



## AVENUE CENTER

- 1 Avenue Headquarters | 3517 Irvington Blvd  
NeighborWorks Homeownership Center  
YMCA Children's Academy  
Legacy Community Health Clinic

## SINGLE FAMILY HOMES

- 1 Avenue Place
- 2 Avenue Acres
- 3 Avenue Villas
- 4 Avenue Meadows

## COMPREHENSIVE COMMUNITY DEVELOPMENT AREA

Near Northside  
Northline

## MULTI-FAMILY HOMES

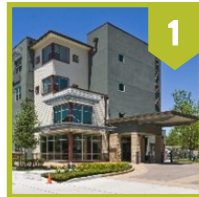
- 1 Avenue Station | 2010 N Main St
- 2 Washington Courtyards | 2505 Washington St
- 3 Elder Street Artist Lofts | 1101 Elder St
- 4 Fulton Gardens Senior Apartments | 3724 Fulton St
- 5 Las Brisas | 4500 N Main St
- 6 Oak Arbor Townhomes | 310 Berry Rd
- 7 Redwood Heights | 7320 Jensen Dr
- 8 Avenue Terrace | 4004 Irvington Blvd
- 9 Gale Winds | 5005 Irvington Blvd
- 10 Avenue Casitas | 2635 Tim St
- 11 Avenue on 34th | 2136 W 34th St
- 12 East End Developments | 5609 Leeland St



# AVENUE

## Community Cruise

### FULTON GARDENS I & II: 3724 Fulton



Independent living apartments for low-income seniors aged 62 and older. Fulton Gardens, established in 2011, offers 49 units. Fulton Gardens II, opened in 2018, offers 40. The property manager lives on site.

### AVENUE MEADOWS: 72 Meadow Lea



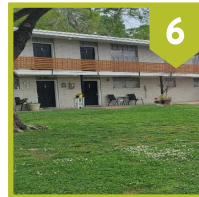
Stylish, affordable, energy efficient, new construction single-family homes in the Northline neighborhood, located near shopping centers and Houston Community College. Planned for construction in three phases, the development is more than halfway complete, with options for both one two-story designs and deep lots.

### AVENUE TERRACE: 4004 Irvington



192-unit complex opened in 2011 in the Near Northside, as part of a transformation of a 20-acre industrial site into affordable homes and green space. It offers after-school programs, pool, playground, and access to a walking trail and city park. Awarded the 2018 Urban Land Institute's Jack Kemp Award for Affordable & Workforce Housing.

### MANGUM OAKS: 4702 Mangum



Avenue's most recently acquired property, this 38-unit garden-style complex, built in 1960, is located in the Oak Forest/Near Northwest neighborhood, and features 1 and 2 bedroom homes.

### AVENUE PLACE: 4326 Darter



An award-winning development of new "green" homes in the Near Northside. The development boasts 95 energy efficient single-family homes, complete with a community park, walking trail and community garden. Residents enjoy a selection of house styles including classic, traditional and contemporary designs.

### AVENUE ON 34th: 2136 34th St.



Opened in 2022, this 70-unit complex is located in the Oak Forest area. Resident amenities include after-school children's programs, credit-building and homebuyer education, exercise classes, arts, crafts and recreational activities, and health fairs.

### GALE WINDS: 5005 Irvington



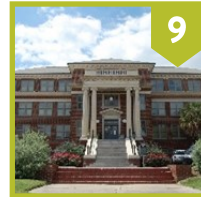
This Naturally Occurring Affordable Housing (NOAH) is an example of Avenue's Acquisition/Rehabilitation (Acq/Rehab) with a goal to preserve affordable housing and prevent displacement. (18 units) Acquired September 2020.

### LAS BRISAS: 4500 North Main



A 68-unit complex located in the Greater Heights for low-income families. Opened in 2012, amenities include after-school/summer programs and healthy meals for youth, little free library, social services resources and referrals, rental assistance information/eviction prevention, health fairs and community building events.

### ELDER STREET ARTIST LOFTS: 1101 Elder



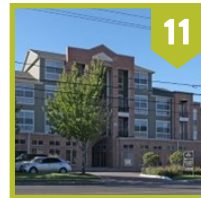
The former Jefferson Davis Hospital, now a Protected Historic Landmark, is an example of the synergistic intersection between historic preservation and economic development. The 34 live/work units opened in 2005. Residents enjoy gatherings on the grounds and have created a community garden.

