

Current Affordable Housing Development Project Timelines**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 (4 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 st Round Funding (\$13,316,412)
Dec 19	Notified project did not receive 1 st 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)

EXHIBIT 3

May 20	Notified project did not receive 2 st 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 st Round 2020
Jul 20	TCAC FCAA/9% Application – 2 nd Round 2020
Oct 20	TCAC FCAA/9% Award – 2 nd Round 2020
Mar 21	Submitted OCHFT PSH NOFA Application
May 21	POCHFT PSH NOFA Award
Jan 22	Submit for 1st plan check
Jun 22	City issues permit ready letter
Jun 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)
 Oct 21 Submit for first plan check
 Nov 21 City Council Meeting (ministerial approval of density bonus)
 Mar 22 Building Permit
 Apr 22 Begin construction (grading, weather permitting)
 Apr 23 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
 Nov 21 Submit grading/improvements
 Nov 21 Submit architectural plans
 Jan 22 Grading permit issued
 Jan 22 Commence Grading
 Feb 22 Building Permits issued
 Mar 22 Begin construction
 Feb 23 Anticipated construction completion
 Feb 23 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

EXHIBIT 3

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
Jun 22	Close on construction financing
Jun 22	Construction permits issued
Jun 22	Construction start
Dec 23	Construction complete
Mar 24	All units Leased
Aug 24	Perm Debt Conversion