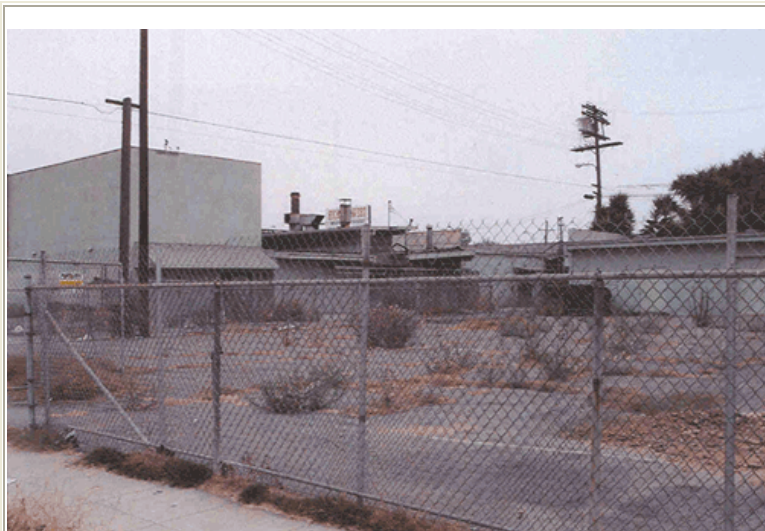


## Las Brisas Helps Revitalize South Los Angeles

Once a home to a blighted old smokehouse and alley, the property at 87th and Main Streets in South Los Angeles now stands as a sparkling new community for 66 families.

Opened on November 4, 2006, Las Brisas Family Apartments includes two four-story buildings designed around a courtyard, with a mix of two-, three-, and four-bedroom units. Located close to parks and schools, amenities at Las Brisas include a clubhouse, tot lot, open green space, and a subterranean parking garage.



The site of Las Brisas before redevelopment.



Las Brisas after redevelopment.

Los Angeles City Council Member Bernard Parks (District 8) attended the development's grand opening, calling Las Brisas a project that would help to lose the stigma of living in South Los Angeles.

Developed by AMCAL Enterprises, Inc., and **Las Palmas Foundation** the project cost a total of \$14.13 million, and is 100 percent affordable. Thirty-three of the units are set-aside for those families making 50 percent or less of the area median income (AMI), while the other units are also affordable, available for those making 30, 40, and 60 percent AMI.

### Las Brisas: At a Glance

**Developer:** AMCAL Enterprises, Inc.  
**General Partner:** AMCAL Multi-Housing, Inc.  
**Non-Profit Partner:** Las Palmas Foundation  
**Contractor:** AMCAL General Contractors  
**Architect:** Van Tilburg, Banvard & Soderbergh  
**Property Manager:** Solari Enterprises  
**Total Cost:** \$14.13 million

### Unit Mix:

Thirty-one (31) two-bedroom (815 sq.ft.)  
 Fourteen (14) three-bedroom (1,070 sq.ft.)  
 Twenty-one (21) four-bedroom (1,275 sq.ft.)

### Affordability:

Seven (7) units – 30 percent AMI  
 Seven (7) units – 40 percent AMI  
 Thirty-three (33) units – 50 percent AMI  
 Eighteen (18) units – 60 percent AMI