



Paseo Pointe, Under Construction



Paseo Pointe, located in Vista, CA., is a new construction and will top out by the end of this month. Wermers Construction is hard at work, with a completion set for Summer 2015. If you or someone you know is interested in Paseo Pointe, please visit our website to sign up for the waiting list.

Inside this issue:

Artesian Villas	2
The Revitalization of Sonoma Court	2
Conservation of our Resources	2
Vermont Villas Update	3
Community Celebration at Cassia Heights	3
Affirmed, Around the office	4



Artesian Villas

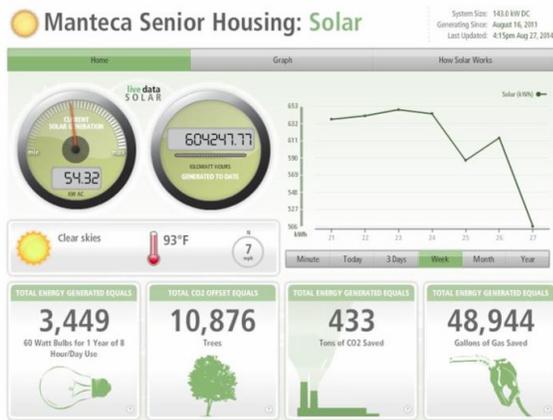
Artesian Villas is the first community developed by Affirmed Multi-Housing, a new subsidiary of the Affirmed companies. Located in the City of Vista, Artesian Villas will feature 96 one and two bedroom apartment homes. Community amenities will include a recreation are with pool, spa and a multipurpose room. Unit amenities include stacked washer dryer, free WiFi, efficient appliances with granite counters and Artesian will be a dog friendly community. Close to the freeway and minutes to entertainment, dining and shopping in Vista Village and downtown Vista, Artesian Villas is sure to be a positive addition to the Vista community.



The Revitalization of Sonoma Court

Originally built in 1978, Sonoma Court, located in Escondido, was rehabilitated in 1992 by Affirmed Housing and today is again receiving an upgrade. The interiors will be completely renovated and a significant PV (Photo Voltaic or solar) system added to the complex to reduce the carbon footprint. As the photo below show, the interior courtyard is receiving a complete renovation which will include a new pool, tot lot, BBQ, out door picnic areas and new landscaping.





Conservation of our Resources

In light of the drought happening throughout California, the 27 + Affirmed Housing properties will lower water usage by about 40%. Of the 27 completed Affirmed Communities, more than 50% are LEED or Build it Green Certified. By utilizing drought tolerant plants and low flow fixtures, our communities will achieve and surpass this goal by lowering utility bills and our overall environmental imprint. Affirmed is proud to be a leader of sustainable building and sustainable living.

Vermont Villas update

Vermont Villas is well on its way! Located in Los Angeles, this innovative community will feature 78 permanent homes for homeless and at risk seniors age 62+ who are Veterans or disabled. To be completed by Summer 2015, this new community is made possible by the partnership of Affirmed Housing and PATH Ventures.



Community Celebration at Cassia Heights

During the recent destructive wildfires that hit multiple locations in San Diego County, our own Cassia Heights narrowly escaped the blaze that ravaged the canyon directly behind the community.



To celebrate the strength and patience shown by the residents during this tumultuous time, a community party was held featuring the favorite; Phil's BBQ. Special thank you to all of our residents who attended and to Erma from Carlsbad Housing Program, Marie Jones-Kirk from Carlsbad Housing & Neighborhood Services, and Craig Kirk of Carlsbad Housing Commission.

The Eastern border of Cassia Heights apartment. (as the fence in the foreground shows, the fire came within feet of the of the community)

Affirmed, Around the office



New Hire: Sydney Cordova, Assistant Project Accountant

Sydney joins the Affirmed team after three years with CBRE in Real Estate services. Sydney will be working in the accounting department and will be in charge of assisting the accounting team in maintaining and tracking the finances of each community. Sydney's youth and experience in real estate will help the financial department to create and utilize new efficient ways to maintain property financial portfolios.



Jimmy Silverwood has been promoted to project manager here at Affirmed. He will now be taking on a more prominent role in the development process of entitlements and bringing to fruition new developments.



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