



November 1st, 2019

Mr. Ali Pezeshkpour
City of Santa Ana Planning Department
20 Civic Center Plaza, Ross Annex, 2nd Floor
Santa Ana, CA 92701

RE: Submittal of Sunshine Ordinance Meeting Materials for October 29th, 2019 Meeting for The Crossroads at Washington Affordable Housing Project

Dear Ali:

On behalf of Related California and A Community of Friends, please find enclosed the materials required by the Sunshine Ordinance for the meeting held on October 29th, 2019 at 650 N. Lacy Street in Santa Ana. The purpose of the meeting was to provide information to the surrounding community about the application submitted to the City for the proposed affordable housing project proposed at 1126 & 1146 E. Washington Ave, Santa Ana, CA 92701.

The following materials are provided:

1. Notification mailers (English and Spanish) mailed to property owners and occupants within 500' radius, mailed on October 18th, 2019
2. Photos of Meeting Notices posted on property at four (4) locations on October 17th, 2019
3. Proof of Publication from the Orange County Register for English and Spanish Meeting Notifications published October 19th, 2019
4. List of Property Owners and Residents within 500' radius
5. Sign-in Sheet from the October 29th, 2019 Meeting
6. Copy of PowerPoint Presentation
7. Meeting Minutes – Comments and Responses made at October 29th, 2019 Sunshine Ordinance meeting

This is to confirm, under penalty of perjury, that the required notifications and materials were prepared and distributed in accordance with the Sunshine Ordinance requirements of the City of Santa Ana.

Sincerely,

A handwritten signature in blue ink that reads 'Randy Mai'.

Randy Mai
Related California

Invite you to a community information meeting for:

The Crossroads at Washington

An affordable and supportive housing development located at
1126 & 1146 E Washington Ave
Santa Ana, CA 92701



The Crossroads at Washington will be a new 86-unit affordable and supportive housing development designed to serve individuals and families. The project will include supportive services for tenants as well as several tenant amenity spaces. Please come share your thoughts about the proposed multifamily development. At the community meeting, we will provide additional information about the development, answer your questions, and solicit your feedback on the proposed development.

MEETING INFORMATION:

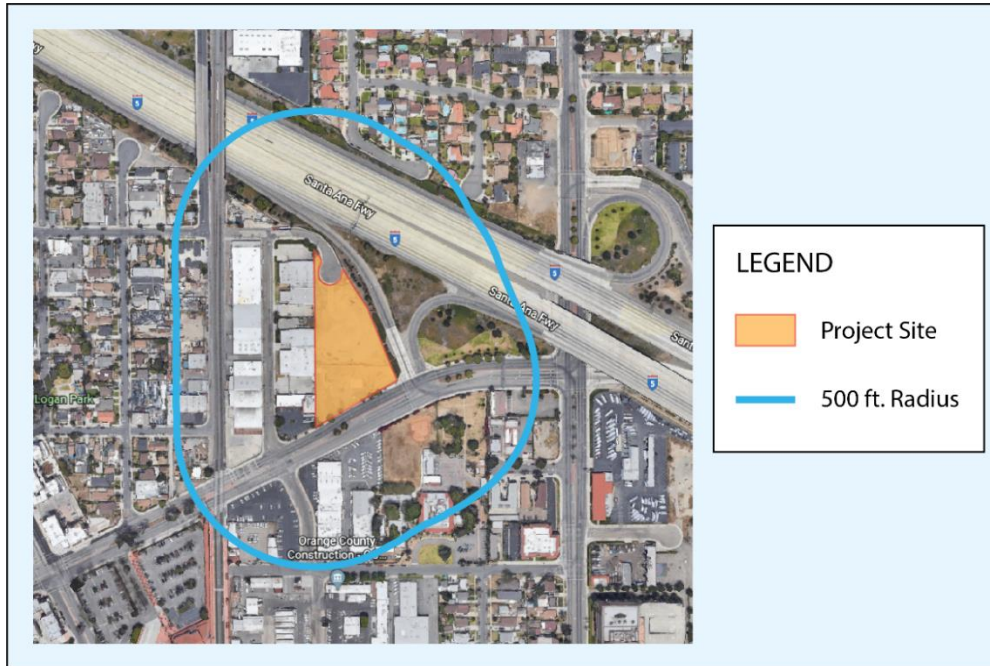
Date: Tuesday, October 29th, 2019
Time: 6:00 PM
Location: Triada at the Station District
650 N. Lacey Street,
Santa Ana, CA 92701

If you have any questions regarding this event or if you require any language interpretation services other than English, please contact Paul Hogge at (949) 660-7272 or phogge@related.com.

Le invita a una reunión comunitaria para:

The Crossroads at Washington

Un Desarrollo de Vivienda Asequible y de Apoyo localizado en el
1126 & 1146 E Washington Ave
Santa Ana, CA 92701



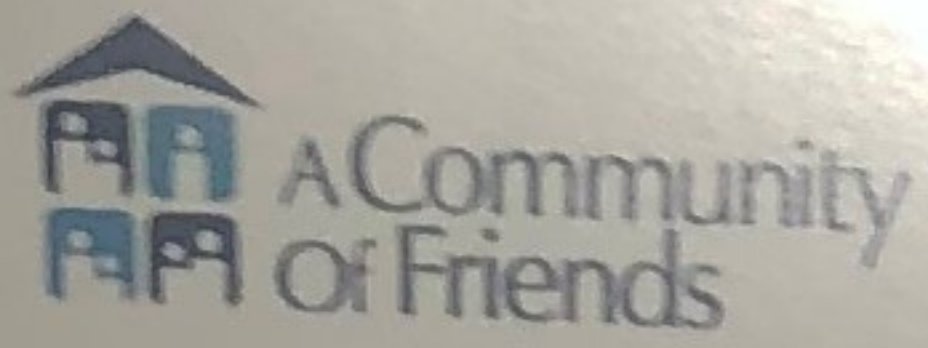
The Crossroads at Washington (Crossroads sobre Washington) será una nueva vivienda asequible y de apoyo con 86 unidades desarrollada para servir a individuos y familias. El proyecto incluirá servicios de apoyo para inquilinos como también espacios de servicios para inquilinos. Acompáñenos para compartir su opinión sobre la propuesta del desarrollo multifamiliar. Durante la reunión comunitaria, proporcionaremos información adicional sobre el desarrollo, responderemos a sus preguntas y solicitaremos sus opiniones sobre el desarrollo propuesto.

Detalles de la reunión:

Fecha: Martes, 29 de Octubre de 2019
Horario: De 6:00 PM a 7:00 PM
Ubicación: Triada at the Station District
650 N. Lacey Street,
Santa Ana, CA 92701

Si tiene preguntas sobre la reunión comunitaria o si necesita servicios de interpretación de idiomas distintos al inglés, comuníquese con Paul Hogge al (949) 660-7272 o por correo electrónico a phogge@related.com

