



Current Affordable Housing Development Project Timelines

Projects under Construction

Estrella Springs – 1108 N. Harbor (Formerly called North Harbor Village)

Mar 19	Start of design development
Mar 19	Applied to FHLBSF for AHP Financing (\$890,000)
Mar 19	Award of VASH Vouchers & City Loan by City Council (89 Vouchers and \$1,687,047)
Mar 19	Start environmental approval process with City of Santa Ana (CEQA/NEPA)
Mar 19	Applied for Home Depot Grant (\$500,000)
Jun 19	CEQA / NEPA Approval – City of Santa Ana
Jun 19	AHP Award Date (\$890,000)
Aug 20	Applied to HCD for MHP 1st Round Funding (\$13,316,412)
Dec 19	Notified project did not receive 1st Round MHP funding
Feb 20	Applied to HCD for VHHP Funding (\$10,000,000)
Mar 20	Applied to HCD for MHP 2nd round funding
Mar 20	Applied to OCHFT Financing (\$2,292,920)
May 20	Notified project did not receive 2st Round MHP funding
May 20	Received OCHFT funding award (\$2,292,920)
Jun 20	Received VHHP funding award (\$10,000,000)
Jun 20	Submitted Plans for Ministerial Design Approval
Jun 20	Applied for CDLAC tax-exempt bond allocation (\$24,000,000)
Jul 20	Applied for TCAC 4% competitive state and federal tax credits (\$9,896,911)
Sept 20	CDLAC Allocation
Nov 20	Ministerial Design Approval (upon completion of community meeting on 11/4/2020)
Oct 20	TCAC Allocation
Oct 20	Start construction documents for rehab
Nov 20	Submit first plan check
Dec 20	Awarded Home Depot Grant
Jan 21	Receipt of first plan check comments
Jan 21	Submit second plan check
Feb 21	Receipt of second plan check comments
Feb 21	Submit third plan check
Mar 21	Received permit ready



EXHIBIT 3

Apr 21	Construction loan closing
Apr 21	Pull Permits and start construction
May 21	Site Demolition
Dec 21	Work on mock up units begins
Jun 22	Structural retrofitting and repairs
July 22	Roofing and Framing
Aug 22	Stock drywall & Inspections
Aug 22	Gutter, Awning and Painting & installation of stairs
Oct 22	OCHFT Loan finalized
Apr 23	Interior refurbishments & finishes
Sept 23	Plan resubmittal/Plan Coordination
Oct 23	Roof/Drywall
Nov 23	Complete Flooring
Mar 24	Stucco
April 24	Interiors, fixtures, and appliances
April 24	Lease up
Mar 24	Scaffold finishes
Apr 24	Final Cleaning
Apr 24	Grading/Paving for parking lot and site work
Apr/May 24	Elevator
Apr- Jun 24	Construction Completion (by phase for TCO)
Jul 24	Full Occupancy

Archways Santa Ana – 2530 Westminster Ave (Formerly called Westview House)

Oct 19	City of Santa Ana RFP submittal
May 20	OC 2020 Supportive Housing NOFA Submittal
Dec 20	OC 2020 Supportive Housing NOFA award
Jan 21	City of Santa Ana PBV Award
Jan 21	Construction/permanent debt commitments
Jan 21	Receive Entitlements
Jan 21	No Place Like Home application
Mar 21	OCHFT application
May 21	OCHFT Award
Jun 21	No Place Like Home commitment
Sep 21	CDLAC/TCAC 4% application
Dec 21	CDLAC/TCAC 4% award



EXHIBIT 3

May 22	Close on construction financing
Jun 22	Construction permits issued
Jun 22	Construction start
Nov 22	Groundbreaking Ceremony
Dec 22	Grading activities completed and concrete poured
Apr 23	Floor sheathing and pre-rough complete in buildings A and B
Jun 23	Rough framing and roofing are complete
Jun 23	Window installation in both buildings
Jul 23	Working on utility rough-ins
Jul 23	Roof Truss in Building B
Jul 23	Drywall Production
Jan 24	Initial Lease up Calls
Feb 24	SCE Redesign needed
Apr 24	Lease Up Continued
Apr 24	Buildings and Site Complete (except Power)
Jun 24	Building/Equipment testing with power
July 24	TCO received
Nov 24	All units leased
Apr 25	Perm debt conversion

