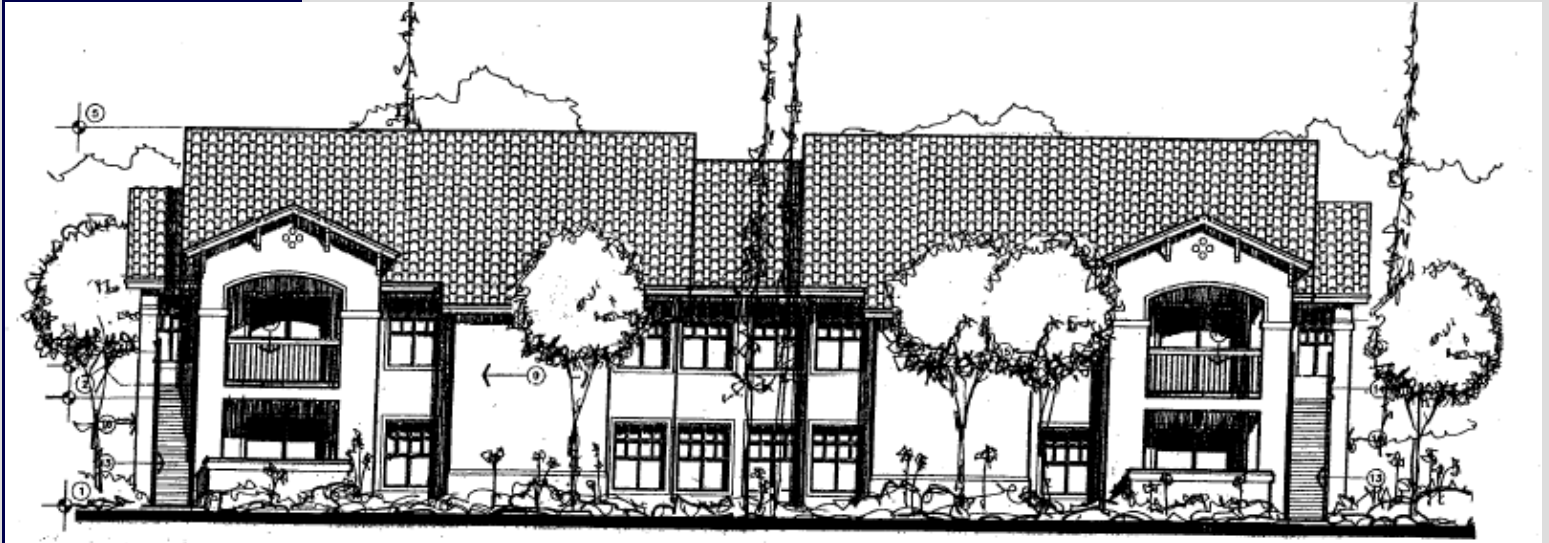




AMCAL *Multi-Housing, Inc.*
Delivering the dream.

Cordova



LOCATION:

2357 Stillman St.
 Selma (Fresno Co.)

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

Vincent & Co.

PARTNERS

Foundation for
 Affordable Housing

Year Built: 2011

Type: Family

Units: 81

Cost: \$ 8,741,000

Financing:

Tax Credit Equity:
 \$ 8,983,000

Construction:
 \$ 7,699,000
 U.S. Bank

Permanent:
 \$ 2,256,000
 Citibank

\$ 1,833,000
 County of Fresno

\$ 750,000
 City of Selma RDA

Project Description:

Cordova is AMCAL's fourth affordable community in the San Joaquin Valley with opening in 2011.

The Spanish-style apartment is located on 5.6 acres and consists of 81 affordable family units (15 dua) of 2, 3 and 4 bedrooms. Construction is two levels of Type V wood construction with surface parking. Design is Title 24 +15% energy efficiency.

Cordova is conveniently located near Selma Transit bus stop, Selma High Schools, Selma Public Library, Central Valley Family Health Clinic, pharmacy, and grocery market. Amenities include a barbecue and seating area in the courtyard, and 1,400-s.f. community clubhouse with a computer lab.

Cordova is financed with an allocation of \$10,089,000 in 9% Low-Income Housing Tax Credits in 2008, and \$1,233,000 in City of Selma RDA and County of Fresno HOME funds. Construction began in 2010.

- 8 units - 30% AMI
- 8 units - 40% AMI
- 40 units - 50% AMI
- 24 units - 60% AMI
- 1 unit - manager