



AVANATH JOINT VENTURE ACQUIRES 669-UNIT FAMILY WORKFORCE HOUSING COMMUNITY IN LOS ANGELES, CALIFORNIA



Baldwin Village

Avanath has acquired Baldwin Village, a 669-unit family workforce housing community in Los Angeles, California. The property was purchased as a joint venture with the Housing Authority of the City of Los Angeles (HACLA) and Kaiser Permanente, with plans to involve additional institutional investors in the coming months.

Built in the 1940s and 1950s, Baldwin Village is a transit-oriented property ideally located near shopping and public transportation and a short drive from Downtown Los Angeles and Los Angeles International Airport. The 98.5%-occupied apartment community consists of 61 two-story walk-up structures totaling 324 one-bedroom units, 296 two-bedroom units, 31 three-bedroom units, and 13 studios. Common amenities at the property include 358 surface parking spaces and 452 garage spaces, electric doors in some garages, and central laundry facilities.

The firm plans to convert 70% of Baldwin Village's units to affordable housing, serving residents earning between 60% and 80% of area median income (AMI) and allowing the firm to provide budget-friendly homes in the country's least affordable rental market.

"Avanath's primary mission is to deliver attainable residences in areas of the U.S. where many people are challenged to find homes they can afford," says Daryl Carter, Founder, Chairman, and CEO of Avanath. "With Q2 market-rate apartment rents increasing 17.3% year-over-year in Los Angeles, we are honored and excited to partner with these public and private entities to bolster the supply of affordable housing in a rapidly improving and increasingly expensive community."

Partnering with a public agency on this purchase speaks to Avanath's reputation within the public sector and its ability to navigate programs that are mainly geared towards tax-credit developers, according to John R. Williams, President and CIO at Avanath.

"With access to these programs, we are able to execute preservation strategies that position our residents and the community to thrive for the long term," says Williams.

Baldwin Village is managed by Avanath's property management group, Avanath Communities, and marks the firm's fifth acquisition in Los Angeles and second market-rate-to-affordable conversion without the use of tax credit equity.

Planned improvements at the property include updating interiors and flooring, updating electrical infrastructure to support the addition of basic unit amenities such as dishwashers and microwaves, and replacing furnaces and roofs, among additional infrastructure upgrades. In addition, Avanath will implement its proven social programming strategy to improve the resident experience, including such services as community engagement programs, financial literacy classes, and health-oriented services.

Baldwin Village is located at 4220 Santa Rosalia Drive, Los Angeles, California.

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CREATIVE PUBLIC-PRIVATE PARTNERSHIPS: A SOLUTION TO ACHIEVING AFFORDABLE HOUSING GOALS

by Daryl J. Carter, Founder, Chairman & CEO

In light of the ongoing need for affordable housing in markets across the country, Avanath's primary mission is to provide high-quality affordable residences for those who would not otherwise be able to access it in markets that are significantly underserved. There are many challenges to achieving this goal, not the least of which is finding financially sound ways to get there.

That said, those who operate in this space are quite effective at discovering innovative solutions to their challenges. One of the most creative solutions I have seen for providing affordable communities is through public-private partnerships. This allows both sides of the partnership to benefit from tax advantages and enabling them to make significant renovations to these properties.

In short, it's a win-win.

The fact is, we simply do not have enough public capital to solve the affordable housing challenges that the United States currently faces. Many people may not realize that public agencies are very solution-oriented, proactive, and open-minded, and are happy to discuss this topic with private organizations.

A good example of this is Baldwin Village, a Los Angeles-based family workforce housing community that Avanath recently purchased as a joint venture with the Housing Authority of the City of Los Angeles (HACLA) and Kaiser Permanente. We worked with HACLA after the Association had created a solicitation for partnership program in 2021 in response to the shortage of affordable housing in L.A.

Through our collaboration with this organization, Baldwin Village will be eligible for a California tax exemption for properties that serve tenants at 80% of AMI or lower, we can ensure rents will be kept affordable for low- and moderate-income tenants, and we can implement significant enhancements to the property that make it indistinguishable from nearby market-rate apartment communities and dramatically elevate residents' quality of life.

Avanath has long championed public-private partnerships as an excellent solution for delivering quality affordable housing in markets experiencing especially high rental rates, where there is a lack of homes within reach of many lower-income families and individuals. By partnering with these two entities, we were able to help alleviate this issue in a metro with a critical lack of affordability in both the rental and for-sale home markets.

Additional examples of these partnerships include Morton Village in Boston, where Avanath is implementing affordability restrictions in exchange for a grant from the City, and North End Landing in Detroit, where we will be developing a 177-unit mixed income development on vacant city land.

Utilizing creative public-private partnerships allows us to execute preservation strategies that position our residents and the communities in which we invest to thrive for the long term. And that is our ultimate goal.



HAPPENINGS:

INSPIRATIONAL MURAL AT AVANATH MIXED-USE COMMUNITY IN ORLANDO, FLORIDA HONORS THOSE WHO HELPED THE NEIGHBORHOOD RISE UP AGAINST ADVERSITY

A ceremony was recently held at Avanath’s CityView, a mixed-use, mixed-income community located in Orlando, Florida, to celebrate the completion of an inspirational seven-story mural at the property. Members of Avanath’s CityView team attended the ceremony.