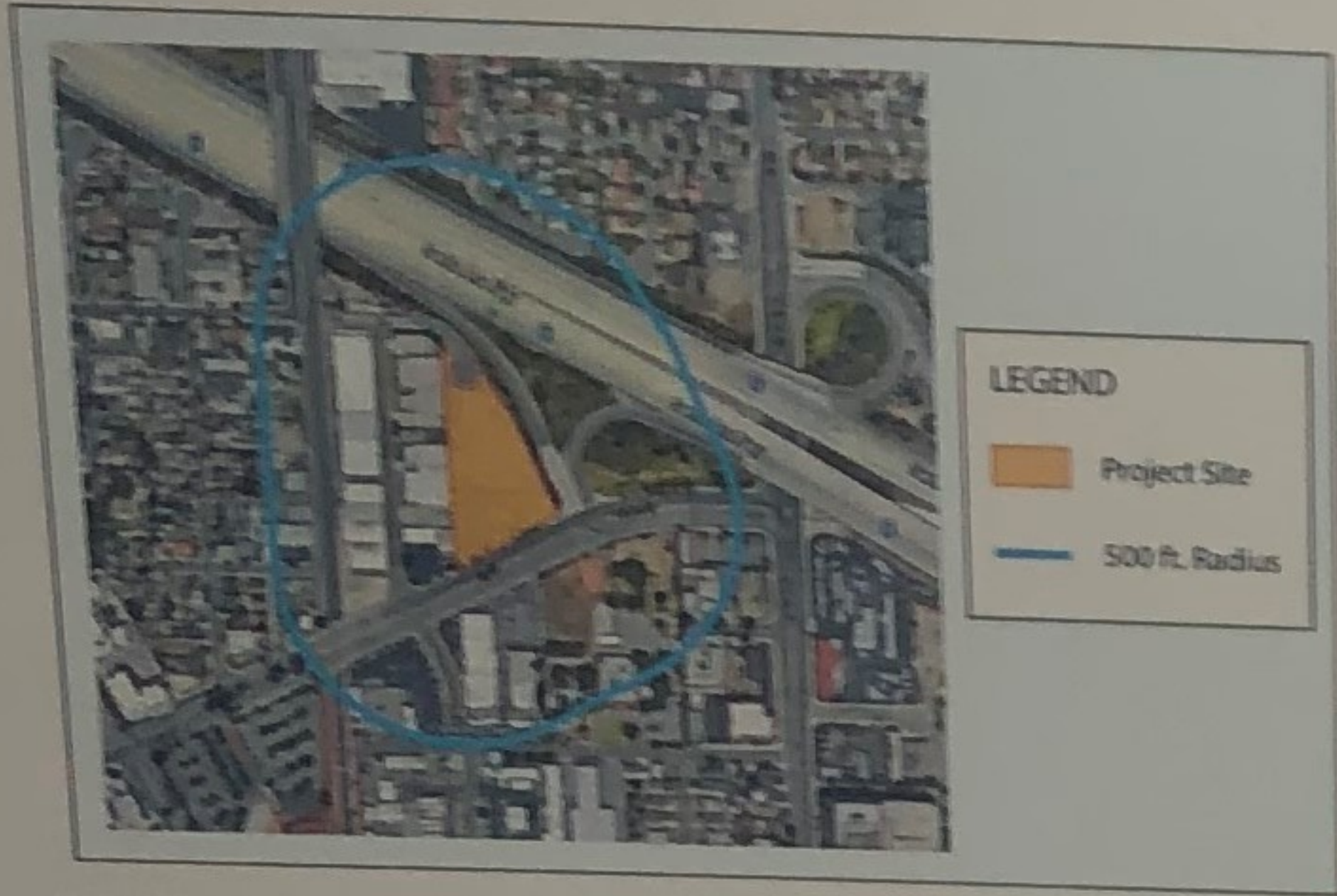
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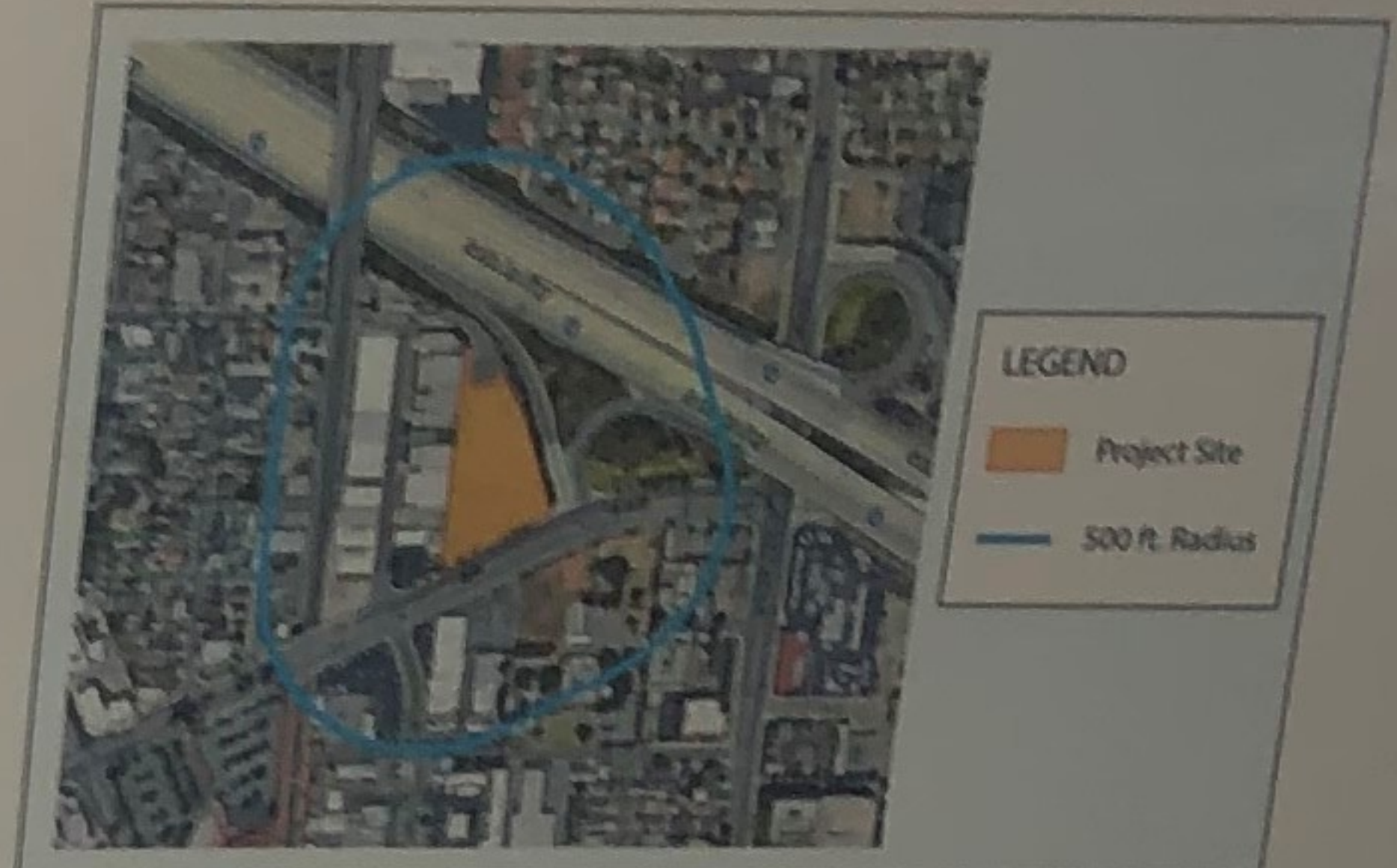
RELATED and



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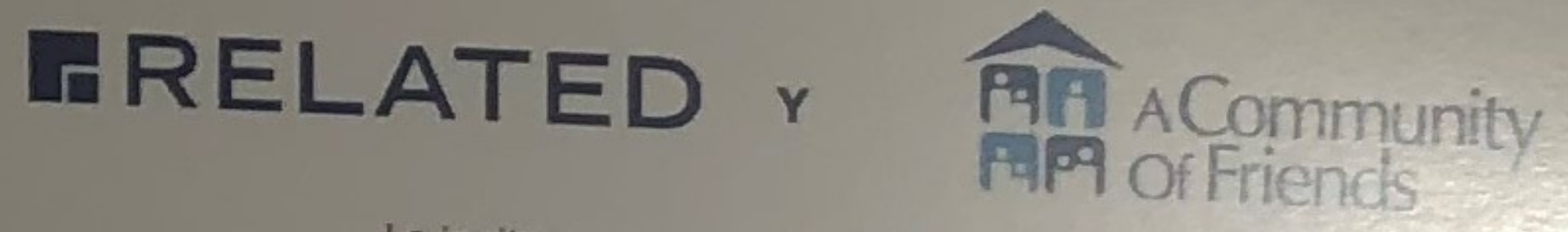


The Crossroads at Washington will be a new 86-unit affordable and supportive housing development designed to serve individuals and families. The project will include supportive services for tenants as well as several tenant amenity spaces. Please come share your thoughts about the proposed multifamily development. At the community meeting, we will provide additional information about the development, answer your questions, and solicit your feedback on the proposed development.

