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Avanath Partners With BRIDGE Housing to Launch National Property Management Services Company

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COMMUNITIES

Avanath Partners With BRIDGE Housing to Launch National Property Management Services Company

Avanath and BRIDGE Housing, the largest nonprofit developer, owner and operator of affordable housing in the West, have joined forces to launch Brighthaven Communities, a jointly owned property management company that will provide industry-leading services to affordable and workforce multifamily housing communities nationwide.

With a portfolio totaling approximately 30,000 units, the new company will immediately be among the top 10 largest residential property managers of affordable and workforce housing in the country.

Brighthaven will provide a broad array of property management services, including leasing and marketing, financial management, compliance and regulatory reporting, maintenance and facility management, security services, resident engagement, and other services that are vital to enhancing residents' daily experiences while also maintaining thriving multifamily properties.

“We see a tremendous value and opportunity in a nationally focused property management company tailored specifically to affordable and workforce housing,” says Daryl J. Carter, Founder, Chairman, and CEO of Avanath. “At Avanath, we are focused on providing opportunities for individuals, particularly those in underserved communities, to improve their lives and achieve their desired lifestyles through quality attainable housing and world-class resident services. To help accomplish this, our company has made significant investments in building a sophisticated property management infrastructure, and through Brighthaven, we are joining forces with BRIDGE to extend our collective reach and raise the bar for the entire sector.”

The two organizations see an opportunity for Brighthaven to help meet the growing demand for best-in-class affordable housing property management services, with the resident experience at the core. The partnership aims to build the scale necessary to deliver

consistent quality, operational efficiency, and the robust resources needed to meet diverse regulatory and market demands across the country.

“This new partnership is a transformative step for BRIDGE Housing as we continue to innovate and expand our impact,” says Ken Lombard, President and CEO of BRIDGE Housing. “Avanath has an impeccable track record, and together with BRIDGE’s mission-driven focus, we are building a best-in-class property management platform dedicated to uplifting communities while delivering cutting-edge technology, dedicated executive leadership, and robust security and maintenance programs to better serve our residents.”

As equal partners in Brighthaven, Avanath and BRIDGE have created a powerful growth-oriented platform that combines innovation with a mission-driven approach – delivering high-quality, sustainable housing solutions while advancing community impact nationwide.



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Avanath Applies a Disciplined and Strategic Approach to AI Adoption

By Scott Gordy, Vice President, Applications



The rapid expansion of AI tools in real estate offers tremendous opportunity – but also introduces complex decisions about what technologies truly advance our mission. At Avanath, we take a disciplined and strategic approach to evaluating new platforms, ensuring every adoption enhances performance, strengthens operations, and supports our communities. This commitment is why technology remains one of our seven Core Proficiencies and a cornerstone of how we deliver institutional-quality affordable housing.

Case in point: EliseAI

Avanath recently partnered with EliseAI (affectionately known as “Angela”) to bring intelligent automation into our leasing and resident-service workflows. We began with a beta test (pilot) across 10 select communities in our portfolio, and the results have been very positive. In fact, our onsite teams were almost immediately seeing measurable reductions in inbound call and email volume, faster response times, and fewer missed leads – all while improving resident satisfaction.

For property managers and leasing agents, this means they can spend more time on human connection and community building rather than repetitive administrative work. For Avanath as a whole, Angela represents a scalable way to support a growing portfolio without proportionally increasing labor costs.

From an investor standpoint, this translates to higher operational efficiency, better conversion metrics, and improved retention rates, which directly support NOI growth. At the corporate level, the technology also provides centralized data and consistent communication standards, making it easier to track engagement and performance across regions. EliseAI is helping us bridge what we call the “human + digital” balance – empowering onsite teams while driving measurable value to ownership.

Avanath began rolling out EliseAI to our merged properties through our Brighthaven partnership with BRIDGE Housing in December. By the end of March, all 210 of our communities will have Angela’s assistance.

Avanath’s approach to AI: purpose-driven and people-first

We view technology as a strategic enabler that enhances – not replaces – human judgment. AI is being woven into multiple layers of the business, from prospect engagement to financial analysis.

At the property level, it improves efficiency and response time. At the corporate and investor level, AI helps analyze trends across thousands of data points – identifying where we can optimize operations, reduce costs, and forecast more accurately. Our teams use these insights to make faster, smarter decisions, whether that’s anticipating maintenance needs, refining marketing spend, or evaluating capital projects.

