

Affirmed Housing News



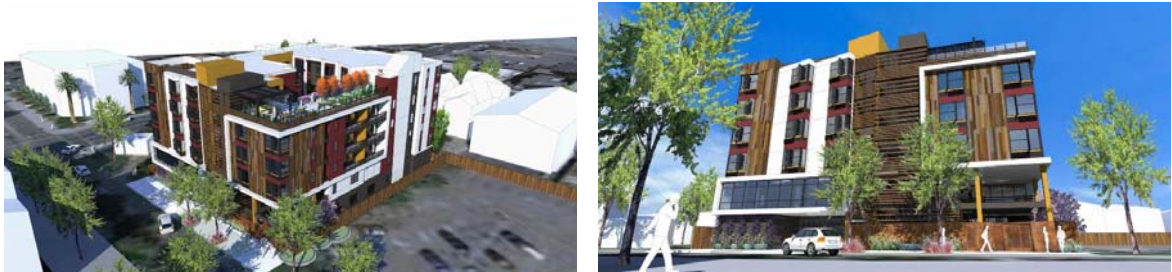
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Villas on the Park

Much needed Permanent Supportive Housing (PSH) for the formerly homeless is moving forward in downtown San Jose with City Council approval of entitlements on January 10th. Villas on the Park was unanimously supported by the Council as well as by numerous industry leaders and community members. The new community will be another

collaboration between Affirmed Housing and PATH Ventures with the supportive services to be coordinated by PATH San Jose. Inspired by Connections Housing in downtown San Diego, the new community will offer permanent and interim housing, as well as numerous social services and on-site medical care services managed by PATH. Located within the downtown core area just north of St. James Park, Villas on the Park will provide 78 PSH studios, interim housing offering 10-20 beds, and onsite support services. The new community will feature a 2nd floor community room, a 6th floor deck with raised bed planters, and an extensive rooftop solar system.



Construction updates



@ Bella Vita in Carson, California

Breaking ground one month ago, Bella Vita will be a mixed-use development offering 65 senior residential apartment units as well as ground floor commercial space. The senior affordable community will offer one and two bedroom apartment homes. Boasting commercial space, the project will also feature approximately 20,000 square feet of common areas that include a community room. The project is scheduled to be completed in Spring 2018. If you or someone you know is interested, please sign up for the waiting list by calling (800) 801-8440 ext.7201



@ PATH Metro Villas in Los Angeles

Affirmed Housing has partnered with non-profit, PATH Ventures to develop PATH Metro Villas, a 65-unit, permanent supportive housing project that will serve low-income individuals, many of whom were experiencing homelessness, chronic homelessness or poverty with a significant rent burden. Fifty-one units will be designated as Supportive Housing units and fourteen units will be for low-income households earning no more than 60% of the area median income. Located on the PATH "Mall Campus", PATH Metro Villas will be a five-story building offering 33 studio units and 31 one-bedroom units. Site amenities include a communal kitchen, 2 rooftop terraces, laundry facilities, bicycle parking, security cameras, a large community facility, and a community room that contains significant natural light. There will be a large outdoor open space offering an open plaza with tables, umbrellas, and grill barbeques. The new construction will be completed in 2018.



@ Cypress & Eastgate- nearing completion

Cypress, (image on the left), will offer 63 SRO/efficiency units, targeting Special Needs populations. Located on Imperial Ave., in downtown San Diego, Cypress is a six story building that also offers ample community space. This new community will be completed in Spring 2017. If you would like to sign up for the waiting list, please call **(800) 801-8440 ext 7152**



Eastgate, (image on the right)

will offer 42 studio, one, two, and three bedroom apartment homes to those who earn 50-60% area median income (approximately \$36K to \$44K). Located in a prime location in San Marcos, Eastgate is within feet of numerous amenities and less than a mile from public transit and the 78 freeway. Offering approximately 7,000 square feet of live/ work, and commercial retail space, Eastgate is a master planned community, scheduled to be occupied by early March.

