

# REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

DECEMBER 1, 2020

TITLE:

RECEIVE AND FILE QUARTERLY  
REPORT FOR HOUSING DIVISION  
PROJECTS AND ACTIVITIES FOR THE  
PERIOD OF JULY 2020-SEPTEMBER 2020

/s/ Kristine Ridge

CITY MANAGER

CLERK OF COUNCIL USE ONLY:

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Ordinance on 1<sup>st</sup> Reading
- ☐ Ordinance on 2<sup>nd</sup> Reading
- ☐ Implementing Resolution
- ☐ Set Public Hearing For \_\_\_\_\_

CONTINUED TO \_\_\_\_\_

FILE NUMBER \_\_\_\_\_

## RECOMMENDED ACTION

Receive and file the Quarterly Report for Housing Division Projects and Activities for the period of July 2020 through September 2020.

## COMMUNITY DEVELOPMENT COMMISSION ACTION

All commission meetings were canceled for July 2020 through November 2020 due to the COVID-19 emergency.

## DISCUSSION

This report, for the quarter ending on September 30, 2020, provides statistics for all of the affordable housing projects and activities for the Housing Division. The report is divided into four sections: Loan Activity, Loan Portfolio Management and Monitoring, Affordable Housing Funds and Commitments, and Development Projects.

### Loan Activity

#### Applications

The Housing Division offers several different programs including down payment assistance for first-time homebuyers and rehabilitation loans for mobile homes, single-family, multi-family, and historic homes. Inquiries are received from the public and applications are mailed out, received and approved for these programs on a continual basis. Table 1 shows the number of inquiries, applications sent out, received, and approved by type, for the quarter and for the total fiscal year.



**Table 1: Applications Sent Out, Received, and Approved**

Program	Inquiries		Applications Sent Out		Applications Received		Applications Approved	
	Q1	Total FY	Q1	Total FY	Q1	Total FY	Q1	Total FY
Single-Family Rehabilitation	27	27	27	27	0	0	0	0
Mobile Home Rehabilitation	15	15	15	15	0	0	0	0
Multi-Family Rehabilitation	0	0	0	0	0	0	0	0
Historic Home Restoration	0	0	0	0	0	0	0	0
Homeownership / DPAP	19	19	19	19	3	3	1	1
Subordinations	8	8	0	0	8	8	8	8

The number of applications received is typically lower than the number of applications sent out in any given period due to the stringent program guidelines for eligibility regulated by the federal government, which makes it difficult for most applicants to qualify. Due to the Coronavirus (COVID-19), application processing for the Down Payment Assistance Program, Single-Family and Mobile Home Rehabilitation Program were put on hold during the first quarter. There are currently nine applications for the Single-Family Rehabilitation Program and four applications for the Mobile Home Rehabilitation Program.

Homeowners who have second liens with the City of Santa Ana have been interested in refinancing their first lien mortgage to take advantage of the low interest rates. When the first lien is refinanced, it is necessary for the City to subordinate its second lien. During the first quarter, eight requests for subordination were received, approved, and processed.

#### Rehabilitation Loan Underwriting and Approval Progress

During this quarter, one mobile home rehabilitation loan was funded.

#### Rehabilitation Program Construction Progress

Homeowners receiving rehabilitation loans are guided through an open selection of contractors to complete the work on their homes. Each homeowner is given a list of contractors that have been screened by staff for license and insurance requirements. However, homeowners are allowed to select any contractor that meets these same requirements. Staff assists the homeowners with the evaluation of bids and selection of a contractor. Staff also monitors the construction work, approves payments to contractors, and tracks expenditures to ensure compliance with the loan agreement and program guidelines. During this quarter, two mobile homes were under construction and no rehabilitation of single-family homes or mobile homes were completed.

#### Down Payment Assistance Loan Program (DPAP) Progress

For the Down Payment Assistance Loan Program, staff evaluates applicant eligibility and oversees underwriting to ensure compliance with program guidelines and requirements established by the U.S. Department of Housing and Urban Development (HUD). During this quarter, staff conducted three down payment assistance virtual workshops via Zoom with 58 attendees. One down payment assistance loan closed escrow. Three down payment assistance applications were received and one application was approved. One Habitat for Humanity purchase loan was also approved.



