

New Year, New Look... Affirmed Housing News



In this issue...

As part of our New Year resolution we will now be featuring a community every newsletter as well as a spotlight on a consultant!

- Grand Opening of Vermont Villas
- New website featuring Affirmed photos
- Property spotlight on Lotus Garden
- Construction starts at Cypress
- Featured Consultant
- Around the office

Grand Opening at Vermont Villas

On Thursday, November 12th, Affirmed Housing alongside partner PATH Ventures, celebrated the grand opening of Vermont Villas. Attended by over 100 people including Congresswoman Maxine Waters, Assemblymember Mike Gipson, Councilmember Joe Buscaino





and countless other City personnel. The heartfelt celebration featured an opening and closing by the New Directions Veterans Choir. [Visit them here!](#) 100% occupied, Vermont Villas will provide residents with numerous social services provided by PATH Ventures.

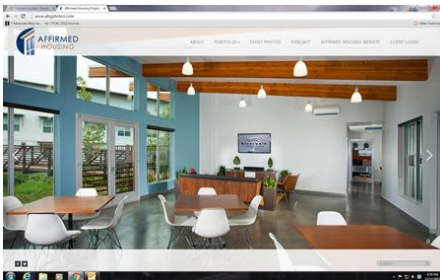
This amazing community includes efforts by so many, including:

Bellwether Enterprise, Chase Bank, CA. Tax Credit Allocation Committee, Corporation for Supportive Housing, Enterprise Community Investment, Federal Home Loan Bank of SF, Home Depot Foundation, Housing Authority of LA., HUD-Veteran's Affairs supportive Housing (HUD VASH program), LA Dept. of Health Services, LA Housing and Community Investment, Darsono Design, IncEminent Resources, Fuscoe Engineering, Solari Enterprises, The Sotelo Group, Withee Malcolm Architects & Westport Construction.



Special shout out to our partners @ [Path Ventures](#)

Thank you to everyone involved!



Affirmed photos website!

To keep our partners in the loop we have created a handy, dandy way to share our beautiful property photos with everyone! Check out our new webpage here: [Affirmed photos!](#)

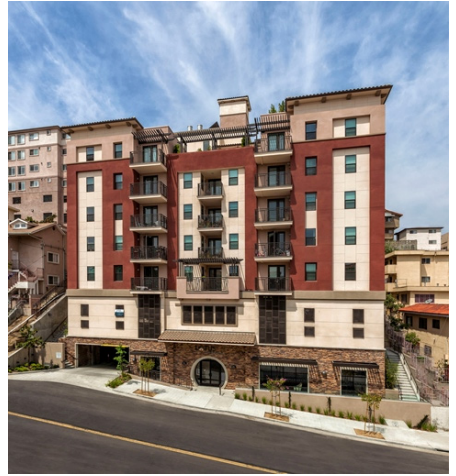
Project spotlight: Lotus Garden

WINNER

Multi Housing News Excellence Awards, Most Tech Savvy

Worthy of the title, Lotus Garden features a car matrix. The automated parking system makes Lotus the FIRST affordable housing community in CA to feature such a product. This forward technology has previously been used in Washington state and comes from China. Watch the matrix live here:

[Lotus Garden Car Matrix in action!](#)



Special shout out to our friends who created this awesome technology for the building, Harding Steel. To view more of their creations visit their website:
@ <http://www.hardingsteel.com/>

LEED Platinum Certified

In case you missed it, Lotus Garden has been named LEED Platinum by the US. Green Build Council. Initially built to achieve LEED Gold certification, the development team was over the moon to learn the communities stellar efficiency had surpassed our initial goal! Special shout out to energy efficiency consultants: Partner Energy and Bright Green Strategies



Not only does Lotus Garden offer 60 beautiful, affordable homes, but the community also offers wonderful services provided by our non profit partner, Foundation for Affordable Housing. FAH employee Jennifer Spearman has and continues to offer residents countless activities, most recently including a Thanksgiving party complete with a turkey for the raffle prize!



Property manager, Joseph Angulo of Solari Enterprises and Jennifer collaborate to offer the residents a wonderful place to live with numerous opportunities to embrace their community.

[Click here to learn more about Foundation for Affordable Housing](#)

Did you know...

Lotus Garden is built on a 1/2 acre hill side lot. The property is 11 stories tall at the mid-section and the site excavation difference between the property line is 90ft.!



In this image you are looking down towards Yale Street- Lotus Garden fronts Yale Street



Construction starts @ Cypress!

Construction has begun on Cypress at 1435 Imperial Avenue in downtown San Diego. The new development will be 6 stories tall and feature 63 studio apartments for at risk and homeless seniors. A sleek and modern style building designed by Martinez and Cutri Architects, Father Joe's Village will provide on site services for the residents. The San Diego Housing Commission is contributing \$3.4 million in development funding and 62 Federal rental housing vouchers awarded by SDHC, "HOUSING FIRST" three-year Homelessness Action Plan. The full press release is available on the Affirmed blog page. [Click here to read the release](#)

Consultant Feature
This quarter we highlight: Solari Enterprises

Project management firm Solari Enterprises has managed our entire California portfolio since 2001. In charge of managing 26 Affirmed communities, Solari Enterprises is more than a consultant, they are like family. "The first time I heard of Solari was in 1999 when I heard Bruce Solari (former president of Solari Enterprises) speak at an event in San Marcos. He gave a compelling presentation and I was immediately impressed by his presence. " **Jim Silverwood, President.** "Solari is a great organization and they are always prompt and professional in their responses. They are superb at what they do and we are very lucky to have them manage our properties." **Brendon Bergen, Asset Manager.**

[Visit their website- click here!](#)



From left to right: Solari team @ Monte Vista grand opening, Auburn Park grand opening, Cassia Heights grand opening, Maple Square grand opening, Lotus Garden Grand Opening and Arbor Green grand opening

Around the office...

As part of our company wide ambition to be healthy and fit, we all got "fitbits"! That's right, we are all now enveloped in a monthly challenge to get the most steps! During our first month of the challenge, Jeanne Blake got the MOST steps @ 17,000+. Micah Spano proved to be the weakest link with only 2,248 steps =(If your company has fitbits, let's do a challenge!



and a recipe to share, from our free cooking class e.a.t.



Recipe:

Jacket Sweet Potatoes

4 large sweet potatoes
salt and pepper, to taste
1/4 cup sour cream

1/2 bunch scallions, finely chopped

1. Preheat the oven to 400 degrees
2. Scrub the sweet potatoes and stab them with a fork a few times. Lay them out on a baking sheet
3. Bake for 60-75 minutes. Because sweet potatoes vary greatly in size, stick them with a long knife after an hour to check them. If it goes through easily, they're ready. If not, bake longer.
4. Let the potatoes cool for 15 minutes. Make a long cut along the top of each potato and open them gently. Beat the soft, orange middle with a fork to fluff it up.
5. Sprinkle with salt and pepper. Let each person add sour cream and scallions (or more salt and pepper) to their taste.

\$1.20 a serving. \$4.80 total

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

Lets 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.

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