Ultimately, we see AI as an extension of Avanath’s culture of stewardship – serving both residents and investors by improving responsiveness, transparency, and performance.

Current and future tech initiatives

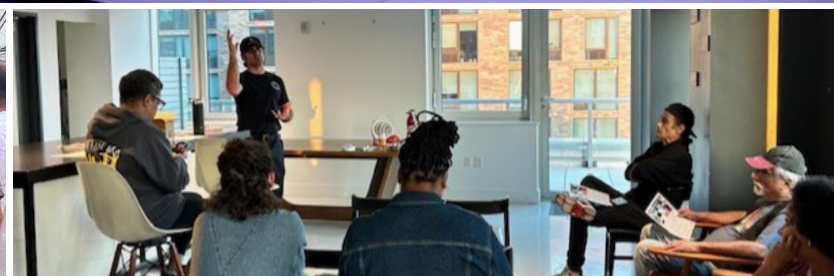
Avanath is currently advancing several initiatives that connect our onsite operations to enterprise-level intelligence:

- AI-enhanced analytics through multiple platforms to deliver actionable insights on leasing velocity, delinquency, and maintenance trends
- Automation within ClickUp, which supports workflow consistency, reduces email traffic, and improves visibility across corporate departments
- Document and data processing tools that summarize reports, extract key metrics, and assist leadership in decision-making
- Centralization projects that unify communication platforms, creating a single source of truth for both onsite and corporate users.

Looking forward, Avanath is exploring predictive AI models to anticipate occupancy trends and asset-level performance – translating real-time site data into portfolio-wide intelligence that benefits investors and operations alike.

As we continue to roll out new technology, Avanath’s singular priority remains the same: to keep people at the center and let AI handle the rest. We are dedicated to seeking ways to utilize tools that create opportunities for people to be the best versions of themselves.

EliseAI



“Avanath Gives” Initiative Has Meaningful Impact on Residents and Neighborhoods



“Avanath Gives” is Avanath’s company-wide philanthropic and community impact initiative designed to support residents, strengthen local neighborhoods, and elevate our commitment to social responsibility. The program focuses on coordinated giving, resource mobilization, and strategic partnerships that enhance the well-being and stability of the communities we serve.

Avanath Gives demonstrates the firm’s commitment to giving back as an underlying business principle and a core driver of our *Lifestyle Within Reach* mission. In 2020, the initiative became more formalized, branded, and centralized as part of our broader Community Engagement strategy, ensuring our giving efforts were more coordinated, impactful, and aligned across the portfolio.



According to Kaniesha Washington, Director of Resident Services for Avanath, “The ultimate goal of Avanath Gives is to create meaningful, measurable impact in the lives of our residents by supporting housing stability, improving quality of life, and strengthening the social fabric of Avanath communities. It reinforces Avanath’s mission of delivering Lifestyle Within Reach, while positioning the company as a trusted, community-focused leader within the affordable and workforce housing sector.”

Some recent examples of how Avanath has implemented the Avanath Gives initiative at our communities are:

- Back-to-school drives providing backpacks and supplies to youth at communities including Northpointe and Seaport Village
- Holiday food and resource distributions supporting families experiencing financial strain
- Portfolio-wide donation drives for such items as winter clothing and household essentials, aligned with local community needs throughout the year
- Holiday toy drives that ensure children across multiple communities receive gifts and support during the holiday season
- Collaborative initiatives with local nonprofits, civic partners, and city agencies to expand access to services.

#AVANATHGIVES

Avanath’s Holiday Giving Series, an iconic example of this program, was implemented in Q4 2025 across multiple Avanath communities, supplying toys, groceries (including Thanksgiving turkeys), hot meals, and clothing to those in need. This year’s series served more than 2,400 residents during the quarter. We aim to grow this program to help even more individuals and families in the coming years.



Avanath Replicates High Scores on Employee Engagement Survey



Patricia Gaudin
Executive Vice President,
Human Resources

In October 2025, Avanath repeated the excellent results we achieved the previous year on the Great Place To Work® Trust Index® Survey.

Great Place to Work® is an organization that helps companies measure and improve employee experience. The organization uses data from its proprietary Trust Index™ employee survey – taken by millions of employees each year – to evaluate how well organizations create environments where people feel respected, supported, and motivated.

In the October 2025 survey, Avanath matched the score of 87% we achieved on the August 2024 survey’s Great Place to Work® Statement, which measures percentage of employees who agree with specific positive statements about working at the company. Avanath also matched last year’s 80% average of the GPTW Model, which measures employees’ perceived levels of trust in leadership, pride in their work, and camaraderie in their team at the company.

