

Nabihah Azim

Dynamic, real estate professional with extensive experience developing mixed-use, mixed-income, master plan developments with all new infrastructure in San Francisco. Looking to utilize 9 years of development experience to create efficient, innovative, and vibrant mixed-use communities.

PROFESSIONAL EXPERIENCE

Associate Director, Real Estate Development at Oxford Properties, September 2022 - present

- Manage development of mixed-use life science, residential, commercial, and open space campuses across the West Coast.

Senior Project Developer at Mercy Housing California, June 2020 – present

Project Developer, June 2017 – June 2020

Project Assistant, August 2013 – June 2017

- Lead deal structuring and development of over \$260 million and over 400 units; capital stacks include 12 sources each to meet costs and deliver benefits to future residents and surrounding communities.
- Engage capital partners and deal stakeholders in daily negotiations to progress due diligence activities towards construction closing, and other key capital events in the project's life cycle.
- Cultivate effective working relationships across cross-functional teams, partners, and stakeholders at all levels. This includes the empowerment and development of junior staff.
- Liaison with partners in advocacy for housing development through California Housing Consortium, SPUR Housing Board, and Non-Profit Housing Association. Produce briefs for Executive Director on legislative bills that further development goals.

Project highlight: Sunnydale HOPE SF redevelopment

- Supported entitlements through EIR and SUD application and approval, community engagement, design, feasibility, relocation, workforce development, and construction of a 50-acre HOPE SF redevelopment of 785-units to a new master planned mixed-income and mixed-use neighborhood with all new streets, parks, community amenities, retail and up to 1700 new units.
- Coordinated the vertical development with the horizontal and infrastructure planning to meet the phased master plan schedule – ensuring that short term project needs were met within the master infrastructure redevelopment plan.
- Constructed 167-unit new construction, which accompanied 3 new streets, in Phase 1 of master plan. Spearheaded OAC team on design, value engineering, and construction. Project awarded by SF Business Times for one of the 2022 Deal of the Year awards.

Project highlight: Treasure Island development

- Manage new construction and coordination of development on Treasure Island, including 138- unit development, which will house existing households promised a unit under the DDA.
- Spearhead processes with horizontal team for design approval from Infrastructure Task Force. Meetings included logistics team, general contractor, TIDA, vertical architect, horizontal and vertical civil engineer, and horizontal landscape team for coordination of design and wet/dry utilities. This included the movement of a universal loading zone to a new street for the success of the vertical design and required balancing multiple city agency approvals.
- Advanced financing and statutory approvals amidst an environmental lawsuit. Orchestrated team of consultants and pushed forward due diligence and risk assessments.

Terner Center for Housing & Innovation September 2015 – June 2017

Graduate Researcher

- Supported Professor Carolina Reid and Professor Carol Galante to refine solutions to California's housing crisis via a series of research projects and initiatives.

EDUCATION

Masters of City Planning, UC Berkeley
Housing, Community & Economic
Development
Interdisciplinary Graduate Certificate
in Real Estate
2017

Bachelor of Arts, UC Berkeley
Major, Political Science
Minor, City Planning
2012

LEADERSHIP

ULI Public Development and
Infrastructure Product Council
Chief Diversity Officer, *Present*

ULI Young Leaders Group Steering
Committee
Subcommittee Co-Chair, *Present*

ULI Chamberlin Young Leader in the
Public/Nonprofit Sector Fellowship,
2019-2020

Leadership San Francisco, 2019-2020

SKILLS

Microsoft Office Suite: Excel, Word,
PowerPoint, Access | Proforma
Analysis | Argus | Economic Analysis

AFFILIATIONS

Urban Land Institute | Educational
Charitable Humanitarian
Organization | Pi Beta Phi