### OLD FIREHOUSE TRIPLEX: 901 Henderson



Part of Avenue's portfolio of affordable rental properties made up of over 40 sites throughout the city. Many are in historic districts, Rentals range from studio units in small apartment complexes to three-bedroom detached homes, and all are rented at affordable rates to qualified renters.

### WASHINGTON COURTYARDS: 2505 Washington

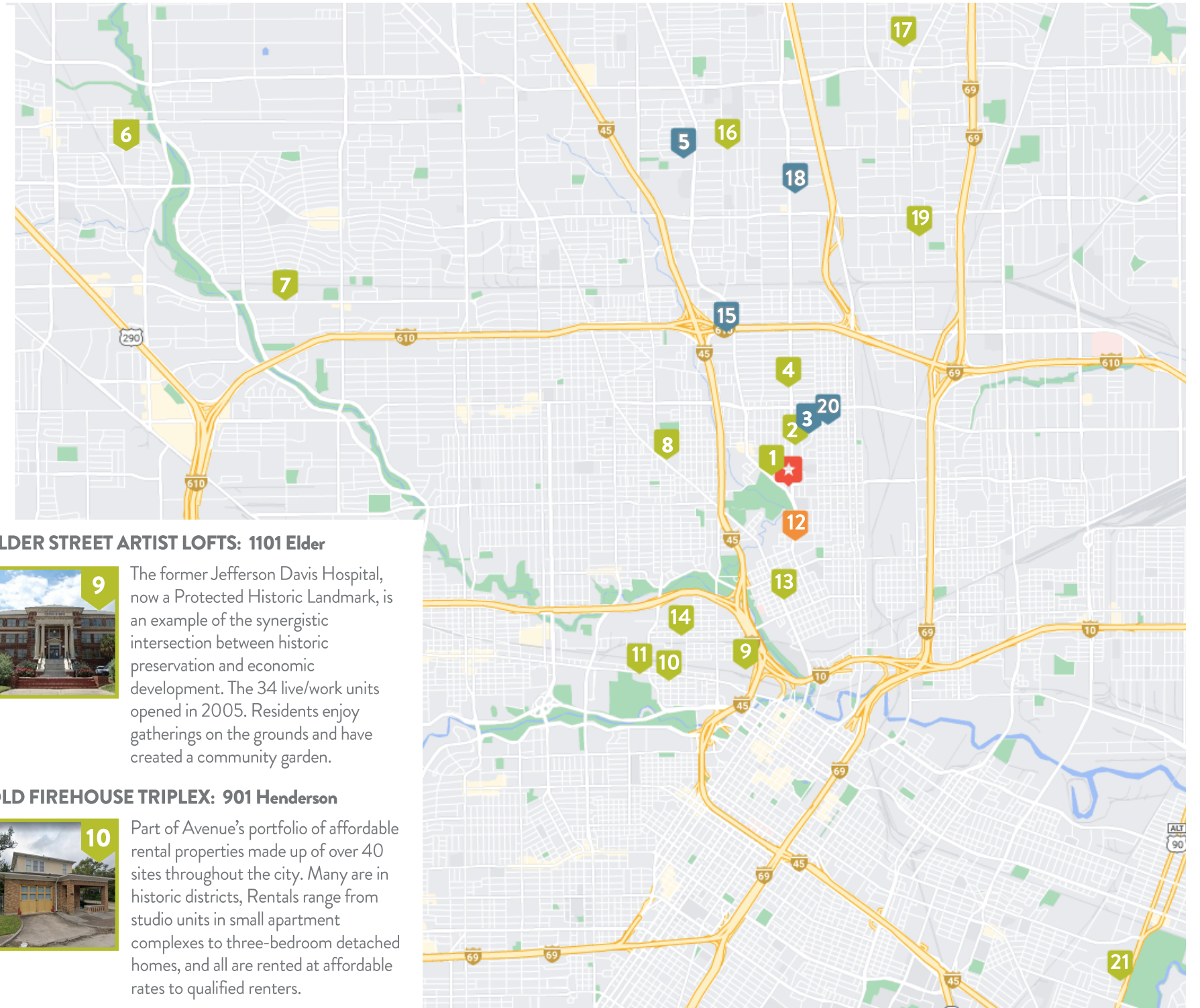


This 74-unit apartment complex in the high opportunity Washington Corridor opened in 2000. It offers programs and healthy meals for youth, social services resources and referrals, rental assistance information/eviction prevention, health fairs and community building events.