Crossroads at Washington – 1126, 1136 and 1146 E. Washington Avenue

Aug 19	Submitted PSH application to County
Oct 19	Submitted for planning entitlements
Oct 19	Community meeting
Nov 19	Approval of Joint Powers Agreement, Option to Ground Lease, Voucher Resolution and Cooperation Agreement, and Regional Housing Needs Assessment (RHNA) Agreement and Density Bonus
Dec 19	NEPA EA City Approval – City of Santa Ana submits NEPA EA to HUD
Feb 20	PSH Funds and Voucher approval from County Board of Supervisors
Feb 20	Planning entitlements approved
Mar 20	TCAC 9% Application – 1st Round 2020
Jul 20	TCAC FCAA/9% Application – 2nd Round 2020
Oct 20	TCAC FCAA/9% Award – 2nd Round 2020
Mar 21	Submitted OCHFT PSH NOFA Application
May 21	POCHFT PSH NOFA Award



EXHIBIT 3

Dec 21	Submit DTSC Equitable Community Revitalization Grant (ECRG) Pre-Qualifying Application
Feb 22	Submit for 1st plan check
Mar 22	DTSC approves draft Removal Action Workplan; draft Removal Implementation Plan under review
Apr 22	DTSC ECRG Full Application
Jul 22	DTSC ECRG Award
Jul 22	City issues permit ready letter
Jul 22	Construction finance closing/Start construction
Nov 22	Building foundation complete
Dec 22	Framing began
Aug 23	Interior work, installation of cabinets & doors for Building 1136
Sept 23	Installing the insulation and hanging drywall on Building 1146
Nov 23	Lease up Wait list open
Jan 24	Lease up Interviews
May 17	Scheduled permanent power on site
June 14	Temporary Certificate of Occupancy
June 30	Certificate of Occupancy
Sept 24	Full occupancy

Habitat for Humanity – 826 N. Lacy Street & 830 Lacy Street

May 20	DDA signed
June 20	Prepare grading plans
Oct 20	Prepare architectural plans
Oct 20	Submit Neighborhood Review Application
Feb 21	Final Approval from Historic French Park Committee
Apr 21	Submit Site Review Application
Dec 21	Submit grading/ Non-Priority WQMP
Jan 22	Submit architectural plans
May 22	Planning Commission Approval
Jul 22	Grading permit issued
Aug 22	Groundbreaking
Aug 22	Building Permits issued
Aug 22	Commence Grading
Sep 22	Begin Foundation Construction
Oct 22	Framing Ceremony/Framing Construction Begins
Jan 23	Roof diaphragm sheathing and exterior sheathing completed



EXHIBIT 3

Jan 23	Roof sheathing/frame and shear walls Inspection
Jan 23	Buildings dried
Jan 23	House wrap and waterproofing
Jan 23	Drywall stack complete
Jan 23	Exterior Door installation complete
Jan 23	Homebuyer outreach and application open
Feb 23	Window installation complete
Feb 23	Rough in plumbing
Feb 23	Rough in electrical
Feb 23	Rough in mechanical
Feb 23	Rough in fire sprinkler- OCFA
Mar 23	MEP Inspection
Mar 23	OCFA Inspection
Mar 23	Structural/framing complete
Mar 23	Structural/framing Inspection
Mar 23	Seal exterior penetrations
Mar 23	Wood siding started
Mar 23	Start exterior wood trim carpentry-ongoing
Mar 23	Insulation completion and inspection
Mar 23	Drywall hanging
Mar 23	Preliminary homebuyer application review
May 23	Habitat for Humanity Leaders Build on-site
May 23	Re-launch Homebuyer outreach
May 23	Interior paint completed
Jun 23	Porch-flatwork, interior door installation and cabinetry installation
Jul 23	Painting completion
Jul 23	Homebuyer application review and selection
Jul 23	Gas pressure test inspection
Aug 23	Roofs finished
Aug 23	Water meter release (Backflow device inspection)
Aug 23	Electrical meter release
Sep 23	Families income qualified as moderate-income families and meet the City program ratios
Sep 23	Street improvements (curbs, asphalt, and ADA ramp)
Sep 23	Solar inspection
Sep 23	Orange County Fire Authority Final inspection
Sep 23	SCE trench inspection



