



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

Flores del Valle



LOCATION

Los Angeles

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

Van Tilburg Banvard &
 Soderbergh

NON-PROFIT
 PARTNER

W.O.R.K.S.

Year Built: 2007

Type: Family

No. Units: 146

Total Cost:
 \$ 29,876,000

Financing :

Equity:
 \$ 15,500,000
 SunAmerica Affordable
 Housing Partners

Construction:
 \$ 7,100,000
 California Bank & Trust

Permanent:
 \$ 7,100,000 California
 Community
 Reinvestment Corp.

Agency:
 \$4,800,000
 Los Angeles Housing
 Dept.

Project Description :

Flores del Valle is a 146-unit affordable development with 2-, 3- and 4-bedroom apartments for large families. Flores del Valle replaces a blighted, vacant warehouse and is helping to revitalize a historic neighborhood north-east of downtown Los Angeles. It is part of the award-winning "Avenue 26 Master Plan" that includes workforce apartments, market-rate condominiums and lofts, and retail shops.

A childcare center is available for tenants and area residents in Lincoln Heights.

The new housing is located next to the Avenue 26 Gold Line Station northeast of downtown Los Angeles. The Golden State and Pasadena Freeways, along with Dodger Stadium and other amenities, make the site a convenient location.

Construction is a Type V wooden structure over a Type I concrete podium for secure subterranean parking.

Flores del Valle is funded by 9% Low-income Housing Tax Credit equity.

Occupancy began in 2007.

100% affordable: 15 units - 30% AMI
 15 units - 40% AMI
 72 units - 50% AMI
 42 units - 60% AMI
 2 units - Manager

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