

3. Quarterly Report for Housing Division Projects and Activities for the period of January 1, 2024 to March 31, 2024

Recommended Action: Receive and file the Quarterly Report for Housing Division Projects and Activities for the period of January 1, 2024 to March 31, 2024.



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Community Development Commission Staff Report
April 30, 2024

Topic: Housing Division Quarterly Report

AGENDA TITLE

Quarterly Report for Housing Division Projects and Activities for the period of January 1, 2024 to March 31, 2024

RECOMMENDED ACTION

Receive and file the Quarterly Report for Housing Division Projects and Activities for the period of January 1, 2024 to March 31, 2024.

DISCUSSION

This report for the quarter ending on March 31, 2024, provides information for all of the affordable housing projects and activities for the City's Housing Division. The report is divided into seven sections: Loan Activity, Loan Portfolio Management & Monitoring, Density Bonus Agreements, Development Impact Fee Deferral Agreements, Rent Stabilization and Just Cause Eviction Ordinance, Affordable Housing Opportunity & Creation Ordinance, and Affordable Housing Development Projects.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Housing Division Quarterly Report: January 1, 2024 through March 31, 2024
2. Available Funds for Affordable Housing Development Projects
3. Project Timelines

Submitted By: Irlanda Martinez, Housing Programs Analyst

Approved By: Michael L. Garcia, Executive Director of Community Development



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Housing Division Quarterly Report

Each quarter, the City of Santa Ana (City) provides a detailed summary of the different projects and activities undertaken the previous quarter. This Housing Division Quarterly Report (Quarterly Report) for the quarter ending on March 31, 2024 (Q3), provides information for all of the affordable housing projects and activities for the City's Housing Division. The report is divided into seven sections:

- Loan Activity
- Loan Portfolio Management & Monitoring
- Density Bonus Agreements
- Development Impact Fee Deferral Agreements
- Rent Stabilization and Just Cause Eviction Ordinance
- Affordable Housing Opportunity & Creation Ordinance
- Affordable Housing Development Projects

Loan Activity

Applications

The Housing Division offers several different programs, including down payment assistance for first-time homebuyers and rehabilitation grants for mobile homes and single-family 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 2023-24 fiscal year (FY 2023-24):

Table 1: Applications Sent Out, Received, & Approved

Program	Inquiries		Applications Sent Out		Applications Received		Applications Approved	
	Q3	Total FY	Q3	Total FY	Q3	Total FY	Q3	Total FY
Residential Rehabilitation Grant Program	0	21	0	21	0	15	0	10
Down Payment Assistance Program	110	213	25	122	5	9	4	11

As illustrated in Table 1, the number of applications received typically falls below the number sent out during any given period. This is primarily due to the stringent program



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guidelines mandated by the federal government for eligibility, as well as a shortage of properties for sale at affordable prices. As a result, many applicants find it challenging to meet the qualifications.

Residential Rehabilitation Grant Program

The City's Residential Rehabilitation Grant Program (Residential Rehabilitation Program) is designed to improve and preserve affordable housing through the use of federal Community Development Block Grant (CDBG) funds. The Residential Rehabilitation Program is administered by Habitat for Humanity of Orange County (Habitat for Humanity) on behalf of the City. The Residential Rehabilitation Program provides grants of up to \$25,000 for eligible home repairs for low-income homeowners at or below 80% of the Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD). Eligible activities include the repair, replacement, and/or installation of major systems including plumbing, heating, electrical, windows, roof, paint, and handicap accessibility.

The program's funding for FY 2023-24 was reauthorized by the City Council on May 2, 2023. Unfortunately, the City currently lacks available funds to process further applications. As depicted in Table 1, there have been no inquiries or applications sent, received, or approved. As of March 31, 2024, the City has received a total of 15 applications, with 10 granted approval for rehabilitation projects, and 1 project has been completed.

Down Payment Assistance Program

The City evaluates applicant eligibility and oversees the underwriting process for its Down Payment Assistance Program (DPAP), ensuring compliance with program guidelines and requirements. Throughout this quarter, staff conducted various outreach and educational activities on the program, including:

- Participated in NeighborWorks Orange County's (NeighborWorks OC) "Homebuyer 101 + City DPA" monthly meeting on January 9, February 13, and March 12, 2024. These 1.5-hour sessions, held from 5:45 PM to 7:00 PM, provided essential guidance for entry-level homebuyers, covering topics such as budgeting, credit, lending, and other homeownership-related matters.
- Involved in NeighborWorks OC's 8-hour, HUD-approved, "Homebuyer Education" courses on January 20, February 10, and March 9, 2024.



