



AFFIRMED
HOUSING GROUP

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Magnolia Court: LEED PLATINUM

On December 1, 2010, Magnolia Court, in Manteca CA, Affirmed Housings latest achievement, celebrated its grand opening. With the goal of **LEED Platinum** certification, Magnolia Court is **the first affordable housing community** in San Joaquin County built to LEED Platinum standards. Some of these green features include solar panels, a drainage system that will collect rain water then recycle it and water the landscape as well as an underground storm water retention system designed to retain and regulate discharge of storm water runoff from surrounding properties.

Located at 777 N Grant Avenue, Magnolia Court will provide 52 studios, 1, and 2 bedroom units to Senior's earning 30-60% of the area's median income. Magnolia Court is architecturally similar to a geode, the exterior of this development was designed to integrate seamlessly with the existing community and gracefully compliment the surrounding properties. The site will offer amenities such as a recreation center, internet free of charge for each unit, on site management and maintenance staff and designated areas for the tenants to plant and maintain their own gardens. The project has been funded through the A.R.R.A. stimulus program with additional assistance from H.C.D. Infill Infrastructure Program (I.I.P.).

For information and to sign up on the waiting list, please visit us at www.AffirmedHousing.com or call 209-624-3077.



"LEED certification is the growing standard for new buildings. We at Affirmed Housing are pleased to be on the forefront of this trend."
Micah Spano, Director of Construction.

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Sage Pointe Rehabilitation Completion

Sage Pointe was originally built in 1985. Acquired by Affirmed Housing in the Spring of 2009, the existing 40 unit apartment community in San Marcos has now been rehabilitated into a 100% affordable community. The extensive rehabilitation of this aging building has included repairs, upgrades and replacements of the buildings mechanical, electrical and plumbing systems, paint and floor coverings. New bathroom, kitchen, heating and air appliances were installed. Exterior work on the buildings includes minor structural and water damage repairs, painting and re-roofing. Other site work improvement include: new fencing, landscaping improvements, paving repairs and construction of a new tot lot and BBQ area. Solari Enterprises Inc. is the property management firm responsible for qualifying existing and new low-income residents, and for providing high-quality management of the renovated property. Final street improvements are wrapping up and a grand re-opening will take place in January.



Yale Street, Los Angeles, CA

Awarded 9% tax credits earlier this year, Yale Street family housing is scheduled to break ground this winter. The new community will provide 60 studio, one, two, and three bedroom apartments. The eight-story development will be supplemented by three floors of underground parking. Amenities include on-site laundry facilities, a community room, a fully-equipped computer room, a rooftop deck with a "tot lot," barbeques, and a private balcony in almost every unit. The Yale Street project will break ground in January 2011. For information and to sign up on the waiting list, please visit us at www.AffirmedHousing.com.



Ten Fifty B named WINNER of the 2010 ALONZO Awards!

For the second consecutive year, Affirmed Housing Group has been awarded the Alonzo Award by the Downtown San Diego Partnership. Last years winner, Studio 15, is an eye catching development that won for not only its look, but for its development as an in-fill site. Ten Fifty B was awarded this years Alonzo Award undoubtedly, for its eminent originality in both green design and affordability.



Studio 15 is named winner in the highly coveted Multi Housing News Best New Affordable Development category!



Studio 15 is an in-fill, affordable development. Home to over 275 San Diegans earning 30-60% of the counties median income, Studio 15 has now won this award two years in a row. Once as simply an idea, and now as a reality. Studio 15 has been praised for its architectural design, convenient location, efficient building methods and resourceful placement.



The Fairways at San Antonio Court wins a Golden Nugget Merit Award!

The Fairways at San Antonio Court was recently awarded a Golden Nugget merit award. The project exemplifies intuitive architecture and forward thinking as it sits on a 2.9 acre parcel that is extremely narrow in width. Immediately adjacent to the 101 freeway, the site was previously seen as an unusable eye sore. Affirmed Housing Group with help from the City of San Jose, OJK Architects and RD Olsen, this site became what it is today, five buildings consisting of 84 high quality affordable units priced for persons making 25-50% of the areas median income. **This is the fourth Golden Nugget award received by Affirmed!**



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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 have an interest in improving your community please contact Jeff Edgren at Jeff@affirmedhousing.com