



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

Sommerset Place

LOCATION

Sacramento

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

R.L. Davidson

PARTNERS

Las Palmas
 Foundation



Year Built: 2007

Type: Family

No. Units: 96

Total Cost:
 \$ 13,432,000

Financing :

Equity:
 \$ 8,571,000
 SunAmerica
 Affordable Housing
 Partners

\$ 173,000
 AMCAL Enterprises

Construction:
 \$ 4,278,000
 Hanmi Bank

Permanent:
 \$ 4,278,000
 California Community
 Reinvestment Corp.

Project Description :

Sommerset Place is a 96-unit affordable development with two and three-bedroom large family units. Total building area is 96,454 sf.

The new housing is located on a 5.7 acre site adjacent to Morrison Creek in southern central Sacramento near the Florin Mall, Will Wood Middle School and Molina Medical Center. A major bus line runs on nearby Stockton Boulevard.

Construction is eight residential buildings and 161 secure surface parking spaces. Amenities include a pool, children's play area and a community clubhouse.

The design exceeds Title 24 energy efficiency requirements by 15% and all appliances are Energy Star rated. No-VOC paint and low-VOC adhesive were used. Sommerset Place in funded by \$9,450,000 in Low-Income Housing Tax credits, allocated in 2005.

Occupancy began in 2007.

100% affordable: 10 units - 30% AMI
 10 units - 40% AMI
 47 units - 50% AMI
 27 units - 60% AMI
 2 units - Manager

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