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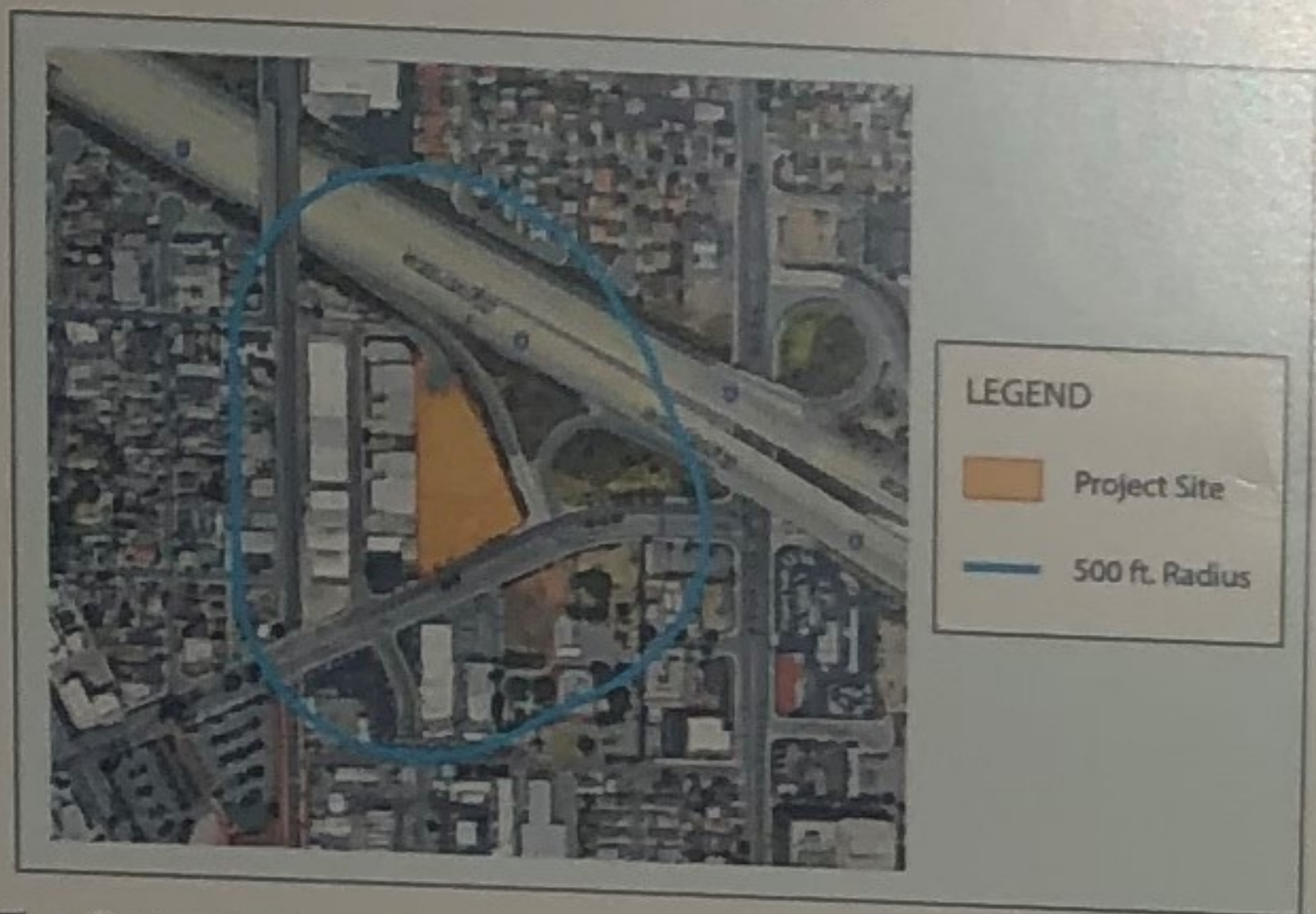
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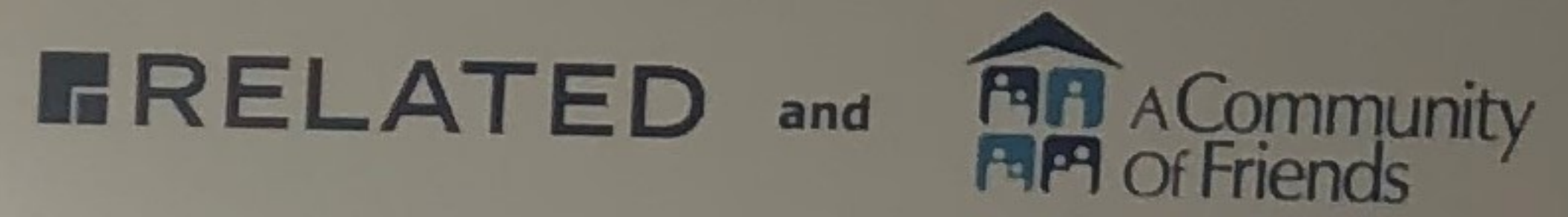


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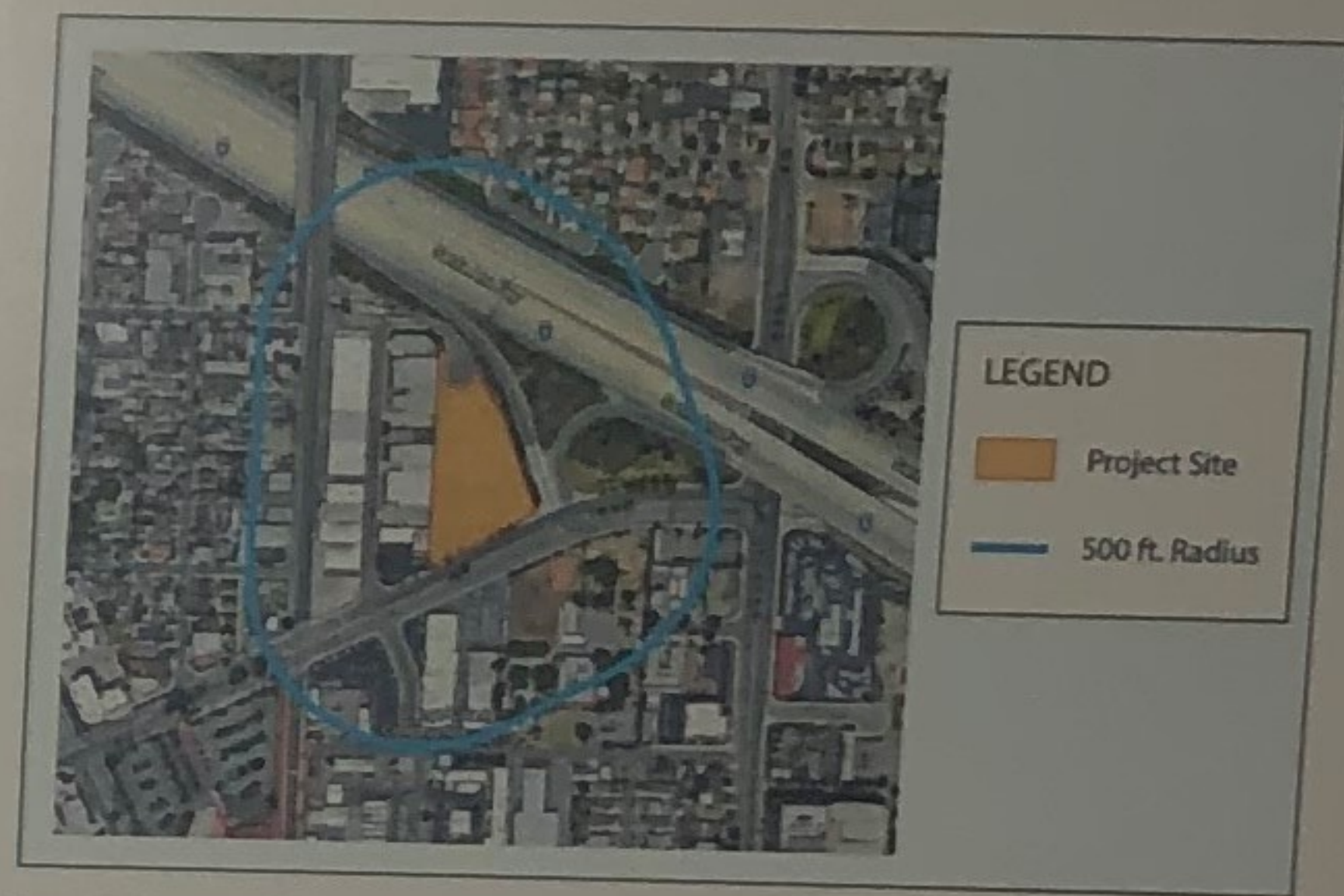
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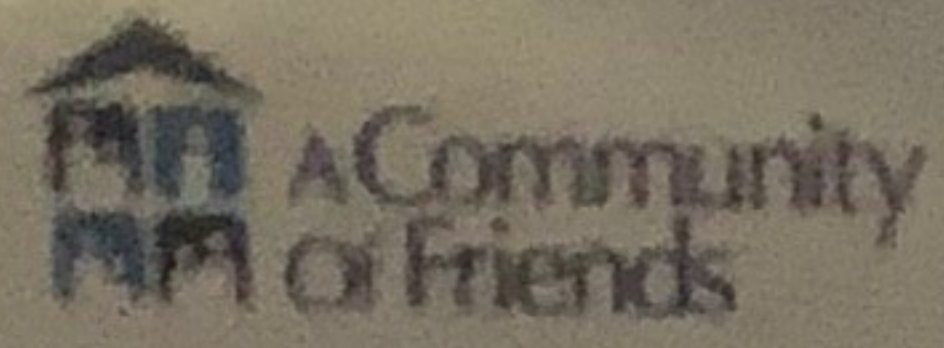
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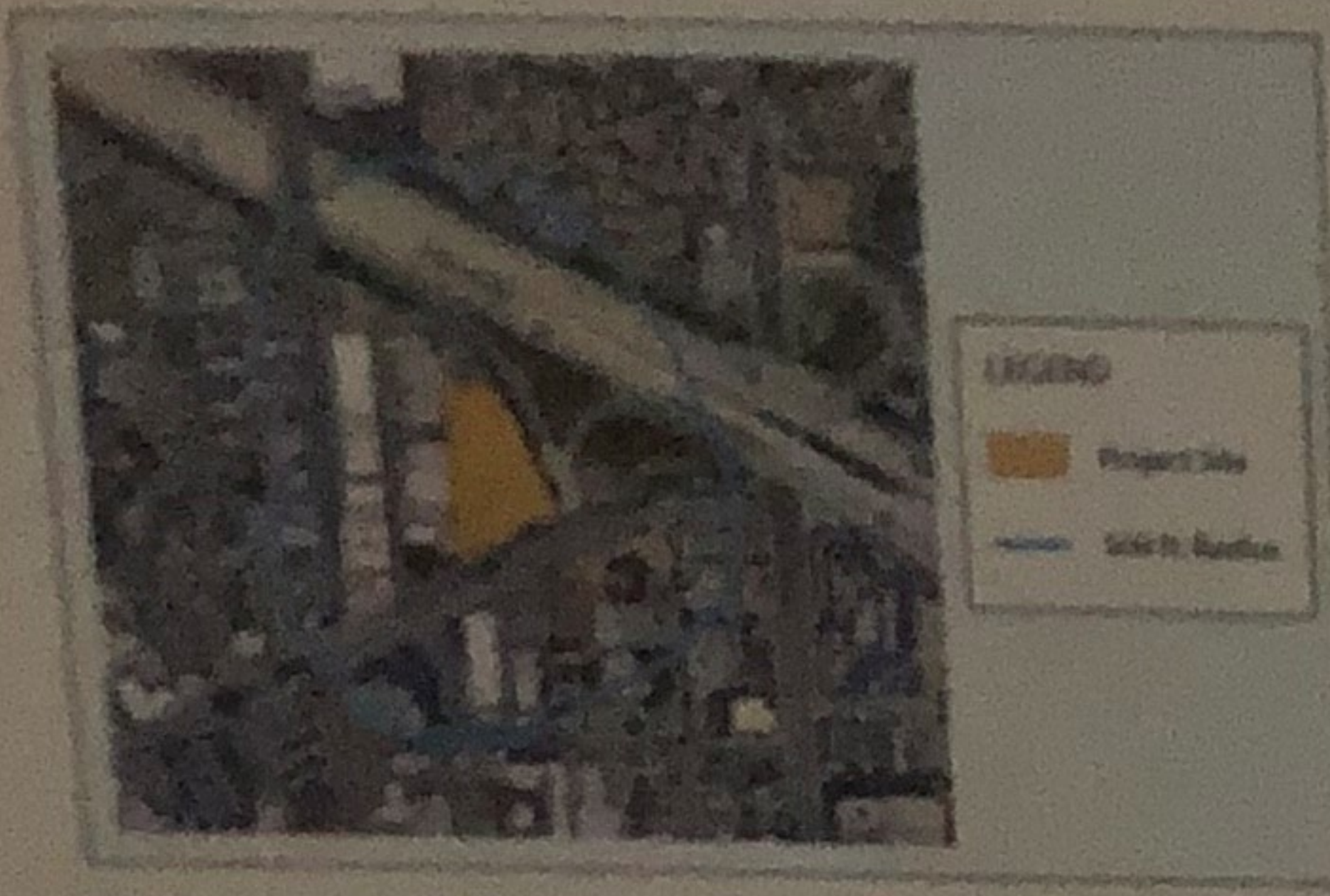
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RELATED v



