



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

Villa Escondido

LOCATION

Orange Cove
 Fresno County

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

R.L. Davidson

NON-PROFIT
 PARTNER

Foundation for
 Affordable Housing



Year Built: 2005

Type: Family

No. Units: 81

Total Cost:
 \$ 12,657,000

Financing:

Equity:
 \$ 7,737,870
 SunAmerica Affordable Housing Partners

\$ 597,000
 AMCAL Enterprises

Construction:
 \$ 2,658,000
 Washington Mutual

Permanent:
 \$ 2,658,000
 California Community Reinvestment Corp.

\$ 100,000
 City of Orange Cove

Project Description:

Villa Escondido is an 81 unit affordable community with large two-, three-, and four-bedroom family units. Total building area is 84,450 square feet.

The new housing is located on a 7.0 acre site in southern Orange Cove near the Lopez Community Center and Park, Citrus Middle school and tow medical clinics. Fresno county local bus and Dial-a-Ride service are available.

Construction is 10 residential buildings and 165 secure surface parking spaces. Amenities include a pool, lanai, children's play area 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. Villa Escondido was funded by 9% Low-Income Housing Tax Credits, allocated in 2005 and syndicated by SunAmerica.

Occupancy began in 2007, with Mayor Victor Lopez attending the Grand Dedication ceremony.

100% affordable: 8 units - 30% AMI
 8 units - 40% AMI
 40 units - 50% AMI
 24 units - 60% AMI
 1 unit - Manager

30141 Agoura Road, Suite 100, Agoura Hills, CA 91301
 818-706-0694 www.amcalhousing.com