



30141 AGOURA RD. ♦ STE. #100 ♦ AGOURA HILLS, CALIF. ♦ 91301-4332  
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## ATTACHMENT A- Environmental Review Letter of Interest

### LETTER OF INTEREST

November 11, 2013

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 **AMCAL Multi-Housing/ Sycamore Station Fund, LLC** has site control and is anticipating applying for Housing & Community Development Department loan funds for the following project.

**Project Name:** Sycamore Station Apartments

**Address:** 1830 West Main Street Mesa, AZ

**Property Assessor Parcel Number(s):** 135-48-001P

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

**# of stories:** Three and Four

**Acreage:** 4.05 acres (gross) & 3.6 acres (net)

**Number of Units:** 82

**Anticipated number of Income Restricted Units:** 81

**Target Population:** Families with incomes between 30% and 60% AMGI

**Project Description:** An 82-unit 100% affordable, mixed-use multi-family development comprised of three buildings. The 4-story building will contain retail space below. The development will include a community room, tot lot, swimming pool and BBQ sitting areas.

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

☐ Acquisition ☐ Rehabilitation ☐ Demolition ☒ New Construction

Financing Anticipated: Sources and Budget		Estimated Costs	
<input type="checkbox"/> Arizona Department of Housing	\$750,000	Acquisition	\$2,416,333
<input type="checkbox"/> IDA Bonds	\$	Site Work	\$1,610,000
<input type="checkbox"/> Low Income Housing Tax Credits	\$13,781,290	Construction	\$8,813,471
<input type="checkbox"/> Other	\$	Soft Costs	\$3,015,822
		Developer Fee	\$1,738,598
		<b>Estimated Total Development Costs</b>	<b>\$17,584,224</b>

**Projected Project Schedule:**

Property Acquisition Date: February 2014

Construction/Rehabilitation Commence Date: October 2014

Construction Complete Date: November 2015

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,



Kecia Boulware  
Project Manager  
AMCAL Multi-Housing, Inc.