



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

Summer Hill



LOCATION

Fresno

DEVELOPER

AMCAL  
Multi-Housing

CONTRACTOR

AMCAL  
General Contractors

ARCHITECT

R.L. Davidson

NON-PROFIT  
PARTNER

Foundation for  
Affordable Housing

**Year Built:** 2011

**Type:** Family

**Units:** 50

**Cost:** \$ 8,741,000

**Financing:**

**Equity:**  
\$ 4,983,000

**Construction:**  
\$ 5,056,000  
Boston Capital

**Permanent:**  
\$ 1,500,000  
Boston Capital

\$ 2,000,000  
City of Fresno RDA

**Project Description:**

Summer Hill is AMCAL's fifth affordable community in the San Joaquin Valley with opening in 2011.

The Spanish-style apartment is located on a two sites of 2.1 acres and consists of 50 affordable family units (17 dua) of 2 and 3 bedrooms. Entitlements included a Zone Change to R2 high density residential. Construction is two levels of Type V wood construction with surface parking. Design is Title 24 +15% energy efficiency.

Summer Hill is conveniently located near a FAX bus stop, Ball Park, Lincoln and King Elementary Schools, Holy Cross Medical Clinic, 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.

Summer Hill is financed with an allocation of \$7,328,000 in 9% Low-Income Housing Tax Credits in 2009, and \$2,000,000 in City of Fresno RDA funds. Construction began in 2010.

**100 % affordable:** 5 units - 30% AMI  
 5 units - 40% AMI  
 25 units - 50% AMI  
 14 units - 60% AMI  
 1 unit - Manager

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