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1126 N 1146 E Washington Ave
Santa Ana, CA 92701



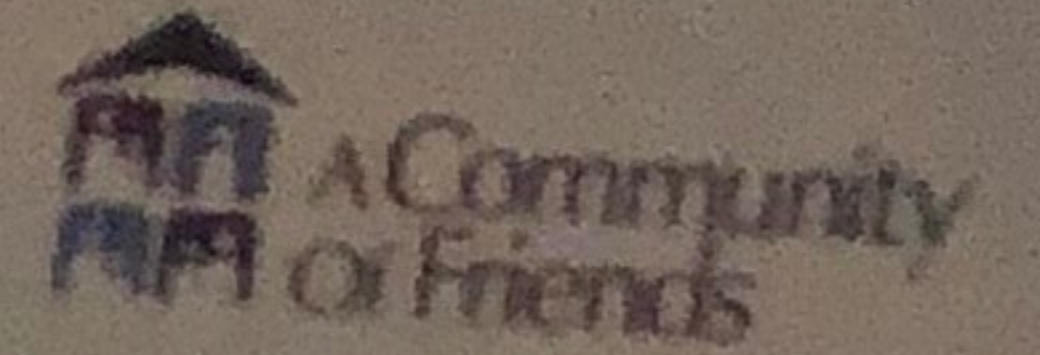
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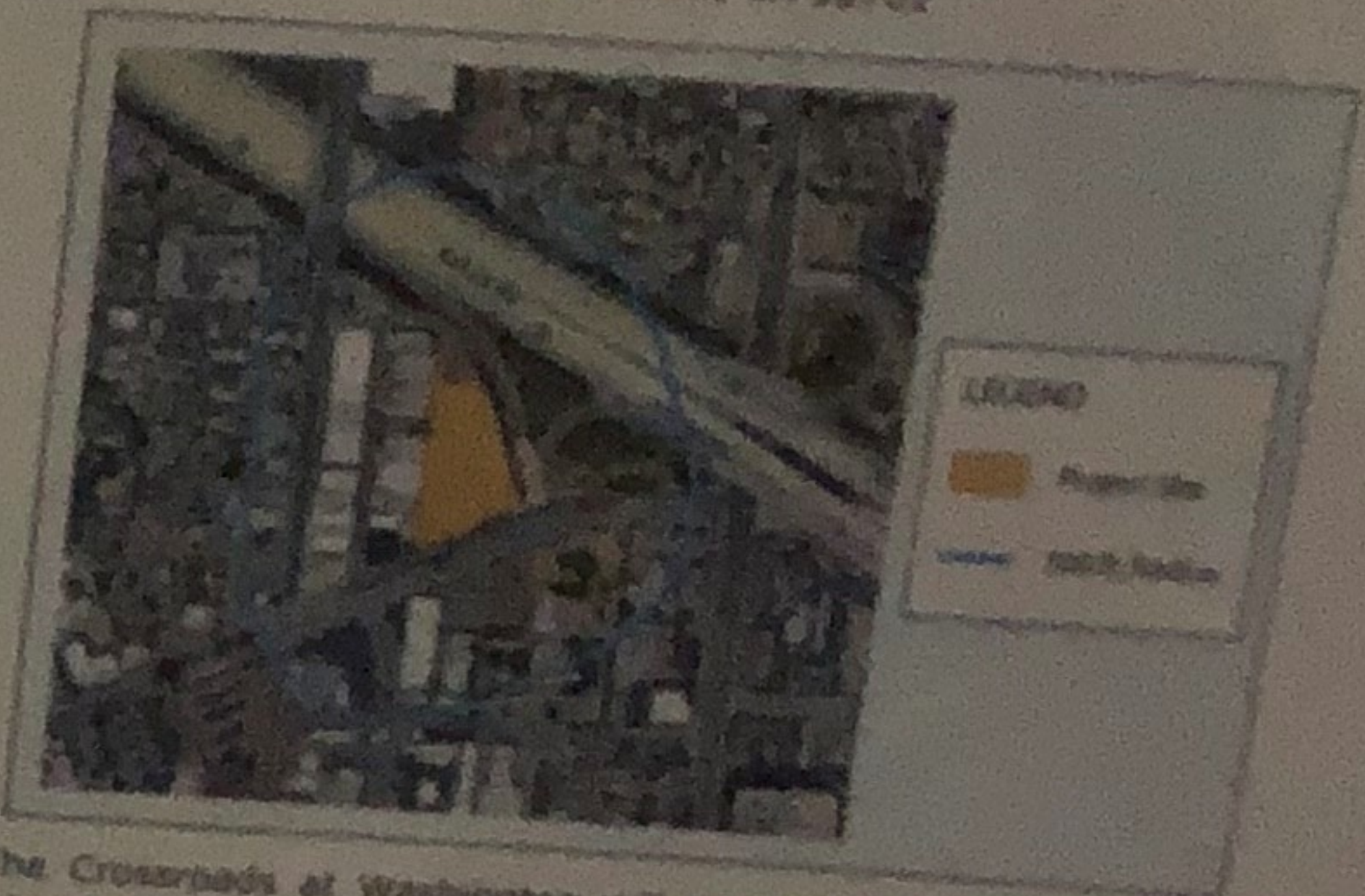
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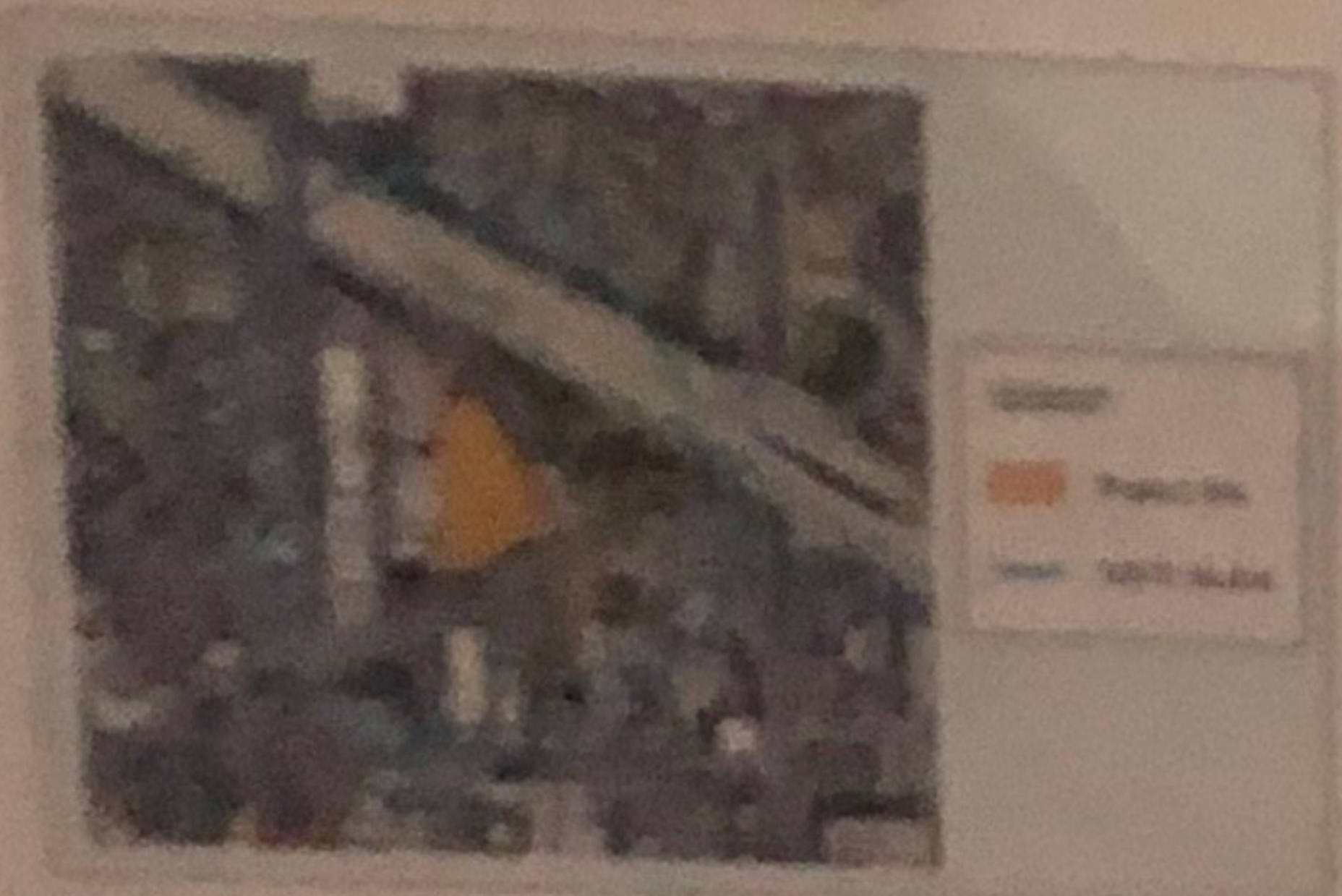
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Learn more about this exciting opportunity with
The Greenways at Washington
 an affordable and supportive housing development located at
 1128 & 1146 E Washington Ave
 Santa Ana, CA 92705



