



DEVELOPING AFFORDABLE HOUSING  
AND ECONOMIC OPPORTUNITIES

DESARROLLO DE VIVIENDA A PRECIOS ACCESIBLES  
Y OPORTUNIDADES ECONÓMICAS

# MISSION

*To revitalize our community by developing affordable housing and economic opportunities, while preserving our area's cultural, economic, and historical diversity.*

## HOMEOWNERSHIP PROGRAMS

### Homebuyer Education and Counseling

Avenue provides free bilingual classes and one-on-one counseling to over 500 families each year. In the last five years, over 200 families have succeeded in purchasing their own homes.

### Move Home Program

Donated homes are saved from demolition, transported to the target area, rehabilitated, and made available for purchase by low- and moderate-income buyers.

### New Home Program

Affordable new homes are constructed for purchase by low- and moderate-income buyers. Energy-efficient features provide lower operating costs for homeowners.

## AFFORDABLE RENTAL HOUSING

### Redwood Heights

In 2006, Avenue partnered with Realtex Development Corporation to develop 96 mixed-income rental units in the Eastex/Jenson area of northeast Houston.

### Elder Street Artist Lofts

In 2005, Avenue CDC completed the redevelopment of the Jefferson Davis Hospital, one of Houston's most historic structures, into 34 loft-style affordable apartments in partnership with Artspace.

### Oak Arbor Townhomes

In 2003, Avenue partnered with Realtex Development Corporation to develop 94 mixed-income rental units in Houston's Northside.

### Washington Courtyards

In 2000, Avenue CDC completed Washington Courtyards, a 74-unit mixed income apartment complex located minutes from downtown Houston



## HISTORIC PRESERVATION

### Preserving Historic Structures

Avenue has received 3 Good Brick Awards from the Greater Houston Preservation Alliance for its successful preservation efforts, including moving and rehabilitating and reselling older homes, renovating historic rental units, and restoring the 1925 Jefferson Davis Hospital as 34 loft-style apartments.

## ENVIRONMENTAL INITIATIVES

### Green Building Program

New homes constructed by Avenue are energy efficient and include “green” features to protect the environment as well as the health of the occupants.

### Recycling Older Homes

Avenue’s Move Home and HouseSave programs save older homes from demolition and make them available for affordable homeownership.

### Reclaiming Brownfields

In 2000, Avenue successfully developed a 74-unit affordable housing complex, Washington Courtyards, on a former brownfield. In 2005, Avenue successfully redeveloped a second brownfield with Artspace at the nearby Old Jefferson Davis Hospital.



## CULTURE AND THE ARTS

### Supporting Local Artists

Art on the Avenue is Avenue’s annual auction showcasing the works of over 150 local artists. Proceeds from art sales are shared between Avenue and the artists. Winter Street Studios, a 78,000 square foot former warehouse providing studio space for local artists, was developed by a partnership between Avenue and Jon Deal in 2005. Elder Street Artist Lofts, developed by Avenue and Artspace in 2005, provides 34 loft-style apartments designed as artist/live work space.

# HISTORY

*In 1991, a group of neighbors created an organization to develop affordable housing, preserve historic buildings, and revitalize the Old Sixth Ward, a National Register Historic District in the shadow of Houston’s downtown. Old Sixth Ward CDC, as it was then known, was operated entirely by volunteers for the first four years. Since then, our staff has grown to seven full-time employees, and our Board includes 16 community leaders. At the request of civic organizations from surrounding neighborhoods, by 1999 we had expanded our target area to include the entire Near Northside and Washington Avenue communities, directly north and northwest of Houston’s downtown. We changed our name to Avenue CDC to reflect this expanded target area. We now serve the greater Houston metropolitan area.*



# ACHIEVEMENTS & AWARDS

In the last eight years, Avenue CDC has helped to revitalize our community by leveraging over \$35 million in investments in our community, including our development of 57 single-family homes and 321 rental units. Avenue CDC's many accomplishments have been recognized by numerous awards, including the following:

- 2006 Good Brick Award from the Greater Houston Preservation Alliance for the renovation of the Old Jefferson Davis Hospital, a 2005 Good Brick Award for restoration of nine historic rental units, and 2000 Good Brick Award for Move Home;
- 2002 Citation of Honor from AIA Houston;
- 2002 Citation of Honor from Texas Society of Architects;
- 2001-2002 Honorable Mention for Fannie Mae Foundation's Maxwell Award of Excellence for Washington Courtyards;
- 2001 Houston Mayor's Office Brownfields Clean-Up Award;
- 2001 Honorable Mention for the Appraisal Institute's Award for Community Enhancement for Washington Courtyards;
- 2000 Best Non Profit from the Houston Press.



