

Affirmed has a new look!

AHG has dropped the G.

Affirmed has decided to take the progressive step to shorten our company name to simply:
Affirmed Housing.

Vermont Villas Breaks Ground

Affirmed Housing and PATH Ventures have come together to create a new type of homeless housing: Vermont Villas. Providing permanent homeless housing for senior citizens age 62 who are primarily chronically homeless Senior Veterans. This groundbreaking housing design is the collaborative efforts of: Darsono Design, Fuscoe Engineering, The Sotelo Group, Withee Malcolm Architects and Westport Construction. Financial partners include: Bellwether Enterprise Real Estate Capital, LLC., Chase Bank, California Tax Credit Allocation Committee, Corporation for Supportive Housing, Enterprise Community Investment Inc., Federal Home Loan Bank of SF, Home Depot Foundation, Housing Authority of the City of Los Angeles, HUD- Veteran's affairs and supportive Housing (HUD VASH) Los Angeles Department of Health Services, and Los Angeles Housing and Community Investment.



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Lotus Garden Grand Opening

On Thursday April 24th, Affirmed was joined by Los Angeles City officials and neighbors to celebrate the official grand opening of Lotus Garden. A one of a kind community, Lotus features 60 one, two and mainly three bedroom apartments, a furnished rooftop terrace with BBQ s and garden plots for residents to manage. The property notably features the first semi-automated car matrix (of its kind) in Southern California. Featuring stunning views, apartments rent range from \$428-\$1565 a month. Built to LEED Gold standards, Lotus Garden is a prime example of efficient, high quality, affordable housing.



Award Winning Residents

We are pleased to share that three residents of AHG communities have been selected to receive educational scholarships from the Affordable Housing Management Association, Pacific Southwest (AHMA-PSW)!

A resident of Ten Fifty B will receive \$3,000

A resident of City Scene will receive \$3,000

Another resident of City Scene will receive \$2,000

Of the 100 applicants submitted, 20 were selected for scholarships. Congratulations to these award winners and to our management firm, Solari Enterprises for encouraging our residents to apply.

Affirmed breaks ground on Paseo Pointe

Located in Vista, CA, Paseo Pointe is under construction. The 69 unit multifamily community will serve those who earn 30-60% AML. Residents' will enjoy a quality living community with numerous amenities including on site management, computer room, a library, community kitchen, lounge and more. Outdoors will include a tot lot, BBQs and garden plots for residential use. Paseo Pointe coincides with the City's master plan to enhance the Santa Fe corridor and is located within walking distance of public transit. Paseo Pointe will be a wonderful addition to the Vista neighborhood.



Affirmed Acquisitions

Affirmed Housing has acquired a 144 unit community in Indio California. A \$9.6 million dollar acquisition, the property consists of 14 garden style buildings. The large property will undergo numerous improvements including a residential courtyard complete with a new tot lot, community gardens and a new community building.

Additional planned upgrades to the property include but are not limited to: repaving of the existing parking lot, fully upgraded finishes in the interior of all units, a 335kw solar array system on all roof areas (which in turn should reduce tenants electricity bills by 50% or more), patching and re-paint of exterior stucco areas, new efficient windows and sliding glass doors, added insulation in the attic space, new efficient plumbing and lighting fixtures, brand new Energy Star kitchen appliances, and a re-design of the landscaping to fit the desert environment of Indio, CA.

This will be the tenth rehabilitation project for Affirmed.



Arbor Green Grand Opening

The celebration took place in late February as doors were opened to singles and families who earn 30-60% AMI. 100% occupied just 30 days after opening, the brand new community boasts appealing amenities such as a large landscaped courtyard that features a tot lot, BBQ s and picnic tables for outdoor gatherings. Strategically located laundry facilities, a computer room and a large community kitchen with a TV and sitting area for residents to enjoy. Conveniently located adjacent to the 110 freeway, Arbor Green is close to numerous amenities such as grocery stores, schools, a park and a hospital. Not only is it convenient, but Arbor Green is so green it is projected to be virtually net zero; residents will only pay a couple dollars a month for utilities!



Award winning management!

We are pleased to share with you that Vivian Guzman, permanent housing manager at Connections Housing in San Diego, has been selected as Affordable Housing Management Association, Pacific South West's Manager of the Year for Special Needs Community. Vivian, who works for Solari Enterprises, has been onsite manager since the opening in Spring 2013. An asset to the Connections Housing community, Vivian is professional and efficient in her abilities to manage as well as being welcoming and dedicated to the residents. We at Affirmed Housing are so proud of her!

Congratulations to you Vivian!

to learn more about Connections Housing visit www.sdconnections.org



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

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