



Sonoma Court Grand Re Opening



On March 26, 2015 Affirmed Housing celebrated the grand re-opening of Sonoma Court Apartments. Located at 508 E. Mission Ave. in Escondido, the community now offers affordable homes with virtually net zero energy efficiency to over 60 individuals and families.

Sonoma Court offers a mix of one, two, and three-bedroom homes to individuals and families earning 35-60% of San Diego County's Area Median Income. Extensive renovations began in the spring of 2014, including a new pool area, tot lot, remodeled landscaping, new stucco and paint, new stairs and walkways, renovated laundry facility with new washers and dryers, renovated community building, and a new fob access entry system. In addition, the apartment interiors were refurbished with redesigned kitchens, new flooring, counters, cabinets, bathtubs, toilets, central air units, and doors. Most significantly, however, the property was made more energy efficient to reach virtually net zero. The property now includes a solar photovoltaic system, central boiler system, highly efficient heat pumps, energy star appliances, dual-pane windows, and a new roof with a high Solar Reflective Index (SRI), making it less costly to cool.

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Arbor Green Honored with Renewable Energy Power Award by the Novogradac Company



Arbor Green, has been named a winner of the 2015 Novogradac Journal of Tax Credits Renewable Energy Power Awards. The Solar Project is being honored in the small community project category and serves as an example of how a small-scale renewable energy project can offer sizable community benefits. "Their fine work and innovation illustrates dedication and skills of the respective companies and also highlights the importance of maintaining the effective renewable energy incentives that make these projects financially feasible." Stephen Tracy, CPA, conference chairman in Novogradac & Company LLP's San Francisco office.



The Grand Opening of Paseo Pointe

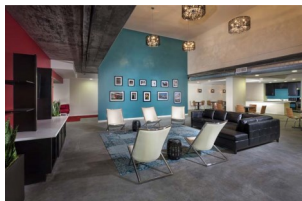
Located in Vista, CA., Paseo Pointe is the latest community by Affirmed Housing. 100% occupied, Paseo offers homes to 69 deserving singles and families. A beautiful new home offering a community room, computer lab, on site management, private balconies, covered parking, and a stellar location, minutes from freeway access and walking distance to numerous amenities. The City of Vista is also in the process of enhancing Santa Fe Avenue, the street located directly in front of Paseo Pointe. The new street will enhance the Paseo Pointe community which also features ground floor commercial space and a new public park. Paseo is a beautiful new community, thank you to all those involved including: **City of Vista, Boston Capital, California Community Reinvestment Corporation, US Bank, Studio E, Kettler Leweck Engineering, Wermers Multifamily, Darsono Design Associates.** Thank you to everyone who attended the grand opening including: **California Senator Patricia Bates, Vista Chamber of Commerce and more...**





LEED Platinum

We are pleased to announce Lotus Garden is LEED Platinum Certified! The beautiful community, located in the Chinatown district of Los Angeles, was completed in Fall of 2014 and features 60 affordable homes. Congratulations and thank you to everyone involved including: **Togawa Smith Martin Residential Inc., BOGC., Inc., Bright Green Strategies, RBF Consulting, TGP Enterprise, LAHCID, CRALA, FHL Bank, LADWP, Citibank, CHCD, CTCAC and Wells Fargo**



Consultant Feature

This new feature allows Affirmed to recognize publicly, consultants whose participation is integral to the success of Affirmed

This quarter we would like to highlight:

Jesse Karras of Karras Creative

An Affirmed consultant for over 10 years, Jesse Karras is responsible for the creation of most all Affirmed community logos. Jesse has created our website and assists to manage, update and edit as necessary. Jesse is also the creative mind behind all of our printed event invitations. He is a very creative person whose expertise have helped Affirmed to stand out as colorful and creative. Below is a small sample of Jesse's creations:



Cheers to you Jesse Karras and thank you for all that you do for Affirmed!

Resident Scholarship



Congratulations to **Jayoung Lee**, recipient of the very first, of what we hope will be many more, **NEXUS for Affordable Housing, Inc.**, Scholarship. Jayoung is a resident of **Monte Vista II Apartments** in Murrieta, CA. She plans to use her scholarship to continue her work towards a degree in music. Jayoung is also working on a children's choir to be comprised of the children living in Monte Vista II. Congratulations Jayoung, we wish you continued success in your goals. To learn more about NEXUS scholarship opportunities, visit NEXUS on Facebook @

<https://www.facebook.com/NEXUSFAH>



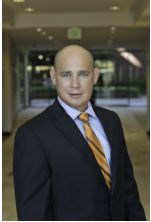
update...

Paseo Pointe will be the first Affirmed property to receive the new "Good and Cheap" healthy eating cook book as a promotion of our e.a.t. program. Written by Leanne Brown as part of the Love Your Lunchbox 2015 cookbook campaign, the recipes support the e.a.t. program and are being distributed to all residents to promote the non profit program. Exclusively designed for Affirmed residents e.a.t provides the "education, access and tools" necessary to eat healthy on a budget. We are very proud of the e.a.t. program and can't wait for our residents to feel the impact.



Around the office...

Promotion:



Brendon Bergen, Director of Asset Management, will now take charge of monitoring Affirmed Housing's portfolio of over 35 LIHTC properties comprised of over 3,000 units. In addition, he manages projects during lease-up, and through dispositions or re-positioning. In other good news, Brendon recently got engaged! Congratulations to Brendon on all fronts!

New Hire:



Brandy Willetts, Administrative Assistant, joins Affirmed Housing with a wealth of knowledge in computer technology. Brandy is very creative and is a wonderful addition to the Affirmed team! We are so glad she is working with us.

The Veridesk

Being a health conscience company, we have upgraded all of our computer stations to include: Veridesk, a new innovative product that allows you to adjust your computer to standing or sitting height. This addition of these desk tops has had a definite affect on the health and attitude of everyone here at Affirmed!



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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