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Affirmed Housing Developing 40-Unit Affordable Housing Community

By Keith Loria, Contributing Writer

Carson, Calif.—Affirmed Housing is developing Arbor Green Apartments, a planned three-story, 40-unit affordable housing community in Carson, Calif.

Wermers Multi-Family Corporation, a San Diego-based development and construction firm, is serving as general contractor.



“Arbor Green Apartments will provide local residents that have grown up in Carson or work near or in Carson quality affordable housing,” Jeff Bunker, Wermer’s president, tells *MHN*. “Carson is an older neighborhood, sits at the junction of 110 and 405 and is in need of new quality affordable family housing.”

Located at 21227 – 21237 S. Figueroa St., Arbor Green Apartments will be a 40-unit, three-story affordable family development consisting of one-, two- and three-bedroom units. All units will be offered to families earning well below the area’s median income.

Bunker says the rents will be set at 40 to 60 percent of the AMI, allowing residents to live in affordable housing near the places they work.

Community amenities include covered parking, a community room, a computer lab, a laundry room, a tot lot and a barbecue area. Arbor Green staff will provide homework assistance, life skills training, and cooking classes for residents.

The complex will be built to meet LEED standards and will include rooftop photovoltaic panels and solar water heating systems. Other sustainable efforts include the inclusion of high-efficiency heating and air systems, low VOC paints and adhesives, energy-star rated appliances and insulation and thermal standards exceeding title 24.

“Arbor Green was designed to facilitate a strong sense of community among residents, and to provide innovative solutions to energy usage,” James Silverwood, Affirmed Housing Group’s president, says. “Resident comfort, safety, and economics are always our first priorities. We are confident that families will appreciate all that this environment offers.”

The project has been underwritten using the California Utility Allowance Calculator to ensure the development optimizes energy efficiency and resident utilities are estimated to be \$1 to \$3 per month.

Vice President Richard Wood is leading the Wermers’ team on this project, with Ken Maskevich as project manager, Rodney Short as superintendent and Jamie Mims as site coordinator.