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- Hosted three workshops at the Salgado Community Center on February 2, Delhi Center on February 25, and Lawn Bowling Center on March 27, 2024.
- Presented information on the program at the Salvador Community Center on January 25, at the invitation of Mayor Amezcua.
- Participated in the “Tet Festival” on Centennial Park on February 3 and the Shalom Center's “First Time Home Buying Fair” in the City of Anaheim on February 17, extending our outreach efforts to diverse community events.

As a result of these efforts, four (4) down payment assistance loan applications were approved and four (4) closed escrow. Staff also received five (5) “My First Home” applications towards the end of March 2024, which will close escrow by the end of Q4, if approved.

Emergency Solutions Grant Program

The City’s Emergency Solutions Grant program assists individuals and families experiencing homelessness by enhancing emergency shelters, providing essential services, and administering rapid rehousing to prevent homelessness. As of July 1, 2023, the City entered into agreements with the Santa Ana Police Department and four nonprofits to administer these services. Throughout this second quarter, these organizations have been actively engaged in enrolling and delivering vital services to our residents. Table 2 provides quantitative data for Q3:

Table 2: Emergency Solutions Grant Program

Organization Name	Estimated # in Scope of Work	Clients Served (Jan-March 2024)
SAPD Heart	50*	7
WISEPlace	1	3
Illumination Foundation RRH	3	3
Illumination Foundation HPP	1	0
2-1-1/United Way	**	11
Interval House	37	37

* Number reported is according to the original agreement. However, as a result of increased funding, this number is likely to be higher.

** Number is unavailable on the original agreement and has not been reported by 2-1-1.



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Loan Portfolio Management & Monitoring

Portfolio Management

The Housing Division oversees the management of the residential loan portfolio, encompassing all loans provided by the City and the Santa Ana Housing Authority (Housing Authority), acting as the Housing Successor Agency. As of the end of this quarter, the principal balance is \$149,661,396. This portfolio is comprised of 343 loans, of which 322 are deferred or residual receipt payment loans. Table 3 illustrates that the loan portfolio yielded \$211,910.06 in principal and interest payments during the third quarter. The amount of revenue fluctuates each quarter.

Table 3: Portfolio Revenue

	HOME	CDBG	Redevelopment	CalHome
Loan Payoffs	\$136,123.78	\$0	\$50,625.29	\$0
Residual Receipts Payments	\$0	\$0	\$0	\$0
Amortized Loan Payments	\$1,158.32	\$2,673.84	\$21,328.83	\$0
Total for Q3	\$137,282.10	\$2,673.84	\$71,954.12	\$0

Compliance Monitoring

As part of the requirements for these loans, 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, 30 owner-occupancy recertification letters were mailed and 16 were returned and processed. This number includes letters sent from previous months. Staff also conducted a total of 242 inspections during this quarter.

Density Bonus Agreements

Under the California Density Bonus law, developers proposing five or more residential units can seek incentives or concessions in exchange for providing on-site affordable units. To facilitate the feasibility of constructing these on-site affordable units, the law permits developers to request up to three incentives/concessions and an unlimited number of waivers. These waivers entail variances from development standards aimed at ensuring project feasibility without imposing an undue burden or compromising public health. As shown in Table 4, the City of Santa Ana has entered into the following Density Bonus Agreements as of the end of this quarter:



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Table 4: Density Bonus Agreements

Date of Agreement	Housing Development	Address	Affordable Units
October 2018	Metro East Senior Park	2222 E. First St.	415 rental units restricted for very low-income and low-income or senior tenants
August 2018	First Point I & II Apartments	2110, 2114 and 2020 E. First St.	547 rental units restricted for very low-income and low-income tenants
February 2019	Legacy Square	609 N. Spurgeon St.	92 rental units restricted for very low-income and low-income tenants
November 2019	The Rafferty	114 & 117 E. Fifth St.	11 rental units restricted for very low-income tenants
December 2021	FX Residences	801, 807, 809 and 809 ½ E. Santa Ana Blvd.	16 permanent supportive housing units
June 2022	WISEPlace	1411 N. Broadway	47 permanent supportive housing units
August 2022	Brandywine Acquisition Group	1814 & 1818 E. First St.	4 townhomes restricted for sale to moderate-income buyers
October 2023	Unison Real Estate Group	1212 E. 4 th St.	1 rental unit for very low-income
November 2023	P & P Bros	322 N. Harbor Blvd.	2 rental units for very low-income

Development Impact Fee Deferral Agreements

Development impact fees, mandated by the Mitigation Fee Act, are one-time charges levied on new developments to offset the impacts they generate, in compliance with California law. These fees are not intended to address pre-existing deficiencies but rather to mitigate the effects of development activities. They can only finance improvements benefiting new developments, with fees allocated based on a reasonable correlation between the development, fee size, and revenue use. Unlike taxes, development impact fees do not require voter approval and are commonly utilized by cities to address the impacts of new developments on infrastructure like schools, parks, and transportation.