EXHIBIT 3

Sep 23	Flatwork completed
Sep 23	Family Dedication Day Ceremony
Oct 23	Construction Completion
Nov 23	Police Final Inspection and sign off
Nov 23	Planning final inspection and sign off (826 Lacy)
Nov 23	Public Works final inspection and sign off (826 Lacy)
Nov 23	Building final inspection and sign off (826 Lacy)
Nov 23	Compliance final inspection and sign off (826 Lacy)
Dec 23	City approves homebuyer qualifications and closes escrow (826 Lacy)
Dec 23	Homeowners move in (826 Lacy)
Jan 24	Planning final inspection and sign off (830 Lacy)
Jan 24	Building final inspection and sign off (830 Lacy)
Jan 24	Compliance final inspection and sign off (830 Lacy)
Mar 24	City approves homebuyer qualifications and closes escrow (830 Lacy)
Mar 24	Homeowners moved in
Jul 24	Street Light Pole installed

WISEPlace Permanent Supportive Housing – 1411 N. Broadway

May 19	Start of conceptual design development
Sept 19	Applied to City of Santa Ana for Financing
Feb 20	Notified not awarded City of Santa Ana Financing
Mar 20	Applied to Orange County Housing Finance Trust (OCHFT) Financing
Apr 20	Met with City of Santa Ana Planning Staff on entitlements
May 20	Notified not awarded OCHFT Financing
Jun 21	Met with City of Santa Ana staff to review revised conceptual plans
Jan 22	Submitted Historic Resource Commission and entitlements application to City of Santa Ana
Feb 22	Applied to City of Santa Ana for HOME-ARP Funding and PBVs
Mar 22	City of Santa Ana Historic Resource Commission Approval
Mar 22	Applied to OCHFT Financing
Mar 22	Applied to AHP Financing
Apr 22	Awarded City of Santa Ana for HOME-ARP Funding and PBVs
May 22	Awarded OCHFT Funding
May 22	City of Santa Ana Planning Commission Approval of entitlements
May 22	City of Santa Ana Community Development Commission Approval of Funding and Density Bonus Agreement (DBA)
Jun 22	Notified not awarded AHP Funding



EXHIBIT 3

Jun 22	Applied to County of Orange for ARPA Funding
Jun 22	City of Santa Ana City Council Approval of DBA
Jun 22	Awarded County of Orange ARPA Funding
Jun 22	Applied for TCAC 9% competitive federal tax credits
Sept 22	TCAC Allocation
Sept 22	Start Construction Documents, Plan Check and Permitting
Jan 23	Closing Kick Off
Mar 23	Receive grading permit and building permit ready letter
Mar 23	Construction loan closing
Mar 23	Pull Permits and start construction
Apr 23	Site Demolition
Jun 23	Groundbreaking Ceremony
Jul 23	Storm drain system complete
Aug 23	Concrete footings & Columns Complete
Sept 23	Structural Framing on Existing Building Complete
Oct 23	Concrete pour ground floor slab on grad complete
Nov 23	Podium Complete
Dec 23	Framing 2nd Floor Complete
Jan 24	Framing Third to Fourth Floors Complete
Feb 24	Roof Tiebacks- Installation complete and structural observation done
Mar 24	Fire Sprinkler Permit Received HVAC inspection done
Apr 24	Roofing Framing Complete
Jun 24	Drywall Complete, Switchgear received
July 24	Dry In Complete, Lath & Plaster Complete
Aug 24	Interior Finishes Complete Permanent Power
Sept 24	Exterior Finishes Complete
Nov 24	Construction Complete
May 25	100% Full occupancy (6 months)

FX Residences – 801, 807, 809, and 809 ½ E. Santa Ana Boulevard

Jan 19	Council approval for land lease and project funding
Jan 19	Submittal of application for NPLH funding
Feb 19	Confirm with City staff that project site can yield additional units under existing zoning
Mar 19	Revise conceptual drawings for additional five (5) units (17 total units, up from the original 12 units)
Mar 19	SNHP funding application submitted to County