The Greenways at Washington (Greenways) offers Washington area residents an affordable, supportive housing development designed to serve individuals and families. The project will include supportive services for tenants as well as several nearby transit options. Please come share your thoughts about the proposed multifamily development. As the community meeting we will discuss additional information about the development, answer your questions, and solicit your feedback on the proposed development.

Meeting Information
 Date: Monday, 11th of October 2020
 Time: 10:00 AM to 1:00 PM
 Location: Trade at the Harbor District
 1128 E. 11th Street
 Santa Ana, CA 92705

For more information about this exciting opportunity or to receive materials for the development, please contact the project manager at 714.774.1111 or info@related.com

Learn more about this exciting opportunity with
The Greenways at Washington
 an affordable and supportive housing development located at
 1128 & 1146 E Washington Ave
 Santa Ana, CA 92705



The Greenways at Washington will be a new 40-unit, affordable and supportive housing development designed to serve individuals and families. The project will include supportive services for tenants as well as several nearby transit options. Please come share your thoughts about the proposed multifamily development. As the community meeting we will discuss additional information about the development, answer your questions, and solicit your feedback on the proposed development.

MEETING INFORMATION
 Date: Monday, October 12th, 2020
 Time: 10:00 AM
 Location: Trade at the Harbor District
 1128 E. 11th Street
 Santa Ana, CA 92705

For more information regarding this project or to receive materials for the development, please contact the project manager at 714.774.1111 or info@related.com

**FICTITIOUS BUSINESS NAME
STATEMENT
20196554141**

The following person(s) is (are) doing business as:

**PWCC SOLUTIONS
2929 WESTMINSTER AVE, #3360
SEAL BEACH, CA 90740**

Full Name of Registrant(s):
**MICHELLE LEE REDMOND
11822 SAINT MARK STREET
GARDEN GROVE, CA 92845**

This business is conducted by an Individual.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

/S/ MICHELLE LEE REDMOND
This statement was filed with the County Clerk of Orange County on 09/09/2019.
Published in: Orange County Register
October 5, 12, 19, 26, 2019 11321311

**RELATED CALIFORNIA
and**

**A COMMUNITY OF FRIENDS
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meeting for:**

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Y**

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desarrollada para servir a individuos y familias. Acompáñenos para compartir su opinión sobre la propuesta del desarrollo multifamiliar. Durante la reunión comunitaria, proporcionaremos información adicional sobre el desarrollo, responderemos a sus preguntas y solicitaremos sus opiniones

