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Affirmed Housing News



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Construction updates



@ Eastgate in San Marcos CA

Developed to house 42 families, Eastgate is a master planned community that will feature retail on the ground floor, housing for homeless veterans as well as one, two and three bedroom multifamily apartment homes. The new community is now accepting applicants and is scheduled for completion in the beginning of the new year (2017). If you or someone you know is interested, please sign up for the waiting list by calling 1-800-801-8440 X 7153.

@ Cypress in downtown San Diego

The new community will feature 63 SRO/efficiency units, targeting Special Needs populations. Located on Imperial Ave., Cypress will feature a six story building leaving mere inches between it, and its neighbors. A tight squeeze yes, but the sleek, modern structure will provide extremely needed housing. The new community will be the first ground up development by general contractor, **HA builders**. To sign up on the waiting list please call (800) 801-8440 ext 7152.



And our featured consultant is... Boston Capital!

Investing in Affirmed Housing since 1996, the Boston Capital team has been not only a consultant, but a friend throughout the years. Boston Capital has been lending in American Housing since 1974 and they're total development portfolio is over 17.5 billion!



Cheers to you, Boston Capital!

Top left image: James Palmaccio at the grand opening of Studio 15. Lower left: Boston Capital CEO Jack Manning speaking at the grand opening of 1050B, downtown San Diego. And on the far right, Brenda Champy receiving an award at the grand opening of Solterra in El Cajon.

To learn more about Boston Capital [click here](#)



Property Spotlight on Cassia Heights!

Originally built in 2007 Cassia Heights offers 56 one, two, and three bedroom homes to families earning 30%-60% AMI. Amenities include a tot lot and open grass areas, a pool, and a laundry facilities. The common building provides space for a management office, meetings and homework clubs. A computer learning center/homework lab in the common building is available to all residents. A photo-voltaic system provides partial power for the community building. A family oriented community, management hosts seasonal social events for the residents. Resident children are invited to join the after school program managed by **Solari Enterprises**. Located in proximity to central North County thoroughfare, Cassia Heights is an award winning, 100% occupied community.



Did you know?

The last large fire ravaged the canyon directly behind Cassia Heights, and came right up to the back of the community. Luckily the local firefighters were able to save the community and only superficial damage occurred.



Vermont Villas wins PCBC Gold Nugget Award!

Vermont Villas offers permanent supportive housing for 79 special needs and Veteran-seniors (ages 55 and older), who are chronically homeless and who may also be disabled. Vermont Villas serves the extremely low income population, households earning just 20% and 30% Area Median Income (AMI). Substantial resident services are provided onsite by the our nonprofit partner, PATH, including housing preservation counselors to mentor these formerly homeless, chronically homeless, and at-risk of homelessness seniors.



Special thank you to everyone involved including:

Withee Malcolm Architects, Westport Construction, Fuscoe Engineering, Darsano Design Associates, Enterprise Community Investments, HCIDLA - Los Angeles Housing & Community Investment Dep., AHP - Federal Home Loan Bank, DHS - Los Angeles County Department of Health Services, HACLA - Housing Authority of the City of Los Angeles, Home Depot Foundation, Chase Bank, Bellwether, CSH - Corporation for Supportive Housing



CFO Nicki Cometa and Joel Incorvaia of Incorvaia Associates, expel the rumors on Truth Radio by [ESPN](#)

Recently Nicki Cometa, CFO., and longtime attorney (CPA?) Joel Incorvaia were invited to talk to local ESPN talk show, "Real Talk San Diego" regarding the myths of low income housing. The talk show was all about affordable or low income housing and the many false pretenses that the general public believes in regards to this type of housing.

MYTH: Affordable housing will drive down property values.

REALITY: Repeated research has shown that affordable housing has no negative impact on the price or frequency of sales of neighboring homes. A recent study of four very-low-income family housing developments in suburban Chicago - Victorian Park in Streamwood, Liberty Lakes Apartments in Lake Zurich, Waterford Park Apartments in Zion, and Brookhaven Apartments in Gurnee - revealed that affordable housing can have a positive impact on surrounding property values

MYTH: Affordable housing will increase crime in the community and bring in undesirable residents.

REALITY: Affordable housing can help a community maintain a stable population by making it easier to retain people who already live and work there. There is no evidence that affordable housing brings crime to a neighborhood. In fact, affordable housing, as a tool of economic development, can often help to lower crime rates.

MYTH: Affordable housing is not fair; only the very poor benefit.

REALITY: A lack of affordable housing negatively affects employers, seniors, poor people, immigrants, entry-level and service sector workers, and public sector professionals such as teachers, firefighters, and police officers. It also impinges on broader quality of life issues such as the economic development of the region, traffic congestion, commute times, and air quality. In short, it affects us all. Effectively solving the affordable housing crisis does not mean addressing the needs of just the poor; it also means addressing the needs of the business community, working- and middle class families, and the broader population.



*To watch the full clip, click on the blue ESPN link in the title of this piece

Affirmed Housing Support for BGCSM

The [Boys and Girls Club of San Marcos](#) is an important charity for Affirmed. With four communities in San

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Marcos, we are pleased to support the organization that influences so many youth in the local area. The BGCSM helps nearly 3,000 young people age 6-18 every year. We are proud to have been sponsors in the 37th annual Golf Classic.



Ventaliso renovations are complete!

Originally built by Affirmed in 2001, Ventaliso has undergone extensive renovations, including: outdoor painting, upgrades to the community room, community tot lot, and computer lounge. In order to improve the communities urban footprint, drought tolerant landscaping was installed, all apartment interiors were enhanced with energy efficient appliances. Apartments upgrades include new flooring, fresh paint and new heating and air. Also important, the building was upgraded to meet ADA requirements and improved security was installed. The improvements ensure the longevity of Ventaliso and renew the quality of the project in the Richmar community as quality, affordable living. Special thank you to everyone involved including:

BASIS Architecture, Masson & Associates, Darsono, HA Builders, NEXUS for affordable housing, Boston Capital, Bank of America and the City of San Marcos.



Affirmed is pleased to announce, our team has grown by 2!



Meet **Mellody Lock**. Miss Lock is joining our development team as a project manager. She worked as the lead team member in numerous successful multi-million dollar state funding applications and has a wide variety of industry knowledge. Mellody brings her foundational relationships with key industry stakeholders along with her personal knowledge of the field. As Project Manager, Mellody will manage multiple projects from acquisition through completion. She will assist in acquisitions, underwriting, entitlements and financing of new developments.

Meet **Michelle Muniz**. Mrs Muniz will also be joining the development team as Project Management Assistant bringing 20 years of sales and management experience to Affirmed Housing. Most recently, she worked in Real Estate Operations at the San Diego Housing Commission and is involved in a residential real estate property management firm. Previously a licensed realtor, Michelle graduated from University of San Diego with a Master of Science in Real Estate. Here at Affirmed, Michelle will assist with project management at all stages including research, funding applications and more.



Interested in affordable housing? Visit our website for housing opportunities, just [click here](#)

Let's build some housing!

Contact our Director of Acquisitions, jeff@affirmedhousing.com

Headquartered in San Diego, Affirmed Housing is dedicated to improving and sustaining the viability of California through the development of affordable housing. The company aims at enhancing communities and our environment by building dynamic, professionally-managed, high-quality, green multifamily housing.

STAY CONNECTED:



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