EXHIBIT 3

Apr 19	City staff to review revised conceptual design
Apr 19	Begin development agreement
May 19	Board of Supervisors meeting for SNHP funding
Jul 19	Execute Development Agreement
Jul 19	Formal awards letters for NPLH funding to be issued
Aug 19	Initial planning submittal
Sept 19	Sunshine Ordinance Meeting
Mar 21	Planning Commission Meeting (ministerial approval of density bonus)
Oct 21	Submit for first plan check
Dec 21	City Council Meeting (ministerial approval of density bonus)
Dec 21	City Council approval of additional \$587,000 for construction costs
Feb 22	Building permit submittal
Mar 22	Received 1st set of comments back from Plan Check, consultants working on responses.
Jul 22	FX Funding Closing Meetings begin, 2nd Building Plan Submittal
Aug 22	Building and grading comments being addressed
Oct 22	Construction Funding Closing process is underway
Dec 22	Dry closed funding for CalHFA/SNHP and City of Santa Ana
April 23	Met with city planner to clarify all comments on 3rd submittal
April 23	Submit 4th building review & OCFA building review
May 23	Pull building and PGP permits
June 23	Groundbreaking Ceremony
July 23	Start of Construction
Aug 23	Grading, trenching and forming underway
Sept 23	Foundation poured
Oct 23	Block Wall along North property line completed
Oct 23	First floor framing begun
Nov 23	1st and 2nd floor framing complete
Dec 23	Roofing
Jan 24	Plumbing
Jan 24	Fire Riser Moved
Jan 24	Connection to street complete
Feb 24	Street Lights install
Feb 24	Electrical & Mechanicals
Apr 24	MEP Inspection
Apr 24	Solar Rough
May 24	Drywall Texture

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EXHIBIT 3

May 24	Solar Panels
May 24	Scaffolding down
May 24	Water main and storm drain work to begin
May 24	Begin Stucco
May 24	Landscape start
Jun 24	Cabinetry Install
Jun 24	Electric Finish and Grade Finish
Jun 24	Solar finish, trim finish, and control boxes
Jun 24	Landscape finish
Jul 24	Flooring finish
Jul 24	Electric meter and appliance install
Jul 24	Final Paint Start
Jul 24	Final Paint Finish
Aug 24	Certificate of Occupancy

Projects in Pre-Development

Habitat for Humanity – 1921 Washington Avenue

Dec 21	Habitat for Humanity OC closed escrow on property
Aug 22	Subsidy approval from Community Development Commission
Nov 22	Subsidy approval from City Council
Dec 22	Submit demon permit application
Jan 23	Demo Permit Issued
Feb 23	Submit site plan review application
Apr 23	First Sunshine Ordinance meeting. Geological Soils Testing
May 23	Second Sunshine Ordinance meeting
Jun 23	Second Sunshine Ordinance meeting report submitted
Jun 23	Responses to comments received submitted
July 23	Comments from second submittal received. Meeting with Planning to discuss comments and density bonus waiver requests
Aug 23	Meetings with Public Works to discuss comments and density bonus waiver requests
Sep 23	Meetings with Public Works to discuss comments and density bonus waiver requests
Oct 23	Submit responses to comments from July 2023
Nov 23	Demolition Permit
Nov 23	Site Clean up
Jan 24	Demolition of existing structures



EXHIBIT 3

Feb 24	Secured construction lending
Mar 24	Secured three lending partners for homebuyer loans
April 24	Planning Department approval
April 24	Submit grading / non-priority WQMP
April 24	Submit architectural plans at risk
May 24	Planning Commission approval
Jul 24	Building permit issued
Jul 24	Groundbreaking ceremony
Jul 24	Begin foundation construction
Sep 24	Framing day ceremony
Mar 25	Complete rough inspections
Mar 25	Construction Completion

Richard Lehn Intergenerational Housing – 918 N Bewley St. (Formerly called Bewley St. Intergenerational Housing Project)

Nov 22	City of Santa Ana RFP submittal
Nov 22	Design development
Apr 23	Submitted plans to Planning Division
Jun 23	Community Development Commission approval of Pre-Commitment Letter
Jul 23	City Council approval of Pre-Commitment Letter
Aug 23	CalOptima HHIP funding application (\$3,000,000)
Sep 23	Start environmental approval process (NEPA)
Sep 23	Sunshine Ordinance Community Meeting 1
Oct 23	Sunshine Ordinance Community Meeting 2
Oct 23	Planning Division approval to proceed with plan check
Oct 23	Received CalOptima HHIP funding (\$3,000,000)
Jun 24	NEPA EA approval
Jun 24	HUD voucher approval
Jun 24	Building Division approval
Jul 24	City Council final approval
Jul 24	Pull construction permit
Jul 24	Start construction
Jul 24	Demolition
Sep 24	Rough framing complete
Nov 24	MEP complete
Jan 25	Construction complete
Jan 25	Commence Lease Up

EXHIBIT 3



Mar 25

All units leased