

Affirmed Housing Celebrates Groundbreaking on New, Permanent Supportive Housing Project in Chatsworth

LOS ANGELES, Calif.; Feb. 8, 2022: Affirmed Housing, a leading provider of affordable housing throughout California, announces the groundbreaking at Lumina, a new, permanent supportive housing development with on-site supportive services aimed at helping people experiencing homelessness transition to more stable lives.

“This groundbreaking represents a shared commitment to bring housing and care to the city’s most vulnerable population in a meaningful way that will have long term, positive impacts on Lumina’s future residents and the greater Los Angeles community,” said Jimmy Silverwood, executive vice president for Affirmed Housing. “By leveraging a holistic approach and delivering resources to support healthy transitions, Lumina provides a way for people to end chronic cycles of homelessness and lights a path toward a more hopeful future.”

Funded through a combination of sources, including the California’s Veterans Housing and Homeless Prevention Program (VHHP) and City of Los Angeles, Lumina is one of several projects in the region supported by Measure HHH, the \$1.2-billion bond measure approved by voters in 2016. Located in Los Angeles’ Chatsworth neighborhood, it is the first new development for the unhoused in its district and one of the first projects of its kind to be built outside of the city’s southern and metro areas.

The five-story development will deliver 54 studio apartments for households earning 30% of the area median income (AMI), half of which are reserved for unhoused veterans, and one manager unit. To encourage engagement among residents, Lumina features shared amenities, such as a rooftop deck and nearly 2,000 square feet of ground floor space with bike storage, a laundry room and a large community room with media areas and a kitchen space. The manager’s office overlooks the community room and the building’s main entrance, providing an extra layer of safety and security. The development will also have on-site supportive services to deliver specialized care and guidance to help the formerly unhoused residents build a more solid foundation for a healthy and safe future. Case managers are located in a shared, secured office space, adjacent to a staff break room and situated on the development’s ground floor with other shared spaces for easy tenant access.

To bring the project to fruition, Affirmed Housing engaged the local community, and feedback was applied to modify the original design, including reducing the total units from 64 to 55 and lowering the building’s height from six stories to five. The site repurposes a formerly vacant car lot and is near several off-site amenities, including a pharmacy, grocery store and a park. Public transportation options are easily accessible, among them are a Metro bus transit stop conveniently located just steps away from the property and the Metro’s Chatsworth Station lies within half a mile. The high resource area provides formerly homeless residents with opportunities and resources to live more stable lives.

About Affirmed Housing

Affirmed Housing is a leader in affordable, multifamily housing development, delivering safe, sustainable, high-quality communities for families, veterans, seniors and people experiencing homelessness. The company works with municipalities and private owners throughout California to promote housing stability and neighborhood well-being by leveraging deep expertise in public finance, low-income housing tax credits, and tax-exempt bond finance, as well as site selection, engineering, architecture, construction, relocation and marketing. Since 1992, Affirmed Housing has financed more than \$2 billion in affordable and supportive development, with 5,000 units developed or under development in 64 communities. The company has offices in San Diego and San Jose. Visit: www.affirmedhousing.com.

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