

**Project Name:**        **The Development at  
Avenue Place**

**City and State:**      **Houston, Texas**

**Applicant Name:**    **Avenue Community  
Development  
Corporation**



# PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name The Development at Avenue Place Location \_\_\_\_\_ City Houston State TX

Owner Avenue Community Development Corporation

Project Use(s) Affordable 95 single family homes, 144 apartments, Community Park and Trail; Project also includes supportive services for renters

Project Size 20 acres Total Development Cost \$42,000,000

Annual Operating Budget (if appropriate) \_\_\_\_\_

Date Initiated November 2008 Percent Completed by December 1, 2014 75

Project Completion Date (if appropriate) 6/2011 multi-family; single-family ongoing Project Website (if appropriate) www.avenueplace.com

Attach, if you wish, a list of relevant project dates \_\_\_\_\_

## Application submitted by:

Name Mary Lawler Title Executive Director

Organization Avenue Community Development Corporation

Address 2505 Washington Avenue, Suite 400 City/State/Zip Houston, Texas 77007

Telephone (713) 865-8099, ext. 227 Fax ( ) Not application

E-mail maryl@avenuecdc.org Website (if appropriate) www.avenuecdc.org

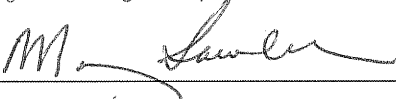
## Perspective Sheets:

Organization	Name	E-mail
Public Agencies <u>COH Dept of Housing and Community Development</u>	<u>Neal Rackleff</u>	<u>Neal.Rackleff@houston.tx.gov</u>
Architect/Designer <u>Northfield Design Associates, Inc.</u>	<u>Don Smith</u>	<u>dsmith@nda-austin.com</u>
Developer _____		
Professional Consultant <u>Allpoints Enerlogic</u>	<u>Clayton Farmer</u>	<u>cfarmer@bluegillenergy.com</u>
Community Group <u>North Central Civic Association</u>	<u>Fernando Cisneroz</u>	<u>ncca92@yahoo.com</u>
Other <u>Builder - Lazer Development LLC</u>	<u>Lawrence Garvin</u>	<u>lgarvin57@gmail.com</u>

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing     Direct Email     Previous Selection Committee member     Other (please specify)  
 Online Notice     Previous RBA entrant     Professional Organization    LISC Houston recommended we apply.  
 Social Media     Bruner/Loeb Forum

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Signature 

Date December 9, 2014

# PROJECT AT-A-GLANCE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

## The Development at Avenue Place

Project Name

Address 4004 Irvington Boulevard

City/State/ZIP Houston, Texas 77009

1. Give a brief overview of the project. Approximately 500 words.

The Development at Avenue Place: Green, Affordable Mixed-Use Development in the Near Northside, Houston TX. Nonprofit developer Avenue CDC is transforming the former site of a FedEx Freight facility into an affordable mixed-use development in the low-income community of the Near Northside. The project furthers our place-based community stabilization efforts by providing green, affordable housing options, by transforming an industrial site to productive use, and by implementing comprehensive community development to build resident leadership to address resident concerns in the community.

In 2002, Near Northside community groups and stakeholders created the Near Northside Economic Revitalization Plan to identify community needs and to create Urban Design Guidelines for their neighborhood. Objectives included preservation of single-family housing character of the community while meeting diverse housing needs, improving housing conditions, maintaining affordability, and avoiding displacement of the current population. In direct response to these stated community objectives and in keeping with Avenue CDC's mission to build homes and strengthen communities, Avenue CDC undertook the purchase and development of a former FedEx Freight facility at 4004 Irvington Boulevard in its target community of the Near Northside. The development consist of three parcels of land separated into: Affordable Green Multi-Family (Avenue Terrace Apartments, approximately six acres, 144 apartments - completed), Affordable Green Single-Family (Avenue Place , approximately 12 acres, total of 95 homes, of which 34 homes are completed), Avenue Place Park and Trail which connects Avenue Place and Avenue Terrace (approximately one acre, under construction), and an upcoming Affordable Green Multi-Family (Avenue Terraces, approximately two acres; 48 apartments). The location is an infill site within the inner loop of the city. The site is pedestrian-friendly with access to public transportation, including the new Metro light rail line which is located less than one mile away, as well as Moody Park, a major regional park and recreation facility, and in close proximity to Downtown Houston's jobs and cultural sites.

The timeline to date: 2007 Avenue CDC called Fed Ex and began negotiation for purchase of the property; 2008 Avenue CDC purchased the property in 11/2008; 2009 Demolition, platting, land planning; 2010 Infrastructure Project – removed tanks, brought in additional soil, surveys, installed first level of utilities underground, installed roads at Avenue Place; Began construction of Avenue Terrace 4/2010; 2011 Install second phase of underground utilities & street lights at Avenue Place; Began construction Phase 1 Avenue Place (7 houses) 10/2011; Completed construction of 144 apartment homes at Avenue Terrace 6/2011; 2012 Phase 1 completed 6/12; Began construction of Phase 2 Avenue Place (10 houses) 10/12; 2013 Phase 2 completed 5/13; Began construction of Phase 3 (10 houses) 7/13; Began construction of Phase 4 (7 houses) 12/13; 2014 Phase 3 completed 7/14; Phase 4 completed 12/14; 2015 Began construction of Phase 5 (15 houses) 9/14; Began construction of Phase 6 (15 houses) 3/15; Began construction of Phase 7 (15 houses) 9/15; Began construction of Avenue Place Park & Trail 11/15; 2016 Begin construction of Phase 8 (16 houses) 3/16.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

(1)The project responds directly to a community-defined need for quality affordable housing: The community stakeholder-driven Northside Village Economic Revitalization Plan outlines housing objectives, including preservation of single-family housing character of the community while meeting diverse housing needs; improving housing conditions; maintaining affordability; and avoiding displacement of the current population. The Plan identified that younger residents were being forced to leave the community as housing options were limited. Avenue CDC was able to respond to this problem, helping to maintain demographic diversity while creating an attractive physical presence in the Near Northside with 144 apartments at Avenue Terrace. The apartments were fully leased within three months of opening. Similarly, based on the quality and attractiveness of the single family homes at Avenue Place, the homes are purchased before they are even built! (2)The project demonstrates how Avenue CDC and others can promote the economic revitalization of areas with high concentrations of environmentally imperiled, tax delinquent, and/or vacant land, by developing a mechanism to return such property to productive use. (3)The project allows Avenue CDC to act as a catalyst to build a supportive framework for interaction among neighborhood groups, technical experts, and regulatory authorities. Avenue CDC provides a forum for cross-education and a platform for the establishment of long term, stable solutions to environmental, economic, and social problems. For example, presently Houston has few local government incentives or requirements that affordable housing projects be developed on sites with access to existing roads, water, sewers and other infrastructure as well as close proximity to public transit. Avenue Place provides an excellent example of a large affordable development with all of these features. (4)The project showcases green design and construction techniques suited for affordable housing in similar climates, i.e. the US Gulf Coast. By means of this and other projects, Avenue CDC is identifying and disseminating environmentally sound architectural design and construction techniques that minimize pollution and waste. Existing resources, such as the LEED for Homes Resource Guide, the AIA Resource Guide and others provide a blueprint for the application of sustainability to homes. But regionally-specific design strategies that respond to Houston's hot/humid climate, native resources and cultural fabric - while formulated - have yet to be widely put into practice because of the dearth of regulatory and financial incentives. The subdivision at Avenue Place is helping us further tailor existing research and technology to Houston's conditions. (5)The project builds capacity within the local design, construction, and development industry. Avenue CDC's developments showcase technical expertise in sustainable development, and define affordable yet environmentally responsible construction. Most Houston builders are inexperienced in incorporating green development options in the design phase of affordable housing projects through a structured planning process. (6)The City of Houston benefits from an increase in its tax base from the development. In 2009, the valuation of the property for tax purposes was \$1.5 million, resulting in \$38,000 in property taxes paid that year to the City, the County, and the school district. As a whole, including Avenue Terrace and once all 95 homes at Avenue Place are completed, the taxing jurisdictions will see an annual increase of taxes collected of over \$500,000 per year!

# PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

## Values

The underlying values of the project are embodied by Avenue CDC's mission: We build affordable homes and strengthen communities. Avenue CDC focuses on building affordable homes and engaging in holistic community development in a place-based setting. Avenue's commitment to green building of affordable homes is critical to improving the urban environment and quality of life for residents.

## Goals

Goals of the project:

- Respond to clearly identified community-defined needs for affordable home development
- Stabilize the community by providing a range of housing options to residents who want to remain in the community
- Achieve a green, affordable living environment for our target area, which emphasizes the health, well-being and economic prosperity of its residents
- Employ green building practices
- Work in partnership with the community, the City, and experts of various disciplines to obtain optimal outcomes
- Create a community Park & Trail with accessible, safe access
- Anchor the community in a place-based effort of comprehensive community building
- Engage residents in leadership development
- Preserve historically significant sections of the community

## Trade offs

To implement this substantive project, we encountered several trade-offs.

- Balancing Houston's rapidly-rising construction costs with the need to keep the project affordable.
- Dropping the LEED's costly certification process while remaining committed to maintaining the underlying green building practices.
- Concentrating on the actual development versus spending money to market and publicize the development and raise organizational profile, and potentially, donor interest and/or grant funding.
- Specific project line-items were sacrificed at Avenue Terrace and Avenue Place Park & Trail in order to keep within budget, such as additional recreational and play features.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve?

How many people are served by the project? Approximately 500 words.

## Urban Context

Houston's Near Northside, one of Houston's oldest communities dating from 1839, is approximately 3.73 square miles, home today to 26,831 residents. The neighborhood is 83% Hispanic with the remaining residents split between Anglos and African-Americans. Near Northside suffers from both civic and social disinvestment. The neighborhood is predominantly low-income, with an average median household income of \$26,537, well under the average median income for Houston. The number living in poverty (16% of those between ages 18-64) is 50% higher than the City average. The housing stock is substandard, and there is a shortage of quality affordable housing. The booming Houston economy, the redevelopment of Houston's downtown, and the extension of the light rail line through our community are promising trends that create great opportunities as well as threats to our efforts. New jobs and new residents are creating great demand for housing. Older single-family homes are being demolished to make way for upscale new housing targeting middle- and upper-income households. The upscale housing is driving an increase in property taxes, which can also affect existing homeowners and renters, by threatening to displace long standing residents from the community. We seek to help the historical residents of this community remain in place while at the same time improving the overall health and vitality of the community.

## Impact of Project and Population Served

The residents of 144 apartment homes at Avenue Terraces, and of the 34 single-family homes completed to date at Avenue Place are benefitting from quality affordable homes with excellent access to Houston's newest light rail line, just five minutes from Houston's Downtown.

However, the impact goes beyond these families and individuals:

- The Avenue Place Park and Trail is an important component to improving the quality of life for residents of our community – it addresses an urgent need for more urban parks and greenspace in the City of Houston. In the Near Northside, the need for the Park and Trail is arguably even more urgent due to the high levels of childhood obesity recorded at a neighborhood elementary school.
- The residents of the surrounding neighborhood have benefitted from the redevelopment of what was formerly a trucking terminal into a high-quality residential development. The undeveloped former industrial site was an eyesore and an impediment to economic growth and investment in the community.
- The City as a whole benefits from the increase in the supply of affordable homes close to jobs, transportation, and other amenities.
- The City benefits from the increase in tax base from the development. In 2009, the valuation of the property resulted in \$38,000 in property taxes paid that year to the City, the County, and the school district. Today, as a whole, the taxing jurisdictions will see an annual increase of taxes collected of over \$500,000 per year!

## PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

1-The Community Participation Process. In 2002, community groups and stakeholders created the Near Northside Economic Revitalization Plan, to identify community needs and to create Urban Design Guidelines for their neighborhood. Objectives included preservation of single-family housing character of the community while meeting diverse housing needs, improving housing conditions, maintaining affordability and avoiding displacement of the current population. One item in the Plan was to transition industrial and commercial properties into residential properties. The community specifically expressed the desire to transition the FedEx property to residential. Avenue CDC held community meetings to announce the plans, solicit input, and answer questions. For example, concerns regarding possible increased traffic which were raised and addressed.

Public champions of the project included then Mayor Bill White and Council Member Ed Gonzalez. Long-time community activist/leader Fernando Cisneros of the North Central Civic Association was also an early, important advocate. Since the Plan, Avenue CDC has followed up with two more market studies, one in 2005 and one in 2011, to ensure that we are meeting the needs of the community.