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Before issuing building permits, the City currently mandates the payment of various development impact fees. However, affordable housing developers have the option to request deferral of specific fees under California Government Code section 66007. Upon approval by City Council, the City and property owner enter into a Development Impact Fee Deferral Agreement, deferring applicable fees and placing a lien on the property to secure payment. These deferred fees must be paid before the issuance of a certificate of occupancy or final building inspection. As shown in Table 5, the City has entered into the following outstanding Development Impact Fee Deferral Agreements awaiting payment as of the reporting date:

Table 5: Development Impact Fee Deferral Agreements

Date of Agreement	Developer	Housing Development Address	Estimated Total Fees Due
December 2021	Shelter Providers of Orange County	801, 807, 809 and 809 ½ E. Santa Ana Blvd.	\$510,000
July 2022	Washington Santa Ana Housing Partners	1126 & 1146 E. Washington Ave.	\$652,717

Rent Stabilization and Just Cause Eviction Ordinance

Effective November 18, 2022, the City Council adopted an amended Rent Stabilization and Just Cause Eviction Ordinance (Ordinance) that included a number of changes. The amended Ordinance expands the administration and enforcement of renter protections for Santa Ana residents by establishing a rental housing board and a rental registry. The amended Ordinance also includes additional petitions for tenants and landlords, voluntary mediation services, and other enhancements.

To ensure accessibility, the City has provided user-friendly information about the Rent Stabilization Ordinance on its webpage, including the full text of the Ordinance and Frequently Asked Questions in English, Spanish, and Vietnamese. Both tenants and landlords are encouraged to sign up for updates.

Program Updates

The Ordinance ensures the enforcement of renter protections in Santa Ana by establishing a Rental Housing Board. In Q3, the Rental Housing Board welcomed a new member representing Ward 5, marking the second addition to the Rental Housing Board. Applications remain open until seven board members are approved by the City Council.



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Throughout Q3, significant milestones were achieved in the Rent Stabilization Program. The Rent Stabilization Division hired two Housing Programs Analysts to bolster program operations and serve the community. Furthermore, collaboration with RSG, Inc. (RSG) continues for the long-term implementation of the Ordinance, alongside efforts to recruit additional staff and build a team to serve the community.

Under the Ordinance, landlords are required to register their rental units with the City's Rental Registry and pay rental registry fees, with the payment deadline set for February 29, 2024. Staff provided comprehensive support to landlords throughout the registration process, offering assistance both in-person and over the phone. Property owners were also given the opportunity to file property exemptions under Section 8-3147 of the Ordinance, with staff processing 654 exemptions before March 30, 2024. Additionally, staff reviewed and addressed 18 petitions received from tenants and landlords during this quarter.

Staff conducted a series of virtual workshops to assist landlords with completing the registration process in the Rental Registry. In Q3, staff conducted the last workshop of the series by providing one informational workshop for property owners.

In addition to the progress made towards the long-term implementation of the Rent Stabilization Program, staff has continued to serve the community in the following ways during Q3:

- Reviewed and revised the rental registry portal by improving features for ease of use.
- Reviewed and made continuous improvements to the layout, content, and forms on the Renter Protections webpage for easier access and understanding.
- Fielded calls and emails from the public and provided information, referrals and education to renters and property owners on the City's Ordinance.
- Provided walk-in assistance to answer questions from property owners and assist with the Rental Registry at the Santa Ana WORK Center at 801 W Civic Center Dr., Suite 200, Santa Ana, CA 92701.
- Welcomed two new board members to serve on the Rental Housing Board, bolstering its composition.