The Grand Opening of Cielo Carmel



The new community located in Carmel Valley, CA. was officially opened in the fall of this

past year and is 100% occupied. The ceremony included speeches from US Congressman Scott Peters, former San Diego City Council President Sherri Lightner, San Diego Housing Commission President Rick Gentry, Boston Capital President Jack Manning, Bank of America/Merill Lynch, Senior Vice President Community Development Banking, Charmaine Atherton, California Community Reinvestment Corporation President, Mary Kaiser, and Solari Enterprises, Executive Vice President, Bruce Solari. The 197 unit community is the first inclusionary housing completed by Affirmed Housing.



And our featured consultant is...Masson & Associates



Civil Engineer Masson and Associates has been a consistent consultant to Affirmed since

the early 90's. Founded in 1978, Masson works on all sizes of projects ranging from large single family subdivisions, and master planned communities to apartments and commercial/ industrial parks.



Affirmed Housing and [Masson and Associates](#) have been acquaintances since before the founding of Affirmed Housing! Doug Masson (far right, in photo on the right), met Affirmed founder and President Jim Silverwood when Affirmed Housing was just a thought in Jim's mind. Jim rented a small office in the Masson & Associates company space to begin a housing company and soon, Affirmed Housing Group was born. Doug (father to John and Danny Masson) took Jim under his wing as AHG grew and developed. Today, Doug's son John (front and center, left photo), is the president of Masson & Associates, and the relationship between Masson & Affirmed successfully continues!

"Doug Masson played a large role in the early days of my career in construction and eventually the development of Affirmed Housing. I am lucky to have had him as a mentor and Affirmed is lucky to have a continued relationship with Masson and Associates through Doug's son John. We are proud of our long standing partnership." Jim Silverwood, President & CEO.



Throwback, way back, to 1995!

From left to right: Dan Masson, John Masson, Doug Masson and Jim Silverwood headed to the Superbowl to watch our beloved Chargers. Fun fact, Jim and the Masson's held season tickets for 28 years!

**Paseo Pointe WINS
National Association of Home Builders,
Pillars of the Industry:
Best Affordable Apartment Community**

Located in the city of Vista, California, the community offers 69 affordable apartment homes as well as retail space and an adjoining Vietnam Veterans Memorial park. The development team includes Studio E Architects, Wermers Construction, Kettler Leweck Engineering, and Darsono Design Associates. Funding for the development and construction of this beautiful community was made possible by U.S. Bank, California Community Reinvestment Corporation, and Boston Capital tax credit equity. The City of Vista contributed the land as well as low-mod housing funds. A green point rated, urban infill community, the building exceeds title 24 standards.

"We are very proud and excited to have won this award. Paseo Pointe is an outstanding development that serves to enrich the lives of its residents as well as the City of Vista at large." Nicki Cometa, CFO, Affirmed Housing.

NAHB's annual Multifamily Pillars of the Industry Awards program highlights creative development concepts, innovative financing strategies, great design, superior management, and marketing in the apartment and condominium marketplace.



Affirmed Housing new hire!

We are pleased to introduce our newest hire, Erwin Pagtaconan. The latest addition to the accounting side of Affirmed, Erwin holds the title of Assistant Project Accountant and will be assisting on numerous project accounts. He will provide audit assistance, prepare construction project loan draws, the process of 1099's, assist accounts payable and more.

Erwin graduated from UCSD with a Bachelor of Science in Mathematics and Economics and a minor in Accounting. Originally from the Philippines, Erwin enjoys playing basketball, weight lifting, and hiking. We are excited to have him join the team!

Contact Erwin: erwin@affirmedhousing.com



Message from our President, Jim Silverwood

"Here at Affirmed we are geared up for a busy year managing a number of active construction projects as well as new PSH developments that are moving through our development pipeline. Our hope is that the California Legislature will take decisive action in 2017 to address the ever expanding affordable housing crisis, as we all now recognize that Governor Brown is simply not inclined to deal with this crisis. On behalf of everyone here at Affirmed, I wish you all the best in 2017!"

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.

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