2-The Development Process. The design team for the 95 single family homes of Avenue Place was composed of experts in their fields to assist in identifying a whole-house system approach to maximize efficiencies and integrate house and site designs. The team participated in several design charrettes focused on economically-feasible green building practices that promote sustainability, health, and reduction of waste. There was a particular focus on lowering utility consumption and costs for our residents. Avenue Place's single family home subdivision is a high-profile development showcasing excellence in green planning, design, and construction. Site planning for Avenue Place has allowed for the majority of the 95 houses to be oriented with the long axis in the east-westerly direction to minimize solar heat and maximize wind ventilation. Focusing on optimal use of public and private spaces, all homes have private yards for intimate occasions, front porches for semi-public access to the neighborhood, and sidewalks and walking trails to the centrally located public park. Energy-efficient design considerations and specifications were also an integral part of Avenue Terrace from design to construction, including windows with low-E glass coatings, compact fluorescent light fixtures, high-efficiency HVAC, domestic hot water heater and insulation that met or exceeded Energy Star standards at the time of construction. Avenue Terrace apartments leased immediately and have a waiting list since it's completion in 2011. Avenue Place homes are sold before they are even built!

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

Total development costs of Avenue Place is approximately \$42M including \$6.5M in land costs, and \$35.5M in construction and related costs. The breakdown of costs between the different components of the development are as follows: \$16M for the 144 apartments already completed at Avenue Terrace, \$7M for the 48 apartments to be completed at Avenue Terraces, and \$19M for the 95 single-family homes and park (of which \$6.4M has been spent to-date.)

The initial primary source of funds for the development was a loan from the Houston Housing Finance Corporation for land acquisition, predevelopment, and infrastructure development for the single-family and multi-family developments. The total drawn from the loan was \$9.66M. Paydowns have occurred upon the sale of land to limited partnerships set up to develop affordable apartments; sale of houses; and the securing of other sources of funding. Specifically, grants from the City of Houston (\$2.5M) and Houston Endowment (\$1.1M) helped to pay for the land and pay down the HHFC loan. The current balance of the HHFC loan is \$1.58M.

Avenue Terraces apartments were developed through the Low Income Housing Tax Credit program which attracted total equity contributions of \$8,552,644 by the Investing Partner(s). Other sources of financing included a \$3.4 M loan from Capital One, a \$3M loan of federal HOME funds from the City of Houston, and a portion of the Houston Endowment grant mentioned above.

With regard to the single-family subdivision, the construction of the single-family homes are being financed with permanently restricted capital funds Avenue secured from NeighborWorks America, a \$700,000 equity equivalent investment from Wells Fargo, and a \$1M construction line of credit from Capital One beginning with Phase 5. We also received grants from Home Depot Foundation (\$100,000); Local Initiatives Support Corporation (\$16,000); and Anonymous (\$25,000). These grants were related primarily to green features and enhancements in the single-family component of the project.

A portion of infrastructure costs was paid for through a Developer Participation Contract with the City totaling approximately \$440,000.

The park is a public/private partnership being constructed with grants raised by Avenue as well as City park funds. The total costs will be approximately \$323,600, to be funded by \$140,000 from the City of Houston, \$158,600 from UrbanLIFT Community Grant Program sponsored by Wells Fargo Bank, N.A, \$10,000 from the Wortham Foundation; \$10,000 from GO Neighborhoods/LISC; \$10,000 from Capital One Bank; \$5,000 from VISTA Bank.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

The development is potentially unique in that it is designed to meet community-identified needs while at the same time addressing significant urban issues that may be adaptable to other urban settings.

1. The development is in response to a community-defined Urban Design Plan and addresses specific targets outlined in the plan such as: choice in affordable housing; repurposing of abandoned sites for residential use.
2. The development increases density while fitting in with the predominant and historical character of the neighborhood.
3. The development addresses the fact that the neighborhood is in transition with poor quality housing stock. The new houses raise the quality of the housing stock without being out of scale, and the eclectic mix of designs reinforces the eclectic quality of the neighborhood.
4. The development addresses both gentrification and lack of adequate housing by providing options for historic residents to remain in place through affordable rental or homeownership options.
5. The development capitalizes on transit-oriented development. The site is very close to downtown Houston and is served by mass transit, making it possible for residents to get to employment and cultural centers easily. This is not the norm in Houston neighborhoods.
6. The development, design, and construction of Avenue Place was partly carried out as a demonstration research project that would identify environmental methods and materials useful to other low-income housing developers, especially applicable to the Gulf Coast climate.
7. The development includes a Park & Trail to enhance the quality of life of residents as well as a tool for catalyzing urban neighborhood revitalization.
8. The development increases the tax base of the City.
9. The development employs an innovative model to promote economic revitalization of an area with a high concentration of environmentally imperiled, tax delinquent, and/or vacant land, by developing a mechanism to return such property to productive use.


# PUBLIC AGENCY PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name NEAL RACKLEFF Title DIRECTOR  
Organization City of Houston Department of Housing and Community Development Telephone 832-394-6282  
Address 601 SAWYER, SUITE 400 City/State/ZIP Houston, TX 77007  
Fax ( ) E-mail NEAL.RACKLEFF@HOUSTONTX.GOV

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Signature  Date 12-9-14

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The City of Houston Housing and Community Development Department (HCDD) provided major financial support for the Avenue Place development.

- In 2009, the HCDD provided a \$2.5 million grant for the single-family subdivision of 95 homes, which was used for land and infrastructure development. This grant, which was from City Tax Increment Reinvestment Zone funds, required that the homes be sold to purchasers who earn no more than 120% of area median income, or else a prorated portion of the grant would have to be repaid.
- Also in 2009, HCDD provided a \$3 million loan for the development of the 144 apartments at Avenue Terrace. This loan required that 21 of the apartments be leased to low-income households earning no more than 60% of area median income, and 6 apartments be leased to very-low-income households earning no more than 50% of median income.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

HCDD works to improve the quality of life for Houston's neighborhoods and families.

HCDD's goals, as described in the City of Houston's 2010-14 Consolidated Plan, include:

- Develop and maintain an adequate supply of safe, decent housing that is affordable and accessible to low- and moderate-income households
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Enhance the economic well-being of the City while ensuring that economic growth is compatible with the community

The Avenue Place and Avenue Terrace development is helping to fulfill these goals and benefit the City and its residents by providing affordable rental housing and homeownership opportunities in Houston's Near Northside, a neighborhood that has been specifically targeted for revitalization by the City government.

## PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

The residents of 144 apartments and the 34 homes that have been completed to date are benefitting from quality affordable homes, with excellent access to Houston's newest light rail line, in an established community just five minutes from Downtown Houston – a significant job and cultural center.

The residents of the surrounding neighborhood have benefitted from the redevelopment of what was formerly a trucking terminal into a high-quality residential development. The former industrial site was an eyesore and an impediment to economic growth and investment in the community.

The City as a whole benefits from the increase in the supply of affordable homes close to jobs, transportation, and other amenities.

The Avenue Place Park & Trail addresses an urgent need for more urban parks and greenspace in the City of Houston and is an important component to raising quality of life for residents of the Near Northside.

And the City benefits from the increase in tax base from the development. In 2009, the valuation of the property for tax purposes was \$1.5 million, resulting in \$38,000 in property taxes paid that year to the City, the County, and the school district. Today, the valuation on the apartments alone is \$4.289 million, with annual taxes of \$110,257. The valuation of the single-family homes is between \$150,000-\$179,000, so for the 34 homes completed, the value is approximately \$5.6 million, with annual taxes of \$143,600. And the valuation of all 95 homes, when completed, is projected to exceed \$17 million, with annual property taxes at approximately \$436,000. So as a whole, the taxing jurisdictions will see an annual increase of taxes collected of over \$500,000 per year!

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

1. The development is in response to a community-defined Urban Design Plan and addresses specific targets outlined in the plan such as: choice in affordable housing; repurposing of abandoned sites for residential use.
2. The development increases the tax base of the City.
3. The development employs an innovative model to promote economic revitalization of an area with a high concentration of environmentally imperiled, tax delinquent, and/or vacant land, by developing a mechanism to return such property to productive use.
4. The development increases density while fitting in with the predominant and historical character of the neighborhood.
5. The development addresses the fact that the neighborhood is in transition with poor quality housing stock. The new houses raise the quality of the housing stock without being out of scale, and the eclectic mix of designs reinforces the eclectic quality of the neighborhood.
6. The development addresses both gentrification and lack of adequate housing by providing options for historic residents to remain in place through affordable rental or homeownership options.
7. The development capitalizes on transit-oriented development. The site is very close to downtown Houston and is served by mass transit, making it possible for residents to get to employment and cultural centers easily. This is not the norm in Houston neighborhoods.
8. The development includes a Park & Trail to enhance the quality of life of residents as well as a tool for catalyzing urban neighborhood revitalization.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words

The most successful aspect of the project was working in partnership to achieve common goals for the benefit of the City, and of the Near Northside Neighborhood in particular.

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	Clayton Farmer	Title	President
Organization	Bluegill Energy Management	Telephone	(281) 802-1224
Address	23603 Wildflower Cir	City/State/ZIP	katy
Fax ( )		E-mail	cfarmer@bluegillenergy.com

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Signature		Date	12-2-14
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1. What role did you or your organization play in the development of this project? Approximately 400 words.

As the professional Green and Energy consultant, the team at Bluegill Energy worked closely with the project team, builder, and trade base to achieve the project goals. A consulting package was developed to help with collaboration across the entire project team.

The project consulting package took place over 3 stages:

1. Plan review and design- Navigating the progressive Houston building codes and achieving desired Green elements/requirements while meeting a value based affordable requirements was a challenge. Bluegill Energy Reviewed the architectural plans and selected components and specifications achieved that would meet a proper balance between codes, Green, and affordable requirements.
2. Trades training- Bluegill Energy worked with the trade professionals on each project to ensure complete understanding of the work scope and best installation practices. This trades-training
3. Verification- In addition to serving as the professional Green and Energy consultant, Bluegill Energy conducted quality assurance verification inspections and performance testing for compliance to the project's advanced quality standards. Visual inspections took place at frame stage and at pre-drywall stage. Performance testing inspections took place at substantial completion stage.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation

For example, green buildings may incorporate sustainable materials in their construction (e.g., reused, recycled-content, or made from renewable resources); create healthy indoor environments with minimal pollutants (e.g., reduced product emissions); and/or feature landscaping that reduces water usage (e.g., by using native plants that survive without extra watering).

By adopting green building strategies, we maximized both economic and environmental performance. Green construction methods were integrated into the project from design stages. Benefits of green building include:

Environmental benefits

- Enhance and protect biodiversity and ecosystems
- Improve air and water quality
- Reduce waste streams
- Conserve and restore natural resources

Economic benefits

- Reduce operating costs
- Create, expand, and shape markets for green product and services
- Improve occupant productivity
- Optimize life-cycle economic performance

Social benefits

- Enhance occupant comfort and health
- Heighten aesthetic qualities

## PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

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3. How might this project be instructive to others in your profession? Approximately 400 words.

The myth that energy efficient and sustainable Green construction costs more than conventional construction is simply not true. Even though this concept is wide-spread, it has been shown over and over again that Green construction has minor impact on the cost of construction. The most significant impact is the administration requirements and the cumbersome nature of the Green building practices themselves.

What we have shown on this project is that building Green and energy efficient can indeed be incorporated into an affordable matrix. We have shown our peers that an affordable project can be built within the timeline goals without being bogged down by the cumbersome nature of the Green practices.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The reference design for the energy performance of each home in the project was 15% better than code at a minimum. With the verification protocols in place and the exceptional results from the performance testing of each home, the confirmation of the basis of design was not only met but surpassed. Achieving results better than designed is certainly a successful aspect of the project.

Occupants typically have no reference for a basic home so when an occupant is educated about the energy and Green components of their new home in this project, they don't generally see value in the components until several months of occupation. This is very common in the industry and homeowner education techniques are always improving, but it typically doesn't take hold with the occupant until they receive their first bill of the summer. Even though the project team educated the occupants on the energy and Green features as a standard, teaching the occupants of the real value of their homes is an industry wide challenge and is the least successful aspect of this project. I do feel that after a few months of occupation, this least successful aspect is overcome as the occupants begin to see tangible results in their reduced operating costs.

# ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name	Don Smith	Title	President
Organization	Northfield Design Associates, inc.	Telephone	(512) 302.1458
Address	2109 East 22nd Street	City/State/ZIP	Austin, Texas 78722
Fax	(512) 302.1482	E-mail	dsmith@nda-austin.com

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Signature  Date December 01, 2014

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

For the multi-family development, which is along a major traffic corridor, the buildings were designed to reinforce the scale of other developments. The use of brick, in order to blend with buildings nearby and across the street, and an architectural style that is contemporary but with traditional features such as dormers fits with existing developments but brings an updated look. Buildings were placed as close to the street as possible and the facades were designed to create an interesting, human-scaled streetscape. For the single family homes a mix of traditional and contemporary forms created an eclectic mix for an eclectic neighborhood in transition.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

The entire development is designed to provide high quality, safe, affordable housing near major transportation corridors and close to downtown. The multi-family and single family are connected by a walking trail and provide recreational and play opportunities on-site while integrating the development with the surrounding neighborhood. After-school programs and adult education are provided on-site. The entire development strived to build in a sustainable manner, stressing energy and water efficiency and, especially in the single family homes, long-term maintainability.

## ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

---

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

The biggest challenge on the multi-family development was a 30 foot wide utility easement that runs diagonally across the site. On both the multi-family and single family construction, cost increases required carefully balancing the expenditures on features with the expenditures on basic construction decisions that were focused on quality, efficiency and maintainability. Phase 1 single family houses achieved enough points to qualify for LEED Silver. Both Phases 1 and 2 were LEED Certification but LEED Certification had to be abandoned for subsequent phases in order to spend the money on actual sustainability. All houses are built to higher standards than typical tract housing.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

The entire development is designed to increase density while fitting in with the predominant character of the neighborhood. The neighborhood is in transition and contains a large number of poor quality houses. The new houses raise quality without being out of scale and the eclectic mix of designs reinforces the eclectic quality of the neighborhood. With about half of the apartments being affordable for families at 120% AML, or less it makes it possible for renters living in the neighborhood to buy and stay in the neighborhood while moving into home ownership. The site is very close to downtown Houston and is served by mass transit, making it possible for residents to get to employment centers easily.

**Name** Fernando Cisneroz

**Organization** North Central Civic Association

**Title** President

**Telephone** 713-449-0757

1. How did you or the organization you represent become involved in the project? What role did you play?

Our organization recognized the need for adequate affordable housing in the north central area of Northside. Through surveys and townhall meeting our role was to find partnerships for residences in and around the Northside. In addition, early on we identified empty lots on which to build. Our role, in addition to surveys and townhall meetings, was identifying lots and abandoned houses.

2. From the community point of view, what were the major issues and concerns with the project?

At the outset, the main concerns were proper lighting, entrances and exits, proper maintenance and adequate parking. The ability to expand to meet future growth was also expressed.

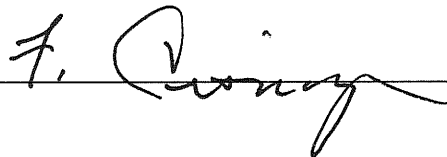
3. Has the project made the community a better place to live or work? If so, how?

The development at Irvington presented opportunities for residents to improve living conditions with a sizable impact on much needed affordable housing. The project locations made it easier for residents to commute to work. The project afforded the opportunity for residents who might have left the community to remain in the community, as there was affordable housing, a park, the schools were improving. The housing would be the principal reason to really consider the Northside long-term. Now they have the chance to buy a home, and there is also the chance for homebuyer education with Avenue CDC.

4. Would you choose anything about the project or development process you went through?

The process in securing more affordable housing was indeed worth the numerous community meetings with Avenue CDC and potential supporters.

Signed



Date

12-9-14

Send to Contact

## OTHER PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Name Lawrence Garvin Title President  
Organization Lazer Development, LLC Telephone (832 ) 731-2154  
Address 10902 Shawbrook Drive City/State/ZIP Houston, TX 77071  
Fax (713 ) 771-4347 E-mail lgarvin57@gmail.com

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Signature  Date December 7, 2014

1. What role did you play in the development of this project? Approximately 400 words.

Lazer Development LLC has been the builder for 4 of the 5 phases of houses at Avenue Place. Our role throughout the project has been two-fold: 1) To build quality, energy-efficient and affordable houses, and 2) To act as team member / advisor regarding how to provide a quality product at an affordable price. During this time of rising labor and material costs, it is vital to stay up with current trends, costs and construction approaches. We often analyze ideas for lowering costs while keeping a solid offering (ie. we changed from Hardieplank to LP Smartside siding with Phase 5 to save money, and without losing any of the maintenance-free benefits).

On site, we provide a turn key solution from scraping the lot to building the house, to providing homebuyer education in the form of multiple construction meetings throughout the building process, to finally installing the fence at completion.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The building of Avenue Place, has provided jobs and economic resources for over 350 people (both contractors and subcontractors) that provide goods and services in support of the construction of this development. In addition, in some cases, houses were sold to children of families already living in the area, allowing family members to stay in their neighborhood. Our company takes pride in our contribution toward the project and we plan to supply goods and services through the completion of the 95 houses.

## OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

Some of the trade-offs and compromises required during this project have been the constant review of how to improve the product and reduce cost at the same time so as to provide a quality product at an affordable price. As the builder we have been involved with cost review and have provided several different budgets to maintain the quality of the product for the best price possible.

To implement this substantive project, trade-offs were encountered. Working within the constraints of a tight budget is always a challenge. One always learns something when embarking on a new project though. It's great to work through those challenges and push the envelope to achieve something greater in the end with a supportive team. There was a great team of experts to help with the LEED process and green building plans. Working toward lowering construction costs and keeping ahead of changes to the city's building code and the LEED program was a continuous challenge. Building is definitely a compromise. As a builder for the project, we take a proactive role in the relationships with the architect and developer all the way through construction and completion. Unfortunately, we did drop the LEED certification beginning in Phase 3, in an effort to reduce the costs associated with the certification. We chose to implement the green features, but not spend the money for the certification process. This was one of the trade-off decisions we made throughout the process, and yes, all team members were involved in the decision making and implementation of changes.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful aspects of this project have been the replacement of commercial property with affordable residential property, the revitalization of this inner city neighborhood and providing quality homes for the best price possible especially considering the numerous energy- and water-efficiency features which will reduce the carrying costs to the homebuyer going forward.

First, the project addresses the great need for quality affordable housing in Houston's Near Northside community. It also showcases green design and construction techniques suited for affordable housing in similar climates, ie. the US Gulf Coast. Many developers are building market-rate homes in all price categories. Avenue CDC remains one of the few, if not the only, developer of affordable housing characterized by a long-standing commitment to greening its product. Avenue Place addresses the following challenges:

a. Presently, Houston has few local government incentives or requirements that affordable housing projects be developed on sites with access to existing roads, water, sewers and other infrastructure as well as close proximity to public transit. Avenue Place provides an excellent example of a large affordable development with all of these features.

b. There is a shortage of sufficient funding/support for incorporating green building features in affordable housing design and production. Through Avenue Place and other strategies, we continue to work to identify additional funding sources for these developments.

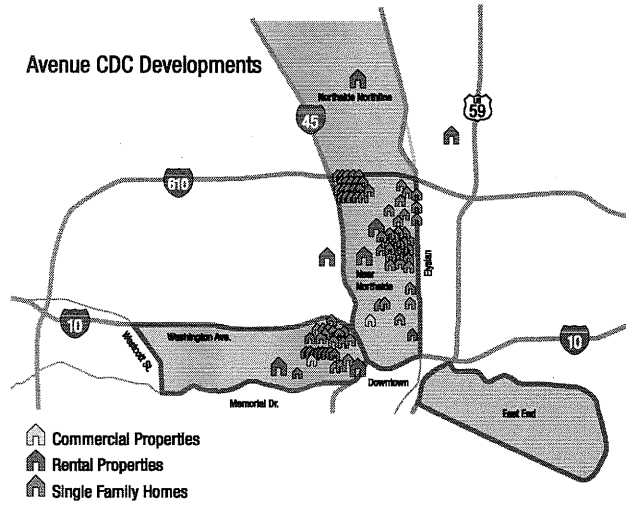
c. In Houston's climate, conventionally constructed affordable housing may deteriorate again in as little as five to ten years. Non-indigenous building materials create unnecessary pollution and expense, and do not support local employment. By means of Avenue Place and other development projects, we are identifying and disseminating environmentally sound architectural design and construction techniques that minimize pollution and waste. Regionally specific design strategies that respond to Houston's hot/humid climate, native resources and cultural fabric while formulated have yet to be widely put into practice because of the dearth of regulatory and financial incentives. Avenue Place is helping us further tailor existing research and technology to Houston's conditions.

Second, through Avenue Place and Avenue CDC, we seek to build capacity within the local design, construction, and development industry by providing technical expertise in sustainable development, and by defining affordable yet environmentally responsible construction. Avenue CDC assists the economic revitalization of areas with high concentrations of environmentally imperiled, tax delinquent, vacant land, by developing a mechanism to return such property to productive use. They seek a reexamination of development regulatory policy in the light of recent "green" technological advancements. Avenue acts as a catalyst to build a supportive framework for interaction among neighborhood groups, technical experts, environmentalists and regulatory authorities, by providing a forum for cross education and a platform for the establishment of long term, stable solutions to environmental, economic, and social problems. And Lazer Development LLC is happy to be a part of this discussion.

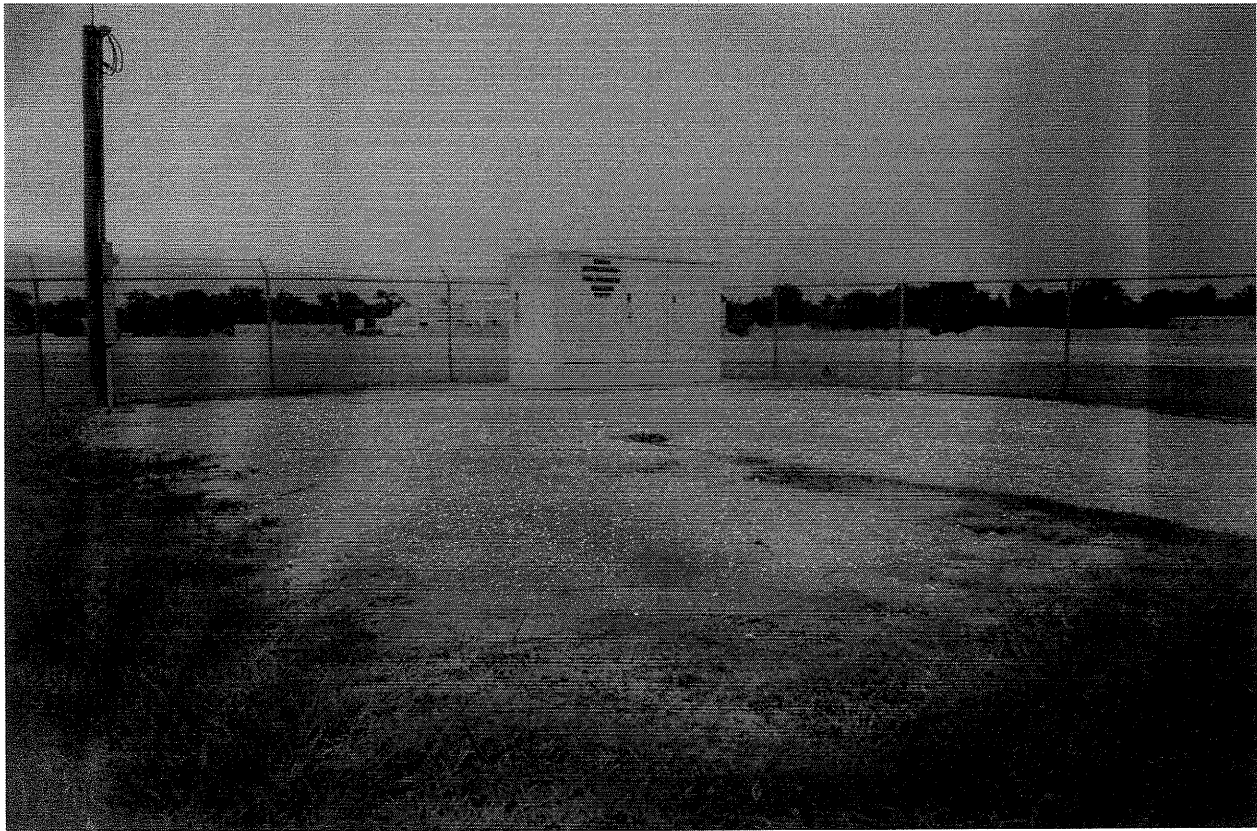
The least successful aspect of this project is we can only provide a certain number of homes and we need to find more land in the community to continue the process of community revitalization.