### Loan Portfolio Management & Monitoring

The Housing Division is responsible for managing the residential loan portfolio which includes all of the loans entered into by the City and Housing Authority acting as the Housing Successor Agency. As of the end of the first quarter, the principal balance was \$136,764,166. This is comprised of 368 loans, of which 344 are deferred or residual receipt payment loans. As shown in Table 2, the loan portfolio generated \$24,363 in payments of principal and interest during the first quarter. The amount of residual receipts payments changes every quarter.

**Table 2: Portfolio Revenue**

	Funding Source				
	HOME	CDBG	Redevelopment	NSP	CalHOME
Loan Payoffs	\$0	\$74,108	\$0	\$10,150	\$10,000
Residual Receipts Payments	\$0	\$0	\$0	\$0	\$0
Amortized Loan Payments	\$2,521	\$6,371	\$15,471	\$0	\$0
<b>Total for Q3</b>	<b>\$2,521</b>	<b>\$80,479</b>	<b>\$15,471</b>	<b>\$10,150</b>	<b>\$10,000</b>

### Monitoring

As part of the requirements for these funds, staff must monitor the owner-occupancy of single-family homes that have received loans, and the building code compliance of units in rental projects with long-term affordability covenants. During this quarter, 26 owner-occupancy recertification letters were mailed and 22 were returned and processed. This number includes letters sent from previous months.

On-site compliance monitoring of the tenant files was not conducted this quarter due to COVID-19. HUD has temporarily waived the requirement for ongoing periodic inspections of HOME-assisted rental housing through December 31, 2020.

Prior to all inspections being put on-hold due to COVID-19, staff conducted building code compliance inspections for 113 units on seven properties, which represents a sampling of 36% of the total units in the properties. Regulations require that only a sample of units be selected for inspection. Staff also inspects the grounds and common areas, such as laundry rooms, to ensure they also meet municipal code requirements. The grounds, common areas, and all of the inspected units were found to be in compliance at the time of initial inspection.

### Available Funds and Land Assets for Affordable Housing Development Projects

The City of Santa Ana and the Housing Authority, acting as the Housing Successor Agency, manages multiple sources of local, state, and federal funds to promote and facilitate the development of affordable housing as well as land assets held by the Housing Authority. Exhibit 1 provides a summary of the funds available as of September 30, 2020. Exhibit 2 provides a summary of available land assets.

### Housing Opportunity Ordinance

#### On-Site Development

Since 2011, a total of 33 units have been developed on-site as a result of the Ordinance, including 23 ownership units for-sale and 10 rental units:

<b>Units Built On-Site</b>		
<b>Ownership</b>	<b>Rental</b>	<b>TOTAL</b>
23	10	33

Regulatory agreements have been signed with two market-rate developments that will build 30 additional rental units on-site affordable to very-low income households.

#### In-Lieu Fees Generated

All in-lieu fees, penalties, and other monies collected pursuant to the Housing Opportunity Ordinance, including interest, are deposited into the Inclusionary Housing Fund. Since inception, the Inclusionary Housing Fund has generated \$20,587,325 to be used for the development of housing affordable to low- and moderate-income households, with a reasonable amount spent on administrative or related expenses associated with the administration of the Housing Opportunity Ordinance. These fees were generated from a total of 13 projects that opted to pay the in-lieu fee instead of building units on-site. If those 13 projects had instead built the inclusionary housing units on-site, a total of 500 affordable housing units would have been created.

In-lieu fees generated have been used to develop new affordable housing opportunities, provide emergency shelter, and create homeownership opportunities. Below is a summary of how in-lieu fees have been used by the City.

