



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

Castelar

LOCATION

Chinatown
 Los Angeles

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

Van Tilburg, Banvard
 and Soderbergh

NON-PROFIT
 PARTNER

Foundation for
 Affordable Housing



Year Built: 2003

Type: Family

No. Units: 101

Cost:
 \$ 14,000,000

Financing:

Equity:
 \$ 9,949,000
 SunAmerica
 Affordable Housing
 Partners
 \$ 399,000
 AMCAL Enterprises

Construction:
 \$ 4,000,000
 California Bank and
 Trust

Permanent:
 \$ 2,831,000
 California Community
 Reinvestment Corp.

Agency:
 \$ 525,000
 Los Angeles Housing
 Dept.

Project Description:

Castelar Apartments is located north of downtown Los Angeles at the gateway to the Chinatown district. Occupancy for the 101 affordable family apartments began in 2003 with Mayor Hahn and Councilmember Ed Reyes at the Grand Opening.

In 2004, the Downtown News honored Castelar as the best affordable housing project in downtown Los Angeles.

The \$14,000,000 project was financed with 9% Low-income Housing Tax Credits and conventional debt and financing from the Los Angeles Housing Department.

Construction is four levels of Type V over two levels of Type I garage, and the steep slopes required reciprocal agreements with adjacent land owners. Social services are provided by Chinatown Services Center.

100% affordable: 22 units - 40% AMI
 16 units - 45% AMI
 62 units - 50% AMI