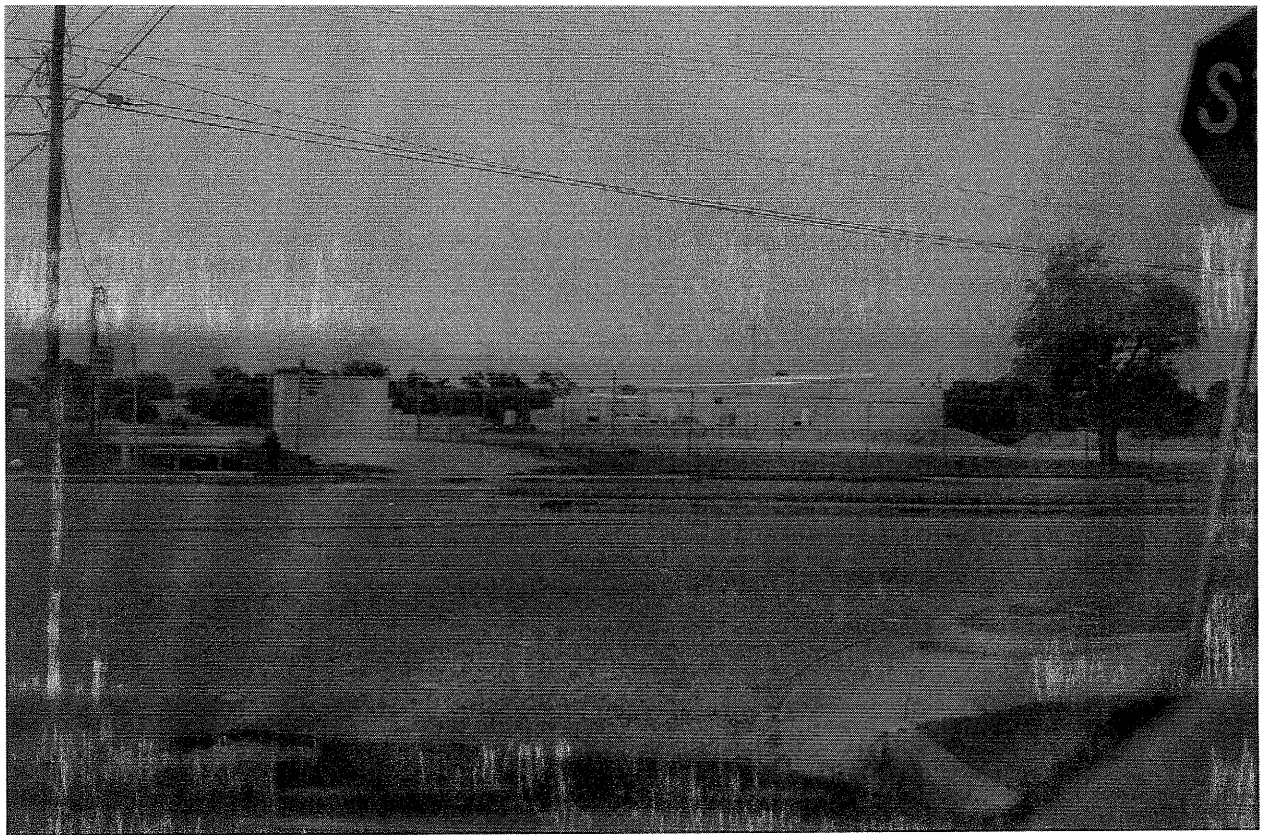
## Visual Representation

### Overview of Avenue CDC Developments including Avenue Place



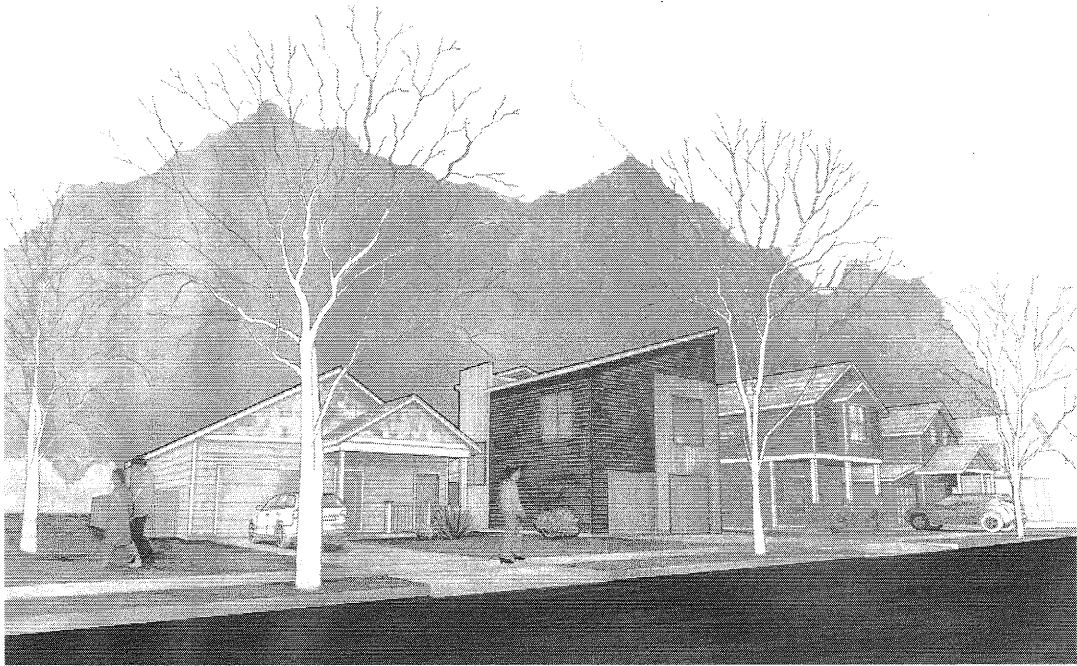
### Before Photographs of the Site







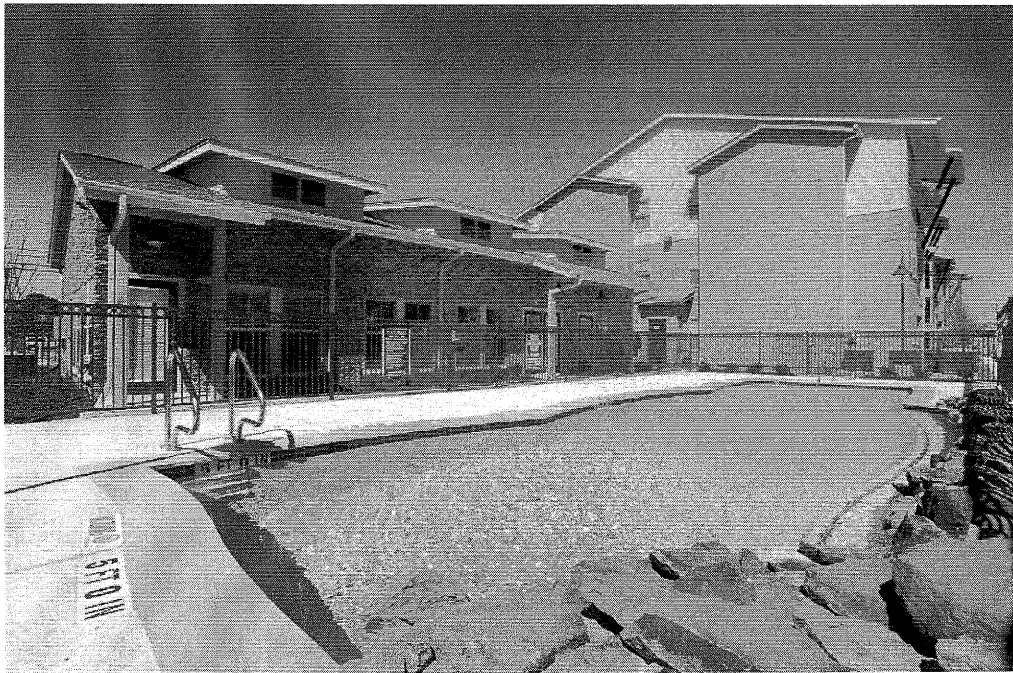
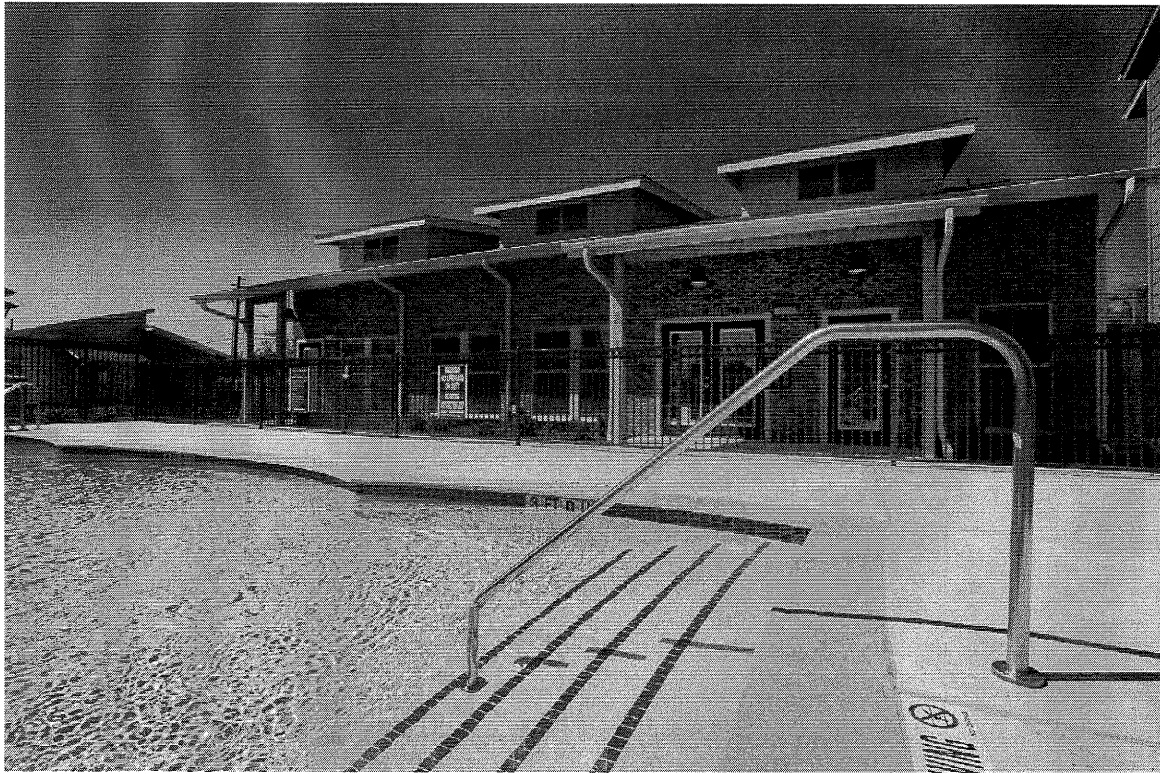