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# NUESTRA MISION

*Es de fortalecer la diversidad cultural y económica de nuestra comunidad a través del desarrollo de viviendas accesibles a su presupuesto, fomentando oportunidades.*

## PROGRAMAS PARA COMPRADORES DE CASA

### Educacion y Consejerancias

Avenue CDC prove clases gratuitas personalizada privadas de consejeria a más de 500 familias al año. En los ultimos 5 años, mas de 200 familias han logrado comprar sus propia casas.

### Programa de renovacion de casa historicas

Casas que no son demolidas son donadas transportadas a la zona de la ciudad Near North side. Las casas se combierten disponibles y las vendemos a personas de bajos y mediano ingreso.

### Programa Nuevo Para Casa Con Precios accesibles

Construimos casas nuevas a personas de mediano y baja ingreso, una de las características ventajosas, es que contiene un sistema de energía eficiente que ayuda ahorrar dinero al consumidor.



## RENTA DE VIVIENDA ALCANZABLE

### Redwood Heights

En 2006, Avenue CDC en conjunto con Realtex Development Corporation edificamos 96 unidades de renta de bajo y medio ingreso en el area de Easte/Jenson al Noreste de Houston.

### Elder Street Artist Lofts

En el año del 2005, Avenue CDC en conjunto con Artspace llevo acábo la remodelacion del Hospital Jefferson Davis, el cual fue uno de los edificios historicos más importantes de Houston. El resultado fue la creacion de 34 apartamentos, estilo loft.

### Oak Arbor Townhomes

En 2003 Avenue en sociedad con Realtex Development Corporation desarrollaron 94 unidades de renta de varios ingresos. Varios niveles de ingreso en el Northside de Houston.

### Washington Courtyards

En 2000, Avenue CDC completo un complejo de apartamentos con capacidad de 74 unidades de renta con ingresos mixtos, variables localizada a unos minutos del centro de Houston.

## PRESERVACIONES

### Preservacion de Edificios Historicos

Avenue CDC ha recibido 3 trofeos de Good Greek Awards por el excelente trabajo en preservacion historica. Esto incluye el programa de remodelacion de casas antiguas, renovacion de unidades de renta y la restauracion del Hospital Jefferson Davis construida en 1925 a 24 apartamentos estilo loft.

## INICIATIVAS AMBIENTALES

### Proyectos Ambientales

Avenue CDC construye casas nuevas con sistemas actuales de ahorro de energía e implementa materiales y accesorios que protegen el ambiente y la salud de sus ocupantes.

### **Reconstruimos casas usadas**

El programa de Avenue MOVE HOME y HOUSE SAVE trabajan en conjunto para la remodelación de casas usadas con terminados finos dejándolas listas para ser habitadas por futuros compradores y así poder evitar su demulsión.

### **Recuperando contrucciones (Dañadas/en malas condiciones) Perdidas**

En 2000, Avenue edifico exitosamente un complejo de apartamentos accesibles al público, de 74 unidades habitacional llamado Washington Courtyards (aún cuando este terreno ya estaba considerado como perdido). En 2005, nuevamente Avenue exitosamente reconstruyó un Segundo edificio en condiciones precarias como sitio para la creación de arte muy cerca del Old Jefferson Davis Hospital.

### **ARTE Y CULTURA**

#### **Impulsando a los artistas (De la zona)**

Arte en la Avenida es el evento anual de mas de 150 artistas locales. La ganancia de las ventas son compartidas entre Avenue y los artistas. Winter Street Studios, a 78,000 pies cuadrados, es una bodega que prove espacio para los artistas locales, fue desarrollado por la union entre Avenue CDC y John Deal en el 2005. Elder Street Artist Lofts , desarrollada por Avenue CDC y Artspace en 2005, prove 34 apartamentos estilo loft diseñados como area de trabajo y vivienda en conjunto.

# HISTORIA

En 1991, un grupo de vecinos se organizaron para un fin común (colonias) crearon una organización que desarrollará viviendas accesibles con la finalidad de preservar la arquitectura histórica de las viviendas revitalizando The Old Ward, a National Register Historic District en la sombra del centro de Houston Old Sixth Ward CDC, operaba por voluntaries en los primeros cuatro años desde entonces, nuestro equipo de trabajo tubo que iniciar con siete empleados de tiempo completo, contabamos con nuestros miembros del buró los conformaban 16 lideres. El requerimiento por parte de las asociaciones cívicas serca la comunidad, por 1999 nos vimos en la necesidad de expander nuestra área norte y noroeste del centro de Houston y la comunidad de Washington Avenue, directamente norte y noroeste del centro de Houston. Es por eso que nos vimos obligados a cambiar el nombre por Avenue CDC para manifestar el area en que ahora servimos. Nosotros ahora servimos el area metropolitana de Houston y sus areas.

