

About Avenue

Since 1991, Avenue has helped revitalize Houston neighborhoods by leveraging more than \$125 million in investments, including:



220+

Single Family
Homes



748

Rental
Units



25,000+

Area residents served
at Avenue Center
(Avenue, YMCA & Legacy Health)

Avenue serves over 7,000 people annually through three primary lines of business:



**AFFORDABLE
HOMES**

Avenue develops new, affordable apartments and homes for sale and for rent for families at a range of income levels. Residents at our apartment communities enjoy a variety of on-site services and programs such as out-of-school-time programs, educational and wellness activities.



**SUSTAINABLE
HOMEOWNERSHIP**
AVENUE

Avenue's Homeownership Center helps clients on their journey to sustainable homeownership. Through homebuyer education, free one-on-one counseling, workshops and other opportunities, clients gain the tools to build their family wealth.



**PLACE-BASED
STRATEGY**

Avenue supports resident leaders and partner organizations to implement programs and projects that benefit the entire neighborhood - from activating parks to neighborhood clean-ups, arts projects, health and resource fairs, community celebrations, advocacy trainings and more.



WHO WE ARE

Avenue is a leader in affordable housing. We strive to build financial and health equity by developing safe, affordable homes, delivering homebuyer education and community programming and promoting neighborhood revitalization.



MISSION

We 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

CORE VALUES

Neighborly · Integrity · Equity · Collaborative · Effective

AVENUE CENTER

3517 Irvington Boulevard, Houston, TX 77009



Avenue Center is a community hub located in the heart of Greater Northside. Resources and services include:

- YMCA Children's Academy - early childhood education
- Legacy Community Health - primary and behavioral health
- Avenue Headquarters and NeighborWorks HomeOwnership Center - homebuyer education and counseling

NEIGHBORWORKS NETWORK

Avenue is a proud member of the nationwide NeighborWorks® Network, comprised of more than 250 affordable housing and community development organizations working in urban, suburban and rural communities across America.



PRESS



Houston area's "Avenue Group" offering new homes with financial help to low income families

CW39: December 2024

[link](#)



Avenue Center completes opening with Legacy Health Clinic

The Leader News: July 2022

[link](#)



Helping Schools in Houston Create Outdoor Learning Spaces

Republic Services: March 2021

[link](#)



Avenue CDC chief Mary Lawler champions affordable housing and community revitalization

Houston Chronicle: September 2019

[link](#)

AWARDS

2024

Lifetime Achievement Award, Texas Affiliation of Affordable Housing Providers
(awarded to Mary Lawler, Avenue CEO)

2023

Finalist, Urban Land Institute Development of Distinction, Non-Profit (Avenue Center)

2021

Houston-Galveston Area Council Parks and Natural Areas Award

2018

Winner, Urban Land Institute Jack Kemp Excellence in Affordable and Workforce Housing Award
(Avenue Place/Avenue Terrace)

2017

Houston Business Journal Best Places to Work

2015

Certificate of Congressional Recognition (Avenue Place Park and Trail)



AVENUE *2024 Year in Review*



548

POTENTIAL HOMEBUYERS

Completed Avenue's
Homebuyer Education Class



10,255

LBS. OF FOOD DISTRIBUTED

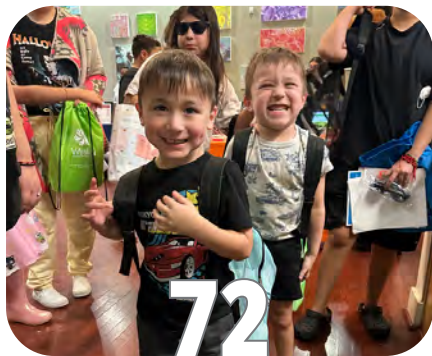
Free of Charge for Residents at
Pop-Up Grocery Events



55

COMMUNITY FELLOWS GRADUATES

Trained to Promote Language Justice
and Equity to Affect Change



72

COMMUNITY EVENTS

Benefiting Residents of Avenue
Apartment Communities



748

RENTAL HOMES MAINTAINED

Including 4 Newly Built, Ensuring
Affordability for Households at a
Range of Income Levels



114

PEOPLE BECAME HOMEOWNERS

After Completing HomeOwnership
Education & Counseling



54

NEIGHBORHOOD PROJECTS

Completed To Improve Communities
and Bring Residents Together



326

ENRICHMENT OPPORTUNITIES

Provided to Resident Youth After
School and During Summer Break



70

SOCIAL CONNECTION SESSIONS

Provided for Adult Residents at Avenue
Apartment Communities

Investing in people, homes and communities to advance equity and opportunity for all Houstonians.