# Avenue Terrace Multi-Family



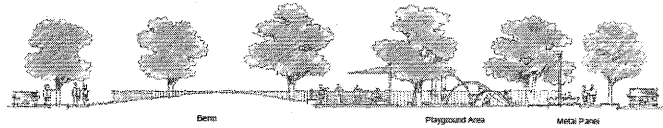




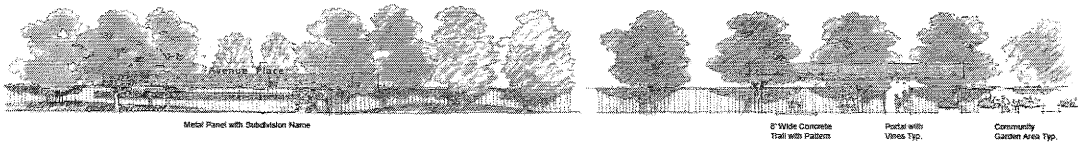


# Avenue Park and Trail

## Avenue Place Park and Trail Typical Sections

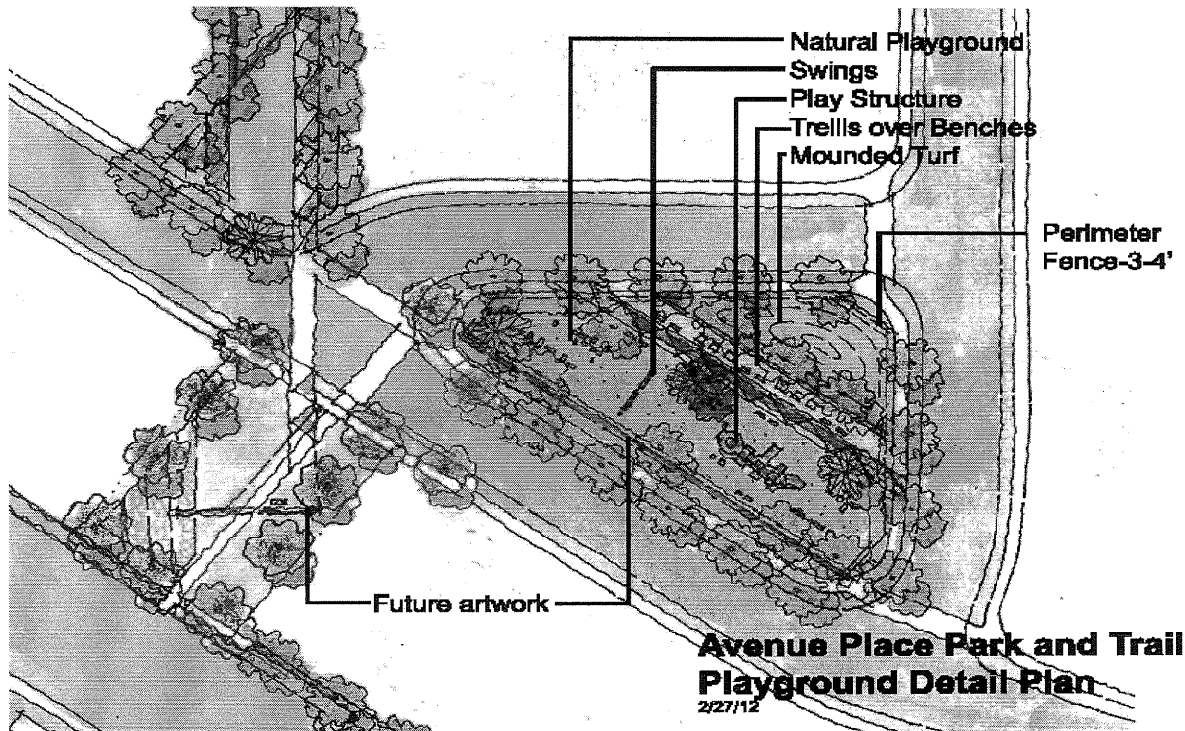


Section A - Playground Area

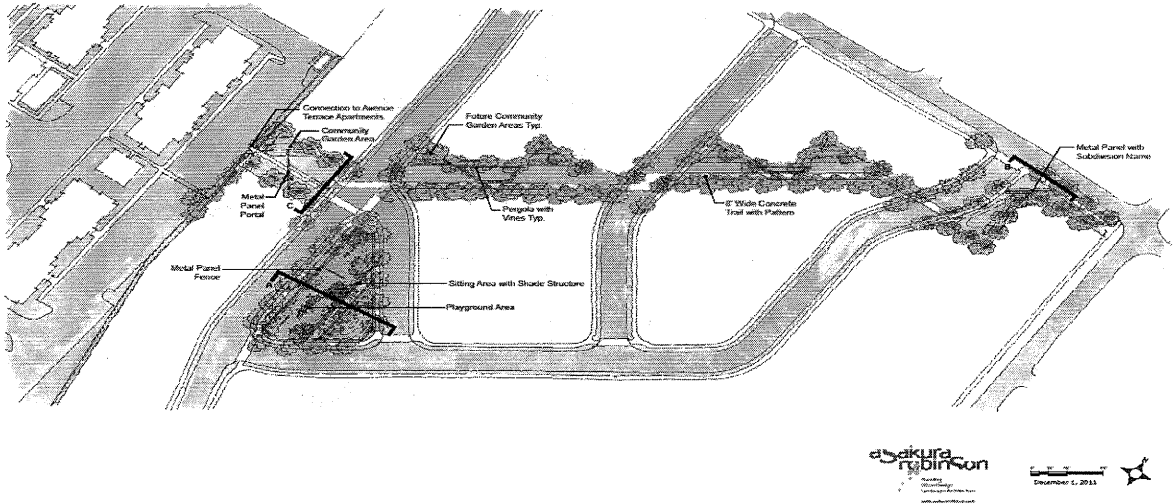


Section B - Entry Area

Section C - Trail Greenbelt



Avenue Place Park and Trail Masterplan

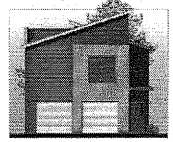


2014 Groundbreaking



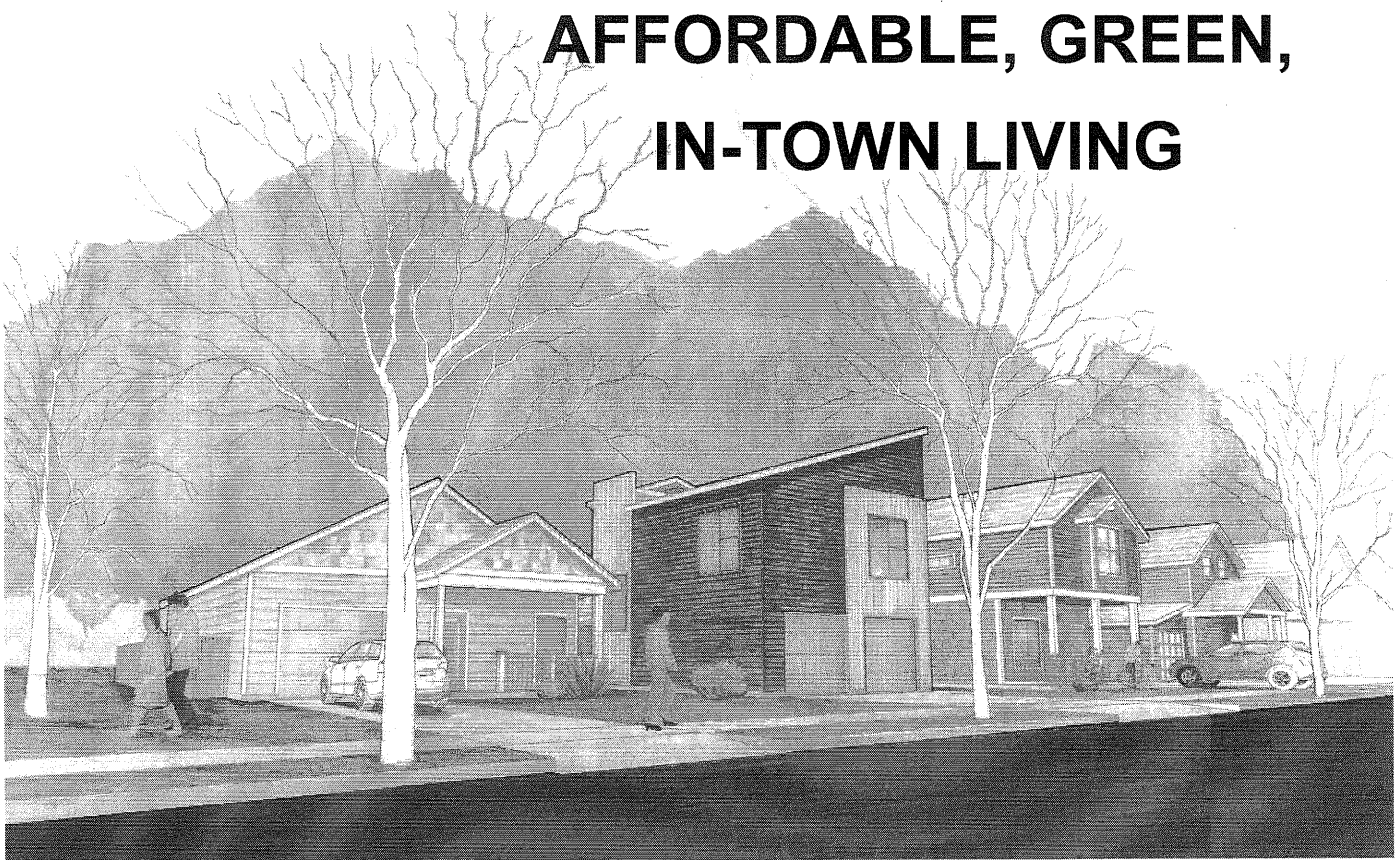
2014 Groundbreaking

# AVENUE PLACE



AN AVENUE DEVELOPMENT COMMUNITY

**AFFORDABLE, GREEN,  
IN-TOWN LIVING**



**Call Today**

**713-864-9099**

**or visit us online at**

**Avenue**   
Community Development Corporation

**WWW.AVENUEPLACE.COM**



## About Avenue Place

Avenue Place is leading the way with quality green homes. With 95 single family houses to be developed, complete with a community park and walking trail, Avenue Place is minutes from downtown Houston. Residents of Avenue Place will enjoy a selection of house styles including classic traditional and popular contemporary designs. Unbeatable location, superior quality, and exceptional value. Make your home today... at Avenue Place.



## About Avenue CDC

Avenue Community Development Corporation is an award-winning not-for-profit organization. Founded in 1991, Avenue CDC has over 20 years of experience developing high-quality affordable homes. Avenue CDC has been recognized with a Citation of Honor from the Texas Society of Architects, a Regional ENERGY STAR® Award for Excellence in Affordable Housing, and a Green Building Award from the CDC Association of Greater Houston. In 2012, Avenue CDC created Avenue Development, LLC to develop Avenue Place and other distinguished homes in Houston's Near Northside.



## About the Builder

Lazer Development LLC is known for building energy efficient homes in the Near Northside for many years, and city-wide since 2002. You may count on Lazer Development to build a quality, efficient home for you. Delivering true craftsmanship and customer service while building long-term successful relationships is what Lazer does best. Stop by Avenue Place, and let Lazer build your dream home today.



## About the Architect

Northfield Design Associates Inc. (NDA) is an Austin-based firm specializing in sustainable residential architecture. NDA's designs have been published in the magazine *Austin Urban Home* and on the green building website *re-nest*. In fact, an NDA home achieved the highest score possible from the Austin Energy Green Builder Program and was featured on the Texas Solar Energy Society's 2007 Cool House Tour.

# Avenue Place Phase 5 Amenities

## Avenue Place Homes Offer

- ◆ Traditional and Contemporary elevations
- ◆ One-Story and Two-Story options
- ◆ Variety of exciting floor plans

## Energy Efficiency & Safety Features

- ◆ Energy-Efficient Green Home
- ◆ Performance testing on every home
- ◆ 14.5 SEER Heating, Ventilation and Air Conditioning (HVAC) system with fresh air
- ◆ Radiant barrier roof decking (TechShield®) to lower attic temperature
- ◆ WEATHERMATE™ Housewrap with additional insulation value
- ◆ R13 Batt Wall / R38 Blown Roof Insulation that is formaldehyde-free
- ◆ Gas furnace, water heater and range vented to the outside
- ◆ Tankless water heater by Rheem
- ◆ PEX Plumbing that is flexible and resistant to freeze-breakage and scale build-up
- ◆ Water-conserving plumbing fixtures including maximum flow rate of 1.6 GPF (gallons per flush) on toilets, 2.5 GPM on shower heads, and 1.5 GPM on faucets
- ◆ High performance rated double-pane Low E aluminum windows
- ◆ Long-lasting, energy-efficient, compact fluorescent bulbs in light fixtures
- ◆ ENERGY STAR®-rated ceiling, exhaust fans and dishwasher
- ◆ Smoke and carbon monoxide detectors with battery backup
- ◆ Programmable thermostat for energy conservation
- ◆ Full security system with 1 motion detector and 1 key pad
- ◆ Air-tight poly sealant around all exterior penetrations for low duct and envelope leakage

## Exterior Design Features

- ◆ Two-tone high quality exterior paint scheme
- ◆ Fiberglass exterior doors with brush nickel or bronze hardware

- ◆ Wired for automatic garage door opener
- ◆ Drought-tolerant plants
- ◆ Bermuda grass in front and back yards
- ◆ 2 exterior hose bibs
- ◆ Fully fenced back yard with 6ft cedar privacy fence

## Interior Design Features

- ◆ Stained hardwood cabinets throughout
- ◆ Brushed nickel or bronze hardware and lighting
- ◆ Vinyl flooring in kitchens, laundry room and baths
- ◆ Plush Carpet made in part with recycled material
- ◆ Black appliances: gas range, microwave with turntable, and ENERGY STAR®-rated dishwasher and garbage disposal
- ◆ Gas and electric dryer connections
- ◆ Interior laundry with shelves and clothing rod
- ◆ Decorative pendant light fixtures in dining areas
- ◆ 3 speed manual ceiling fans with light kit in Living Room and Master Bedroom
- ◆ Pre-wired for telephone in Kitchen and Master Bedroom
- ◆ Pre-wired for cable TV in Living Room and Master Bedroom
- ◆ Laminate kitchen counters with stainless steel sinks
- ◆ Cultured marble bathroom counters with integrated sinks
- ◆ Ceramic tile in kitchen and shower surrounds
- ◆ Garden tubs in the Jackson, the Luce and the Armand plans
- ◆ Low VOC (volatile organic compounds) paint for healthier indoor air quality
- ◆ Designer accent walls
- ◆ 2" Blinds in primary windows
- ◆ Wider doors for accessibility
- ◆ Blocking in walls for future installation of grab bars
- ◆ Stained oak stair handrails

## Traditional Style Features

- ◆ Multi-paneled exterior doors

- ◆ 2 panel doors throughout the interior
- ◆ Shaker or Slab cabinet doors in kitchen and bath
- ◆ Traditional Crown molding on cabinets
- ◆ Traditional (ornate) cabinet hardware
- ◆ Traditional Crown molding in Living Room
- ◆ Traditional style base molding throughout
- ◆ Bullnose (rounded) wall corners
- ◆ Traditional style light fixtures and fans
- ◆ Multi-paneled garage doors

## Contemporary Style Features

- ◆ Flat Slab exterior doors
- ◆ Flat Slab doors throughout the interior
- ◆ Flat Slab cabinet doors in kitchen and bath
- ◆ Square Crown molding on cabinets
- ◆ Contemporary (smooth) cabinet hardware
- ◆ No Crown molding in Living Room
- ◆ Contemporary (square) base molding throughout
- ◆ Square (90°) wall corners
- ◆ Contemporary style light fixtures and fans
- ◆ Flush panel garage doors

## Quality Craftsmanship

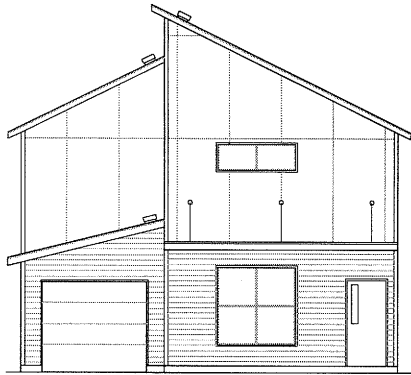
- ◆ Builder's warranty program included
- ◆ Professionally engineered post-tension slab foundation
- ◆ Low maintenance LP SmartSide® exterior siding with a 5/50 year transferable limited warranty
- ◆ Quality Owen's Corning™ dimensional shingles with 30-year manufacturer's warranty
- ◆ Treated bottom-plate and soil for wood destroying insects
- ◆ Informative operations and warranty binder included

## Community Amenities

- ◆ Walking Trail and Park
- ◆ Minutes from the Metro Rail
- ◆ Inner Loop Location

\* Upgrade packages available upon request

\* Amenities are specific to Phase 5 homes and may differ from other phases.



