recently fine-tuned its program areas to focus efforts on six impoverished neighborhoods in Detroit and on identifying and supporting innovative schools throughout the city of Detroit.



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## ABOUT THE SKILLMAN FOUNDATION

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The Skillman Foundation is a private grantmaking foundation that is a charitable, tax-exempt organization. Like most private foundations, Skillman does not raise money but uses its resources to support 501(c)(3) nonprofit organizations.

The Skillman Foundation was created in 1960 by Rose Skillman. Her husband, Robert Skillman, was one of the early pioneers in the growth of the Minnesota Mining and Manufacturing Company – known today as 3M. Robert came out of retirement in 1939 to help 3M negotiate the purchase of the Studebaker plant on Piquette Street in the Milwaukee Junction area of Detroit's Central Northend neighborhood. After Robert's death in 1945, Rose Skillman went on to officially incorporate The Skillman Foundation in 1960, stemming from her charitable contributions to organizations that serve children. She served as president until she was named honorary chair in 1964. She remained a Trustee of the Foundation until her death in 1983. In 2010, the Skillman Foundation celebrated its 50<sup>th</sup> anniversary by hosting the Kids Matter Here Neighborhood Summit in April 2011, launching a special awards program that recognized 50 Promising Kids, and creating a new website and blog, A Rose for Detroit, named after Mrs. Skillman.

The chief aim of the Foundation's three programs is to help develop good schools and good neighborhoods for children. The Good Schools and Good Neighborhoods programs are the primary focus of the Foundation's grantmaking. The Good Opportunities program is set up to support the Foundation's primary work and to invest in special opportunities that can accomplish significant results for children. Though Skillman makes grants throughout Metropolitan Detroit, the bulk of its grant dollars are spent in six Detroit neighborhoods -- Brightmoor, Cody Rouge, Osborn, Chadsey Condon, Northend Woodward Central and Southwest Detroit Neighborhoods, and on innovative and successful schools throughout the city of Detroit.

The Foundation's grantmaking and changemaking are guided by a set of 2016 Goals, developed through an extensive community planning process, which aim to create conditions in six Detroit neighborhoods where 30% of Detroit's children live so that young people are more likely to be safe, healthy, educated, and prepared for adulthood.



## **About The Detroit Housing Commission**

More than 75 years ago, the City of Detroit established the Detroit Housing Commission (DHC) under the Michigan Housing Facilities Act. Since 1933, DHC's mission has been to provide safe and affordable housing to Detroit residents. DHC is now the largest owner of rental housing in Detroit, providing approximately 4,000 housing units for seniors and families.

Creative funding, through partnerships between the DHC and private developers such as Unified Property Group, has overseen the development of three properties simultaneously. These properties continue to bring mixed-income and multi-use developments for Detroit residents. Emerald Springs, Cornerstone Estates and Gardenview Estates are helping to define what DHC is today and the image of what public housing should be.

In addition to operating a Low-Income Public Housing Program, DHC operates a Housing Choice Voucher Program (Section 8) through its Assisted Housing Department. Currently, DHC administers nearly 6,000 vouchers under that program.

Funding of the various DHC programs come from five main sources: HUD's annual operating subsidy; HUD's annual Capital Fund; Section 8 administrative fees; rent from public housing residents; and other program and capital grants. DHC continues to explore alternative funding sources and has built numerous key partnerships with City and State agencies, non-profit foundation, community-based organizations, as well as private developers.

The Detroit Housing Commission provides quality affordable housing in a safe living environment for low and moderate-income residents of the Detroit Metropolitan area. DHC is the largest public housing agency in Michigan and is committed to developing state-of-the-art affordable housing in mixed-income communities with the addition of community, educational, recreational, homeownership and training programs.

For more information, visit [www.dhcmi.org](http://www.dhcmi.org).