



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

Las Brisas

LOCATION

Los Angeles

DEVELOPER

AMCAL Multi-Housing

CONTRACTOR

AMCAL  
 General Contractors

ARCHITECT

Van Tilburg, Banvard  
 and Soderbergh

NON-PROFIT  
 PARTNER

Las Palmas  
 Foundation



**Year Built:** 2006

**Type:** Family

**No. Units:** 66

**Total Cost:**  
 \$ 14,130,000

**Financing:**

**Equity:**  
 \$ 6,355,000  
 SunAmerica Affordable  
 Housing Partners  
 \$ 537,000  
 AMCAL Enterprises

**Construction:**  
 \$ 3,150,000  
 California Bank & Trust

**Permanent:**  
 \$ 3,160,000  
 California Community  
 Reinvestment Corp.

**Agency:**  
 \$ 2,950,000  
 L.A. Housing Dept.

**Project Description:**

Las Brisas is located on a 51,000-s.f. parcel in south Los Angeles. The community includes 66 affordable family apartments in two 4-story buildings designed around a courtyard. Construction is Type V wood built over a Type I concrete subterranean parking garage.

The housing has street-front entry, increasing pedestrian activity on the sidewalk and creating a friendly and safe environment. Amenities include a clubhouse, tot lot and open space that replaces a vacated alley. Parks and schools are nearby.

South Los Angeles is undergoing significant revitalization, and Las Brisas replaces obsolete commercial buildings and their old surface parking lots.

Financing is via a \$8,848,000 allocation of 9% Low-Income Housing Tax Credit equity in 2004. Occupancy began in 2006.

**100% affordable:** 7 units - 30% AMI  
 7 units - 40% AMI  
 33 units - 50% AMI  
 18 units - 60% AMI



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