Contemporary Elevation



Traditional Elevation

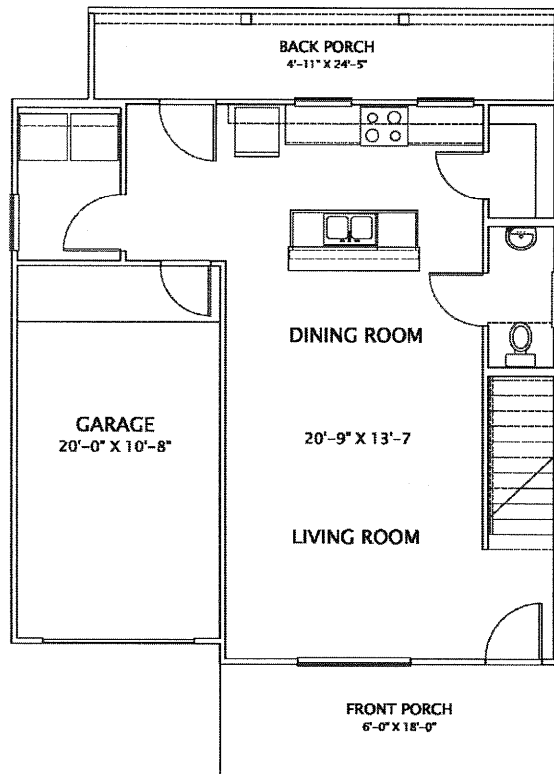
# THE BRAYS

Fabulous two-story with porches made for entertaining!

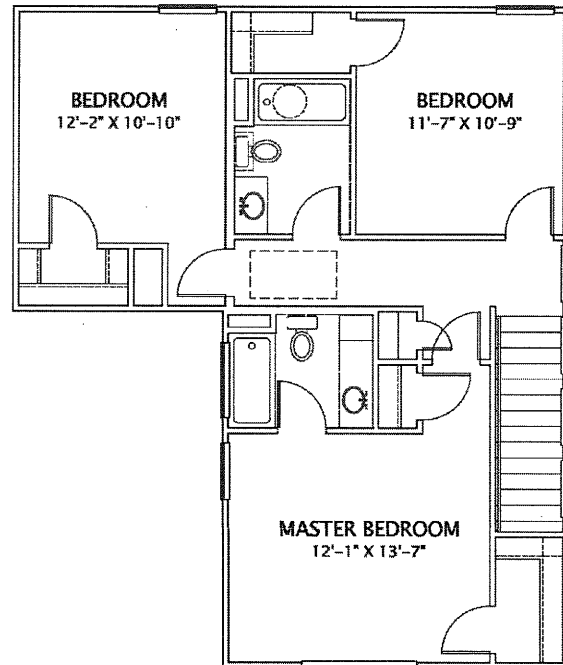
Kitchen island, huge pantry, & walk-in laundry room

Open and inviting floor plan

First Floor



Second Floor



4318 Darter

Contemporary

\$194,000

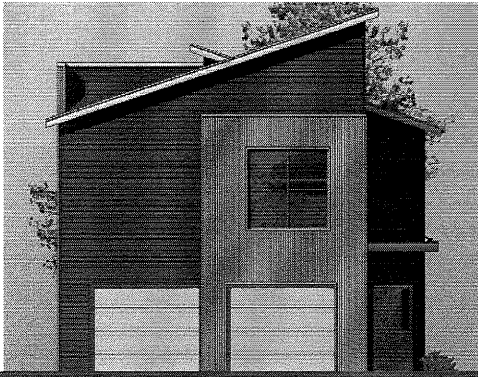
\*Traditional not available

1408 square feet

3 Bedrooms

2.5 Baths

Attached 1-Car Garage



Contemporary Elevation



Traditional Elevation

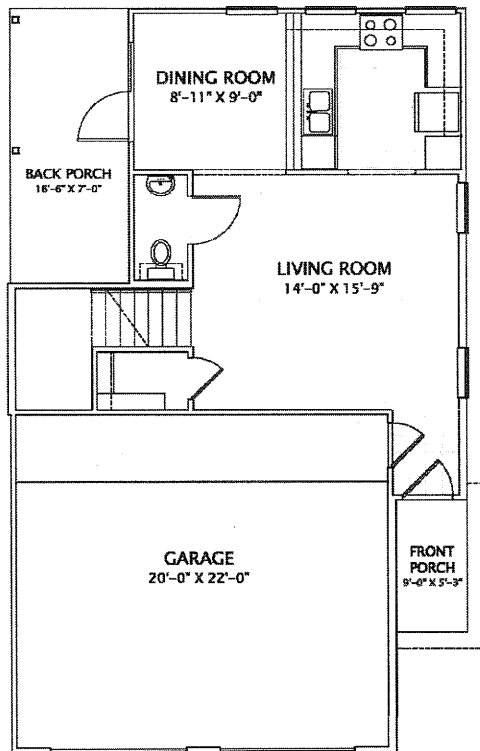
# THE CARPENTERS

Versatile two-story with bonus space upstairs!

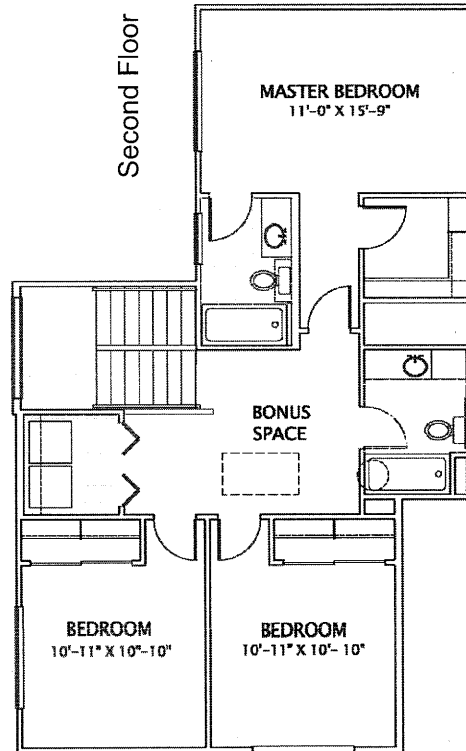
Sunny dining room with covered porch

Great storage throughout

First Floor



Second Floor



4211 Cetti

4219 Cetti

1461 square feet

4315 Cetti

4307 Cetti

3 Bedrooms

Contemporary

Traditional

2.5 Baths

\$209,950

\$209,950

Attached 2-Car Garage

Avenue   
Community Development Corporation



Contemporary Elevation



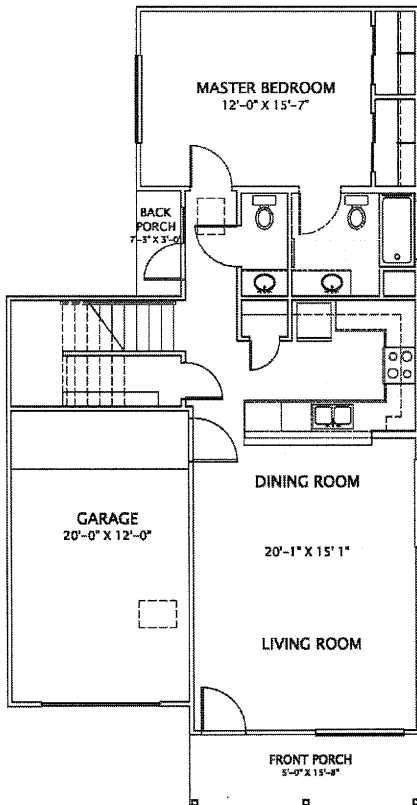
Traditional Elevation

# THE GREENS

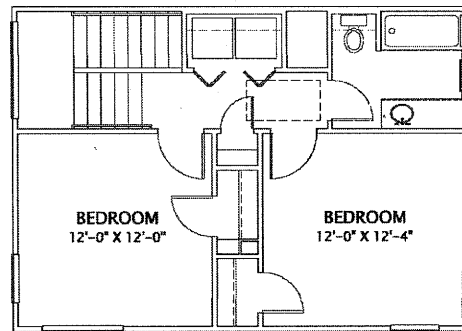
Flexible two-story plan that is a perfect show house!

Enjoy covered porches & kitchen counters galore!

Spacious master bedroom suite downstairs



Second Floor



4207 Cetti

Contemporary

\$199,900

4203 Cetti

Traditional

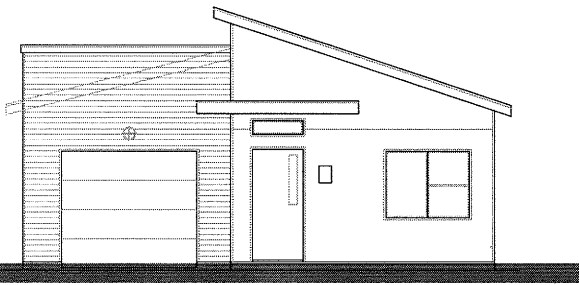
\$199,900

1420 square feet

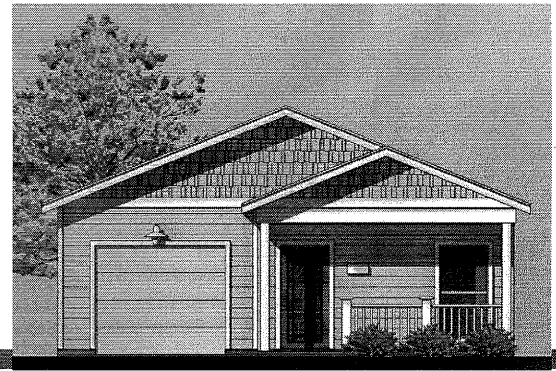
3 Bedrooms

2.5 Baths

Attached 1-Car Garage



Contemporary Elevation



Traditional Elevation

# THE WHITE OAK

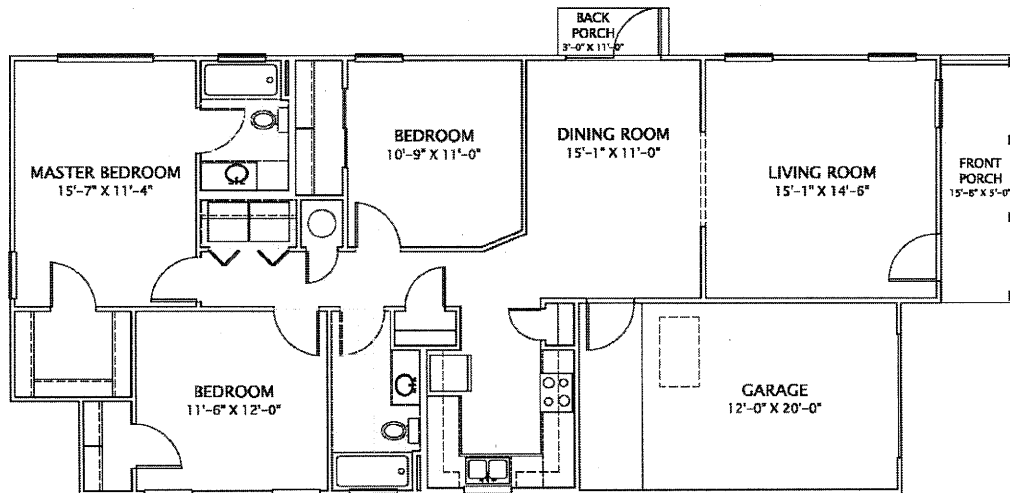
Beautiful one-story with spacious living room and formal dining

