

# ATTACHMENT A- Environmental Review Letter of Interest

## LETTER OF INTEREST

February 17, 2014

A New Leaf, Inc.  
868 E. University Drive  
Mesa, AZ 85203

Raymond Thimesch  
Development Project Coordinator  
City of Mesa Housing & Community Development Department  
P.O. Box 1466  
20 E. Main Street, Suite 25  
Mesa, AZ 85211-1466

Dear Mr. Thimesch:

This letter is to notify you that A New Leaf, Inc. has site control and is anticipating applying for Housing & Community Development Department loan funds for the following project.

Project Name: La Mesita Phase 3

Address: 2254 W. Main Street, Mesa, AZ 85201

Property Assessor Parcel Number(s): 135-45-137

☐ Single Family Ownership ☐ Permanent Multi-family Rental Housing ☒ Permanent Supportive Multi-family Housing - Special Needs

4# of stories

Acreage: 1.33 acres

Number of Units: 30 Anticipated number of Income Restricted Units: 30

Target Population: chronically homeless very-low income households

Project Description: La Mesita Phase 3 will serve 30 chronically homeless households (families and individuals) in a supportive housing environment. Phase 3 is the last phase of the redevelopment of the La Mesita campus, located in the Transit Overlay District on West Main Street.

**Indicate activities involved in the project:** Check all that apply

☒ Acquisition ☐ Rehabilitation ☒ Demolition ☒ New Construction

### Financing Anticipated: Sources and Budget:

☒ Arizona Department of Housing \$ 750,000

☒ Low Income Housing Tax Credits \$ 6,348,546

☐ Other:

City of Mesa \$125,000  
FHLBSF – AHP \$325,000  
A New Leaf (seller carry-back) \$250,000  
A New Leaf (deferred fee) \$5,436

Wells Fargo (cons loan\*)  
\$3,250,000  
*\*not a permanent source*

### Estimated Costs

Acquisition \$460,350  
Site Work \$316,304  
Construction \$4,709,108  
Soft Costs \$1,300,194  
Developer Fee \$1,018,026

**Estimated Total Development Costs \$7,803,982**

**Projected Project Schedule:**

Property Acquisition Date: March 15, 2015

Construction/Rehabilitation Commence Date: March 15, 2015  
2016

Construction Complete Date: April 1,

With this Letter of Interest I understand that limited courtesy environmental investigation will be done to alert me to any potential environmental issues. I understand that this will not initiate a complete environmental assessment.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael T. Hughes".

Michael T. Hughes  
President & CEO  
A New Leaf, Inc.