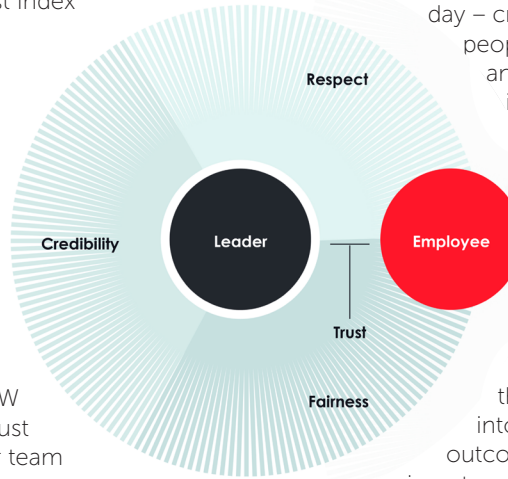
In 2025, Avanath either matched or improved our previous year’s scores in employees’ views on leadership trust, credibility, respect, and fairness, landing within five points of the top 100 companies in the survey.



“To see our team rate us so highly two years in a row is incredibly meaningful. It confirms what we strive for every

day – creating an environment where people feel respected, supported and inspired to do their best work in service of our residents,” says Pat Gaudin, Executive Vice President of Human Resources for Avanath. “Consistently high engagement scores are not just a cultural win; they are a business advantage.

Our people are deeply committed to our mission, and that commitment directly translates into stronger performance and better outcomes for the communities and investors we serve.”



Some of the highest-scoring statements among Avanath employees in the survey included:

<p>“</p> <p>When I look at what we accomplish, I feel a sense of pride</p> <p>”</p> <p>92% of those surveyed agree</p>	<p>“</p> <p>People here are treated fairly, regardless of their sexual orientation</p> <p>”</p> <p>91% of those surveyed agree</p>	<p>“</p> <p>When you join the company, you are made to feel welcome</p> <p>”</p> <p>90% of those surveyed agree</p>	<p>“</p> <p>People here are treated fairly, regardless of their race</p> <p>”</p> <p>89% of those surveyed agree</p>	<p>“</p> <p>I’m proud to tell others I work here</p> <p>”</p> <p>89% of those surveyed agree</p>
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Avanath Receives 2025 Top Benefits Award

Avanath has been recognized with the 2025 Top Benefits Award from Mployer, the industry standard for employee benefit plan rating. This honor highlights Avanath’s commitment to offering comprehensive, high-quality benefits that support the health, financial security, and overall well-being of its workforce. The Top Benefits Award is based on an in-depth, data-driven evaluation of an employer’s benefit offerings across four major categories: medical, ancillary (dental, vision, life and more), PTO and leave, and retirement.

“We are honored to receive this award, which reflects our core belief that investing in our people is foundational to our success,” says Pat Gaudin, Executive Vice President of Human Resources at Avanath. “Our benefits are designed to meet the diverse needs of our team and demonstrate how much we value their contributions. Being recognized by Mployer affirms that Avanath is doing this in a way that not only supports employees but also makes us a destination workplace.”



Avanath took part in Great Place to Work®’s Trust Index® Survey in October 2025. Great Place To Work® is the global authority on workplace culture, providing customers with a gold standard employee experience survey that yields unparalleled data and leadership insights. The organization’s mission is to help every place become a great place to work for all. Avanath was recognized as a “Top Benefits” provider by Mployer in August 2025. The award reflects activities and accomplishments that took place during the period August 2024-July 2025. Mployer independently rates benefit plans by analyzing their design, cost-sharing, generosity, and many other features, comparing them against a custom cohort of employers matched by their industry, region, and size.



Ballmer Group Invests \$75M in Avanath's Renaissance Fund

PERE recently published an article about L.A. Clippers owner and ex-Microsoft CEO Steve Ballmer's family office, Ballmer Group, investing in affordable housing funds, including \$75 million in Avanath's Renaissance Fund.

Read article at
<https://shorturl.at/XRM21>
 or scan QR code



Avanath's Carly Stevenson Wins Connect CRE's Women in Real Estate Award

Connect CRE has named Carly Stevenson, Executive Vice President, Property Management for Avanath, as the California winner of its Women in Real Estate Award for 2025. The award recognizes and celebrates the achievements of women in the commercial real estate industry, highlighting their contributions and leadership across various sectors.

Read article at
<https://shorturl.at/ApCcJ>
 or scan QR code

