

## Current Affordable Housing Development Project Timelines

### Projects Completed

#### **La Placita Cinco – 2223 W. 5<sup>th</sup> Street**

Dec 16	Developer submitted request for funds to CDA
Jun 17	Awarded City and Housing Successor Agency Funds
Jan 18	Planning entitlements approved
Jul 18	Submittal of 9% Low-Income Housing Tax Credit Application
Oct 18	Award of 9% Low-Income Housing Tax Credits
May 19	Close of Escrow
Jun 19	Construction initiated
Jun 21	Construction completion

### Projects Under Construction

#### **Legacy Square – 609 North Spurgeon Street**

Aug 18	Santa Ana CDA Funding Application
Dec 18	Applied for NPLH and SNHP Funds
Jan 19	Santa Ana funding award
Feb 19	Planning entitlements approved
Feb 19	Applied for Round 4 AHSC Funding
May 19	Award of SNHP funds
Jul 19	Applied for Round 1 MHP
Nov 19	Applied for State 4% tax credits
Jan 20	Construction drawings (8-12 weeks)
Feb 20	Apply for Round 5 AHSC funding
May 20	Apply for 4% tax credits
May 20	Plan check (12-16 weeks)
Jun 20	Award of AHSC funds
July 20	Award of 4% Tax Credits
July 20	Award of Tax-Exempt Bonds
May 20	Plan Check (12-16 weeks)
Jan 21	Building permit issuance
Feb 21	Construction closing/syndication
Feb 21	Begin construction (24 months)
Jul 21	Groundbreaking Ceremony
Feb 23	Construction complete
June 23	100% fully leased (2 months)

#### **North Harbor Village – 1108 N. Harbor**

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 1 <sup>st</sup> Round Funding (\$13,316,412)
Dec 19	Notified project did not receive 1 <sup>st</sup> 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 2 <sup>st</sup> 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
Apr 21	Construction loan closing
Apr 21	Pull Permits and start construction
Oct 22	Construction complete
Oct 22	Start of lease up
Apr 23	Full occupancy

### **Projects in Pre-Development**

#### **Crossroads at Washington – 1126 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 – 1 <sup>st</sup> Round 2020
Jul 20	TCAC FCAA/9% Application – 2 <sup>nd</sup> Round 2020

Oct 20	TCAC FCAA/9% Award – 2 <sup>nd</sup> Round 2020
Mar 21	Submitted OCHFT PSH NOFA Application
May 21	POCHFT PSH NOFA Award
Dec 21	Submit for 1st plan check
May 22	City issues permit ready letter
May 22	Start construction
Aug 23	Construction complete
Dec 23	Full occupancy

**FX Residences – 801, 809, 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 5 units (17 total units, up from the original 12 units)
Mar 19	SNHP funding application submitted to County
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)
Sept 21	City Council Meeting (ministerial approval of density bonus)
Sept/Oct 21	Submit for first plan check
Feb 21	Building Permit
Mar 21	Begin construction (grading, weather permitting)
Mar 22	Completion of construction

**Habitat for Humanity – 416 Vance Street & 826 N. 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
May 21	Submit grading/improvements
May 21	Submit architectural plans
Jun 21	Grading permit issued
Aug 21	Commence Grading
Aug 21	Building Permits issued
Sep 21	Begin construction
Aug 22	Anticipated construction completion
Aug 22	Certificate of Occupancy / Closings

**Westview House – 2530 Westminster Avenue**

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
June 22	Close on construction financing
June 22	Construction permits issued
June 22	Construction start
Dec 23	Construction complete
March 24	All units Leased
August 24	Perm Debt Conversion