

**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
Mar 22	Press Release announcing 5 Community Workshops for Lease Up information
Apr 22	Framing complete
May 22	Roofing to start
July 23	Elevator Cab delivery
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

EXHIBIT 2

Mar 20	Applied to OCHFT Financing (\$2,292,920)
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
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
Sep 22	OCHFT Loan finalized
Oct 22	Interior refurbishments & finishes
Nov 22	Complete flooring
Oct 22	Start of lease up
Jan 23	Construction Completion
Feb 23	Final Cleaning
May 23	Full occupancy

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
May 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

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
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 23	Construction complete
Mar 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)

EXHIBIT 2

Mar 19	SNHP funding application submitted to County
Apr 19	City staff to review revised conceptual design
Apr 19	Begin development agreement
May19	Board of Supervisors meeting for SNHP funding
Jul 19	Execute Development Agreement
Jul 19	Formal awards letters for NPLH funding to be issued
Aug19	Initial planning submittal
Sept19	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	Recived 1 st 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 Permit achieved
Oct 22	Consruction Funding Closing,begin construction
Nov 23	Anticipated Completion of construction
Nov 23	Certificate of Occupancy/closings anticipated
Dec 23	Lease up units (3 months)

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
May 22	Planning Commission Approval
Jul 22	Grading permit issued
Aug 22	Commence Grading
Aug22	Building Permits issued
Aug22	Begin construction
Jul 23	Anticipated construction completion
Jul23	Certificate of Occupancy / Closings

WISEPlace Permanent Supportive Housing

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

EXHIBIT 2

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
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
Nov 22	Submit first plan check
Nov 22	Receipt of first plan check comments
Dec 22	Submit second plan check
Jan 23	Receipt of second plan check comments
Jan 23	Submit third plan check
Feb 23	Receive permit ready letter
Mar 23	Construction loan closing
Mar 23	Pull Permits and start construction
Apr 23	Site Demolition
Jun 24	Start of lease up
Oct 24	Construction Completion
Dec 24	Full occupancy