



AMCAL *Multi-Housing, Inc.*
Delivering the dream.

Brookfield Place



LOCATION

Oakland

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

R.L. Davidson

PARTNERS

Foundation for
 Affordable Housing

Year Built: 2009

Type: Family

No. Units: 58

Total Cost:
 \$ 12,566,000

Financing:

Equity:
 \$ 7,724,000
 Hudson Housing Capital

Construction:
 \$ 7,966,000
 U.S. Bank

Permanent:
 \$ 4,593,000
 California Community
 Reinvestment Corp.

\$ 242,000
 AHP

Project Description:

Brookfield Place is a mixed-use development that will replace underutilized commercial infill parcels and help to revitalize an Oakland area with a shortage of affordable housing for families.

The development is located on 1.6 acres, and it will consist of 58 affordable family units with 1-3 bedrooms for families and 2,440 square feet of ground floor retail. Construction is three levels of Type V wood construction with surface parking. Design is Title 24 +15% energy efficient.

The development is conveniently located near an Alameda County Transit bus line, Ira Jenkins Park and Recreation Center, Brookfield Branch Library, Brookfield Elementary School, Albert J. Thomas Medical Clinic and grocery markets. Onsite amenities include a children's play area, central courtyard and 1000 square foot community clubhouse with a computer lab.

The project was financed with an allocation of 9% Low-Income Housing Tax Credits in 2007 and state Affordable Housing Program funds.

Occupancy began in 2009.

100% affordable: 6 units - 30% AMI
 6 units - 40% AMI
 29 units - 50% AMI
 16 units - 60% AMI
 1 unit - Manager