### AVENUE CENTER: 3517 Irvington



Avenue's new headquarters and community hub that will serve more than 7,000 per year. Opened August 2020, with new tenants Legacy Community Health and YMCA Children's Academy.



-  Rental Properties
-  Single Family Developments
-  Avenue Offices
-  Community Projects

### BUTTERFLY POCKET PARK: 2604 Fulton



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Completed in 2020, the project includes an irrigation system and landscaping, trees, shrubs and plants to attract butterflies. Artwork includes a butterfly sculpture, a caterpillar mosaic and a pedestal showing the life cycle of monarch butterflies. Winner of the 2020 On-the-Ground Projects Under \$500K from H-GAC's Parks & Natural Areas Award Program.

### AVENUE CASITAS: 2635 Tim



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Acquired in 2021 through Avenue's Social Impact Fund, Casitas is a unique apartment community of 84 separate units, or "casitas." Avenue converted one of the units to an office and community room to host resident services programs such as after-school activities for children.

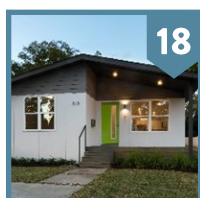
### AVENUE STATION: 2010 North Main



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Designed for families and individuals at a range of income levels, this 68-unit, transit-oriented community is minutes from downtown along the Metro North rain line. Opened in 2017, with studios and 1, 2 and 3-BR units, plus amenities including a computer lab, fitness center and pool. Residents benefit from valuable services such as after-school support and children's activities.

### MODULAR HOME: 813 McDaniel



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Avenue partnered with Box Prefab to explore how modular housing can help bridge the affordability gap for Houston's working families, bringing affordable homes to market faster than traditional construction. This home in Northline was our pilot project.

### SCATTERED SITES & ADU: 1914 Summer



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Part of Avenue's portfolio of affordable rental properties, made up of over 40 sites throughout the city. Many are in renovated historic buildings ranging in size from studio units in small apartment complexes to three-bedroom detached homes. All are rented at affordable rates to qualified renters.

### REDWOOD HEIGHTS: 7320 Jensen



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A 96-unit family apartment complex built in 2006 in Eastex/Jensen. 76 units are rent-restricted and 20 are offered at market rate. Resident services include job placement assistance, homebuyer education, and health and resource events, plus children's art, science and physical education classes.

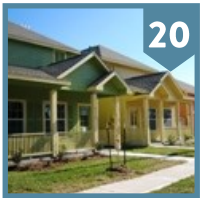
### AVENUE ACRES: 118 Delaney



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Located in the historic Near Northside community, Avenue Acres is a vibrant neighborhood of charming homes built from the turn of the century to present day. Avenue built 13 new homes designed to blend in with the architecture of the surrounding neighborhood.

### AVENUE VILLAS: 4505 Gano



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Our first development of new-build single-family homes for purchase. Built in 2009 in the Near Northside at the intersection of Frawley and Cochran, these 22 three-bedroom homes were built with quality craftsmanship and energy efficient features to support affordability for the long-term.

### OAK ARBOR TOWNHOMES: 310 Berry



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Located in Avenue's Northline focus area, this 94-unit affordable apartment complex was built in 2003 across from Burbank Middle School and Memorial Hermann's school-based health center serving all students. Resident services include job placement assistance, homebuyer education, and health and resource events, plus children's art, science and physical education classes.

### EASTWOOD VILLA: 4320 Leeland & 5609 LEELAND APTS.



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These two properties, built in 1964, are located in Houston's historic East End neighborhood. With 34 total units, these properties offer both 1 and 2-bedroom homes, ranging from approximately 500-750 square feet.