Built in 2007, CityView is a unique property comprising 266 multifamily units and 24,865 square feet of retail space. Avanath acquired the property in September 2022 through a combination of its commingled fund equity and financing from JPMorgan Chase and Fannie Mae and plans to complete a series of renovations to bring finishes and rents in-line with those of market competitors. A total of 131 apartment units at the property are designated affordable, with the property’s rent restrictions continuing until 2050.

The newly completed mural, installed on CityView’s exterior rear wall, honors the professionals and artists of Orlando’s Parramore District’s history who helped the community

not only survive the challenges of segregation in the early 20th Century but also rise up against all odds and adversity, according to Laura Barbero-Buffa, president of CREW Orlando, a commercial real estate organization aimed at advancing women in the field.

CREW Orlando collaborated with the City of Orlando, Orlando Neighborhood Improvement Corporation (ONIC), and local female artists of color to design and paint the mural honoring the unsung heroes who provided their services to the community of Parramore during segregation. Particular attention was paid to the history of the Wells’Built Hotel, which hosted artists and musicians of color during their stay in Orlando, as well as professionals (lawyers, doctors, nurses, and educators) who provided their services to the Parramore community at a time when its residents could not obtain services elsewhere.

Artists depicted on the mural include renowned musicians Billie Holiday, Ella Fitzgerald, and Ray Charles, all of whom have ties to the Wells’Built Hotel. A variety of past community leaders are also honored on the public art piece.



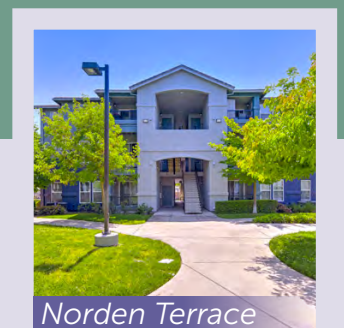
The project is intended to brighten the landscape of the Parramore community, which has been underserved for many decades, while serving as an iconic art exhibit educating the public and honoring those who built the history of the Parramore District. It will also serve as a catalyst for CREW Orlando’s Careers program, providing educational and mentoring opportunities for high school youth who have an interest in commercial real estate.

The organization worked with the Parramore community on the mural’s design and included local residents and community leaders in the design process.



IN THE NEWS: AVANATH FEATURED IN GLOBEST.COM

A news story highlighting Avanath’s acquisition of a 1,032-unit affordable senior housing portfolio comprising six communities in the Sacramento area of California was recently featured in GlobeSt.com. Avanath is managing the properties and applying its proven improvement strategy to upgrade them with sustainable and social service enhancements. To read the article, [click here](#).



COMMUNITY SPOTLIGHT: WELLINGTON WOODS IS A FAMILY-ORIENTED COMMUNITY THAT HAS BECOME A FAMILY OF ITS OWN



Wellington Woods Apartments—an affordable housing property in the greater Orlando area city of Kissimmee, Florida—celebrates 10 years as an Avanath community in 2023.

Today, Wellington Woods exemplifies what is possible when a warm, community-focused environment, management that is highly attentive to resident needs, and meaningful social programming come together. As Community Manager Jason Fernandez puts it: “We like to call it a small community, but a large family.”

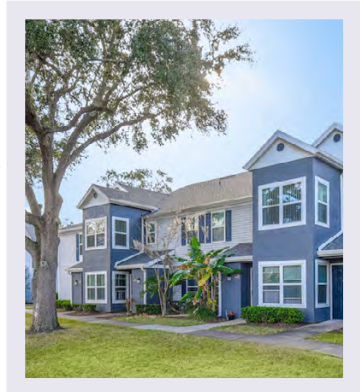
The management team and residents at Wellington Woods agree that they have something truly special. Neighbors of all ages frequently gather for barbeques around the community pool, share their diverse cultures through food and celebrations, and watch out for each other, always ready to lend a hand.

One of the highlights of Wellington Woods’ ongoing resident services is its Kids Club, which provides a fun and educational environment for children to do their homework and explore their creativity by completing a new activity together each day. Parents benefit from the peace of mind of knowing

their children have somewhere safe and enriching to go after school, at no cost—alleviating what can often be a huge financial strain on families.

The sprawling, scenic community comprises 360 apartment homes that surround a beautiful lake and are nestled among oak trees. It is an oasis within Osceola County, a dynamic area that offers convenient access to many options for arts and culture, entertainment, dining, and shopping. Wellington Woods is also served by a district that includes some of the region’s top schools.

The community has earned an incredibly strong word-of-mouth reputation locally as affordable housing that provides lifestyle within reach for many individuals and families who did not think residing in this type of environment was possible for them. This has resulted in a wait list for the community that is over 2 years. According to Fernandez, residents find Wellington Woods to be worth the wait because once they move in, they stay here for many years—upwards of 10, 15, and even 20.



Avanath’s continued investment in Wellington Woods encompasses exciting new features coming to the community in 2023—including an upgraded playground and dog park, both of which will continue to enhance the resident experience and enrich connections. Other well-utilized community areas include a pool with a sundeck, basketball court, fitness center, and car care center.

AVANATH NAMED A TOP MULTIFAMILY PROPERTY OWNER BY MULTI-HOUSING NEWS



Avanath recently achieved a spot on the annual list of Top Multifamily Property Owners released by Multi-Housing News! With more than 15,000 units spanning affordable, seniors, and market-rate housing, the Avanath team remains committed to delivering exceptional resident experiences and are proud to rank among our industry’s best.

To view the full list, [click here](#)