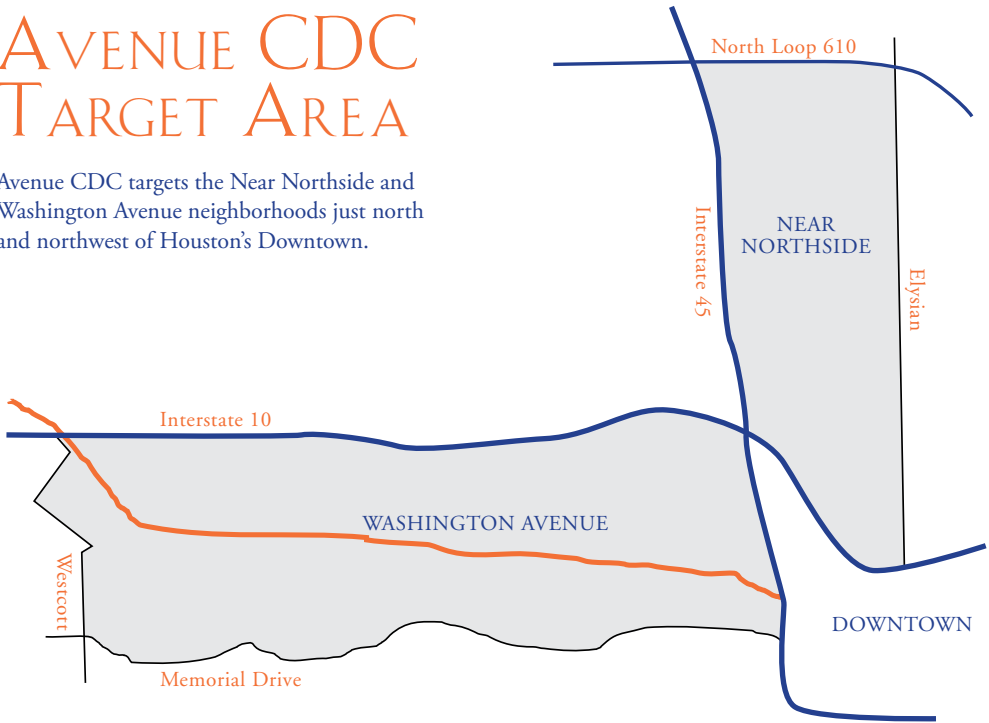
# RECONOCIMIENTOS

En los ultimos 8 años Avenue CDC ha contribuido para la revitalizacion de la comunidad con una inversion de más de 35 millones de dolares para la comunidad incluyendo nuestro desarrollo de 50 unidades residenciales y 225 unidades para renta. Avenue CDC ha recibido innumerables reconocimientos que mensionamos a continuación:

- 2006, 2005, 2000 Good Brick Awards - Greater Houston Preservation Alliance
- 2002 Citation of Honor - AIA Houston
- 2002 Citation of Honor - Texas Society of Architects
- 2001-2002 Honorable Mention - Fannie Mae Foundation's Maxwell Award of Excellence
- 2001 Houston Mayor's Office Brownfields Clean-Up Award
- 2001 Honorable Mention - Appraisal Institute's Award for Community Enhancement
- 2000 Best Non Profit - Houston Press.

# AVENUE CDC TARGET AREA

Avenue CDC targets the Near Northside and Washington Avenue neighborhoods just north and northwest of Houston's Downtown.



## YOU CAN HELP

Please support neighborhood revitalization by donating to Avenue CDC today. Your tax-deductible contribution will help us in our efforts to develop affordable housing and economic opportunities for our community.

### MAKE A DONATION TODAY

To contribute via credit card, call our office at **(713) 864-8099**, extension 229, or visit our website at **[www.avenuecdc.org](http://www.avenuecdc.org)**

### Checks may be mailed to:

Avenue CDC  
2505 Washington Avenue  
Houston, TX 77007

YOUR TAX-DEDUCTIBLE CONTRIBUTION WILL HELP A  
LOW-INCOME FAMILY ACHIEVE THE DREAM OF HOMEOWNERSHIP

### VOLUNTEER YOUR TIME

For volunteer opportunities, call (713) 864-8099, or email us at [info@avenuecdc.org](mailto:info@avenuecdc.org)

# Avenue

Community Development Corporation

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Houston, TX 77007  
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