

Affirmed Housing News



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Happy New Year!

As the new year begins, we at Affirmed reflect on the past, and look forward to the coming year with optimism and confidence. With the addition of four new hires in the fall/winter of 2018, the Affirmed team has grown, and with it our development pipeline. The new year poses challenges, but also the potential for exponential success and it will only be achieved through teamwork and collaboration. Over more than 25 years in business we are fortunate to have built relationships with outstanding consultants and lender/investor partners.

Cheers to you and your team for a prosperous 2019!

A handwritten signature in blue ink, appearing to read "Jim Silverwood".

Jim Silverwood, CEO



The grand opening of Luna at Pacific Highlands Ranch in Carmel Valley, was officially celebrated in late November. Speakers at the event included San Diego Council President Pro Tem Barbara Bry, Bank of America Merrill Lynch Senior Vice President and Client Manager Southern CA., Charmaine Atherton, Banner Bank Vice President, Waheed Karim and Affirmed Housing President & CEO, James Silverwood.

Carmel Valley local rents average \$2,000 for a one-bedroom apartment while Luna provides housing renting for less than half of that, while being in a prime location within proximity to shops, schools and the local highway. Luna consists of two, four-story buildings and offers private patios or balconies and common spaces for residents. The new development cost approximately \$30 million dollars. Funding sources include Bank of America, Banner Bank, San Diego Housing Commission, CDLAC, and TCAC. The development team includes Wermers Multifamily, Architects Orange, GMP Landscape, Latitude 33, and Partner Energy.



We've had an awesome video created to highlight the event, [Click here!](#) to watch now!

Building, Building, Building....Upcoming Developments

Affirmed Housing starts 2019 with a robust pipeline of planning five new construction starts, and the completion of five developments!

Zephyr

Previously an ailing Motel 6, Zephyr is being renovated to offer 85 studios for homeless Veterans. The site will also offer a separate service center operated by non-profit, PATH SD. The \$27 million project is being funded in part by VHHP funds, the San Diego Housing Commission, Bank of the West, and Raymond James.



Hollywood Palms

A resyndication project, Hollywood Palms was originally built by Affirmed in 2003 and offers 94 two, three and four-bedroom apartments. Renovations include ADA upgrades, including new travel paths. The community room and common spaces will be upgraded, as well as fencing and fresh landscaping throughout the property.

Above: New carports boasting 375KW solar power, have been installed. Micah Spano says its "YUGE...It's the biggest one in the world!"

Bluewater & Stella in Grantville, San Diego



Stella will offer 80 supportive housing studio and one-bedroom apartment homes for the homeless and special needs population. The building will feature elevated common area amenities and an outdoor open space on the second level, with a community kitchen, multi-purpose space, and gathering areas oriented toward the west to enliven the space with abundant natural sunlight. The resident apartments will average 485 square feet and feature personal kitchenettes and bathrooms.

Leasing will be done through the SD County Coordinated Entry System. [Click here](#) to learn more.

Bluewater will be affordable housing for families who earn 50% and 60% AMI. The new development, located along Fairmount avenue in the Grantville neighborhood, will offer 80 one, two, and three- bedroom apartments. The site is conveniently located in an urban village setting, with close proximity to grocery, restaurants, retail, healthcare and community services, and within a half mile of the Grantville Trolley Station.

To sign up for the waiting list at Bluewater, please call **1-800-801-8440 X7154**



Villas on the Park, will be the first of its kind in San Jose. The development will offer 84 supportive housing units for the homeless combined with an on-site resident service center. A six-story structure, the bottom two floors will offer service offices and a 24-hour security desk. The top floors will offer studio units as well as a large, outdoor teaching garden for residents. The \$41 million community is funded by the County of Santa Clara, the City of San Jose, Bank of America, and CCRC.

Other new developments to start this year include:

- The Link, in downtown San Diego, PSH Housing for the homeless
- Aria in Los Angeles, PSH Housing for the homeless
- Della Rosa in Westminster, 50% PSH 50% affordable
- The Dahlia in Los Angeles, PSH Housing for the homeless
- Melrose in Los Angeles, PSH Housing for the homeless

Our featured consultant.... Jim Doyle of Applied Photography



An Affirmed consultant since 2007, Jim Doyle has been an outstanding partner in optimising Affirmed's housing portfolio. It is in part, due to Jim's awesome photography skills, that Affirmed has won numerous awards over the years. Jim is always adapting to meet our photography needs, and go the distance to get the best possible shots. Cheers to you Jim Doyle!

Check out Applied Photography, [Click here!](#)

Top left photo is Auburn Park in San Diego. below (from left to right), Cielo Carmel in Carmel Valley, Cypress in San Diego, and Eastgate in San Marcos.



Eastgate Wins Novogradac Award!

We are pleased to share that Eastgate, in San Marcos, CA., has won the Novogradac 2019 Developments of Distinction Award, for best in Family Housing! Congratulations to everyone involved including: Dahlin Architecture, Wermers Companies, Masson & Associates, Darsono Design, Nexus, and our funding team: the City of San Marcos, County of SD, US Bank, WNC, and Bellwether Enterprise.



The Coordinated Entry System (CES)

Everyone wants to get on the waitlist for Supportive Housing- here's how: The local county, CES

Local agencies have partnered up to form a system to streamline housing for homeless by matching the individual with housing that meets their specific needs. All of Affirmed's future homeless housing communities will utilize the counties CES system to lease up the available housing units. Each county has their own system, see below for links to our local counties:

For San Diego County, [click here](#)

For Los Angeles County, [click here](#)

For Santa Clara County, [click here](#)



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 CA, 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:

