

# Affirmed Housing News



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## Happy New Year!

To our friends in the affordable housing community,

2019 was a busy year for Affirmed and our industry here in California. We have been re-energized by Governor Newsom who recognizes that housing is a critical component for the long-term viability of our state. With significant funds now ready for deployment and new streamlining zoning rules in place, look for an increase in production of affordable housing in 2020.

We thank all our private partners, cities, counties, and the state for your continued support, and cheers to a very productive 2020!

James (Jim) Silverwood  
CEO

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## The Grand Opening of Stella and Bluewater



On December 2nd, we proudly hosted government, development, and funding partners to celebrate the completion of Stella and Bluewater; 160 new affordable homes to San Diego residents. The two new communities are located on the same property, and have been built and designed by the same development and funding teams. Congratulations to everyone involved including: [Studio E Architects](#), [Kettler Leweck Engineering](#), [IVY Landscape Architects](#), [Suffolk Construction](#), [San Diego Housing Commission](#), [Boston Capital](#), [LIIF](#), [US Bank](#), [California Community Reinvestment Corporation](#), [Century Housing](#), [Solari Enterprises](#), [Interfaith Community Services](#), [NEXUS for Affordable Housing, Inc.](#), [SD Regional Task Force on the Homeless](#)



**Stella** offers 80 affordable apartments for formerly homeless individuals. On-site, supportive housing services are offered by Interfaith Community Services. The building features common areas and outdoor open space on the second level, with a community kitchen, multi-purpose space, and gathering areas with abundant, natural sunlight. Each apartment features a personal kitchenette and bathroom. Stella is conveniently located within a half mile of a trolley station and within 4 trolley stops of a VA Clinic.



**Bluewater** offers 80 one-, two-, and three-bedroom affordable apartment homes to those who earn between 50%-60% AMI. Bluewater offers residents on-site laundry, a community kitchen, tech station, and large outdoor, furnished courtyard equipped with garden plots and a tot lot. The site is conveniently located in an urban village setting, within close proximity to grocery, restaurants, retail, healthcare, and community services. An efficient community, interiors feature modern, durable finishes and were built with high energy efficient standards designed to keep utility costs low. The new community provides much needed high-quality, affordable living in a "choice" San Diego community with a host of urban amenities and access to high-frequency transportation.



From left to right: Ryan Clumpner from the San Diego Housing Commission, Laura Orellana from CCRC, Brenda Champy and Laura Surdel from Boston Capital, CA State Treasurer Fiona Ma, Jim Silverwood and Jimmy Silverwood of Affirmed Housing, CA Senate President pro Tempore Toni Atkins, Lisa Gutierrez of US Bank, Nicki Cometa and Jonathan Taylor of Affirmed Housing.



The lovely ladies of "Wrapped in Love" charity group from Saint Therese Parish handmade over 60 blankets for formerly homeless residents of Stella. A hot commodity, each blanket is made with a different print and exudes love and care. We are so very grateful to this organization for their contributions!

We have created a video to commemorate the event. You can watch this by visiting our Youtube page, or by [clicking here](#)

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## New Construction!



Located on Melrose avenue in downtown Los Angeles, **Emerson** will offer 38 affordable studio homes to low income and formerly homeless individuals who earn 30% AMI. Designed by architect [Togawa Smith Martin](#), the new community will be five stories tall and offer a rooftop lounge and garden area for residents.

Located in Oakland CA., **Nova** will offer 56 studio and one bedroom affordable apartment homes for formerly homeless individuals and families earning 20% of the area median income. Supportive Housing, Nova will be a six-story development and will include a multipurpose room with free access to computers/internet, a community kitchen, a property management office, case manager offices, and an outdoor courtyard with barbecues. On-site services will be administered by [Life Long Medical Care](#)



**Aurora** will offer 43 supportive housing units in a five-story development located in Oakland, CA. Designed by architect [Dahlin Group](#), the community will offer large, open spaces for resident gatherings, social service offices, and an outdoor rooftop terrace. Each unit will offer its own bathroom, kitchen area, and will be furnished with a bed, dresser, table, and chairs.

## Bella Vita Wins National Association of Home Builders (NAHB) Best 55+ Affordable Rental Community

We are pleased to share that Bella Vita has won, NAHB 55+ awards, best affordable rental community. A beautiful property, worthy of the recognition, Bella Vita offers 65 one- and two-bedroom apartment homes for seniors age 55+ in Carson, CA. The community is 100% occupied and offers numerous outdoor furnished gathering spaces for residents, common tech stations, and garden plots for resident use. Located on a main thoroughfare, the community is ideally located near public transit, restaurants, and shopping amenities. Congratulations to everyone involved for this national recognition! Including: [Withee Malcolm Architects](#), [HA Builders](#), [Fusco Engineering](#), Ivy Landscape, [Partner Energy](#), the City of [Carson](#), [CCRC](#), [Raymond James](#), [US Bank](#), [NEXUS](#), [Solari Enterprises](#), [engAGE](#)





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Interested in affordable housing? Visit our website for housing opportunities, [click here](#).

**Let's Build Some Housing!**

Contact our Director of Acquisitions, [jeff@affirmedhousing.com](mailto:jeff@affirmedhousing.com)

Headquartered in San Diego CA, 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.

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