



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

Villas Serena



LOCATION

Los Angeles

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

FSY Architects

PARTNERS

W.O.R.K.S.

Year Built: 2009

Type: Family

No. Units: 85

Total Cost:
 \$ 31,439,000

Financing :

Equity:
 \$ 11,928,000
 SunAmerica Affordable Housing Partners
 \$ 2,343,000
 AMCAL Enterprises

Construction:

\$ 4,692,000
 U.S. Bank

Agency:
 \$ 6,021,000
 Los Angeles County Community Development Commission
 \$ 6,021,000
 Multi-Housing Program (State of California)
 \$ 416,000 Affordable Housing Program

Project Description :

Villas Serena is an 85-unit family affordable apartment with 2-4-bedroom units designed for families. Construction is Type V with four levels of residential over a Type I podium with secure parking for residents.

Built on a 1.5-acre infill site in unincorporated eastern Los Angeles, Villas Serena replaces dilapidated housing. The site is near urban amenities and services, including the popular Obregon Park, Queenscare Clinic, and two new Gold Line stations, and it contributes to the continuing revitalization of a historic community of Los Angeles.

Villas Serena was funded by a \$,,000 allocation of 4% Low-Income Housing Tax Credits in 2006 and the Los Angeles County Community Development Commission.

Amenities include a community recreation room, energy-efficient appliances and design, and a green interior courtyard with a children's play area. Occupancy began in 2009.

100% affordable: 30 units - 30% AMI, 53 units - 60% AMI, 2 units - Manager.

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