

Hope for our homeless: Connections Housing is moving forward



Connections Housing is a collaborative effort of:
Affirmed Housing, Path Partners, and Family
Housing Centers of San Diego,



Affirmed Housing Group is proud to partner with PATH Ventures and Family Health Centers of San Diego in developing Connections Housing. Located in downtown San Diego, Connections is a one-stop service center, transitional and permanent housing development designed to transition the homeless population into housing. The mission of this development is to provide a single location where nonprofit medical and social service providers collaborate to serve the homeless of San Diego with comprehensive, holistic services.

An estimated 8,000 people are homeless on any given night in San Diego. Widespread foreclosures, the demands of returning veterans, and the reduction of federal funding for affordable housing create constant challenges in a declining economy. Dealing with the vexing problem requires intervention not only by government but also the community at large.

Connections Housing will provide life-skills training, resume writing, computer training and other skill-building courses designed to transition residents back into the workforce. Residents will also have access to onsite medical offices, a dental office, hair salon and legal office. Connections Housing will provide 150 transitional units and 75 permanent apartments, providing housing for a total of 225 homeless San Diegan's. To learn more please visit www.sdconnections.org

"Connections Housing represents an opportunity to bring a model that has proven successful in cities throughout the country, providing a solution to homelessness by linking those in need with housing and services. This paradigm shift has proven successful in Times Square, Long Beach, and Hollywood, among other cities. It's an honor to partner with PATH and Family Health Centers of San Diego in this collaborative effort."

Anna Scott, Project Manager, Affirmed Housing Group

Inside this issue:

Sage Pointe Officially Opens	2
Lotus Garden has begun...	2
Ten Fifty B LEED Gold Certification	3
Orange Gardens	3
Affirmed Housing Walks for Wishes	4

Affirmed Housing Celebrates Grand Re-Opening of Sage Pointe Apartments



In 2008, Affirmed Housing Group partnered with the City of San Marcos to rehabilitate an ailing market rate property, Autumn Park. Now known as Sage Pointe, the renovated, 40-unit community consists of (31) 2 bedroom/1 bath units and (9) 1 bedroom/1 bath units and offers much-needed housing for low-income individuals and families. Interior improvements included new bathrooms and kitchens complete with new Energy Star appliances, countertops, and cabinets; new electrical and plumbing systems; new heating and air conditioning; new paint; new flooring; and new washers and dryers for the complex. Exterior enhancements included all brand new roofing, extensive balcony repairs, paint, fencing, re-paving, improved landscaping with a new water conservation system, mailboxes, barbecues, benches, and a tot lot.

Sage Pointe's financing partners included Torrey Pines Bank and the City of San Marcos Redevelopment Association. The development team included developer Affirmed Housing Group, Studio E Architects, general contractor Critical Pointe Construction, civil engineer Masson & Associates, and landscape architect Darsono Design.



(From Left to Right) Councilwoman Kristal Jabara, Vice Mayor Hal Martin, James Silverwood of Affirmed Housing and Councilwoman Rebecca Jones

LOTUS GARDEN BREAKS GROUND

Affirmed Housing broke ground on Lotus Garden Apartments on Monday, April 4, 2011. Designed by Los Angeles-based Togawa Smith Martin Residential, Inc., the project is designed to achieve LEED certification. As Affirmed Housing Group's first development in Los Angeles, the 100% affordable project incorporates green elements and innovative technology to make it a truly distinctive project.

As an all-affordable development, Lotus Garden will serve families earning between 30%-60% of Los Angeles County's median income. With rents ranging from \$370 (studio) to \$1,236 (3 bedroom), the project will provide quality housing to 60 families.

Lotus Garden will also be the first project in Southern California to use Harding Steel's CARMATRIX® semi-automated parking system. This innovative system allows users to park their cars on platforms, which can move vertically for a stacking effect, and horizontally, to allow the needed car to be accessed at grade level. The four-level podium parking structure will maximize the number of cars that can be parked in a compact space, as demonstrated at www.hardingsteel.com



From left to right:

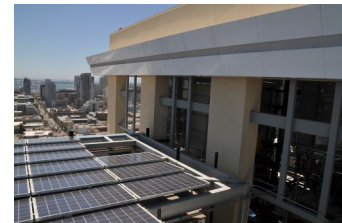
Daisy Ma of CCAC, Vince Serock of Wells Fargo, Councilmember Ed Reyes of Los Angeles, James Silverwood of AHG, Alice Carr of Citibank, and Gregory Lippe of the CRA/LA

Ten Fifty B is LEED GOLD Certified:

The tallest affordable high rise in San Diego, is now LEED Certified!

Ten Fifty B has received LEED Certification at the Gold level! The highly efficient building utilizes numerous environmentally friendly methods to improve tenant living.

- Water run-off collection for terrace planter irrigation
- White roof helps reduce the heat island effect
- Rooftop solar panels generate power for the building's electricity and water heating
- Energy-efficient appliances and light fixtures
- Regenerative energy elevators that create the power used to operate them
- Solar efficient windows keep living space cool
- 10% of construction materials were made from recycled materials
- Cork flooring, bamboo ceilings, and recycled glass tiles can all be recycled at the end of their lifespan



Poway City Council approves Orange Gardens with a 5-0 vote

Passing with a unanimous vote, Poway's Orange Garden will now be rehabilitated by Affirmed Housing Group. The recent acquisition is a 52 apartment unit complex featuring 1,2,and 3 bedroom apartments that will now be available to persons earning 30-60% of the areas median income. Located at 12510 Oak Knoll Road in Poway, the extensive rehab of the 20 year old complex will include new heating, air conditioning, washers, dryers, plumbing, repairs to the floors and walls, and a fresh painting of the entire complex using low VOC paints. Features will also include new fencing around the property, new landscaping and all new pavement in the parking lot. Tenants will also enjoy a new tot lot , barbecue and picnic area as well as a new community building.

AFFIRMED HOUSING Walk's for Wishes!



On Saturday February 26th, Affirmed Housing Group employees were joined by family, friends, and work associates to walk 2 miles of Sea World park to benefit young children suffering from life threatening diseases. The Make A Wish foundation was founded in 1980, the foundation has given hope, strength and joy to children with life threatening medical conditions. The organization grants a wish in the United States every 40 minutes. This is the first time Affirmed Housing Group has walked as a team and we are proud to announce that we raised over \$1,500.00 for the non profit organization.



Affirmed Housing Group is dedicated to sustaining and improving the viability of California communities through the development of well-designed and professionally-managed affordable housing. We deliver quality affordable housing to work-force and senior households in greatest need. We utilize in-fill land, sustainable building methods, and renewable energy to create environmentally responsible housing opportunities for California low-income households. **If you are interested in improving your community please contact Jeff Edgren at Jeff@affirmedhousing.com**

13520 Evening Creek Drive North, Suite 160
San Diego, CA 92128
Phone: 858 679 2828
Fax: 858 679 9076
www.affirmedhousing.com