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Residents Served

Throughout this quarter, staff and RSG engaged with the public by fielding calls and offering information and education to both renters and property owners regarding the Ordinance. Table 6 presents a breakdown of the number of inquiries as follows:

Table 6: Resident Inquiries

Month	# of Inquiries
January 2024	681
February 2024	541
March 2024	350
Total	1,572

Throughout this quarter, staff also disseminated updates and information to Santa Ana residents. Staff utilized various channels including social media, newsletters, and email distribution lists to inform the public about programmatic updates, reaching a total of 38,238 Santa Ana residents.

Affordable Funds and Land Assets for Affordable Housing Development Projects

The City, along with the Housing Authority serving as the Housing Successor Agency, manages multiple sources of local, state, and federal funds to develop affordable housing. Exhibit 2 provides a summary of the funds available as of March 31, 2024.

Affordable Housing Opportunity and Creation Ordinance

On-Site Development

Since 2011, the Affordable Housing Opportunity and Creation Ordinance (Ordinance) has facilitated the development of a total of 34 on-site units, consisting of 24 units available for ownership and 10 units designated for rental purposes. During this quarter, one (1) family successfully closed escrow on the purchase of an inclusionary unit at Park Place:

Table 7: Units Built On-Site

Ownership	Rental	Total
24	10	34



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In-Lieu Fees Generated

All in-lieu fees, penalties, and other funds collected under the Ordinance, along with accrued interest, are deposited into the Inclusionary Housing Fund. Since its inception, the Inclusionary Housing Fund has generated \$29,277,446, to be used for the development of housing affordable to low- and moderate-income households. Additionally, a reasonable portion of these funds is allocated to cover administrative or related expenses associated with the administration of the Ordinance. Table 8 shows the in-lieu fees received per fiscal year since the Ordinance’s inception:

Table 8: In-Lieu Fees Received per Fiscal Year

FYs 2009-2018	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
\$10,563,306	\$7,236,945	\$0	\$3,709,875	\$6,933,320	\$0	*\$834,000

* Number reported represents the total fees received and not the current fund balance.

The in-lieu fees generated have been used to create new affordable homeownership and rental housing opportunities, as well as to establish emergency shelter facilities. Table 9 and Table 10 below provides a summary of how in-lieu fees have been used by the City, separated between expenditures and commitments:

Table 9: Inclusionary Housing Fund Expenditures

Project or Program	Inclusionary Housing Funds Expended	# of Units	Address
Santa Ana Arts Collective	\$4,775,000	57	1666 N. Main St.
La Placita Cinco	\$1,300,000	50	2239 W. 5th St.
The Link Interim Emergency Shelter	\$7,893,866	N/A	2320 S Redhill Ave.
Archways Santa Ana (formerly called Westview House)	\$1,514,113	84	2530 and 2534 Westminster Ave.
Habitat for Humanity “Lacy & Vance”	\$565,271	2	826 N. Lacy St. & 830 N. Lacy St.



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WISEPlace Steps to Independence Public Service Program	\$90,000	N/A	N/A
Down Payment Assistance Program	\$1,400,000	15	N/A
TOTAL	\$17,538,250	208	

Table 10: Inclusionary Housing Fund Commitments

Project	Inclusionary Housing Funds Committed	# of Units	Address
Habitat for Humanity “Washington Street”	\$2,200,000	6	1921 W. Washington Ave.
Down Payment Assistance Program	\$1,377,021	N/A	N/A
TOTAL	\$3,577,021	6	

Affordable Housing Development Projects

Currently, there are six (6) affordable housing projects under construction, and two (2) affordable projects in pre-development. Below is a concise overview and status update for each project. Exhibit 3 provides a development timeline for each project. The most recent Request for Proposals (RFP) for Affordable Homeownership Opportunities was issued on October 19, 2023. Initially, the review deadline was set for December 15, 2023, but the deadline was extended to May 1, 2024 following City Council approval.

Projects Under Construction

Estrella Springs (1108 N. Harbor) (Formerly called North Harbor Village)

Developer	Jamboree Housing Corporation
Description	Acquisition and rehabilitation of a former motel yielding 89 units of permanent supportive housing.
City / Authority Funds	CDBG (\$1,687,047); Eight-nine (89) Project-Based Vouchers (PBVs) consisting of 34 HUD-VASH PBVs and 55 regular PBVs.
Update	During this quarter, construction activities included insulation, drywall, paint cabinets completion and appliances and fixtures installation in Building C. Building A drywall and insulation completed with cabinets, appliances, and fixtures started. Landscape installation started. Electrical trim is underway in units. Flatwork is nearing



