

City Scene Grand opening



100% occupied only a week after completion, City Scene of North Park, San Diego, is now home to over 50 San Diegans earning 50-60% of the areas median income. Featuring 1,2 and mostly 3 bedroom units, the site that had sat for years as an unwelcome eye sore; a previously failed market rate apartment complex the community was eager to see developed. Enter Affirmed Housing Group and our team including architects MW Steele and general contractor, Wermers Construction. Using new development technology we were able to build over and above the existing parking structure. The completed community is a true architecture feat featuring private patios, open interior hallways and a beautiful rear terrace (center photo above) which offers picnic tables as well as a BBQ for outdoor gatherings. The community also features on site laundry, a common kitchen and rec room as well as a computer center, 24/7 on site management and maintenance.



Inside this issue:

Orange Garden grand re opening	2
Riverwalk Wins!	2
The History of Connections	3
EV Charging Stations	3
Giving Back	3
Affirmed new website launch	4
New Hire, Ashley Kraft	4

Orange Garden Grand RE Opening



BEFORE

AND

AFTER



On Friday, October 5th, the City of Poway and Affirmed Housing Group opened the newly rehabilitated Orange Garden on Oak Knoll Drive. The now stunning 52 unit complex community is the result of a year long, detailed revitalization including a complete renovation of the courtyard, a new pool, a new community room, management office, tot lot, onsite parking & new laundry room/equipment. New solar panels to assist site utilities, new improvements to Oak Knoll drive, and a new water system throughout the property. Interior rehabilitation included new paint, new appliances, new flooring, heating, air conditioning, new windows, doors and complete kitchen renovations including new cabinets and counters. Outdoor renovations included: landscaping, new: fencing, roofing, stucco, plumbing throughout the property, new stairs, patios and new/updated architecture. Costing about 15.3 million dollars, the renovation was extensive but now provides affordable, quality housing for persons of lower income. The grand re opening celebration was well attended and featured speeches by the Mayor of Poway, our funding partners at the Richman group, Wells Fargo, and CCRC and our longtime management partner, Solari Enterprises.



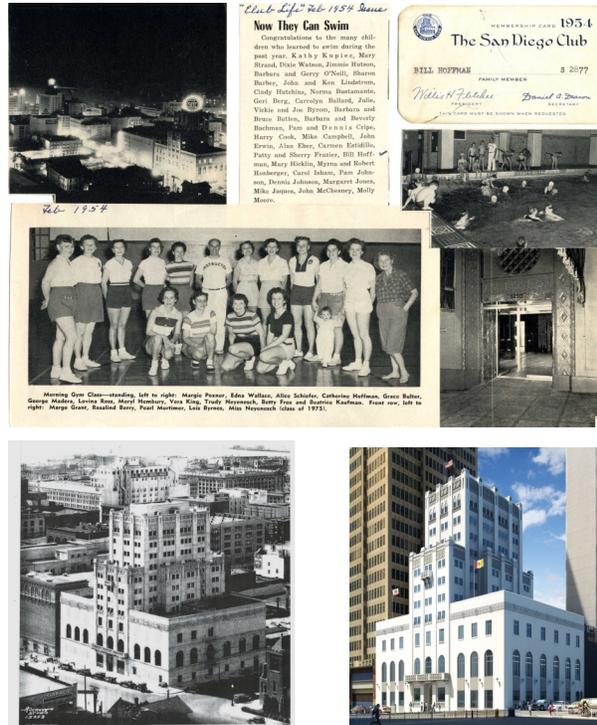
Riverwalk wins!

An original and attractive community, Riverwalk has recently been noticed by two valuable awards for its creativity, likeability and overall functionality. At the beginning of June the PCBC presented Riverwalk with the gold nugget for Best Affordable apartment 15-30 du/acre. Shortly thereafter, The San Diego Housing Federation recognized Riverwalk as the Housing Project of the Year— 50 Units or less.



The history of Connections...

On September 22nd, the UT did a story on the historical importance of Connections Housing; the building formerly known as World Trade Center, on 6th and B, in downtown San Diego. Originally built in 1928 as the San Diego Athletic Club, the building is currently undergoing extensive rehabilitation in order to bring the building up to code and to modify the interior for its future residents: the homeless of San Diego. After the article was published, former Athletic Club member Bill Hoffman, emailed Affirmed and sent us numerous historical images of the building in its hay day and during its initial use. The images include a copy of his club card, a photo of his swim group, and images of the entryway and swimming pool. (Those images are in a collage on the upper right. The image on the lower right is a rendering of the building as it will look once construction is complete. The image on the lower left side, is the building as it stood in the late 1920s)



EV Charging Stations

Always looking for innovative ways to help our residents, future tenants at Solterra Senior community in El Cajon, will be able to utilize an Electrical Vehicle charging station to charge electric vehicles. Solterra will be a mixed use, senior community featuring 49 one and two bedroom apartments. Affirmed will be providing a “smart car” (electric car) to drive tenants to and from local destinations for a lower cost and also, to promote ‘green’ living.



“It’s very exciting to be on the forefront of the distribution of such a great product! I am very happy we are promoting the new innovation of EV stations”
Yvonne DeCarlo

Giving Back

At Affirmed Housing, we have always had an innate desire to help out our local community when possible. So far this year we were lucky enough to be able to support more than one of those important community groups.

- The Boys & Girls club of San Marcos, 33rd annual auction, Swing Into Spring.
- The 30th annual CHCSD gala.
- Photocharity 20112 concert of hope and dinner gala
- Family Health Care Centers; Spirit of the Barrio luncheon
- Jamboree HOMES wine dinner
- Photocharity 2012 walk to save homeless youth



New Website Launch



After weeks of upgrades, and alterations, Affirmed's new and improved website is complete! Our new website features blogs, up to date new stories and project information. The site features easy to navigate maps with project links, new images and relevant information to enhance our website as well as steer all visitors in the right direction. Be sure to check out our new site at www.affirmedhousing.com



Affirmed Housing new hire: Ashley Kraft

Previously a preschool teacher, Affirmed Housing hired 22 year old Ashley Kraft in the spring of 2012. Our new "office assistant" is an active volunteer with her church's youth and college ministry program. Ashley is efficient, organized and an asset to our firm.



Affirmed Housing Group is dedicated to sustaining and improving the viability of California communities through the development of well-designed and professionally-managed affordable housing. We deliver quality affordable housing to work-force and senior households in greatest need. We utilize in-fill land, sustainable building methods, and renewable energy to create environmentally responsible housing opportunities for California low-income households.

*If you are interested in improving your community please contact **Jeff Edgren** at Jeff@affirmedhousing.com*

13520 Evening Creek Drive North, Suite 160
San Diego, CA 92128
Phone: 858 679 2828
Fax: 858 679 9076
www.affirmedhousing.com