<b>Project</b>	<b>Inclusionary Housing Funds Spent</b>	<b># of Units</b>	<b>Address</b>
Santa Ana Arts Collective	\$ 4,775,000	57	1666 N. Main Street
Tiny Tim Plaza	\$ 1,300,000	50	2239 West 5th Street
The Link Interim Emergency Shelter	\$ 4,140,295	N/A	2320 S Redhill Avenue
<b>TOTAL</b>	<b>\$ 10,215,295</b>	107	



Project	Inclusionary Housing Funds Committed	# of Units	Address
Legacy Square	\$ 3,170,547	92	609 North Spurgeon Street
Habitat for Humanity "Lacy & Vance"	\$ 231,494	2	416 Vance Street & 826 N. Lacy Street
Westview House	\$ 1,514,113	84	2530 and 2534 Westminster Avenue
WISE Place Steps to Independence Public Service Program	\$ 90,000	N/A	N/A
Down Payment Assistance	\$ 280,000	N/A	N/A
<b>TOTAL</b>	<b>\$ 5,286,154</b>	178	

### Affordable Housing Development Projects

There are two affordable housing developments under construction and six affordable housing projects in pre-development. An existing affordable housing development (Cornerstone Apartments) is also being rehabilitated. Below are brief summaries for two recently completed projects, eight projects under construction / pre-development, and the project under rehabilitation. Exhibit 3 provides a development timeline for the larger development projects.

### Projects Completed

Santa Ana Arts Collective (1666 N. Main Street)

Developer	Meta Housing Corporation
Description	Acquisition, adaptive reuse and new construction project comprised of 57 affordable rental units designated for professional artists of all disciplines, and one manager's unit. Permanent supportive housing for 15 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Inclusionary Housing (\$4,775,000), HOME Investment Partnership Program (HOME) (\$2,627,631), Community Development Block Grant (CDBG) (\$500,000)
Update	The project received its certificate of occupancy on June 24. As of September 30, there are 52 units occupied and the building is anticipated to be fully leased by the end of November 2020.

**Heroes Landing - formerly Santa Ana Veterans Village (3312 W. First Street)**

Developer	Jamboree Housing Corporation
Description	New construction of an affordable multi-family apartment complex consisting of 75 units of permanent supportive housing with wrap-around supportive services for HUD-Veterans Affairs Supportive Housing (VASH) eligible homeless veterans and one manager's unit.
City Funds	Seventy-five HUD-VASH Project-Based Vouchers, HOME-CHDO (\$477,345.90)
Update	Construction is complete and the project was fully leased in August. The project anticipates converting to permanent financing by November 30.

**Projects under Construction**

**Aqua Housing (317 E. 17<sup>th</sup> Street)**

Developer	Community Development Partners with Mercy House as the service provider
Description	Acquisition, demolition and new construction of a former motel yielding 56 units of affordable permanent supportive housing with wrap-around supportive services for chronically homeless individuals and one manager's unit. 28 of the 56 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Fifty-six Project-Based Vouchers (PBVs)
Update	Construction is now approximately 88% complete with completion targeted by the end of December 2020. The rear residential building (segment C) is nearing completion. Awnings, stairs, and railings are being installed. Hardscape and landscape has started and the Faces of Santa Ana painted two murals. Safety measures are in place at the job site with PPE and social distancing being enforced for all workers.

**La Placita Cinco – formerly Tiny Tim Plaza (2239 West 5<sup>th</sup> Street)**

Developer	Community Development Partners
Description	New construction of an affordable multi-family apartment complex consisting of 50 units of rental housing serving very-low and extremely-low income families, and one manager's unit.
City Funds	Inclusionary Housing (\$1,300,000), Housing Successor Agency (\$4,700,000)
Update	The project is currently under construction, at 86% complete. The retail renovations are also under construction. Marketing and lease-up have begun, with the City's approval of Santa Ana live/work preference notations. All units are anticipated to be filled through the Santa Ana



	live/work preference. The project anticipates completion and occupancy at the end of 2020.
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### Projects in Pre-Development