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	completion. Stucco work and mural are completed. All plans are approved by City. Completion is anticipated for April 2024 for Building C followed by Building A and then Building B with Temporary Certificates of Occupancy (TCO) requested in phases in April/May and COO by June/July 2024.
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Archways Santa Ana (2530 Westminster Ave.) (Formerly called Westview House)

Developer	Community Development Partners with Mercy House as the service provider
Description	New construction of an affordable multifamily apartment development consisting of 84 units of both large family and PSH units and one (1) manager's unit. Twenty-six of the units will be funded by Mainstream Program PBVs and Mental Health Services Act (MHSA) funds through the No Place Like Home (NPLH) program.
City / Authority Funds	Inclusionary Housing (\$1,514,113), HOME Investment Partnerships Program (\$2,003,705), Rental Rehabilitation Program (\$386,523), and twenty-six (26) Mainstream Program PBVs
Update	Southern California Edison's (SCE) initial power design for the building contained errors, requiring a redesign. This process lasted eight (8) weeks and delayed SCE's ability to energize the building, consequently pushing the expected Temporary Certificate of Occupancy (TCO) to July. The development team is actively pressuring SCE to expedite the power provision process, as construction of both the buildings and site will be completed by the end of April, pending power availability. Although there is optimism regarding an earlier TCO, this will only be confirmed once SCE initiates their work in the coming weeks. Despite the delays, lease-up and marketing activities were initially halted but have since resumed.

Crossroads at Washington (1126, 1136 and 1146 E. Washington Ave.)

Developer	The Related Companies of California with A Community of Friends as co-developer and lead service provider
Description	New construction of a 100% affordable multifamily apartment complex consisting of 85 units of rental housing and one (1) 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 / Authority Funds	HOME Investment Partnerships Program (HOME) (\$3,007,489), Neighborhood Stabilization Program (\$1,637,420), sixty-five (65) year ground lease agreement for 1126, 1136 and 1146 E. Washington Ave. (Appraised Value as of September 22, 2019: \$4,108,136) and fifteen (15) PBVs
Update	The interior work for the majority of units in both buildings has been finalized. However, outstanding tasks remain, including exterior finishes, site work, energizing, off-sites, and inspections. Delays have occurred due to issues with SCE. The project is anticipated to receive TCOs by mid-June and Certificates of Occupancy (COO) by the end of June. Property management is actively reaching



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	out to applicants to arrange interviews and facilitate the tenant selection process. Additionally, the Corporation for Supportive Housing and Orange County Housing Authority staff are continuing with the referral and matching process for the permanent supportive housing units.
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Habitat for Humanity (826 N. Lacy & 830 N. Lacy St.)

Developer	Habitat for Humanity
Description	New construction of two (2) single-family detached homes for homeownership serving households up to 120% AMI.
City / Authority Funds	Inclusionary Housing (\$565,271) and a 99-year ground lease agreement for 416 Vance St. and 826 N. Lacy St. (Appraised Value as of Oct 25, 2018: \$578,000)
Update	All inspections for the one-story Craftsman home (formerly located at 416 Vance St., now 830 Lacy St.) have been successfully completed. The family purchased the home and moved in on March 29, 2024. The installation of the street light post for this project is scheduled for late July 2024. Delays have arisen due to SCE's demand for concrete light posts impacting the supply chain. Habitat for Humanity maintained volunteer engagement throughout Q2, with a total of 1,304 unique volunteers contributing 24,000 hours since the project's inception.

WISEPlace Permanent Supportive Housing (1411 N. Broadway)

Developer	Jamboree Housing Corporation with WISEPlace as the co-developer and lead service provider
Description	Adaptive reuse and new construction of the WISEPlace building to provide 47 permanent supportive housing units, and one (1) manager's unit.
City / Authority Funds	HOME-American Rescue Plan (\$5,256,327); Twenty-five (25) PBVs
Update	The developer secured construction loan financing and commenced construction in March 2023. The foundation slab was poured on October 13, 2023. Currently, Walton is engaged in various tasks including window installation, historical preservation of windows, roof tile installation, sidewalk and curb paving on Sycamore St., MEP rough installation completion, and initial lath and plaster work. The project is 97% procured, with submittals in progress. Anticipated construction completion is slated for November 2024.