**The Crossroads at Washington
Community Outreach Mailer List 500sf Radius**

PARCEL	OWNER FIRST	OWNER LAST	COOWNER	SITE ADDRESS	UNIT	SITE CITY	SITE STATE	SITE ZIP	MAIL ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP
398 084 14	Idalia	Aguirre		*no Site Address*		CA	00000	1307 N Eastwood Ave	Santa Ana	CA	92701	
398 092 13	County Of Orange			*no Site Address*		CA	00000	300 N Flower St	Santa Ana	CA	92703	
398 111 24	State Of California			*no Site Address*		CA	00000	2501 Pullman St	Santa Ana	CA	92705	
398 111 27	Heidler			*no Site Address*		CA	00000	18571 Rosenau Dr	Villa Park	CA	92861	
398 182 21	Kevin Bypass	Liebeck	Tr	*no Site Address*	Santa Ana	CA	00000	7665 Park Forest Dr	Huntington Beach	CA	92648	
398 182 30	Naser	Kianfard		*no Site Address*		CA	00000	34 Nighthawk	Irvine	CA	92604	
398 193 09	City Of Santa Ana			*no Site Address*		CA	00000	Po Box 1988	Santa Ana	CA	92702	
398 203 02	City Of Santa Ana			*no Site Address*		CA	00000	20 Civic Center Plz	Santa Ana	CA	92701	
398 204 04	City Of Santa Ana			*no Site Address*		CA	00000	20 Civic Center Plz	Santa Ana	CA	92701	
398 208 01	County Of Orange			*no Site Address*		CA	00000	Po Box J	Mountain View	CA	94042	
398 351 05	City Of Santa Ana			*no Site Address*		CA	00000	20 Civic Center Plz	Santa Ana	CA	92701	
398 351 07	City Of Santa Ana			*no Site Address*		CA	00000	20 Civic Center Plz #M25	Santa Ana	CA	92701	
398 351 08	City Of Santa Ana			*no Site Address*		CA	00000	20 Civic Center Plz #M25	Santa Ana	CA	92701	
398 082 22	Gregory	Keating		1220 E 14th St	Santa Ana	CA	92701	15 275 Popaa St	Pahoa	HI	96778	
398 082 23	Jose Alfredo	Cervantes	Cervantes Monica	1224 E 14th St	Santa Ana	CA	92701	1224 E 14th St	Santa Ana	CA	92701	
398 082 24	Raffaele	Marino	Marino Assunta	1228 E 14th St	Santa Ana	CA	92701	1228 E 14th St	Santa Ana	CA	92701	
398 082 25	Gennaro	Marino		1232 E 14th St	Santa Ana	CA	92701	1232 E 14th St	Santa Ana	CA	92701	
398 082 26	Alvaro	Luna	Montanez-Luna Margar	1236 E 14th St	Santa Ana	CA	92701	1236 E 14th St	Santa Ana	CA	92701	
398 084 01	Antonio	Pena	Family Tr	1248 E 14th St	Santa Ana	CA	92701	1248 E 14th St	Santa Ana	CA	92701	
398 084 02	Armando	Moran	Moran Maria T	1254 E 14th St	Santa Ana	CA	92701	1254 E 14th St	Santa Ana	CA	92701	
398 084 03	Mauricio	Galvez	Galvez Patricia	1258 E 14th St	Santa Ana	CA	92701	1258 E 14th St	Santa Ana	CA	92701	
398 084 17	Akbar Mohammad	Pour		1264 E 14th St	Santa Ana	CA	92701	29 Beechwood	Irvine	CA	92604	
400 233 12	Gamaliel & Bertha	Vasquez		1302 E 14th St	Santa Ana	CA	92701	1302 E 14th St	Santa Ana	CA	92701	
400 233 10	Jose	Ros		1306 E 14th St	Santa Ana	CA	92701	1306 E 14th St	Santa Ana	CA	92701	
400 233 09	Mary Lou	Ontiveros		1310 E 14th St	Santa Ana	CA	92701	1310 E 14th St	Santa Ana	CA	92701	
398 193 02	Aaron	Montoya	Montoya Maria	1000 N Custer St	Santa Ana	CA	92701	925 S Diamond St	Santa Ana	CA	92704	
398 193 08	Catherine	Ledesma		1019 N Custer St	Santa Ana	CA	92701	Po Box 9611	Fountain Valley	CA	92728	
398 193 07	Emilano	Betancourt	Betancourt Adan	1023 N Custer St	Santa Ana	CA	92701	1023 N Custer St	Santa Ana	CA	92701	
398 193 06	Rice			1027 N Custer St	Santa Ana	CA	92701	1027 N Custer St	Santa Ana	CA	92701	
398 193 05	James	Hill		1033 N Custer St	Santa Ana	CA	92701	1033 N Custer St	Santa Ana	CA	92701	
398 193 04	Phuong	Do	Do Quyen T	1037 N Custer St	Santa Ana	CA	92701	1037 N Custer St	Santa Ana	CA	92701	
398 193 03	G G & G Properties LLC			1039 N Custer St	Santa Ana	CA	92701	1038 N Custer St	Santa Ana	CA	92701	
398 182 08	Canon Salinas	Najera		1313 N Custer St	Santa Ana	CA	92701	1313 N Custer St	Santa Ana	CA	92701	
398 182 07	Jose Martin	Esquivel	Martinez Veronica	1315 N Custer St	Santa Ana	CA	92701	1315 N Custer St	Santa Ana	CA	92701	
398 182 06	Danny Jr & Isela	Rodriguez		1317 N Custer St	Santa Ana	CA	92701	1317 N Custer St	Santa Ana	CA	92701	
398 182 05	Raymundo	Aguirre	Diaz Daniela H	1321 N Custer St	Santa Ana	CA	92701	1321 N Custer St	Santa Ana	CA	92701	
398 182 22	Andrew &	Nguyen	Nguyen 2015 Tr	1325 N Custer St	Santa Ana	CA	92701	10352 Bellehurst Ave	Westminster	CA	92683	
398 182 26	Adrian	Alva		1329 N Custer St	Santa Ana	CA	92701	1329 N Custer St	Santa Ana	CA	92701	
398 182 25	Jose	Ayala	Chavez Alejandra	1331 N Custer St	Santa Ana	CA	92701	1821 E 19th St	Santa Ana	CA	92705	
398 182 28	Douglas	Millard		1337 N Custer St	Santa Ana	CA	92701	1331 N Custer St	Santa Ana	CA	92701	
398 371 25	Jorge	Cossio		715 N Eastwood Ave	Santa Ana	CA	92701	715 N Eastwood Ave	Santa Ana	CA	92701	
398 374 08	Angel	Baca	Revoc Tr	716 N Eastwood Ave	Santa Ana	CA	92701	509 S Halladay St	Santa Ana	CA	92701	
398 371 26	Sharon	Hernandez		717 N Eastwood Ave	Santa Ana	CA	92701	717 N Eastwood Ave	Santa Ana	CA	92701	
398 374 07	Guzman Ramon The &		G Guzman Living Tr	720 N Eastwood Ave	Santa Ana	CA	92701	724 N Eastwood Ave	Santa Ana	CA	92701	
398 371 27	Daniel	Sosa	Sosa Enequina	721 N Eastwood Ave	Santa Ana	CA	92701	721 N Eastwood Ave	Santa Ana	CA	92701	
398 374 06	Guzman Ramon The &		G Guzman Living Tr	724 N Eastwood Ave	Santa Ana	CA	92701	724 N Eastwood Ave	Santa Ana	CA	92701	
398 371 28	Filogonio	Diaz	Diaz Ofelia	725 N Eastwood Ave	Santa Ana	CA	92701	725 N Eastwood Ave	Santa Ana	CA	92701	
398 374 05	Josephine	Sandoval		728 N Eastwood Ave	Santa Ana	CA	92701	Po Box 10685	Santa Ana	CA	92711	
398 371 29	Cruz Francisco	Santa Sr.	Santa Cruz Yolanda	731 N Eastwood Ave	Santa Ana	CA	92701	731 N Eastwood Ave	Santa Ana	CA	92701	
398 374 04	Pedro	Sosa	Tapia Elia	732 N Eastwood Ave	Santa Ana	CA	92701	732 N Eastwood Ave	Santa Ana	CA	92701	
