



City of Santa Ana – Quarterly Report

Fourth Quarter of FY 2023-24

APRIL – JUNE 2024

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 June 30, 2024 (Q4), provides information for all of the affordable housing projects and activities for the City’s Housing Division. The report is divided into six (6) sections:

- Loan Activity
- Loan Portfolio Management & Monitoring
- Density Bonus Agreements
- Development Impact Fee Deferral Agreements
- Available Funds for Affordable Housing Development Projects
- 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. The public submits inquiries and applications. Staff receives, reviews, and approves applications for these programs on a continual basis. Table 1 shows the number of inquiries and applications received and approved for Q4 and for the total 2023-24 fiscal year (FY 2023-24):

Table 1: Inquiries, Applications Received and Approved

Program	Inquiries		Applications Received		Applications Approved	
	Q4	Total FY	Q4	Total FY	Q4	Total FY
Residential Rehabilitation Grant Program	0	21	0	15	0	10
Down Payment Assistance Program	125	338	7	16	6	17



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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. As shown in Table 1, city staff received 21 inquiries and 15 applications for rehabilitation projects during FY 2023-24. Ten (10) applications were approved and three (3) projects were completed during FY 2023-24. The City currently lacks available funds to process further applications, resulting in zero inquiries, applications received, and applications approved during Q4.

Down Payment Assistance Program

The City's Down Payment Assistance Program (My First Home) provides down payment assistance loans to first time homebuyers looking to purchase a home in the City of Santa Ana. The My First Home program is administered by city staff and offers a 0% interest loan to low- or moderate-income families earning at or below 120% AMI. The City evaluates applicant eligibility and oversees the underwriting process, ensuring compliance with program guidelines and requirements.

As shown in Table 1, the Housing Division received seven (7) down payment assistance applications during Q4 and a total of 16 during FY 2023-24. Moreover, city staff approved six (6) down payment assistance applications (all six (6) closed escrow) during Q4 and a total of 17 applications during FY 2023-24.

It is important to note that, although the data implies that the Housing Division approved more applications than it received, the discrepancy arises because some of the applications approved in FY 2023-24 were received at the end of FY 2022-23. Similarly, staff received four (4) applications at the end of June 2024, which could increase FY 2024-25 Q1 approval figures, if approved.



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Furthermore, staff conducts workshops and other educational activities to inform the public of the My First Home program. Such activities include in-house workshops, homebuyer fairs, community presentations, and resource fairs, among others. As shown in Table 2, city staff engaged community members through a total of 43 outreach events, of which 20 took place during Q4. Such activities during Q4 included:

- Participated in NeighborWorks Orange County’s (NeighborWorks OC) “Homebuyer 101 + City DPA” monthly meeting on April 9, May 14, and June 11, 2024. These 1.5-hour sessions, held from 5:45 PM to 7:00 PM, provide essential guidance for entry-level homebuyers, covering topics such as budgeting, credit, lending, and other homeownership-related matters.
- Presented at Orange County Community Housing Corporation’s (OCCHC) 8-hour, HUD-approved, “Homebuyer Education” course on April 13.
- Hosted four (4) workshops at the following locations: Roosevelt Walker Community Center on April 4, Southwest Senior Center on May 2, Taft Elementary School on May 16, and Garfield Community Center on June 6.
- Presented information to six (6) City Departments, including Library Services on April 30, Human Resources on May 28, City Clerk on June 13, City Manager on June 17, Planning and Building on June 19, and Community Development on June 19.
- Participated in community resources fairs including: McFadden Institute of Technology’s Open House, on April 25, CalOptima’s Community Resource Fair on April 27, Homeownership OC’s Homebuyer Fair on May 18, Public Works Family Event on May 18, NeighborWorks’ Black Homeownership Empowerment Initiative on May 22, and OCCHC’s Homebuyer Fair on June 8, extending our outreach efforts to diverse community events.

Table 2: My First Home Loan Community Outreach

Community Engagement	Q1	Q2	Q3	Q4	Total FY
Number of Activities	4	7	12	20	43

Emergency Solutions Grant Program

The City’s Emergency Solutions Grant program assists individuals and families experiencing homelessness by enhancing emergency shelters, providing essential



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services, administering rapid re-housing, and data management. Effective July 1, 2023, the City entered into agreements with the Santa Ana Police Department and four (4) non-profits to administer these services for FY 2023-24. Throughout the fourth quarter, these organizations have been actively engaged in enrolling and delivering vital services to our residents. Table 3 provides quantitative data for Q4:

Table 3: Emergency Solutions Grant Program

Organization Name	Estimated # in Scope of Work	Clients Served (April – June 2024)
SAPD Heart	50	34
WISEPlace	2	0
Illumination Foundation RRH	3	1
Illumination Foundation HPP	1	0
2-1-1/United Way	0	0
Interval House	37	38

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 Q4, the principal balance is \$153,806,572. This portfolio is comprised of 361 loans, of which 340 are deferred or residual receipt payment loans. As shown in Table 4, the loan portfolio yielded \$288,501.61 in principal and interest payments during Q4. The amount of revenue fluctuates each quarter.