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FX Residences (801, 807, 809, and 809 ½ East Santa Ana Boulevard)

Developer	HomeAid Orange County, Inc. with Mercy House as the service provider
Description	New construction of an affordable multifamily apartment complex consisting of 16 units of permanent supportive housing, and one (1) manager's unit.
Authority Funds	Housing Successor Agency (\$1,656,947), three (3) PBVs, 99-year ground lease agreement for 801 E. Santa Ana Blvd. (Appraised Value as of Oct 25, 2018: \$788,000)
Update	Collaborating with OCFA and the City's Public Work Agency, the relocation of the underground water pump was completed by the first week of January 2024. Window installation took place in December. By the end of December, the developer waterproofed the site to mitigate potential rain delays during the rainy season. Plumbing and electrical work are currently underway, with rough inspections in progress. Solar approvals and installations are slated to commence in April. Upon completion of all MEP inspections, drywall installation will commence. Stucco work is expected to begin in May. Project completion is estimated for August 2024.

Projects in Pre-Development

Habitat for Humanity (1921 W. Washington Ave.)

Developer	Habitat for Humanity
Description	New construction of three (3) duplexes / six (6) homes for homeownership serving households up to 80% AMI.
City Funds	Inclusionary Housing Funds (\$2,200,000)
Update	A demolition permit was obtained, and demolition was successfully completed in January 2024. Prior to demolition, volunteers contributed to a pre-demolition cleanup effort. Habitat secured construction financing through NeighborWorks of Orange County. Habitat is currently conducting New Home Buyer Orientations as part of its initiative to engage with families and select six eligible families for the six townhomes slated for construction. Additionally, Habitat has developed and is implementing a strategy to ensure its outreach efforts attract qualified homebuyers in accordance with the City's local preference policy. Throughout Q3, Habitat has maintained volunteer engagement. Since the project's inception, a total of 26 unique volunteers have contributed a combined total of 208 hours.



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Richard Lehn Intergenerational Housing (918 N. Bewley St.) (Formerly called Bewley St. Intergenerational Housing Project)

Developer	Illumination Foundation
Description	Rehabilitation of two (2) two-story residential buildings into 11 rental units for homeless transitional-age youth and senior citizens.
City Funds	Homeless Housing, Assistance and Prevention (HHAP) (\$2,021,319); Eight (8) PBVs
Update	The developer received comments from the Planning and Building Agency and is working to respond. The developer is also working with the City on PBV approval and the NEPA environmental review.

Exhibit 2

Available Funds for Affordable Housing Development Projects

As of March 31, 2024

Housing Successor Agency (Housing Authority)

\$3,987,769	Cash on Hand
(\$165,695)	Frances Xavier Residence Project Pre-Commitment Loan ¹
(\$250,000)	Administrative Costs Allowance ²
(\$3,251,805)	Administrative Costs Allowance for Future Fiscal Years ³
(\$307,386)	Crossroads at Washington Option Agreement Amendment ⁴
(\$12,883)	Crossroads at Washington Environmental Assessment Oversight ⁵
\$0	Available Funds

Inclusionary Housing Funds

\$8,661,947	Cash on Hand
(\$1,377,021)	Down Payment Assistance Program ⁶
(\$56,527)	Lacy Street Project Grant ⁷
(\$151,411)	Westview House Loan ⁸
(\$17,154)	Westview House Project Cost
(\$2,200,000)	1921 W. Washington Project Pre-Commitment ¹³
(\$1,635,411)	Administrative Costs Allowance (CDA/PBA)
\$3,224,423	Available Funds

HOME Program

\$9,054,043	Funds to Drawdown
(\$300,749)	Crossroads at Washington Loan ¹⁰
(\$200,371)	Westview House Loan ⁸
\$8,552,923	Available Funds to Drawdown

HOME-American Rescue Plan Program (PSH Projects Only)

\$1,464,630	Funds to Drawdown
(\$1,464,630)	WISEPlace PSH Loan ¹²
\$0	Available Funds to Drawdown

CDBG Program (Acquisition/Rehabilitation Projects Only)

\$4,690	Funds to Drawdown
\$4,690	Available Funds to Drawdown

Rental Rehabilitation Grant Program

\$49,190	Cash on Hand ¹¹
(\$38,652)	Westview House Loan ⁸
\$10,538	Available Funds

CalHome Program

\$762,979	Cash on Hand ⁹
(\$762,979)	Down Payment Assistance Program ⁶
\$0	Available Funds

\$11,792,574 Total Available Funds

¹ Approved by Housing Authority on January 15, 2019. Additional \$587,000 approved by Housing Authority on December 7, 2021.

² The Housing Successor Agency relies on available cash to fund the monitoring and compliance functions related to the former Redevelopment Agency's housing loans.

³ Funds to be set aside for compliance and monitoring requirements due to uncertainty of future repayment revenues.