**Mission:** To invest in people, homes and communities to advance equity and opportunity for all Houstonians

**Vision:** All Houstonians have the opportunity to live in quality homes in healthy, vibrant and inclusive neighborhoods



LAS BRISAS  
NORTH MAIN  
PERSPECTIVE

2021078  
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION  
SUBJECT ARCHITECT February 23, 2022

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ARCHITECTURE  
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LAS BRISAS  
ENTRY  
PERSPECTIVE

2021078  
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SBBCT ARCHITECT February 23, 2022

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ARCHITECTURE  
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**Site Area = 3 acres**

**Building Area = 183,663 GSF**  
195 units = 147,956 NRA

**Total Amenity = 2,301 SF**  
(includes fitness, work, lounge and mail)

**Total Balconies = 2,988 SF**  
**Total Porches = 387 SF**

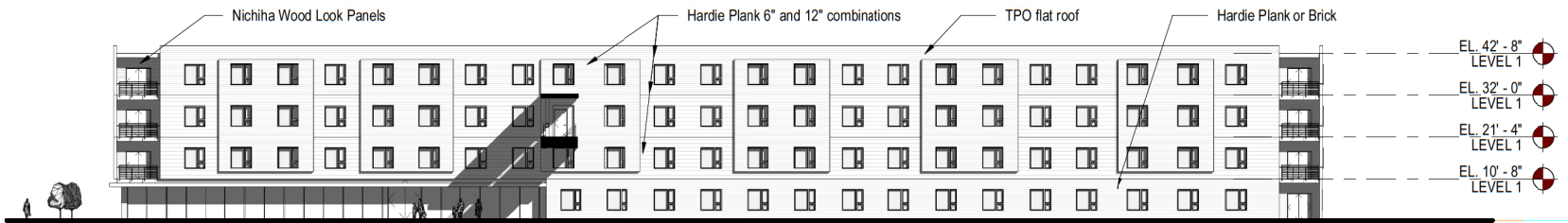
**Building Support = 2,177 SF**  
(includes building systems, back of house, storage)

**Unit Types -**

Key	Type	NRA	Units per Floor Level				Total	NRA
			1	2	3	4		
S1	Studio - 20 x 28	550	5	4	6	4	19	10,640
A1	1BR - Notch	656	2	2	2	2	8	5,248
A2	2BR - Inside Corner	808	3	3	3	3	12	8,256
A3	1BR - 25 x 28	700	16	25	23	25	89	62,300
A4	1BR - 26 x 28	728	7	7	7	7	28	20,384
B1	2BR - 36 x 28	1,008	6	6	6	6	24	24,192
B2	2BR - Outside Corner	1,088	2	2	2	2	8	8,704
C1	3BR - Outside Corner	1,176	1	2	2	2	7	8,232
			42	51	51	51	195	147,956 Total NRA

**Parking**

Parking Garage - 4.5 levels = 277 spaces  
 Surface Parking = 7 spaces  
 Accessible Parking = 13 spaces including 3 van accessible  
 Total Parking = 284 spaces



East Elevation



North Elevation

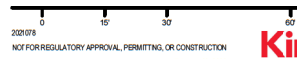
- EL. 42' - 8" LEVEL 1
- EL. 32' - 0" LEVEL 1
- EL. 21' - 4" LEVEL 1
- EL. 10' - 8" LEVEL 1

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LAS BRISAS

EXTERIOR ELEVATIONS



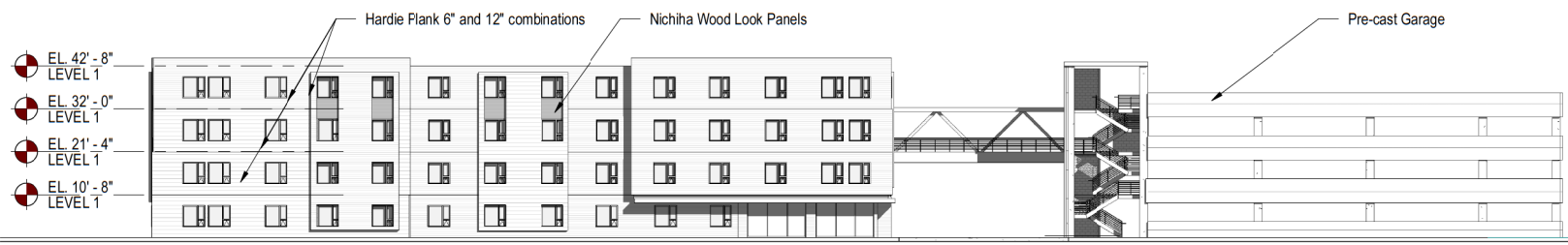
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West Elevation




South Elevation

  
**LAS BRISAS**

EXTERIOR ELEVATIONS

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