www.avenuecdc.org



AVENUE CENTER

1 Avenue Headquarters | 3517 Irvington Blvd.
Avenue's headquarters and community hub serving 7,000 per year.

- NeighborWorks Homeownership Center
- YMCA Children's Academy
- Legacy Community Health Clinic

SINGLE FAMILY HOMES

- | | |
|------------------------|-------------------------|
| 1 Avenue Place | 4 Avenue Meadows |
| 2 Avenue Acres | 5 Modular Home |
| 3 Avenue Villas | 6 Avenue Park |

APARTMENT HOMES

Offering units for households at a range of income levels, with amenities and community-building activities

- 1 Avenue Station** | 2010 N. Main St.
- 2 Washington Courtyards** | 2505 Washington Ave.
- 3 Elder Street Lofts** | 1101 Elder St.
- 4 Fulton Gardens Senior Apartments** | 3724 Fulton St.
- 5 Avenue on 34th** | 2136 W. 34th St.
- 6 Fulton + James** | 2002 Fulton St.
- 7 Avenue Terrace** | 4004 Irvington Blvd.
- 8 Gale Winds** | 5005 Irvington Blvd.

COMPREHENSIVE COMMUNITY DEVELOPMENT AREA

Near Northside

Northline

1 • AVENUE PLACE (2014)

Award-winning development in Near Northside, with 95 energy-efficient single-family homes, community park, walking trail and community garden



2 • AVENUE ACRES (2004)

Premier development of 13 affordable three-bedroom, single-family homes in Near Northside with quality craftsmanship and energy efficient features to support long-term affordability



3 • AVENUE VILLAS (2008)

22 energy-efficient homes designed to fit with the vibe of the neighborhood - a vibrant mix of charming homes from turn of the century to today



4 • AVENUE MEADOWS (2018)

Stylish, affordable, energy efficient, single-family homes in the Northline area, near shopping centers and HCC, with both 1 and 2-story designs and deep lots



5 • MODULAR HOME (2019)

A pilot project in Northline, built in a warehouse and installed on site, with modular construction that bridges the affordability gap for working families and brings homes to market faster than traditional construction



6 • AVENUE PARK (2024)

New single-family homes in Northline adjacent to popular Clark Park. Homes are 1-2 stories with 3 bedrooms and 2- 2.5 bathrooms, available starting in early 2025



1 • AVENUE STATION (2017)

68 units for families at a range of income levels, this transit-oriented community is located along the MetroRail with studios, 1, 2 and 3-BR units, computer lab, gym and pool



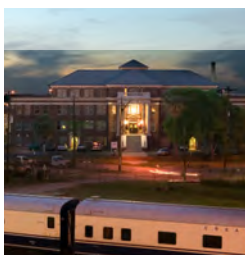
2 • WASHINGTON COURTYARDS (2000)

74-units in high-opportunity Washington Corridor for families at a range of income levels, with pool, laundry facilities and enrichment activities for residents



3 • ELDER STREET LOFTS (2005)

A Historic Landmark, the former Jefferson Davis Hospital is an example of the intersection between historic preservation and economic development, converted to 34 affordable rental homes



4 • FULTON GARDENS I + II (2011/2018)

Independent living for low-income seniors with 89 units directly across from Moody Park and located along the light rail. Resources include enrichment activities and free grocery distributions



5 • AVENUE ON 34TH (2022)

A 70-unit complex located in the Oak Forest area for people at a range of income levels, with computer room, playground, dog park and community-building celebrations



6 • FULTON + JAMES (2024)

4 modular, single-family rental homes in Near Northside for households earning 30%-80% of Area Median Income (AMI), with 3 BR + 2-2.5 baths includes one ADA compliant home



7 • AVENUE TERRACE (2011)

Transformation of a 20-acre industrial site into 192 affordable rentals with after-school programs, pool, playground, walking trail and city park access. Recipient of the 2018 Urban Land Institute's Jack Kemp Award for Affordable & Workforce Housing



8 • GALE WINDS (ACQ. 2020)

Acquisition/Rehabilitation project of a Naturally Occurring Affordable Housing (NOAH) complex, preserving affordability and preventing displacement for 18 households