#### Crossroads at Washington (1126 and 1146 E. Washington Avenue)

Developer	Related Companies of California with A Community of Friends (ACOF) as co-developer and lead service provider
Description	New construction of a 100% affordable multi-family apartment complex consisting of 85 units of rental housing and one manager's unit. All units will be affordable to households earning less than 30% AMI of which 43 units will be set-aside for permanent supportive housing.
City Funds	HOME Investment Partnerships Program (\$3,007,489), Neighborhood Stabilization Program (\$963,951), 65-year ground lease agreement for 1126 and 1146 E. Washington Avenue (Appraised Value as of September 22, 2019: \$4,108,136)
Update	The Project received its entitlements on February 24, 2020. The Project received a formal commitment for 43 Project Based Vouchers from the Orange County Housing Authority on March 5, 2020. In February, the City and County approved the 65-year Ground Lease, Option Agreement for the Ground Lease, Joint Powers Agreement and Quitclaims associated with the JPA. The documents were approved by City Council on February 18, 2020. The Option Agreement was executed shortly afterwards. Following these approvals, the developer submitted a 9% Tax Credit application for the TCAC 9% Application 1 <sup>st</sup> Round on March 9 but did not receive an award. Developer submitted an FCAA 9% Tax Credit application in July 2020 (Round 2). Funding awards for Round 2 will be announced at the next CTCAC Committee meeting which has been rescheduled to October 14, 2020. The Project is pursuing additional environmental assessments based on the conditions of the sites (City and County parcels) identified in the Phase I Environmental Site Assessment and the Phase II Environmental Site Assessment. Additional assessment is required to determine the extent of contamination and scope of future remediation activities. Changes to the project timeline are anticipated.

#### FX Residences (801, 809, 809 ½ East Santa Ana Boulevard)

Developer	HomeAid Orange County, Inc. with Mercy House as the service provider
Description	New construction of an affordable multi-family apartment complex consisting of 16 units of permanent supportive housing, and one manager's unit.
City Funds	Housing Successor Agency (\$1,069,947), three HUD-VASH PBVs, 99-year ground lease agreement for 801 E. Santa Ana Blvd. (Appraised Value as of October 25, 2018: \$788,000)



Update	The developer and Public Works staff are working to resolve design issues prior to resubmittal of the package. HomeAid Orange County is in ongoing communication with state HCD and CAL HFA. Both entities will coordinate the disbursement of capital funds to be used for the permanent financing of the project. In May 2020, HomeAid Orange County was awarded \$1.1M from the Orange County Housing Finance Trust for additional gap funding.
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Habitat for Humanity (416 Vance Street & 826 N. Lacy Street)

Developer	Habitat for Humanity of Orange County
Description	New construction of two single-family detached homes for homeownership serving households up to 120% AMI.
City Funds	Inclusionary Housing (\$231,494) and 99-year ground lease agreement for 416 Vance Street and 826 N. Lacy Street (Appraised Value as of October 25, 2018: \$578,000)
Update	The developer is awaiting final approval of the architectural drawings from the Historic French Park Committee. The Neighborhood Review Application was submitted to city staff and upon its approval, developer is ready to submit grading / engineering plans for review. Developer is awaiting final documentation from SCE regarding the abandonment of the easement that currently exists between the two parcels. The Ground Lease Agreement and Inclusionary Grant Documents were approved at the November 17, 2020 City Council meeting.

Legacy Square (609 North Spurgeon Street)

Developer	National Community Renaissance with Mercy House as the service provider
Description	New construction of a 100% affordable multi-family apartment complex consisting of 92 units of rental housing and one manager's unit. All units will be affordable to households earning less than 60% AMI of which 33 units will be set aside for permanent supportive housing.
City Funds	Inclusionary Housing (\$3,170,547) and eight HUD-VASH PBVs
Update	The developer was awarded \$25,431,865 in Affordable Housing and Sustainable Communities (AHSC) funding in June 2020. The developer applied for 4% tax credits and tax exempt bonds in June 2020. The developer was awarded a total of \$6,013,134 for 16 No Place Like Home (NPLH) units - \$3,135,262 for capital and \$2,887,872 for the capitalized operating subsidy reserve.



