

Affirmed Housing News



Cheers to a Happy New Year!

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Happy New Year!

"With a new year comes new opportunities. As we embark on yet another year, it is important to reflect and recognize what we have accomplished and what we have overcome. This past year the industry was tested, but still we remain resilient and visible. We are hopeful and optimistic that this year holds new opportunities to advocate and raise awareness of the need for affordable housing and to increase funding options. Cheers to the new year, and all the potential it holds for the development industry."

- Jim Silverwood

Breaking ground

Affirmed begins 3 new developments in the , in Grantville, San Diego.

The Stella, 4304 Twain Avenue

PSH housing for Veterans, Stella will offer 80 permanent supportive housing apartment homes as



well as onsite services. Stella is located in the Grantville neighborhood, and is projected to be completed by Spring 2019. Located in proximity to public transit, Interfaith Community Services will provide on-site supportive services for residents. The project will expand the supply of much-needed permanent supportive housing for Veterans in a

"Choice" neighborhood near veteran service facilities and public transit (Grantville Trolley Station).



**Bluewater Apartments
6121 Fairmount Avenue**

Bluewater Apartments will be a multifamily affordable community. Available to those who earn 50%-60% AMI, the new community will be a 5-story development featuring common areas and open space on the second level. Designed to maximize natural lighting, the new community is conveniently located in an urban village setting, with close proximity to grocery, restaurants, retail, healthcare and community services, and within a half mile of the Grantville Trolley Station. Resident apartments will feature modern, durable finishes and high, energy-efficient, standard designs to keep utility costs affordable.

80 apartments: 32 one bdrm. 24 two bdrm., 24 three bdrm.

Waitlist number: 1-800-801-8440 X7154



Zephyr: 4370 Alvarado Canyon Road

Previously a Motel 6, Zephyr is currently under renovation to provide 84 apartment homes for low income and homeless veterans. The adaptive reuse project, located in the Grantville community of San Diego, responds to two important initiatives of the San Diego Housing Commission (SDHC) and the City of San Diego Mayor's Office: Housing First - SDHC's Homelessness Action Plan, and Housing Our Heroes - The 1000 Homeless Veterans Initiative.

The rehabilitation of the existing motel will include reconfiguring room layouts to create 84 studio apartments for veterans earning 30-40 percent of the Area Median Income (AMI). Unit interiors will include all new flooring and wall surfaces, updated bathrooms

redesigned for accessibility and water efficiency, and newly added kitchenettes. The project will also have upgraded mechanical, electrical, and plumbing (MEP) systems, architectural enhancements, elevator accessibility upgrades, and new, water-wise landscaping. Common area amenities will include a full kitchen, TV lounge, computer room, and multi-purpose gathering and meeting rooms. The transit-oriented development will provide comprehensive on-site social services and case management services for its residents, and easy access to additional veteran services at the local VA Clinic just four trolley stops away.

Zephyr is funded by the Veterans Housing and Homelessness Prevention Program (VHHP) from the California Department of Housing and Community Development (HCD) for \$6.4 million, and SDHC for \$3 million and 84 project-based vouchers. The remainder of the project funding is from federal Low-Income Housing Tax Credits.

"Zephyr will transform a tired motel with high-frequency, transient clientele into an attractive, permanent home with ample amenities and a separate service center offering onsite services for our veterans. The impact of this project on the neighborhood and the environment will be exceptionally positive." James Silverwood, President of Affirmed Housing



From left to right: John Nunn, HCD, Scott Sherman, San Diego City Council, Jim Silverwood, Affirmed Housing, Kevin Faulconer, Mayor, City of San Diego, Debbie Ruane, San Diego Housing Commission, Sean Johnson, California Department of Veterans Affairs

Featured Consultant

This quarters featured consultant is....Mark Paskowitz! Known to Affirmed as "Coach Mark", Mark is a consulting partner for The Ken Blanchard Companies, as an articulate communicator who inspires individuals and organizations to make powerful and positive changes. Mark has been Affirmed's coach since **2006** and holds a day long conference with our team two-three times per year. Under Marks guidance we have enacted protocol that helps us to set and share goals. Thanks to Coach Marks leadership, our team has been working like a well oiled machine!