398 371 30	Gregory	Smith		735 N Eastwood Ave	Santa Ana	CA	92701	735 N Eastwood Ave	Santa Ana	CA	92701	
398 374 03	Ruben	Guzman		736 N Eastwood Ave	Santa Ana	CA	92701	736 N Eastwood Ave	Santa Ana	CA	92701	
398 371 31	Sergio Medina	Hernandez	Parra Maria G Ramire	737 N Eastwood Ave	Santa Ana	CA	92701	737 N Eastwood Ave	Santa Ana	CA	92701	
398 374 02	Luis Alberto	Campos	Campos Family Tr	740 N Eastwood Ave	Santa Ana	CA	92701	740 N Eastwood Ave	Santa Ana	CA	92701	
398 374 01	Pacific Legacy Real		Estate & Invest Inc	742 N Eastwood Ave	Santa Ana	CA	92701	17853 Santiago Blvd #1104-45	Villa Park	CA	92861	
398 082 32	State Of California			1302 N Eastwood Ave	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705	
398 084 08	Idalia	Aguirre		1307 N Eastwood Ave	Santa Ana	CA	92701	1307 N Eastwood Ave	Santa Ana	CA	92701	
398 084 09	Elizabeth	Cruz		1313 N Eastwood Ave	Santa Ana	CA	92701	1313 N Eastwood Ave	Santa Ana	CA	92701	
398 082 47	Chris Phuviet	Bui	Ho Nancy Thu	1314 N Eastwood Ave	Santa Ana	CA	92701	1314 N Eastwood Ave	Santa Ana	CA	92701	
398 084 10	Ramon	Ramos	Ramos Maricela A	1319 N Eastwood Ave	Santa Ana	CA	92701	1319 N Eastwood Ave	Santa Ana	CA	92701	
398 082 29	Koeun	Kem	Yi Dinet	1320 N Eastwood Ave	Santa Ana	CA	92701	1320 N Eastwood Ave	Santa Ana	CA	92701	
398 082 28	Robert Joseph	DeGree		1326 N Eastwood Ave	Santa Ana	CA	92701	1326 N Eastwood Ave	Santa Ana	CA	92701	
398 082 27	Claudia	Guzman		1332 N Eastwood Ave	Santa Ana	CA	92701	1332 N Eastwood Ave	Santa Ana	CA	92701	
398 361 07	County Of Orange			1102 E Fruit St	Santa Ana	CA	92701	1143 E Fruit St	Santa Ana	CA	92701	
398 207 01	County Of Orange			1111 E Fruit St	Santa Ana	CA	92701	1143 E Fruit St	Santa Ana	CA	92701	
398 361 01	County Of Orange			1140 E Fruit St	Santa Ana	CA	92701	1143 E Fruit St	Santa Ana	CA	92701	
398 374 21	Dos Amigos	Los		1160 E Fruit St	Santa Ana	CA	92701	1170 E Fruit St	Santa Ana	CA	92701	
398 101 15	Houses Of	Phoenix	California Inc	1207 E Fruit St	Santa Ana	CA	92701	11600 Eldridge Ave	Sylmar	CA	91342	
398 101 16	County Of Orange			1207 E Fruit St	Santa Ana	CA	92701	1143 E Fruit St	Santa Ana	CA	92701	
398 371 32	Abel	Bernal	Luna Juana H	1214 E Fruit St	Santa Ana	CA	92701	1214 E Fruit St	Santa Ana	CA	92701	
398 101 13	Miatta	Snetter		1215 E Fruit St	Santa Ana	CA	92701	1217 1/2 E Fruit St	Santa Ana	CA	92701	
398 093 13	Michael Alan	Freedman		1008 Fuller St	Santa Ana	CA	92701	1278 Glennyre St #71	Laguna Beach	CA	92651	
398 093 08	Michael Alan	Freedman		1012 Fuller St	Santa Ana	CA	92701	1278 Glennyre St #71	Laguna Beach	CA	92651	
398 092 02	Pacific Link LLC			1013 Fuller St	Santa Ana	CA	92701	5403 E Estate Ridge Rd	Anaheim	CA	92807	
398 093 07	1016 Fuller Santa Ana LLC			1016 Fuller St	Santa Ana	CA	92701	25721 Nellie Gail Rd	Laguna Hills	CA	92653	
398 093 06	Ivc-Santa Ana LLC			1020 Fuller St	Santa Ana	CA	92701	7930 Convoy Ct	Santa Ana	CA	92711	
398 092 11	International	Continental	Llc	1021 Fuller St	Santa Ana	CA	92701	16871 Noyes Ave #B	Irvine	CA	92606	
398 093 04	John M J	Bakos	Bakos Revoc Tr	1022 Fuller St	Santa Ana	CA	92701	200 Periwinkle Way #231D	Sanibel	FL	33957	
398 093 05	John M J	Bakos	Bakos Revoc Tr	1022 Fuller St	Santa Ana	CA	92701	200 Periwinkle Way #231D	Sanibel	FL	33957	
398 093 03	Kathrine	Swiatek		1024 Fuller St	Santa Ana	CA	92701	4008 Channel Pl	Newport Beach	CA	92663	
398 092 10	Kyle	Snailum		1029 Fuller St	Santa Ana	CA	92701	283 Esther St	Costa Mesa	CA	92627	
398 092 08	W Y Manufacturing Inc			1037 Fuller St	Santa Ana	CA	92701	1037 Fuller St	Santa Ana	CA	92701	
398 092 09	Hk 1045 Fuller LLC			1045 Fuller St	Santa Ana	CA	92701	1045 Fuller St	Santa Ana	CA	92701	
398 371 06	Elezazar	Carrillo	Carrillo Gloria	714 N Grand Ave	Santa Ana	CA	92701	714 N Grand Ave	Santa Ana	CA	92701	
398 371 05	Clara	Watson		718 N Grand Ave	Santa Ana	CA	92701	9781 Beverly Ln	Garden Grove	CA	92841	
398 371 04	Ignacio	Gutierrez		730 N Grand Ave	Santa Ana	CA	92701	730 N Grand Ave	Santa Ana	CA	92701	
398 371 03	Marvais	Aminy		734 N Grand Ave	Santa Ana	CA	92701	4714 El Camino Real	Irvine	CA	92602	
398 371 02	Francisco	Garcia		738 N Grand Ave	Santa Ana	CA	92701	738 N Grand Ave	Santa Ana	CA	92701	
398 371 01	Anthony	Barragan		742 N Grand Ave	Santa Ana	CA	92701	742 N Grand Ave	Santa Ana	CA	92701	
398 101 14	Dang			902 N Grand Ave	Santa Ana	CA	92701	8502 E Chapman Ave #151	Corona	CA	92879	
398 111 25	Heidler			909 N Grand Ave	Santa Ana	CA	92701	18571 Rosenau Dr	Villa Park	CA	92861	
398 101 03	920 North Grand Avenue LLC			930 N Grand Ave	Santa Ana	CA	92701	190 W 3rd St	Santa Ana	CA	92701	
398 101 02	940 N Grand Ave LP			940 N Grand Ave	Santa Ana	CA	92701	4451 Redondo Beach Blvd	Lawndale	CA	90260	
398 084 06	Akbar Mohammad	Pour		1302 N Grand Ave	Santa Ana	CA	92701	29 Beechwood	Irvine	CA	92604	
398 084 13	Akbar Mohammad	Pour		1314 N Grand Ave	Santa Ana	CA	92701	29 Beechwood	Irvine	CA	92604	
400 261 14	Jawska LLC			1345 N Grand Ave	Santa Ana	CA	92701	1345 N Grand Ave	Santa Ana	CA	92604	
398 082 10	State Of California			1302 N Hathaway St	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705	
398 082 09	State Of California			1306 N Hathaway St	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705	
398 082 08	Jose & Petra	Paulin		1310 N Hathaway St	Santa Ana	CA	92701	1310 N Hathaway St	Santa Ana	CA	92701	
398 082 07	Mabel	Lok	Family Tr	1314 N Hathaway St	Santa Ana	CA	92701	1314 N Hathaway St	Santa Ana	CA	92701	
398 205 06	City Of Santa Ana			920 Lincoln Ave	Santa Ana	CA	92701	217 N Main St	Santa Ana	CA	92701	
398 205 07	City Of Santa Ana			922 Lincoln Ave	Santa Ana	CA	92701	217 N Main St	Santa Ana	CA	92701	