Easy access to kitchen from garage

Plenty of storage throughout

\* No dividing wall between Dining Room and Living Room in Contemporary Plan

First Floor



4303 Cetti

Traditional

\$199,900

\* Contemporary not available

1332 square feet

3 Bedrooms

2 Baths

Attached 1-Car Garage

**Avenue**   
Community Development Corporation



Traditional Elevation



Alternate Traditional Elevation

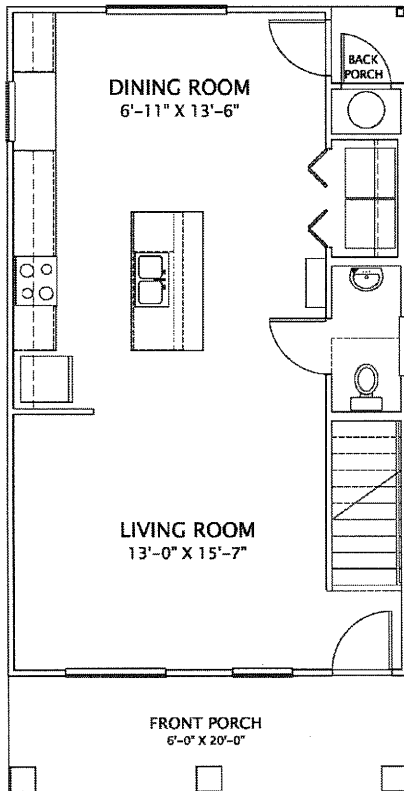
# THE HUNTING

Charming two-story with open floor plan

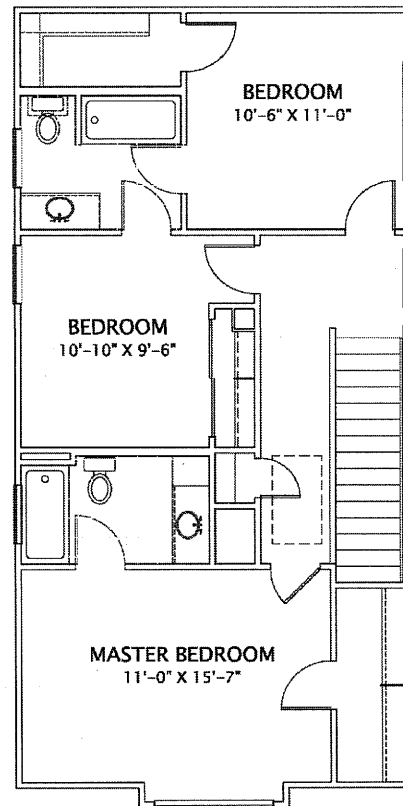
Chef's dream kitchen island with plenty of space for barstools

Love those designer stairwell windows!

First Floor



Second Floor



**4103 Cetti**

**Traditional**

**\$220,000**

\*Alternate Traditional not available

**1408 square feet**

**3 Bedrooms**

**2.5 Baths**

**Detached 2-Car Garage**



Traditional Elevation



Alternate Traditional Elevation

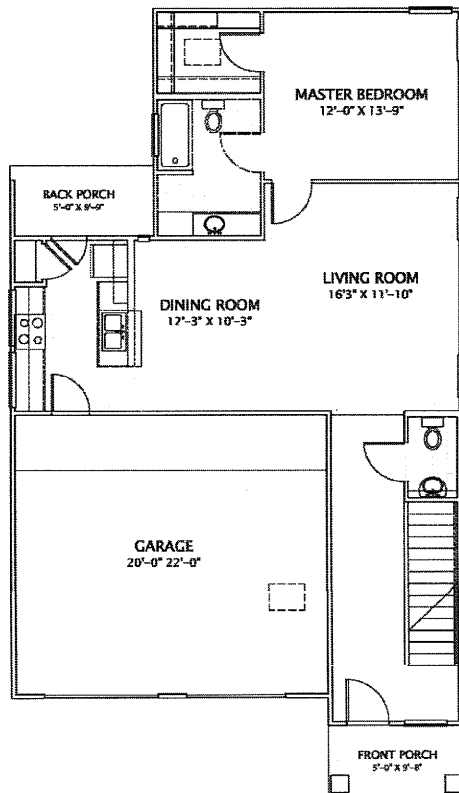
# THE CEDAR

Large two-story with spacious master suite downstairs

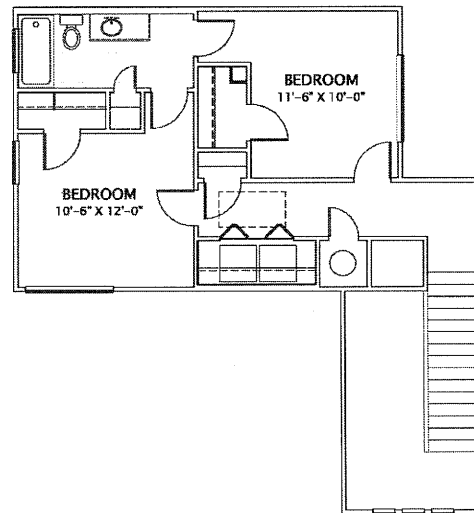
Welcoming grand foyer

Jack and Jill secondary bathroom

First Floor



Second Floor



4107 Cetti

Alternate Traditional

\$214,000

\*Traditional not available

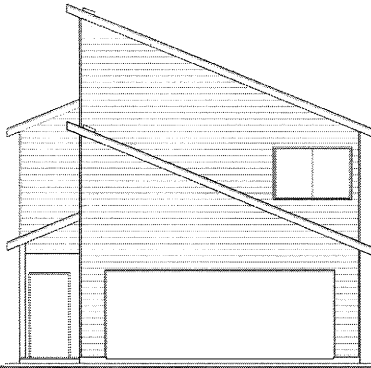
1554 square feet

3 Bedrooms

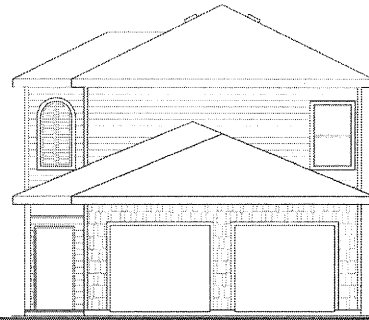
2.5 Baths

Attached 2-Car Garage





Contemporary Elevation



Traditional Elevation

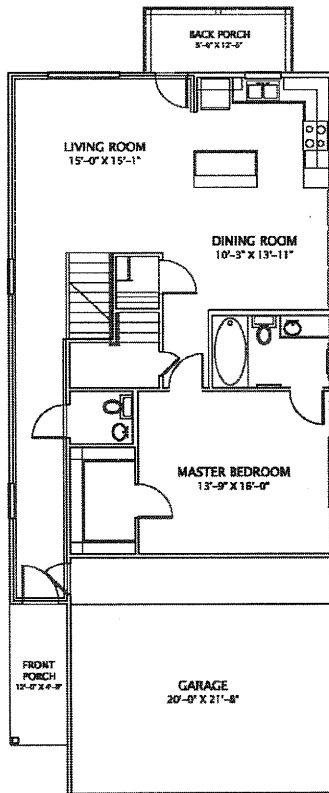
# THE JACKSON

Inviting two-story with flexible storage room on the first floor!

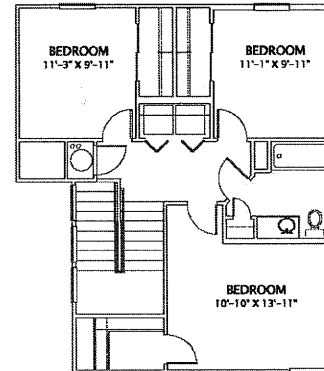
Art lover's gallery wall at entrance

Private master suite downstairs

First Floor



Second Floor



4111 Cetti

Contemporary

\$239,000

4115 Cetti

Traditional

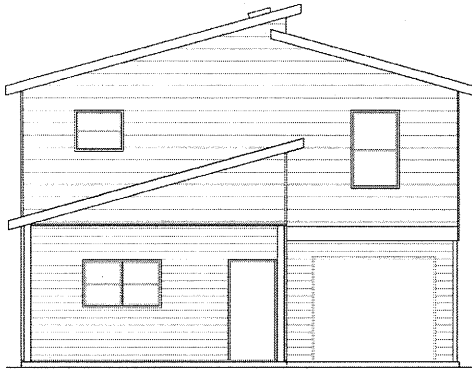
\$239,000

1886 square feet

4 Bedrooms

2.5 Baths

Attached 2-Car Garage



Contemporary Elevation



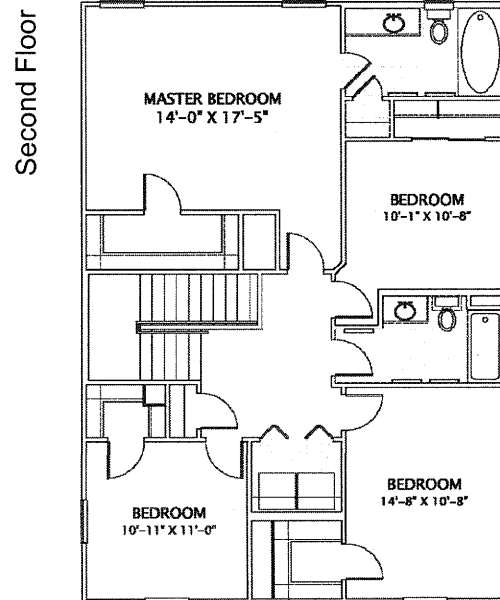
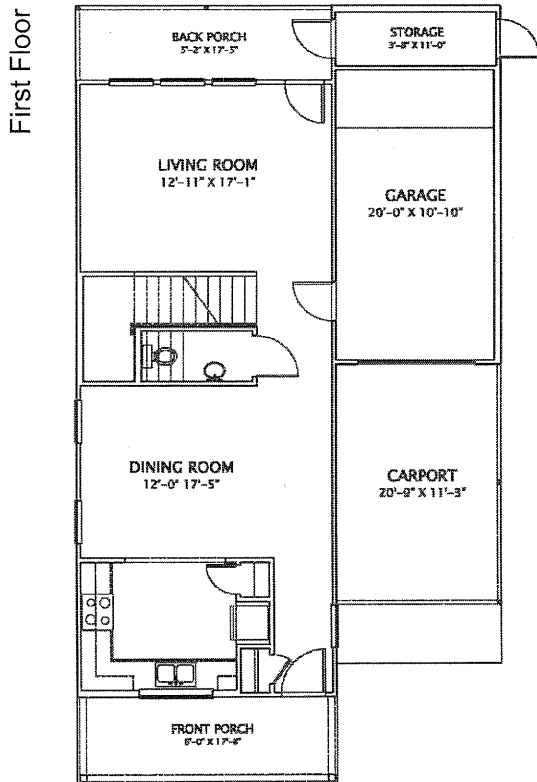
Traditional Elevation

# THE LUCE

Well-organized two-story with separate living room and dining room

Spacious porches with additional storage room outside

Covered carport; great for an outdoor retreat!