North Harbor Village (1108 N. Harbor)

Developer	Jamboree Housing Corporation
Description	New construction of a 100% affordable multi-family apartment complex consisting of 89 permanent supportive housing studio units for homeless veterans.
City Funds	Eight-nine HUD-VASH PBVs and CDBG (\$1,687,047)
Update	Multi-family Housing Program (MHP) funding awards were announced in late December 2019 and the developer did not receive an MHP grant due to extraordinary competition across the state. The developer submitted an application to the Veterans Housing and Homelessness Prevention (VHHP) Program on February 13, 2020. The developer also resubmitted an MHP application on March 3, 2020 for the second round as an alternative financing strategy. This award was highly competitive and the developer did not receive MHP financing. Additionally, the developer applied on March 25, 2020 to the Orange County Housing Finance Trust fund for additional financing. On May 13, 2020, the developer received financing commitment for \$2,292,920 from OCHFT. On June 10, 2020, the developer received a financing commitment for \$10,000,000 from VHHP. On June 11, 2020, the developer applied for tax exempt bond financing through CDLAC totaling \$24,000,000. This tax exempt bond financing will be used for the construction loan. On July 1, 2020, the developer applied for 4% competitive state and federal tax credits. Awards for these financing sources should be announced in July and September respectively. If awarded tax credits, construction would then likely begin early to late Q1 2021. Project received both tax-exempt bond and 4% competitive state and federal tax credits. Community meeting is scheduled for November 4, 2020 to finalize design review approval. The consultant team kick-off meeting was held in September in preparation for closing in March 2021.

Westview House (2530 Westminster Avenue)

Developer	Community Development Partners
Description	New construction of an affordable multi-family apartment development consisting of 85 units of both large family and PSH with one manager's unit. A total of 26 of the units will be funded by MHSA funds and the NPLH program.
City Funds	Inclusionary Housing (\$1,514,113), HOME Investment Partnerships Program (\$2,003,705) and Rental Rehabilitation Program (\$386,523)
Update	The developer applied for the OC 2020 Supportive Housing NOFA MHSA funds and is currently in the underwriting process with the County of Orange. They have also been notified that the County Health Care Agency and OCCR will co-sponsor their competitive NPLH application in January



	2021. The developer is in third plan check and anticipates full entitlements in January.
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### **Existing Projects under Rehabilitation**

Cornerstone Apartments (805, 810, 815, 816, 825, 835 and 904 S. Minnie Street)

Developer	Jamboree Housing
Description	Rehabilitation of a 126-unit affordable housing project originally built in 1961.
City Funds	HOME Investment Partnerships Program (\$5,128,152) and Housing Successor Agency (\$2,054,327) in existing affordable housing loans.
Update	Ten existing HOME Program loans and thirty-three existing Housing Successor Agency loans were consolidated into two Amended and Restated Loan Agreements in order to enable the project to re-syndicate and resubordinate existing affordable housing loans to a new senior loan. Construction work started in October 2019 and is currently 59% complete. Exterior work is continuing as planned. Due to the circumstances of COVID-19 and the shelter in place order, interior work construction was temporarily halted in March 2020. Jamboree resumed interior work on June 29, 2020. Assuming there are no further delays, Jamboree anticipates construction completion by the end of October 2020. The project will then transition into stabilization and the permanent loan conversion. The Project anticipates converting to the permanent loan by February 1, 2021.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action.

Submitted By: Steven A. Mendoza, Executive Director – Community Development Agency

Exhibits:     1. Available Funds for Affordable Housing Development Projects  
                   2. Available Land Assets for Affordable Housing Development  
                   3. Project Timelines



## Exhibit 1

**Available Funds for Affordable Housing Development Projects**

As of September 30, 2020

**Housing Successor Agency (Housing Authority)**

\$3,617,971	Cash on Hand
(\$1,069,947)	Frances Xavier Residence Project Pre-Commitment Loan <sup>1</sup>
(\$250,000)	Administrative Costs Allowance <sup>2</sup>
(\$2,298,024)	Administrative Costs Allowance for Future Fiscal Years <sup>3</sup>
<b>\$0</b>	<b>Available Funds</b>

