



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

Temple Villas

LOCATION:

Los Angeles

DEVELOPER

W.O.R.K.S.

CONTRACTOR

AMCAL  
 General Contractors

ARCHITECT

Tomko Woll Group

DEVELOPMENT  
 CONSULTANT

AMCAL  
 Multi-Housing



**Project Description:**

**Year Built:** 2007

**Type:** Family

**No. Units:** 52

**Total Cost:**  
 \$13,303,000

**Financing:**

**Equity:**  
 \$ 6,161,000  
 SunAmerica  
 \$ 1,800,000  
 W.O.R.K.S./  
 AMCAL Enterprises

**Construction:**  
 \$ 1,933,000  
 California Bank and  
 Trust

**Permanent:**  
 \$ 1,933,000  
 California Community  
 Reinvestment Corp.

**Agency:**  
 \$ 2,640,000  
 Los Angeles Housing  
 Department  
 \$ 1,800,000  
 City of Industry

Temple Villas is a 52-unit affordable apartment with 1-, 2-, 3- and 4-bedroom family units. Total buildable area is 58,100 square feet. The new housing is located on a 32,000 square foot site west of downtown Los Angeles in the Beaudry/Echo Park district, near schools, medical clinics and Echo Park. MTA bus service is available for residents along Temple Street. Construction is one four-story residential building over a subterranean parking garage of 52 spaces. Amenities include a children's play area, landscaping and 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 adhesives were used. Temple Villas was funded by 9% Low-Income Housing Tax Credits, allocate in 2005, and City of Industry funds. Occupancy began in 2007.

**100% affordable:** 6 units - 30% AMI  
 6 units - 40% AMI  
 26 units - 50% AMI  
 13 units - 60% AMI  
 1 unit - Manager

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