4215 Cetti

Contemporary

\$239,000

\*Traditional not available

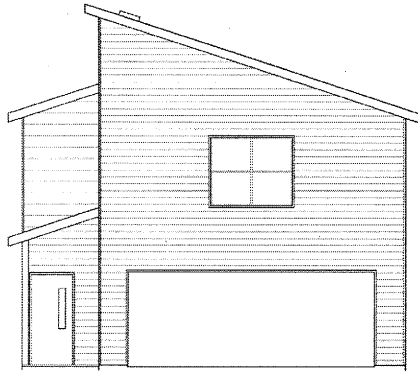
1886 square feet

4 Bedrooms

2.5 Baths

Attached 1-Car Garage + Carport

Avenue   
Community Development Corporation



Contemporary Elevation



Traditional Elevation

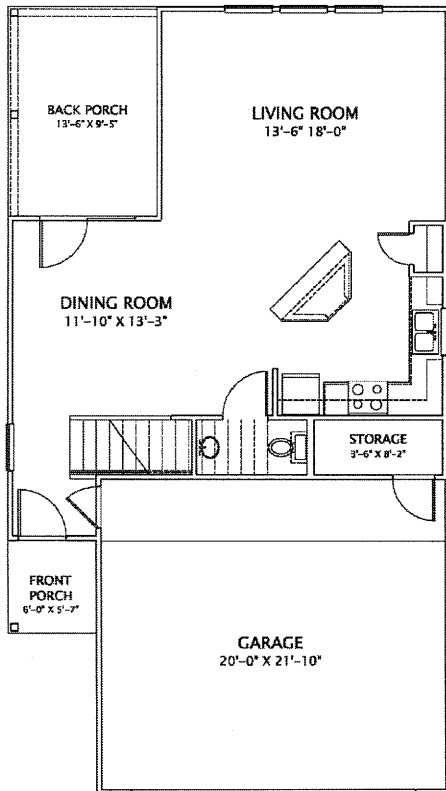
# THE ARMAND

Great two-story with back porch off the dining room; ideal for weekend BBQ's

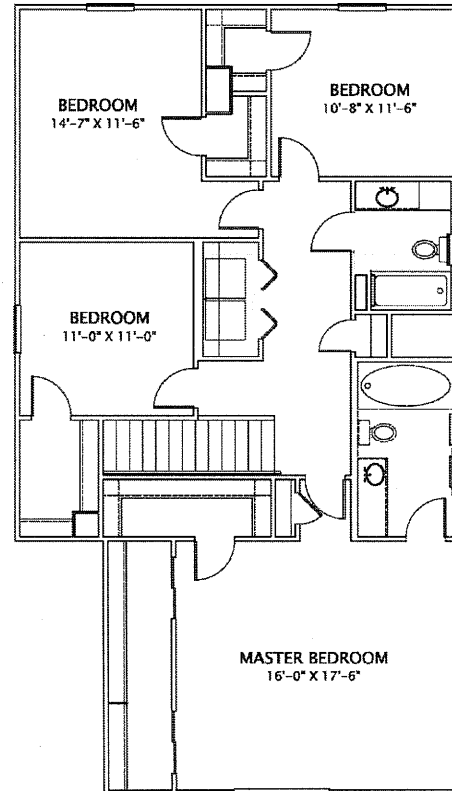
Ample closets in all bedrooms including His and Hers closets in the master

Bonus storage room in the garage!

First Floor



Second Floor



4311 Cetti

Contemporary

\$254,900

4119 Cetti

Traditional

\$254,900

2031 square feet

4 Bedrooms

2.5 Baths

Attached 2-Car Garage

# Upgrade Packages Available to Compliment your Personal Style

Address Plan Style	Laminate Wood Floors	Tile Floors in Wet Areas	Stainless Steel Appliances	Granite Counter in Kitchen	Additional Fans in Secondary Bedrooms	Door Lever Hardware	Garage Door Openers	Gutters	Exterior Metal Accent	Total
4103 Cetti The Hunting Traditional	\$3,445.00	\$923.00	\$390.00	\$3,055.00	\$351.00	\$56.00	\$513.50	\$890.50	\$960.00	\$10,584.00
4107 Cetti The Cedar Alternate Traditional	\$3,380.00	\$975.00	\$390.00	\$2,340.00	\$351.00	\$72.00	\$1,027.00	\$990.60	\$1,800.00	\$11,325.60
4111 Cetti The Jackson Contemporary	\$2,425.00	\$1,140.00	\$390.00	\$1,950.00	\$530.00	\$72.00	\$1,027.00	\$732.00	\$2,250.00	\$10,516.00
4115 Cetti The Jackson Traditional	\$2,425.00	\$1,140.00	\$390.00	\$1,950.00	\$530.00	\$72.00	\$1,027.00	\$636.00	N/A	\$8,170.00
4119 Cetti The Armand Traditional	\$2,688.00	\$640.00	\$390.00	\$3,350.00	\$530.00	\$72.00	\$513.50	\$600.00	N/A	\$8,783.50
4203 Cetti The Greens Traditional	\$3,211.00	\$1,066.00	\$390.00	\$2,730.00	\$351.00	\$56.00	\$513.50	\$474.50	N/A	\$8,792.00
4207 Cetti The Greens Contemporary	\$3,211.00	\$1,066.00	\$390.00	\$2,730.00	\$351.00	\$56.00	\$513.50	\$777.40	\$1,800.00	\$10,894.90
4211 Cetti The Carpenters Contemporary	\$2,730.00	\$877.50	\$390.00	\$2,600.00	\$351.00	\$56.00	\$1,027.00	\$478.00	Front \$2250 Side \$2700 Total \$4950	\$13,459.50
4215 Cetti The Luce Contemporary	\$2,277.00	\$1,145.00	\$390.00	\$2,300.00	\$530.00	\$92.00	\$513.50	\$485.00	\$1,800.00	\$9,532.50
4219 Cetti The Carpenters Traditional	\$2,730.00	\$877.50	\$390.00	\$2,600.00	\$351.00	\$56.00	\$1,027.00	\$474.50	\$1,800.00	\$10,306.00
4303 Cetti The White Oak Traditional	\$2,990.00	\$1,040.00	\$390.00	\$1,950.00	\$351.00	\$64.00	\$513.50	\$942.50	\$960.00	\$9,201.00
4307 Cetti The Carpenters Traditional	\$2,730.00	\$877.50	\$390.00	\$2,600.00	\$351.00	\$56.00	\$1,027.00	\$474.50	\$1,800.00	\$10,306.00
4311 Cetti The Armand Contemporary	\$2,688.00	\$640.00	\$390.00	\$3,350.00	\$530.00	\$72.00	\$513.50	\$540.00	\$960.00	\$9,683.50
4315 Cetti The Carpenters Contemporary	\$2,730.00	\$877.50	\$390.00	\$2,600.00	\$351.00	\$56.00	\$1,027.00	\$478.00	Front \$2250 Side \$2700 Total \$4950	\$13,459.50
4318 Darter The Brays Contemporary	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

## Additional non-refundable upgrades available in design session:

- ◆ 1 extra interior electric outlet = \$125
- ◆ 1 extra exterior electric outlet = \$125
- ◆ 1 extra pre-wired cable for TV = \$75
- ◆ Offset kitchen backsplash design = \$175

# Avenue Place Homes for Sale

Address Plan and Style	Story Bed/Bath	Garage	*A/C Sq. Ft.	*Total Sq. Ft.	Lot Sq. Ft.	Base Price	Legal Description
4103 Cetti The Hunting Traditional	2 Story 3/2.5	Detached 2-Car	1408	2028	5598	\$220,000	Avenue Place Section 1 Block 1 Lot 14 <b>PENDING</b>
4107 Cetti The Cedar Alt. Traditional	2 Story 3/2.5	Attached 2-Car	1554	2105	4763	\$214,000	Avenue Place Section 1 Block 1 Lot 22 <b>PENDING</b>
4111 Cetti The Jackson Contemporary	2 Story 4/2.5	Attached 2-Car	1886	2395	3555	\$239,000	Avenue Place Section 1 Block 1 Lot 18 <b>PENDING</b>
4115 Cetti The Jackson Traditional	2 Story 4/2.5	Attached 2-Car	1886	2395	3618	\$239,000	Avenue Place Section 1 Block 1 Lot 18 <b>PENDING</b>
4119 Cetti The Armand Traditional	2 Story 4/2.5	Attached 2-Car	2031	2646	4031	\$254,900	Avenue Place Section 1 Block 1 Lot 17 <b>PENDING</b>
4203 Cetti The Greens Traditional	2 Story 3/2.5	Attached 1-Car	1420	1770	3748	\$199,900	Avenue Place Section 1 Block 1 Lot 16
4207 Cetti The Greens Contemporary	2 Story 3/2.5	Attached 1-Car	1420	1770	3359	\$199,900	Avenue Place Section 1 Block 1 Lot 15
4211 Cetti The Carpenters Contemporary	2 Story 3/2.5	Attached 2-Car	1461	2084	3735	\$209,950	Avenue Place Section 1 Block 1 Lot 14 <b>PENDING</b>
4215 Cetti The Luce Contemporary	2 Story 4/2.5	Attach 1-Car + Carport	1886	2598	3364	\$239,000	Avenue Place Section 1 Block 1 Lot 13 <b>PENDING</b>
4219 Cetti The Carpenters Traditional	2 Story 3/2.5	Attached 2-Car	1461	2084	3366	\$209,950	Avenue Place Section 1 Block 1 Lot 12
4303 Cetti The White Oak Traditional	1 Story 3/2	Attached 1-Car	1332	1681	3748	\$199,900	Avenue Place Section 1 Block 1 Lot 11
4307 Cetti The Carpenters Traditional	2 Story 3/2.5	Attached 2-Car	1461	2084	3751	\$209,950	Avenue Place Section 1 Block 1 Lot 10 <b>PENDING</b>
4311 Cetti The Armand Contemporary	2 Story 4/2.5	Attached 2-Car	2031	2646	3378	\$254,900	Avenue Place Section 1 Block 1 Lot 9 <b>PENDING</b>
4315 Cetti The Carpenters Contemporary	2 Story 3/2.5	Attached 2-Car	1461	2084	3515	\$209,950	Avenue Place Section 1 Block 1 Lot 8 <b>PENDING</b>
4318 Darter The Brays Contemporary	2 Story 3/2.5	Attached 1-Car	1408	1862	3349	\$194,000	Avenue Place Section 1 Block 1 Lot 7 <b>PENDING</b>

\* A/C Sq. Ft. is the Air Conditioned Square Footage of the house.

\* Total Sq. Ft. is the Total Square Footage of the house including air conditioned space and non-conditioned spaces such as garage and porches.

The sale of the following houses are limited to households at or below 120% of median income:

- ◆ 4203 Cetti
- ◆ 4211 Cetti
- ◆ 4219 Cetti
- ◆ 4303 Cetti
- ◆ 4318 Darter

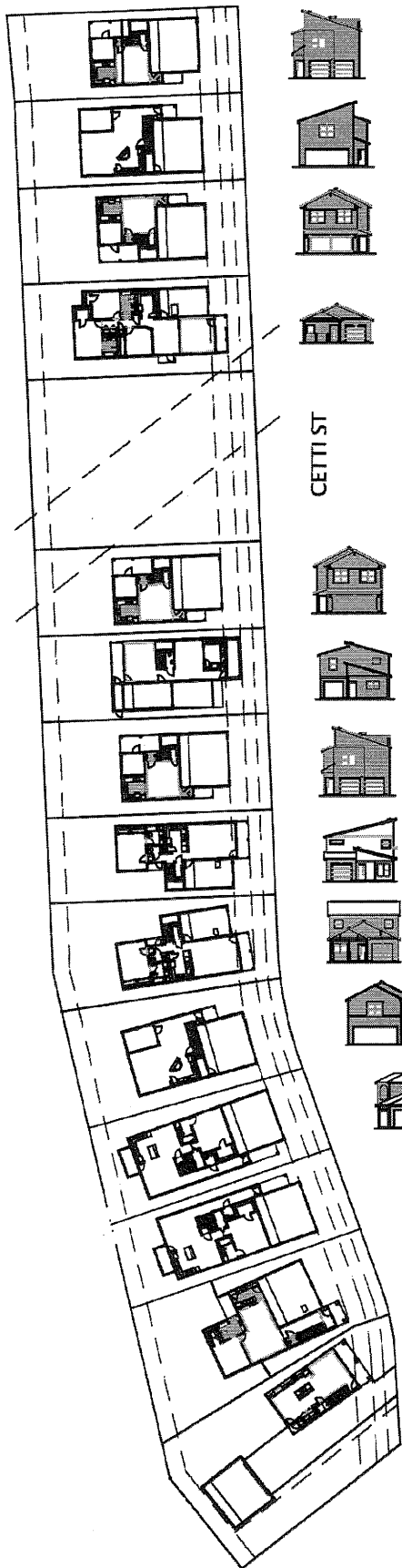
Forgivable \$26,000 0% subordinate loan available to buyers under 120% of median income.

The sale of the following house is limited to households at or below 80% of median income.

- ◆ 4207 Cetti

Avenue CDC will provide \$86,000 0% subordinate loan (\$26K forgivable).

# Avenue Place Phase 5 Site Plan



4315 CETTI  
THE CARPENTERS CONTEMPORARY



4311 CETTI  
THE ARMAND CONTEMPORARY



4307 CETTI  
THE CARPENTERS TRADITIONAL



4303 CETTI  
THE WHITE OAK TRADITIONAL

CETTI ST



4219 CETTI  
THE CARPENTERS TRADITIONAL



4215 CETTI  
THE LUCE CONTEMPORARY



4211 CETTI  
THE CARPENTERS CONTEMPORARY



4207 CETTI  
THE GREENS CONTEMPORARY



4203 CETTI  
THE GREENS TRADITIONAL



4119 CETTI  
THE ARMAND TRADITIONAL



4115 CETTI  
THE JACKSON TRADITIONAL



4111 CETTI  
THE JACKSON CONTEMPORARY



4107 CETTI  
THE CEDAR ALT. TRADITIONAL



4103 CETTI  
THE HUNTING TRADITIONAL



