

# CPDC AND COMMUNITIES TOGETHER.

*Growing and thriving.*

July 2017



## Auburn Pointe

496 Catina Way  
Newport News, VA 23608

### PROPERTY OVERVIEW

#### OWNER/ DEVELOPER/ SPONSOR

Auburn Pointe LLC  
Community Housing, Inc., CPDC

#### FUNDERS

Community Housing  
Capital (CHC)  
Community Housing, Inc.

#### TYPE

Acquisition Loan  
Equity

#### DEVELOPMENT TYPE

Multifamily

#### RESIDENTIAL PROFILE

80% at 60%AMI  
20% at 50% AMI

#### DEVELOPMENT PROFILE

##### Type / # Units / Density

1 BR / 65

2 BR / 177

3 BR / 32

Total: 274 units; 13.5 acres

#### AMENITIES

Community Laundry, Pool, Fitness Center,  
Playground, Spacious Units with Walk-In  
Closets

#### CONSTRUCTION TYPE

Garden Apartments (20 buildings)

#### DEVELOPMENT COSTS

\$12.5 million (acquisition)

## Preserving Affordability at Auburn Pointe

Auburn Pointe is a 274-unit garden style apartment community in Newport News, Virginia. CPDC purchased the property in April 2015 with an \$11 million acquisition loan from the NeighborWorks America lender Community Housing Capital (CHC).

The property currently operates under the Low Income Housing Tax Credit Program (LIHTC). CPDC plans to close on the construction and permanent financing in 2017. The proposed renovations include updated kitchens, bathrooms, roofing and other exterior work.

### Community Impact Strategies

Since inception, CPDC has provided high-quality, tailored, site-based programs and resources to children, youth, and adults on our properties.

Today however, CPDC has evolved to do more than resident services. As we work deliberately as a community developer, we have evolved from service providers to active participants in neighborhood planning and joint creators of community solutions.

To reflect this shift—and our commitment to a deeper

involvement and investment in communities—we have redefined this work as ‘Community Impact Strategies (CIS)’: a new title that well encompasses our expanded work not only serving residents but collaborating broadly to support the collective interests of local communities.

CPDC’s CIS team works with residents, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances that result in increased programs, services, resources and networks available to residents and those in the surrounding communities.

CPDC’s community building model consists of five impact areas that serve as the basis for all Community Impact Strategies:

- Economic Development
- Education
- Environment
- Health and Wellness
- Resident Engagement

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. *Growing and thriving.***