



September 2017

Affirmed Housing News



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Celebrating 25 years!

Affirmed Housing celebrates 25 years of successful development in California. A premier developer in the industry, Affirmed has housed more than 10,000 families, seniors, singles, Veterans and the homeless. With a portfolio of over 1 billion dollars in funding, Affirmed has proven time and again, their ability to successfully design, develop and manage housing. Winning more than 50 local, regional, and national awards for their outstanding communities, Affirmed has mastered the ability to finance and maneuver in the intricate industry of affordable housing. Affirmed has completed more than 40 communities to date, in support of a variety of social demographics. Having mastered the development of multifamily affordable housing, Affirmed has, of late, focused on housing for the Homeless and Veteran population in California.

"As Affirmed Housing celebrates 25 years in affordable housing, we reflect and acknowledge that our success has been dependent on the interaction with numerous development and design consultants throughout the great state of California. As the need for affordable housing grows, we look forward to the future; helping those in need and contributing to our society." James Silverwood, President and CEO.



The Grand Opening of Cypress



On the 24th of July, Affirmed Housing joined Senator Toni Atkins, San Diego Mayor Kevin Faulconer, SDHC President Rick Gentry, and many others to celebrate the grand opening of Cypress; permanent supportive housing for 62 homeless individuals.

The environmentally-friendly community has a solar array to offset 60 percent of its common area energy usage, and offers resident services by St. Vincent de Paul Village, Inc. The project was designed by Carrier Johnson + Culture and built by HA Builders (a subsidy of Affirmed), with civil engineering by Kettler Leweck Engineering and landscape design by Ivy Landscape Architects. Funding for the project included 9% federal tax

credits, \$3,450,000 of development capital from the San Diego Housing Commission, and \$3,837,545 in Transit-Oriented Development grant funding. The project was also awarded 62 project-based federal housing vouchers, which have an annual value of \$612,312. The development's garage door, (visible in the picture above), an original artistry of the "cypress" tree, is nominated for a "Orchids and Onions" award, so keep your fingers crossed! (The art was created by Lynn Susholtz, of [Stone Paper Scissors](#) Way to go Lynn!)



Featured Consultant... **Dahlin Group Architecture Planning**

Architect Dahlin Group has designed a number of communities for Affirmed including: Monte Vista Phase II, soon to open Eastgate in San Marcos and a new community in San Jose, CA called Villas on the Park, the first permanent supportive housing in the city. An award winning architect, Dahlin Group is always responsive and creative in their designs and solutions to help us to achieve the look and quality we desire.

"I've been privileged to work with Dahlin Group on a new 6-story development in downtown San Jose (Villas on the Park). They have an innovative team from their Pleasanton and San Diego office working professionally to make this process feel seamless."

Mellody Lock, Project Manager of Villas on the Park in San Jose



From left to right: Monte Vista Phase II, Eastgate, & Villas on the Park. To learn more about Dahlin Group, [click here](#) to visit their website.

Affirmed Residents WIN AHMA PSW Foundation Scholarships

Three residents win scholarships through the annual AHMA PSW, Dan Grady memorial scholarship program. The program awards academic and vocational scholarships to

deserving residents who wish to continue their education. Since its inception, the program has awarded over \$622,000 in scholarships to low income residents and at risk-youth. Each of our three residents won a \$3000 scholarship towards their higher education.

A little about the winners:

"Frank" lives at Allanza Apartments, in Indio, CA. When he was 16, he dropped out of school and lived a life of drug addiction and petty theft. As of November 2015, Frank has been sober for 9 years. He will graduate in June from Cal State SB, with a GP of 3.41.

His second time winning this scholarship, Frank will pursue his master's degree in Clinical Counseling at Brandman University.

"Alice" lives at Creekside Trails in Nestor CA. A senior at the local high school she will graduate with a 4.21 GPA while participating in many school activities including three varsity sports teams, spanish honor society club and more. She will attend SDSU in the fall.

"Jena" lives at Tesoro Grove in Nestor, CA and attends UCLA. Majoring in Human Biology and Society, Jena maintains a 4.13 GPA. Expected to graduate in 2020, Jena is currently a lifeguard and volunteer at the UCSD hospital & San Ysidro Health Clinic which has inspired her to pursue a career in the healthcare field.

Not to brag, but we have really awesome residents!

To learn more, or even get involved, click here: [AHMA-PSW](#)

(*Resident names have been changed to protect their identity)



Luna @ PHR Breaks Ground

Affirmed Housing has begun construction on 79 one, two, three and four-bedroom affordable apartment homes in Carmel Valley, San Diego. Offering rents between \$851-\$1582, Luna at PHR will be comprised of two four-story, elevator-served, residential buildings. Renting to those who earn 50%-60% AMI (or \$31,850-\$72,000), on site amenities will include a community room, leasing office, computer room, laundry facilities and private apartments will offer a patio or balcony. Funding includes bonds issued through The San Diego Housing Commission, and financing provided by Banner Bank & Bank of America Merrill Lynch. Development partners include Wermers Multifamily, Architects Orange, Latitude 33, and GMP Landscaping. Luna will offer residents a stellar location for an extremely affordable price.

To sign up on the waitlist, please call (800) 801-8440 X 7151



Center, shovel photo featuring: (left to right) Jim Silverwood, Affirmed Housing, Charmaine Atherton, Bank of America Merrill Lynch, Sydney Cordova, Affirmed Housing, Ted Miyahara, San Diego Housing Commission, Waheed Karim, Banner Bank, & Gerry Ranglas, R&V Management



Featured Community: Magnolia Court

Located in Manteca, CA., Magnolia Court is a 52-unit affordable senior community on a 1.4 acre parcel offering studios, one and two bedroom apartments. Amenities include a recreation room, 24/7 onsite management, laundry facilities, an ample outdoor garden area, and owner-provided high speed internet in each unit. A solar water heating system supplements two ultra-high efficiency hot water heaters providing water for the entire development, and a photovoltaic system supplies electricity for all of the common areas. Magnolia Court is located within walking distance of grocery, retail, restaurants, medical offices, entertainment and the local library. An infill site (and previously an eye sore), the development of Magnolia Court included development of an underground storm water retention system designed to retain and regulate discharge of storm water runoff from surrounding properties. The water is recycled and used to irrigate the projects landscape. The underground stormwater retention system at Magnolia Court is a creative engineering solution that facilitated the development of a much needed affordable housing project in Manteca.

Did you know, Magnolia Court was Affirmed's FIRST LEED PLATINUM building!?!

As mentioned above, the storm water retention system built underneath the parking lots is unique and has positively affected the local neighborhoods previous drainage problems.
(the retention system is shown in the top two images below)





Meet Carly Silverwood

Affirmed's newest hire, Carly joins the accounting team as Assistant Financial Accountant. Previously employed by SL Green Realty Corp. in New York City, Carly is a graduate of Georgetown University, summa cum laude, in Finance. Here at Affirmed Carly will work with our accounting department focusing on loan conversions, and closings as well as supporting management accounting needs.

We are so glad to have Carly join the team!



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.

STAY CONNECTED:



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