"Mark has become a part of the Affirmed team, guiding us throughout the years. He has given us some very powerful tools for communicating amongst one another and with third parties. Mark has helped us to become more prudent & efficient." Katelyn Silverwood, Director of Marketing.



The latest at Connections Housing

Originally built in 1926, this multipurpose building not only provides interim and permanent housing, but also services, a medical facility and a professional grade kitchen. Since 2013, Connections has housed more than 850 people, and served more than 5,000. Annually, Connections housing serves approximately 1300 individuals. Connections Housing is an important resource for the homeless in downtown San Diego.

Get involved!

[Click here](#) to volunteer or donate



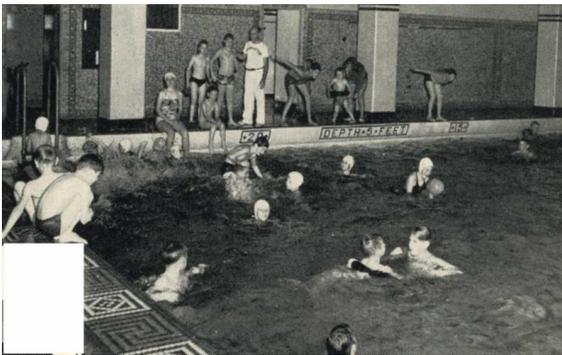
From left to right: Not only does Connections offer housing, the building also offers a "depot" or service center, a medical center, and a full size kitchen that serves residents meals daily. This building is the result of many partnerships, most notable that between Affirmed Housing & PATH.

Did you know?

When general contractor Turner Construction first began to renovate the building, which was originally built in 1926, they found that the building was being held up by a pool!

That's right, when the building was renovated from "San Diego Athletic Club" to "The World trade center", the contractors just filled the pool and built up. When our construction team found this hiccup, we had to carefully re align the building by creating a new foundation to reinforce the structure, talk about not knowing what you're getting yourself into!

Left image: the original pool built in 1926. Right: demolition of the old pool to build new reinforcements for the building



Construction Updates!



Located in Pacific Highlands Ranch (PHR), **Luna** will be comprised of two, four-story, elevator-served, residential buildings with a unit mix of 15 one-bedroom units with 526 square feet, 40 two-bedroom units with 737-794 square feet and 24 three-bedroom units with

1,002-1,019 square feet. Project amenities will include a community room, leasing office, computer room and laundry facilities. The buildings will be on two separate sites on the West and East sides of the master planned community that will consist of residential and commercial uses. Nearby amenities include proximity to the local highway, and excellent schools. The adjacent shopping center includes a Trader Joe's, Rite Aid, a gym, wonderful restaurants and other retail shopping. Luna will be complete by late 2018. To sign up on the waitlist please call 1 800 801 8440 X7151

LUNA
PACIFIC HIGHLANDS RANCH



Bella Vita will be a mixed-use development offering 65 senior residential apartment units and commercial space on a 1.22-acre site located Southwest of East Sepulveda Boulevard and Panama Avenue. The affordable, senior housing will offer 58 one-bedroom apartments and 7 two-bedroom apartments. The commercial retail space will encompass approximately 3,000 square feet. The parking garage will include 62 vehicle parking spaces and bike racks in an effort to promote a car free lifestyle. The project will also feature approximately 20,000 square feet of common areas that include a community room, outdoor seating, theater area, podium gardens, and a community garden. Bella Vita will be completed by summer, 2018.



Baby watch, 2018!

Affirmed is expecting! Can you match the baby bump to the daddy?? First 3 to guess the correct answer win a prize!

email Katelyn with your answer: katelyn@affirmedhousing.com

disclaimer, you are not eligible if you were at the Affirmed company Christmas Party



from left to right, baby bump: 1,2,3
Match the bump (1,2,3) to the daddy (A,B,C)!
from left to right, daddy: A,B,C



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:

