



AMCAL Multi-Housing, Inc.

Delivering the dream.

Los Vientos



LOCATION

San Diego

DEVELOPER

AMCAL
Multi-Housing

CONTRACTOR

AMCAL
General Contractors

ARCHITECT

Austin Veum
Robbins Partners

NON-PROFIT PARTNER

Las Palmas
Foundation

Year Built: 2009

Type: Family

No. Units: 89

Cost: \$31,788,000

Financing:

Equity:
\$ 17,514,000
Hudson Housing
Capital

Construction:
\$ 12,559,645
U.S. Bank

Permanent:
\$ 5,480,000
California Community
Reinvestment Corp.

Agency:
\$ 8,298,000
City of San Diego
RDA

Project Description:

Los Vientos replaces underutilized industrial parcels and helps to revitalize Barrio Logan, which is located next to downtown near San Diego's new baseball Stadium, Petco Park, and urban developments.

The contemporary Spanish development is located on two parcels of 1.04 acres and consists of two buildings with 89 affordable family units of 2-4 bedrooms. Construction is four levels of Type V wood construction over Type I concrete underground parking. Design is Title 24 +15% energy efficiency.

Los Vientos is conveniently located near downtown employment opportunities, the 12th Street trolley station, Chicano Park, Perkins Elementary School and grocery markets. Amenities include a children's play area in the courtyard, outdoor barbeque area, and 1,400-s.f. community clubhouse with a computer lab.

The project is financed with an allocation of \$18,631,000 in 9% Low-Income Housing Tax Credits in 2007, and \$8,298,000 in City of San Diego RDA funds. Occupancy began in 2009.

The San Diego Housing Federation honored Los Vientos as "Project of the Year (50+ units)" in 2010.

100% affordable: 9 units - 30% AMI, 9 units - 40% AMI, 44 units - 50% AMI, 26 units - 60% AMI, 1 unit - Manager.

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