

# Northpointe Apartments

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*Avanath Affordable Housing II, LLC*

*5441 N Paramount Boulevard, Long Beach, CA*

### SOCIAL IMPACT: RENT AFFORDABILITY

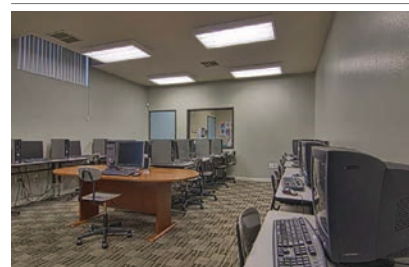
- Northpointe is a 528-unit multifamily property located in a ethnically diverse, working class neighborhood of Long Beach, California. The property is both income and rent restricted with regulatory agreements from three different agencies, the California Tax Credit Allocation Committee, HUD and the City of Long Beach.
- The property is subject to rent restrictions for eligible households:
  - 69% of the units are set aside for households that earn 50% of the area median income (AMI)
  - 19% of the units are set aside for households that earn 60% of the AMI



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### SOCIAL IMPACT: RESIDENT SUPPORT SERVICES

- COR CDC is our non-profit partner and provides a number of resident services at Northpointe. COR CDC is affiliated with Christ our Redeemer AME Church. Our property includes a majority of Latino and African American families, and we have worked with COR CDC to tailor services for our residents, including arts and crafts, financial literacy courses, and computer training. Most notably, we upgraded our after school program to serve the needs of roughly 1,000 children that live at the property. We have also partnered with retired NFL players to offer mentoring support to the children.





### SOCIAL IMPACT: RESIDENT SUPPORT SERVICES

- Shortly after acquiring the property, we embarked on a comprehensive renovation of the property, including new paint and improvements to the leasing center. On a vacant space in the center of the property, we installed a basketball court as a new recreational amenity. The basketball court is a testament to the fact that we believe affordable housing can be more than just shelter. We believe it can help grow neighborhoods both economically and socially.



*Before*



*After*

### SOCIAL IMPACT: SUSTAINABILITY

The following water conservation improvements have been made to the property:

- Replaced 14,450 square feet of turf with drought-tolerant plants
- Installed drip irrigation system with controllers
- Installed artificial turf on approximately 1,500 square feet of area in front of the pool and recreation building

