

**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 22	Elevator Cab delivery
Sept 22	Interior painting, and flooring & HVAC getting installed
Oct 22	Production insulation and Building Inspection of the Community Room and Leasing Office
Jan 23	Fire signed off on all floors, solar panels and roofing completed, all units in the finish stages. Landscape on podium complete.
Apr 23	Construction complete
Aug 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)

EXHIBIT 2

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)
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
Oct 22	OCHFT Loan finalized
Apr 23	Interior refurbishments & finishes
Apr 23	Complete Flooring
Feb 23	Start of Lease up
Mar 23	Plan resubmittal/Plan Coordination
Apr 23	Grading/Paving for parking lot and site work
May 23	Roof/Drywall/Stucco
Jun 23	Interiors/Fixtures & Appliances/
Aug 23	Construction Completion
Sep 23	Final cleaning
Oct 23	Lease up
Nov 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
 Nov 22 Groundbreaking Ceremony
 Dec 22 Grading activities completed and concrete poured
 Feb 24 Construction complete
 July 24 All units Leased
 Nov 24 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 OCHFT 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 22 Building foundation complete

Dec 22 Framing began
 Dec 23 Construction complete
 Apr 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
 Jan 23 Roof sheathing/frame and shear walls Inspection
 Jan 23 Buildings dried in
 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
 Jun 23 Homebuyer selection
 Aug 23 Anticipated Construction Completion
 Aug 23 Certificate of Occupancy/Closing

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
 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
 Nov 23 Podium Complete
 Jun 24 Dry In Complete
 Nov 24 Construction Complete
 May 25 100% Full occupancy (6 months)

Projects in Pre-Development

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
- 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 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 Permits & PGP Permits
- June 23 Start of Construction
- Mar 24 Anticipated Completion of construction
- May 24 Lease up units (3 months)

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 Demo Permit Application
- Jan 23 Demo Permit Issued
- Feb 23 Submit Site Plan Review Application
- Mar 23 First Sunshine Ordinance Meeting
- Mar 23 Demolition permit
- Jul 23 Groundbreaking Ceremony

EXHIBIT 2

Jul 23	Submit Grading / Non-Priority WQMP
Aug 23	Submit Architectural plans
Sep 23	Planning Commission Approval
Nov 23	Building Permit issued
Nov 23	Begin Foundation Construction
Jan 24	Framing Ceremony
Aug 24	Complete Rough Insoectiuons
Dec 24	Construction Completed