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Table 4: Portfolio Revenue

	HOME	CDBG	Redevelopment	NSP
Loan Payoffs	\$0	\$0	\$0	\$0
Residual Receipts Payments	\$77,731.76	\$0	\$106,345.65	\$77,528.66
Amortized Loan Payments	\$1,927.49	\$3,552.13	\$21,415.92	\$0
Total for Q4	\$79,659.25	\$3,552.13	\$127,761.57	\$77,528.66

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, 36 owner-occupancy recertification letters were mailed and 24 were returned and processed. It is important to note that the number of letters returned and processed includes letters sent from previous months. Furthermore, staff conducted a total of 258 inspections during Q4.

Density Bonus Agreements

The California Density Bonus (Government Code § 65915 et seq.) law allows developers proposing five or more residential units, as well as other projects, such as common interest developments under Civil Code § 4100, to increase density of on-site housing units in exchange for developing affordable units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek up to five incentives/concessions and an unlimited number of waivers that facilitate production of units, which are essentially variances from development standards that would help the project be built without significant burden and without detriment to public health. As shown



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in Table 5, the City of Santa Ana has entered into the following Density Bonus Agreements as of the end of Q4:

Table 5: 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
December 2022	Toll West Coast	717 S. Lyon St.	8 townhomes restricted for sale to low-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



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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.

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 6, the City has entered into two (2) outstanding Development Impact Fee Deferral Agreements since December of 2021 and did not enter into any during Q4. Table 6 presents the agreement deferrals awaiting payment as of June 30, 2024:

Table 6: 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

Available Funds 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 1 provides a summary of the funds available as of June 30, 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. There were no units built on site during Q4.



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Table 7: Units Built On-Site

Ownership	Rental	Total
24	10	34

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, 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, including \$834,000 deposited in FY 2023-24, of which zero were received during Q4:

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 provide 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.



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Project or Program	Inclusionary Housing Funds Expended	# of Units	Address
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.
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 five (5) affordable housing projects under construction, and two (2) affordable projects in pre-development. One (1) project completed construction during Q4. Below is a concise overview and status update for each project. Exhibit 2 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 with a Final Proposal Due Date of August 22, 2024 following City Council approval. Following the May 1, 2024 deadline, city staff received two (2) proposals and is currently reviewing them to choose a recipient.



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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); Eighty-nine (89) Project-Based Vouchers (PBVs) consisting of 34 HUD-VASH PBVs and 55 regular PBVs.
Update	During this quarter, construction activities include cabinets completion and appliances and fixtures installation in Building C. Building A cabinets, appliances, and fixtures starting. Landscape completion. Electrical trim completion. Flatwork completion. Elevator started in June and will be completed by July. Completion is anticipated for July 2024 for Building C followed by Building B and then Building A with TCO anticipated in phases and CoO by July 2024.

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 (26) 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 26 Mainstream Program PBVs
Update	SCE provided power at the end of May. Since then, equipment testing and inspections have been underway. Final punchwalk of the units is occurring the week of 7/8, with final inspections expected to be signed off by 7/22/2024. Lease up calls have been conducted weekly and the team has been obtaining matches for both MHSA (PBV) and LIHTC units. The developer aims to be fully leased up by the end of September.

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), 65-year ground lease agreement for 1126, 1136



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	and 1146 E. Washington Ave. (Appraised Value as of September 22, 2019: \$4,108,136) and 15 PBVs
Update	Building has been completed and TCO was issued on July 1st. CoO is pending CASp work revisions which is expected to be completed by July 31. Property management is preparing general affordable tenant move-ins. The Corporation for Supportive Housing and Orange County staff are continuing final referrals and matches for the permanent supportive housing units.

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); 25 PBVs
Update	The general contractor, Walton, is currently working on installing windows, historical preservation of windows, installing roof tiles, paving sidewalk and curbs on Sycamore Street, completing MEP rough installation, and beginning lath and plaster. The project is 97% bought out and working on submittals. The expected construction completion date is November 2024.

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	HVAC install and preliminary drywall ongoing through the week of 4/1. Rough electric and other rough mechanical, electric, and plumbing went in the week of 4/8. Fire caulking began the week of 4/15, and water appliance hookup locations were completed. Slight delay the week of 4/22 to resolve a warranty discussion on fire caulking versus compliant foam. Scratch coat stucco began the week of 4/29. Rough MEPs sign-off began the week of 5/6/24, caulking resolved and all MEPs approved week of 5/13. Insulation completed the week of 5/20, and production drywall began on 5/27/24. Stucco brown coat also applied the week of 5/27/24. Project completion is estimated for August 2024.



