

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 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)

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	OCHFT PSH NOFA Award
Dec 21	Submit DTSC Equitable Community Revitalization Grant (ECRG) Pre-Qualifying Application
Jan 22	Submit for 1st plan check
Apr 22	DTSC ECRG Award

Jul 22 City issues permit ready letter
Jul 22 Start construction
Oct 23 Construction complete
Feb 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
Dec 21 City Council Meeting (ministerial approval of density bonus)
Dec 21 City Council approval of additional \$587,000 for construction costs
Jan 22 Building Permit
May 22 Begin construction (grading, weather permitting)
May 23 Completion of construction

Habitat for Humanity – 826 N. Lacy Street & 830 Lacy Street (416 Vance 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
Mar 22 Grading permit issued
Mar 22 Commence Grading
Apr 22 Building Permits issued
May 22 Begin construction
Apr 23 Anticipated construction completion
Apr 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
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
Feb 24	Construction complete
July 24	All units Leased
Nov 24	Perm Debt Conversion