

## Top Local Architectural Firms Carrier Johnson + CULTURE and Fehlman LaBarre Announce Downtown Merger

Carrier Johnson + CULTURE, a San Diego-based architectural, brand communication, and interior and urban design firm, jointly announced a merger with prominent architectural and urban planning firm Fehlman LaBarre. The merger represents a rich grouping of two of San Diego's most innovative architectural talents by assembling a culture of artistic vision, technical expertise and authentic approach to San Diego's architectural landscape.

The firms have produced such hallmark projects as the University of San Diego's Joan B. Kroc Institute for Peace and Justice and the, Donald P. Shipley Center for Science and Technology, apartment-style living with an "urban village" feel for University of California San Diego student housing, Thomas Jefferson School of Law and the Diamond Terrace located in San Diego's Ballpark District. The merger coalesces a diversity of experience in sustainable design by incorporating distinct aspects of complex problem-solving skills in order to formulate unique and responsible solutions

Over the past 25 years, both firms have demonstrated leadership in mixed-use and sustainable innovation. The newly shaped Carrier Johnson + CULTURE will continue to merge the relationship between structures and public space, weaving the cultural experience into urban planning.

"The future of modern cities, such as San Diego, centers on architectural creativity, art and social expression," said Gordon Carrier, design principal of Carrier Johnson + CULTURE. "At a time when scarcity of resources and changing lifestyles are spawning a reinvestment in the urban core, our focus remains on a genuine approach to creating design which supports each client's unique brand characteristics, thereby developing projects that further differentiate the client in a competitive global marketplace."

"Over the years, Fehlman LaBarre has had the opportunity to design a wide-variety of complex projects throughout the western United States," said Michael LaBarre. "The scope of our design and planning experiences embraces modern, environmentally-responsible and urban-oriented communities that promote the use of existing public transportation." Fehlman LaBarre has an established leadership position in designing sustainable, mixed-use projects, such as the Uptown District which was developed in the early '90s by Oliver McMillan. In addition, some of their notable projects include Fenton Marketplace, Veteran Village of San Diego and the revitalization of Hazard Center in Mission Valley.

"I am thrilled with the merger between Carrier Johnson + CULTURE and Fehlman LaBarre," said Tom Sudberry, Chairman of Sudberry Properties. To have these two working together is a positive very positive outcome of a difficult economic time. These are two of the finest architectural firms in country featuring some of the brightest minds in the industry."

## Finally, REAL Relief to Troubled Homeowners

By John L. Dumas, Realty Source, Inc.

On November 30<sup>th</sup>, the Obama administration passed a bill that is going to give every distressed Homeowner across the nation a chance at redemption. HAFAs are the name, and it stands for Homes Affordable Foreclosure Alternative. HAFAs follow its older brother HAMP, Housing Alternative Modification Process, who failed in the lofty pursuit of fixing the housing crisis by lowering distressed homeowners monthly mortgage payments. The reason HAMP failed is because the problem lies much deeper than a couple hundred bucks less out of your checking account each month. The problem is rooted in the fact that Americans are paying interest on a property they bought for \$300,000, which is now worth \$150,000.

The Government has realized that the best way to combat this steep decline in prices is to allow buyers to purchase these properties at their current value. In order for this to be possible, the word "Short Sale" is becoming enshrined in light and lathered with gold. The Government wants to give underwater homeowners an exit strategy, and HAFAs are the guiding beacon.

\$1,500 is what Uncle Sam will pay the homeowner upon successful short sale of their home. They are also giving the Lenders \$1,000 to sweeten the deal. The Homeowner will be able to walk away debt free, and the Lenders are not able to pursue with deficiency judgments.

It is the perfect 'reset' homeowners have been looking for. In reality, it is a reset button for all parties involved. The Lenders are not property managers, and are thrilled to have a qualified buyer take the reins. The buyer is getting in at the current market value, prices we haven't seen since 2002. Best of all, foreclosure is avoided, and that helps EVERYBODY. It helps the homeowner from taking a 250-300 point hit on their credit score. It helps the neighbors whose homes drop an average of 9% when a home forecloses nearby, and most of all, it helps America pull itself out of the vicious cycle we have fallen into.

HAFAs officially begin on April 5<sup>th</sup>, and as a certified short sale and foreclosure resource, I couldn't be happier. So here's to HAFAs, and here's to us, the Homeowner.

For more information phone 858.775.8352

## JOB OPPORTUNITIES AT THE U.S. CENSUS BUREAU

The U.S. Census Bureau is recruiting temporary, part-time census takers for the 2010 Cen-

sus. These short-term jobs offer good pay, flexible hours, paid training, and reimbursement for authorized work-related expenses, such as mileage incurred while conducting census work

Census taker jobs are excellent for people who want to work part-time, those who are between jobs, or just about anyone who wants to earn extra money while performing an important service for their community.

It's easy to apply! Call your Local Census Office and schedule an appointment to take the employment test.

You may also call our toll-free Jobs Line at

**1-866-861-2010.**

TTY users should call the Federal Relay Service at 1-800-877-8339.

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