**Inclusionary Housing Funds**

\$6,854,810	Cash on Hand
(\$210,000)	Down Payment Assistance Program <sup>4</sup>
(\$3,170,547)	Legacy Square Project Pre-Commitment Loan <sup>5</sup>
(\$231,494)	Lacy Street Project Pre-Commitment Loan <sup>6</sup>
(\$56,712)	Tiny Tim Plaza Project Costs <sup>7</sup>
(\$1,514,113)	Westview House Pre-Commitment Loan <sup>8</sup>
(\$90,000)	WISEPlace Steps to Independence Program Agreement <sup>9</sup>
(\$1,467,867)	Administrative Costs Allowance (CDA/PBA)
<b>\$114,078</b>	<b>Available Funds</b>

**HOME Program**

\$6,887,743	Funds to Drawdown
(\$3,007,489)	Crossroads at Washington Pre-Commitment Loan <sup>10</sup>
(\$2,003,705)	Westview House Pre-Commitment Loan <sup>8</sup>
<b>\$1,876,549</b>	<b>Available Funds to Drawdown</b>

**CDBG Program (Acquisition/Rehabilitation Projects Only)**

\$2,042,960	Funds to Drawdown
(\$1,687,047)	North Harbor Village Project Pre-Commitment Loan <sup>11</sup>
<b>\$355,913</b>	<b>Available Funds to Drawdown</b>

**NSP Program (Abandoned, Foreclosed or Vacant Properties Only)**

\$1,342,572	Funds to Drawdown
(\$963,951)	Crossroads at Washington Pre-Commitment Loan <sup>10</sup>
(\$96,395)	Crossroads at Washington Project Costs
(\$282,226)	Transfer to CDBG in FY 20/21
<b>\$0</b>	<b>Available Funds to Drawdown</b>

**Rental Rehabilitation Grant Program**

\$391,251	Cash on Hand <sup>12</sup>
(\$386,523)	Westview House Pre-Commitment Loan <sup>8</sup>
<b>\$4,728</b>	<b>Available Funds</b>

**\$2,351,268 Total Available Funds**<sup>1</sup> Approved by Housing Authority on January 15, 2019.<sup>2</sup> The Housing Successor Agency relies on available cash to fund the monitoring and compliance functions related to the former Redevelopment Agency's housing loans.<sup>3</sup> Funds to be set aside for compliance and monitoring requirements due to uncertainty of future repayment revenues.<sup>4</sup> \$400,000 originally approved by City Council on March 6, 2018. Four loans paid through end of May 2020.<sup>5</sup> Approved by City Council/Housing Authority on January 15, 2019.<sup>6</sup> Approved by City Council/Housing Authority on March 5, 2019.<sup>7</sup> Project costs only; \$6.0M in loans approved by City Council/Housing Authority and paid on May 2, 2019.<sup>8</sup> Approved by City Council on April 7, 2020.<sup>9</sup> Approved by City Council on April 7, 2020.<sup>10</sup> Approved by City Council on July 2, 2019.<sup>11</sup> Approved by City Council/Housing Authority on March 5, 2019.<sup>12</sup> Old program income available after close out of program with HUD.



**AVAILABLE LAND ASSETS FOR AFFORDABLE HOUSING DEVELOPMENT**

**(1) 302 E. Twenty-Second Street**

- a. APN: 003-122-25
- b. Lot Size: 27,817sf
- c. Current Zoning: R1 Single-Family Residence, which allows one house per lot.
- d. Parcel was acquired 10/30/2002 using Low and Moderate Income Housing Asset Fund - 20% Set Aside.
- e. Previous Use: Purchased from Cal Trans. It was a remnant parcel from the freeway widening project. The site was vacant and undeveloped at the time it was acquired.
- f. General Plan: Low Density Residential, which allows single-family residences and ancillary uses.
- g. Maximum du/ac: Seven units per acre.
- h. Site Condition / Environmental Conditions: Property is irregular in shape, is below the minimum lot size for a residential lot, and will most likely require the approval of several variances from the zoning code in order to facilitate a residential unit.

