Project Summary

Project Name: Union Court
Project Type: Affordable Family Rentals
Location: 940 South Union Road, Manteca, CA
Number of Units: 68
Year Completed: 2003
Total Development Cost: $8,538,244

Union Court Apartments is an acquisition-rehabilitation development project. The Union Court Limited Partnership, with Eden Housing, Inc. as sponsor and developer, acquired the Union Court Apartments in September, 2000. Union Court is a 68-unit apartment complex located in a primarily single-family neighborhood in Manteca. There are six 2-story residential buildings and one newly constructed community room building. The gross building area is 50,291 square feet (48,960 square feet in the residential buildings and 1,331 square feet in the new community building). The site area is 2.35 acres.

All apartments at Union Court are two bedroom, one-bath units, each containing 720 square feet. All units in the development have been rehabbed. Eden installed new plumbing fixtures, appliances, cabinetry, windows, and light fixtures, and repainted both the building exteriors and interiors. New entryways were created for each unit to enhance individual apartment identity and privacy. In addition, Eden reconfigured the site to create landscaped community areas, including a fenced tot lot, and renovated the area around the existing swimming pool. All driveways have been re-paved and new carports built. Parking is provided for 92 cars (68 carports and 24 uncovered spaces.) Eden added a new community building to the development to create a vibrant activity center for residents, including an area for computers where computer-learning programs are offered to residents and their children.

Eden Housing Management, Inc. (EHMI), an affiliate of Eden Housing, Inc., provides professional property management for the development and Eden’s nonprofit services affiliate, Eden Housing Resident Services, Inc. (EHRSI), provides resident service coordination.

Developer: Eden Housing, Inc.
Architect: Mogavero Notestine Associates
General Contractor: Precision GCC, Inc.