⁴ Approved by Housing Authority on December 15, 2020. Additional \$150,000 maximum approved by Housing Authority on August 17, 2021 (2nd Amendment to Option Agreement).

⁵ Approved by Housing Authority on July 20, 2021.

⁶ \$400,000 originally approved by City Council on March 6, 2018. Nine loans paid through end of September 2021. Additional \$1,200,000 approved by Council on November 2, 2021.

⁷ Additional \$1,527,020.60 approved by Council on October 17, 2023.

⁸ Approved by City Council/Housing Authority on March 5, 2019. Additional \$333,777 approved by City Council on April 6, 2021.

⁹ Approved by City Council on May 17, 2022.

¹⁰ Approved by City Council on October 17, 2023.

¹¹ Approved by City Council on June 21, 2022.

¹² Old program income available after close out of program with HUD.

¹³ Approved by City Council on March 7, 2023.

¹⁴ Approved by City Council on November 15, 2022.



Current Affordable Housing Development Project Timelines

Projects under Construction

Estrella Springs – 1108 N. Harbor (Formerly called North Harbor Village)

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)
May 20	Notified project did not receive 2st 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
Sept 23	Plan resubmittal/Plan Coordination
Oct 23	Roof/Drywall
Nov 23	Complete Flooring
Mar 24	Stucco
April 24	Interiors, fixtures, and appliances
April 24	Lease up
Mar 24	Scaffold finishes
Apr 24	Final Cleaning
Apr 24	Grading/Paving for parking lot and site work
Apr/May 24	Elevator
Apr- Jun 24	Construction Completion (by phase for TCO)
Jul 24	Full Occupancy

Archways Santa Ana – 2530 Westminster Ave (Formerly called Westview House)

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



EXHIBIT 3

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
Apr 23	Floor sheathing and pre-rough complete in buildings A and B
Jun 23	Rough framing and roofing are complete
Jun 23	Window installation in both buildings
Jul 23	Working on utility rough-ins
Jul 23	Roof Truss in Building B
Jul 23	Drywall Production
Jan 24	Initial Lease up Calls
Feb 24	SCE Redesign needed
Apr 24	Lease Up Continued
Apr 24	Buildings and Site Complete (except Power)
Jun 24	Building/Equipment testing with power
July 24	TCO received
Nov 24	All units leased
Apr 25	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	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 22	Building foundation complete
Dec 22	Framing began
Aug 23	Interior work, installation of cabinets & doors for Building 1136
Sept 23	Installing the insulation and hanging drywall on Building 1146
Nov 23	Lease up Wait list open
Jan 24	Lease up Interviews
May 17	Scheduled permanent power on site
June 14	Temporary Certificate of Occupancy
June 30	Certificate of Occupancy
Sept 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
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
May 23	Re-launch Homebuyer outreach
May 23	Interior paint completed
Jun 23	Porch-flatwork, interior door installation and cabinetry installation
Jul 23	Painting completion
Jul 23	Homebuyer application review and selection
Jul 23	Gas pressure test inspection
Aug 23	Roofs finished
Aug 23	Water meter release (Backflow device inspection)
Aug 23	Electrical meter release
Sep 23	Families income qualified as moderate-income families and meet the City program ratios
Sep 23	Street improvements (curbs, asphalt, and ADA ramp)
Sep 23	Solar inspection
Sep 23	Orange County Fire Authority Final inspection
Sep 23	SCE trench inspection



Sep 23 Flatwork completed
 Sep 23 Family Dedication Day Ceremony
 Oct 23 Construction Completion
 Nov 23 Police Final Inspection and sign off
 Nov 23 Planning final inspection and sign off (826 Lacy)
 Nov 23 Public Works final inspection and sign off (826 Lacy)
 Nov 23 Building final inspection and sign off (826 Lacy)
 Nov 23 Compliance final inspection and sign off (826 Lacy)
 Dec 23 City approves homebuyer qualifications and closes escrow (826 Lacy)
 Dec 23 Homeowners move in (826 Lacy)
 Jan 24 Planning final inspection and sign off (830 Lacy)
 Jan 24 Building final inspection and sign off (830 Lacy)
 Jan 24 Compliance final inspection and sign off (830 Lacy)
 Mar 24 City approves homebuyer qualifications and closes escrow (830 Lacy)
 Mar 24 Homeowners moved in
 Jul 24 Street Light Pole installed