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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	<p>The project received Planning Commission approval on June 11, 2024 and is scheduled for City Council meeting on July 16, 2024.</p> <p>Habitat continues to conduct new home buyer orientations for potential homebuyers to ultimately select six (6) families eligible for the six (6) townhomes that will begin construction. Habitat has developed and is implementing a strategy to ensure its outreach efforts generate qualified homebuyers that meet the City’s local preference policy.</p> <p>Habitat continued to engage volunteers through Q4. From the beginning of the project to date, there have been 30 volunteers and 219 hours.</p>

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 / Authority Funds	Homeless Housing, Assistance and Prevention (HHAP) (\$2,021,319); Eight (8) PBVs
Update	The developer continues to work with City Building and Engineering to understand City requirements. The developer is also in the process of scheduling lead based paint and water testing.



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Projects Completed

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	<p>The project is complete and both families have moved in. The street light post for this project will be installed in late July 2024. Edison's demand for concrete light posts has impacted the supply and caused delays.</p> <p>From the beginning of the project to date, there have been 1,304 unique volunteers with a total of 24,000 hours.</p>

Exhibit 1

Available Funds for Affordable Housing Development Projects

As of June 30, 2024

Housing Successor Agency (Housing Authority)

\$3,951,079	Cash on Hand
(\$165,695)	Frances Xavier Residence Project Pre-Commitment Loan ¹
(\$250,000)	Administrative Costs Allowance ²
(\$3,215,115)	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

\$7,571,824	Cash on Hand
(\$1,097,021)	Down Payment Assistance Program ⁶
(\$151,411)	Westview House Loan ⁷
(\$18,035)	Westview House Project Cost
(\$2,200,000)	1921 W. Washington Project Pre-Commitment ¹²
(\$196,008)	Carnegie Shelter Budget for Furnishings, Fixtures, and Equipment ¹³
(\$858,046)	Administrative Costs Allowance (CDA/PBA)
\$3,051,303	Available Funds

HOME Program

\$9,063,089	Funds to Drawdown
(\$300,749)	Crossroads at Washington Loan ⁹
(\$200,371)	Westview House Loan ⁷
\$8,561,969	Available Funds to Drawdown

HOME-American Rescue Plan Program (PSH Projects Only)

\$1,464,630	Funds to Drawdown
(\$1,464,630)	WISEPlace PSH Loan ¹¹
\$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

\$49,327	Cash on Hand ¹⁰
(\$38,652)	Westview House Loan ⁷
\$10,675	Available Funds

CalHome Program

\$762,979	Cash on Hand ⁸
(\$762,979)	Down Payment Assistance Program ⁶
\$0	Available Funds

\$11,628,637 **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 on May 17, 2022.

⁹ Approved by City Council on October 17, 2023.

¹⁰ Approved by City Council on June 21, 2022.

¹¹ Old program income available after close out of program with HUD.

¹² Approved by City Council on March 7, 2023.

¹³ Approved by City Council on November 15, 2022.

¹⁴ Approved by City Council on July 20, 2021.



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



EXHIBIT 2

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
Jun/July 24	Street improvements
Jun/July 24	Elevator
July 24	Construction Completion (by phase for TCO)
Oct 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
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)
May 24	SCE provided water to the building
Jun 24	Building/Equipment testing with power
Jun/July 24	Inspections and sign-offs
July 24	TCO received by EOM
Oct 24	All units leased
Feb 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 24	Scheduled permanent power on site
July 24	Temporary Certificate of Occupancy
July 24	Certificate of Occupancy
Aug 24	Full occupancy



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
July 24	Dry In Complete, Lath & Plaster Complete
Aug 24	Interior finishes, switchgear received
Sept 24	Exterior finishes complete
Oct 24	Complete permanent power
Dec 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



EXHIBIT 2

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	Meeting with City staff (Re: planning/engineering requirements)
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
May 24	Submit architectural plans at risk
Jun 24	Planning Commission approval
Jun 24	Site maintenance and cleanup
Jul 24	City Council meeting for project approval
Jul 24	Groundbreaking ceremony
Jul 24	Site maintenance and cleanup
Aug 24	Site maintenance and cleanup
Sep 24	Site maintenance and cleanup
Oct 24	Grading permit issued
Oct 24	Building permit issued

EXHIBIT 2



Nov 24	Framing day ceremony
Nov 24	Wet utilities
Dec 24	Foundation
Jan 25	Framing
Feb 25	Exterior finishes
Feb 25	Utility rough-ins and complete concrete
Apr 25	Dry in
Jun 25	Dry utilities
Jun 25	Interior finishes
Jun 25	Complete rough inspections
Jun 25	Landscaping and grounds work
Jun 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



Projects Completed

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	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	Homeowners moved in (830 Lacy)
Apr 24	Final disbursement of funds
Jul 24	Street light pole installed