



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

Royale



LOCATION:  
 Royale (Orange Co.)

DEVELOPER  
 AMCAL  
 Multi-Housing

CONTRACTOR  
 AMCAL  
 General Contractors

ARCHITECT  
 Withee Malcolm

PARTNERS  
 Foundation for  
 Affordable Housing

Year Built: 2011

Type: Family

Units: 36

Cost: \$ 17,727,000

**Financing:**

Equity:  
 \$ 9,436,000  
 TBD

Construction:  
 \$ 10,366,000  
 Union Bank

Permanent:  
 \$ 2,595,000  
 Union Bank

Agency:  
 \$5,544,000  
 City of Westminster RDA

**Project Description:**

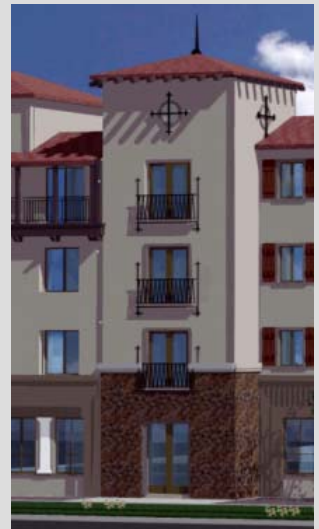
Royale is AMCAL's first affordable community in Orange County, planned to open in 2011.

The Mediterranean-style apartment is located on a redevelopment site of 1.2 acres and consists of 36 affordable family units (31 dua) of 3 and 4 bedrooms. Entitlements included a General Plan Amendment and Zone Change to R5 high density residential. Construction is three levels of Type V wood construction over at-grade and subterranean Type I garage. Design is Title 24 +15% energy efficiency.

Royale is conveniently located near OCTA bus stop, Hoover Park, Schmitt Elementary School, pharmacies, and a grocery market. Amenities include a barbecue and seating area in the courtyard, and 1,000-s.f. community clubhouse with a computer lab.

Royale is financed with an allocation of \$12,666,000 in 9% Low-Income Housing Tax Credits in 2009, and \$5,544,000 in City of Westminster RDA funds. Construction began in 2010.

- 4 units - 30% AMI
- 4 units - 40% AMI
- 18 units - 50% AMI
- 9 units - 60% AMI
- 1 unit - manager



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