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
Jun 23	Groundbreaking Ceremony
Jul 23	Storm drain system complete
Aug 23	Concrete footings & Columns Complete
Sept 23	Structural Framing on Existing Building Complete
Oct 23	Concrete pour ground floor slab on grad complete
Nov 23	Podium Complete
Dec 23	Framing 2nd Floor Complete
Jan 24	Framing Third to Fourth Floors Complete
Feb 24	Roof Tiebacks- Installation complete and structural observation done
Mar 24	Fire Sprinkler Permit Received HVAC inspection done
Apr 24	Roofing Framing Complete
Jun 24	Drywall Complete, Switchgear received
July 24	Dry In Complete, Lath & Plaster Complete
Aug 24	Interior Finishes Complete Permanent Power
Sept 24	Exterior Finishes Complete
Nov 24	Construction Complete
May 25	100% Full occupancy (6 months)

FX Residences – 801, 807, 809, and 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 five (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 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 and PGP permits
- June 23 Groundbreaking Ceremony
- July 23 Start of Construction
- Aug 23 Grading, trenching and forming underway
- Sept 23 Foundation poured
- Oct 23 Block Wall along North property line completed
- Oct 23 First floor framing begun
- Nov 23 1st and 2nd floor framing complete
- Dec 23 Roofing
- Jan 24 Plumbing
- Jan 24 Fire Riser Moved
- Jan 24 Connection to street complete
- Feb 24 Street Lights install
- Feb 24 Electrical & Mechanicals
- Apr 24 MEP Inspection
- Apr 24 Solar Rough
- May 24 Drywall Texture



May 24	Solar Panels
May 24	Scaffolding down
May 24	Water main and storm drain work to begin
May 24	Begin Stucco
May 24	Landscape start
Jun 24	Cabinetry Install
Jun 24	Electric Finish and Grade Finish
Jun 24	Solar finish, trim finish, and control boxes
Jun 24	Landscape finish
Jul 24	Flooring finish
Jul 24	Electric meter and appliance install
Jul 24	Final Paint Start
Jul 24	Final Paint Finish
Aug 24	Certificate of Occupancy

Projects in Pre-Development

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 demon permit application
Jan 23	Demo Permit Issued
Feb 23	Submit site plan review application
Apr 23	First Sunshine Ordinance meeting. Geological Soils Testing
May 23	Second Sunshine Ordinance meeting
Jun 23	Second Sunshine Ordinance meeting report submitted
Jun 23	Responses to comments received submitted
July 23	Comments from second submittal received. Meeting with Planning to discuss comments and density bonus waiver requests
Aug 23	Meetings with Public Works to discuss comments and density bonus waiver requests
Sep 23	Meetings with Public Works to discuss comments and density bonus waiver requests
Oct 23	Submit responses to comments from July 2023
Nov 23	Demolition Permit
Nov 23	Site Clean up
Jan 24	Demolition of existing structures



Feb 24	Secured construction lending
Mar 24	Secured three lending partners for homebuyer loans
April 24	Planning Department approval
April 24	Submit grading / non-priority WQMP
April 24	Submit architectural plans at risk
May 24	Planning Commission approval
Jul 24	Building permit issued
Jul 24	Groundbreaking ceremony
Jul 24	Begin foundation construction
Sep 24	Framing day ceremony
Mar 25	Complete rough inspections
Mar 25	Construction Completion

Richard Lehn Intergenerational Housing – 918 N Bewley St. (Formerly called Bewley St. Intergenerational Housing Project)

Nov 22	City of Santa Ana RFP submittal
Nov 22	Design development
Apr 23	Submitted plans to Planning Division
Jun 23	Community Development Commission approval of Pre-Commitment Letter
Jul 23	City Council approval of Pre-Commitment Letter
Aug 23	CalOptima HHIP funding application (\$3,000,000)
Sep 23	Start environmental approval process (NEPA)
Sep 23	Sunshine Ordinance Community Meeting 1
Oct 23	Sunshine Ordinance Community Meeting 2
Oct 23	Planning Division approval to proceed with plan check
Oct 23	Received CalOptima HHIP funding (\$3,000,000)
Jun 24	NEPA EA approval
Jun 24	HUD voucher approval
Jun 24	Building Division approval
Jul 24	City Council final approval
Jul 24	Pull construction permit
Jul 24	Start construction
Jul 24	Demolition
Sep 24	Rough framing complete
Nov 24	MEP complete
Jan 25	Construction complete
Jan 25	Commence Lease Up



Mar 25

All units leased