## Current Affordable Housing Development Project Timelines

### Projects Completed

#### **Santa Ana Arts Collective – 1666 N. Main St**

Jun 15	RFP Issued
Nov 15	Approved HOME / CDGB Funds
Mar 16	Submitted application for AHSC (Cap & Trade Funds)
Sept 16	Awarded AHSC (Cap & Trade Funds)
Nov 16	9% Low-Income Housing Tax Credits Awarded
Dec 16	Relocation Plan Approved
Jul 17	Final loan approved / close of escrow
Jul 17	Planning Entitlements approved
Jul 17	Building permits pulled / construction initiated
Jun 20	Construction completion

#### **Heroes Landing – 3312 W First St**

Dec 16	RFP issued for PBVs
Apr 17	Approved HUD VASH PBVs
Jun 17	Awarded HOM CHDO Funds
Jun 17	Planning Entitlements Approved
Jan 18	Awarded County Special Needs Housing Funds
Feb 18	Submittal of 9% Low-Income Housing Tax Credit Application
Jun 18	Award of 9% Low-Income Housing Tax Credits
Dec 18	Close of escrow
Feb 19	Construction initiated
Mar 20	Construction completion

### Projects Under Construction

#### **Aqua Housing – 317 E. 17<sup>th</sup> Street**

Dec 16	RFP Issued for PBVs
Apr 17	Approved PBVs
Jun 17	Planning entitlements approved
Jun 17	Approved additional PBVs
Jan 18	Awarded County Special Needs Housing Funds
Jan 18	Submitted application for HCD Infill Infrastructure Funds
Jun 18	Award of HCD Infill Infrastructure Funds



Aug 18	Submittal of 4% Low-Income Housing Tax Credit Application
Oct 18	Allocation of 4% Low-Income Housing Tax Credits
Apr 19	Close of escrow
Jun 19	Construction initiated
Dec 20	Anticipated construction completion

#### **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
Dec 20	Anticipated construction completion

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

#### **The 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
May 20	Assuming a 1 <sup>st</sup> Round 2020 TCAC 9% Award Allocation, start design development drawings
May 21	Submit for 1 <sup>st</sup> plan check
Oct 21	City issues permit ready letter
Oct 21	Construction loan closing
Oct 21	Start construction
Jan 23	Construction complete
Jun 23	Full occupancy

**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
Jan 20	Receipt of first plan check comments
Jan 20	Submit second plan check
Feb 21	Receipt of second plan check comments
Feb 21	Submit third plan check
Mar 21	Receipt of permit ready
Mar 21	Construction loan closing
Mar 21	Start of construction
May 22	Construction complete
Jan 22	Start of lease up
Dec 22	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
Jan 21	Planning Commission Meeting (ministerial approval of density bonus)
Feb 21	City Council Meeting (ministerial approval of density bonus)
Mar 21	Submit for first plan check
Jun 21	Building Permit
Jul 21	Begin construction (grading, weather permitting)
Jun 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
Nov 20	Final Approval from Historic French Park Committee
Dec 20	Submit grading/improvements
Dec 20	Submit architectural plans
Jan 21	Grading permit issued
Feb 21	Commence Grading
Feb 21	Building Permits issued
Mar 21	Begin construction
Feb 22	Anticipated construction completion
Feb 22	Certificate of Occupancy / Closings

**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)
Nov 20	Building permit issuance
Dec 20	Construction closing/syndication
Jan 21	Begin construction (24 months)
Jan 23	Construction complete
April 23	100% fully leased (2 months)

**Westview House – 2530 Westminster Avenue**

Oct 19	City of Santa Ana RFP submittal
May 20	OC 2020 Supportive Housing NOFA Submittal
Dec 20	City of Santa Ana PBV Award
Dec 20	Construction/permanent debt commitments
Jan 21	Receive Entitlements
Jan 21	No Place Like Home application
Jun 21	No Place Like Home commitment
Aug 21	CDLAC/TCAC 4% application
Oct 21	CDLAC/TCAC 4% award
April 22	Construction permits issued
April 22	Construction start
Sept 23	Construction complete
Dec 23	Lease-Up complete