PARCEL	OWNER FIRST	OWNER LAST	COOWNER	SITE ADDRESS	SITE CITY	SITE STATE	SITE ZIP	MAIL ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP
398 205 08	Hector	Vasquez		926 Lincoln Ave	Santa Ana	CA	92701	926 Lincoln Ave	Santa Ana	CA	92701
398 194 23	Lomax-1002 Inc			1002 Lincoln Ave	Santa Ana	CA	92701	610 N Santiago St	Santa Ana	CA	92701
398 194 14	Landware LLC			1008 Lincoln Ave	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 194 15	Landware LLC			1018 Lincoln Ave	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 194 16	Landware LLC			1022 Lincoln Ave	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 194 17	Landware LLC			1024 Lincoln Ave	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 194 18	Landware LLC			1026 Lincoln Ave	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 194 19	Elena	Verdugo		1030 Lincoln Ave	Santa Ana	CA	92701	1513 W Mcfadden	Santa Ana	CA	92703
398 194 20	Roxanne	Lomakin	Exemption Tr	1032 Lincoln Ave	Santa Ana	CA	92701	1041 N Logan St	Santa Ana	CA	92701
398 194 21	Norberto	Manguerra	Manguerra Family Liv	1042 Lincoln Ave	Santa Ana	CA	92701	1042 Lincoln Ave	Santa Ana	CA	92701
398 194 22	Payam	Jahangiri	Jahangiri Laila	1046 Lincoln Ave	Santa Ana	CA	92701	125 W Main St	Tustin	CA	92780
398 183 19	Juan Manuel	Contreras		1306 Lincoln Ave	Santa Ana	CA	92701	1306 Lincoln Ave	Santa Ana	CA	92701
398 183 18	Elia Cotero	DeMarquin	Tr	1310 Lincoln Ave	Santa Ana	CA	92701	1310 Lincoln Ave	Santa Ana	CA	92701
036 041 38	State Of California			1312 Lincoln Ave	Santa Ana	CA	92701	3347 Michelson Dr #100	Irvine	CA	92612
398 183 17	Jose Luis	Tenorio	Tenorio Maria G	1312 Lincoln Ave	Santa Ana	CA	92701	1312 Lincoln Ave	Santa Ana	CA	92701
398 183 11	State Of California			1318 Lincoln Ave	Santa Ana	CA	92701	650 Howe Ave #C	Sacramento	CA	95825
398 205 05	Bob	Billa		917 N Logan St	Santa Ana	CA	92701	917 N Logan St	Santa Ana	CA	92701
398 202 09	Juan Manuel	Santos		920 N Logan St	Santa Ana	CA	92701	920 N Logan St	Santa Ana	CA	92701
398 202 08	Ray	Martinez	Martinez Cynthia O	922 N Logan St	Santa Ana	CA	92701	922 N Logan St	Santa Ana	CA	92701
398 205 04	Southern California		Acquisitions Llc	923 N Logan St	Santa Ana	CA	92701	921 N Logan St	Santa Ana	CA	92701
398 202 07	Laura	Pease	Bradley Christopher	924 N Logan St	Santa Ana	CA	92701	924 N Logan St	Santa Ana	CA	92701
398 205 03	Jose	Garcia-Tlaseca	Garcia Silvia G	925 N Logan St	Santa Ana	CA	92701	925 N Logan St	Santa Ana	CA	92701
398 202 06	Sam He LLC			926 N Logan St	Santa Ana	CA	92701	437 Fremont Ave	Los Altos	CA	94024
398 205 02	Arminda	DeZavala		929 N Logan St	Santa Ana	CA	92701	929 N Logan St	Santa Ana	CA	92701
398 205 01	Jose Luis	Orozco		935 N Logan St	Santa Ana	CA	92701	1010 N Stafford St	Santa Ana	CA	92701
398 194 12	Cardinal Investment		Properties-Logan L P	1001 N Logan St	Santa Ana	CA	92701	375 Bristol St #50	Costa Mesa	CA	92626
398 193 12	Esteban	Sandoval	Sandoval Danelia G	1002 N Logan St	Santa Ana	CA	92701	1002 N Logan St	Santa Ana	CA	92701
398 193 13	Peter	Tran	Tran Tammy	1006 N Logan St	Santa Ana	CA	92701	1006 N Logan St	Santa Ana	CA	92701
398 193 26	Javier	Baltazar		1012 N Logan St	Santa Ana	CA	92701	1012 N Logan St	Santa Ana	CA	92701
398 194 11	Catarino	Rojas		1015 N Logan St	Santa Ana	CA	92701	1015 N Logan St	Santa Ana	CA	92701
398 193 15	Jesus	Martinez		1016 N Logan St	Santa Ana	CA	92701	1016 N Logan St	Santa Ana	CA	92701
398 194 10	Fernando	Saldivar	Saldivar Family Tr	1017 N Logan St	Santa Ana	CA	92701	14712 Cherrywood Ln	Tustin	CA	92780
398 193 16	Juan	Alcala	Vazquez Belen	1018 N Logan St	Santa Ana	CA	92701	1018 N Logan St	Santa Ana	CA	92701
398 194 09	Loretta	Vaca		1021 N Logan St	Santa Ana	CA	92701	1021 N Logan St	Santa Ana	CA	92701
398 193 17	Pamela	Andrade	Andrade Jose Manuel	1022 N Logan St	Santa Ana	CA	92701	1022 N Logan St	Santa Ana	CA	92701
398 193 18	Jose	Andrade		1026 N Logan St	Santa Ana	CA	92701	1022 N Logan St	Santa Ana	CA	92701
398 194 08	Landware LLC			1027 N Logan St	Santa Ana	CA	92701	Po Box 1318	Santa Ana	CA	92702
398 193 19	Hugo	Rodriguez	Rodriguez Lorena	1030 N Logan St	Santa Ana	CA	92701	1030 N Logan St	Santa Ana	CA	92701
398 193 20	Jesus	Quinones		1034 N Logan St	Santa Ana	CA	92701	1034 N Logan St	Santa Ana	CA	92701
398 194 06	George & Tania	Bodnar		1035 N Logan St	Santa Ana	CA	92701	220 N Sunkist St	Anaheim	CA	92806
398 194 07	Roxanne	Lomakin	Exemption	1035 1/2 N Logan St	Santa Ana	CA	92701	1041 N Logan St	Santa Ana	CA	92701
398 193 21	Adan Salvador	Galarza Jr.	Galarza Leticia	1038 N Logan St	Santa Ana	CA	92701	1038 N Logan St	Santa Ana	CA	92701
398 194 05	Roxanne	Galarza	Exemption Tr	1041 N Logan St	Santa Ana	CA	92701	1041 N Logan St	Santa Ana	CA	92701
398 193 22	Antonia	Andrade		1042 N Logan St	Santa Ana	CA	92701	1042 N Logan St	Santa Ana	CA	92701
398 182 20	State Of California			1300 N Logan St	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 182 15	Phillip	Flores	Flores Family Tr	1312 N Logan St	Santa Ana	CA	92701	1312 N Logan St	Santa Ana	CA	92701
398 183 13	Vincent	Gonzales	Gonzales Mercedes	1313 N Logan St	Santa Ana	CA	92701	1313 N Logan St	Santa Ana	CA	92701
398 182 16	Roanna	Gaston	Gaston Myles A	1318 N Logan St	Santa Ana	CA	92701	1318 N Logan St	Santa Ana	CA	92701
398 183 03	State Of California			1319 N Logan St	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 183 02	State Of California			1321 N Logan St	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 182 17	Kevin Bypass	Liebeck	Tr	1322 N Logan St	Santa Ana	CA	92701	7665 Park Forest Dr	Huntington Beach	CA	92648
398 183 20	Denny	Steelman		1325 N Logan St	Santa Ana	CA	92701	1001 E Washington Ave	Santa Ana	CA	92701
398 082 11	State Of California			1220 E Martha Ln	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 082 12	State Of California			1224 E Martha Ln	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 082 13	State Of California			1228 E Martha Ln	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 082 21	Maris Annette The		M Maris Living Tr	1231 E Martha Ln	Santa Ana	CA	92701	1231 E Martha Ln	Santa Ana	CA	92701
398 082 14	State Of California			1232 E Martha Ln	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 082 20	Gustavo	Silva	Montanez Guadalupe	1235 E Martha Ln	Santa Ana	CA	92701	1235 E Martha Ln	Santa Ana	CA	92701
398 082 15	State Of California			1236 E Martha Ln	Santa Ana	CA	92701	3347 Michelson Dr #100	Irvine	CA	92612
398 082 19	Randy & Mary	Carrillo		1239 E Martha Ln	Santa Ana	CA	92701	1239 E Martha Ln	Santa Ana	CA	92701
398 082 16	State Of California			1240 E Martha Ln	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
398 082 18	Cesar	Iberri	Iberri Naomi	1243 E Martha Ln	Santa Ana	CA	92701	1243 E Martha Ln	Santa Ana	CA	92701
988 014 53	Greyhound Lines Inc			1000 E Santa Ana Blvd	105 Santa Ana	CA	92701	Po Box 660362	Dallas	TX	75266
931 104 27	David	Beregszaszi		652 N Santiago St	Santa Ana	CA	92701	652 N Santiago St	Santa Ana	CA	92701
398 193 10	Andrew	Chalkley		903 E Stafford St	Santa Ana	CA	92701	903 E Stafford St	Santa Ana	CA	92701
398 202 02	David Eugene	Kendrick		904 E Stafford St	Santa Ana	CA	92701	904 E Stafford St	Santa Ana	CA	92701
398 202 03	Heriberto	Garcia		906 E Stafford St	Santa Ana	CA	92701	906 E Stafford St	Santa Ana	CA	92701
398 193 11	Juan	Gutierrez	Gutierrez Maria	907 E Stafford St	Santa Ana	CA	92701	907 E Stafford St	Santa Ana	CA	92701
398 202 04	Carl	Lara		908 E Stafford St	Santa Ana	CA	92701	908 E Stafford St	Santa Ana	CA	92701
398 202 05	Elvia Maria	Ruiz		912 E Stafford St	Santa Ana	CA	92701	2405 W Washington Ave	Santa Ana	CA	92706
398 205 09	Jose Perez	Juarez		1016 E Stafford St	Santa Ana	CA	92701	1410 French St	Santa Ana	CA	92701
398 101 05	K Maakk	Koekladas	Family Tr	1201 E Stafford St	Santa Ana	CA	92701	Po Box 17357	Anaheim	CA	92817
398 101 06	Alan	Wagner		1202 E Stafford St	Santa Ana	CA	92701	27068 La Paz Rd #542	Aliso Viejo	CA	92656
398 101 04	Real Maakk Estate			1205 E Stafford St	Santa Ana	CA	92701	Po Box 17357	Anaheim	CA	92817
398 101 07	Alan	Wagner		1206 E Stafford St	Santa Ana	CA	92701	27068 La Paz Rd #542	Aliso Viejo	CA	92656
398 101 08	John	Coogan		1210 E Stafford St	Santa Ana	CA	92701	3814 Channel Pl	Newport Beach	CA	92663
398 101 09	John	Coogan		1214 E Stafford St	Santa Ana	CA	92701	3814 Channel Pl	Newport Beach	CA	92663
398 182 14	Mary Jane The	Reta	Reta Family Tr	900 E Washington Ave	Santa Ana	CA	92701	13614 Dall Ln	Santa Ana	CA	92705
398 182 09	Paul	Duron	Survivor'S Tr	901 E Washington Ave	Santa Ana	CA	92701	4633 Camden Dr	Corona Del Mar	CA	92625
398 193 01	Aaron	Montoya	Montoya Maria	902 E Washington Ave	Santa Ana	CA	92701	925 S Diamond St	Santa Ana	CA	92704
398 182 10	Paul	Duron	Survivor'S Tr	905 E Washington Ave	Santa Ana	CA	92701	4633 Camden Dr	Corona Del Mar	CA	92625
398 182 11	Francisco Manzo	Garcia		909 E Washington Ave	Santa Ana	CA	92701	909 E Washington Ave	Santa Ana	CA	92701
398 193 23	Maria	Montoya		912 E Washington Ave	Santa Ana	CA	92701	925 S Diamond St	Santa Ana	CA	92704
398 182 12	Jesus	Reta	Reta Mary J	915 E Washington Ave	Santa Ana	CA	92701	915 E Washington Ave	Santa Ana	CA	92701
398 182 13	Jesus Ponce	Reta		915 E Washington Ave	Santa Ana	CA	92701	13614 Dall Ln	Santa Ana	CA	92705
398 193 24	David Rene	Ramirez		916 E Washington Ave	Santa Ana	CA	92701	Po Box 545	Orange	CA	92856
398 193 25	David	Behrens	Behrens Cynthia	920 E Washington Ave	Santa Ana	CA	92701	920 E Washington Ave	Santa Ana	CA	92701
398 183 14	Kevin Bypass	Liebeck	Tr	1001 E Washington Ave	Santa Ana	CA	92701	7665 Park Forest Dr	Huntington Beach	CA	92648
398 194 01	Vivian	Martinez	Montejano	1004 E Washington Ave	Santa Ana	CA	92701	2030 S Hickory St	Santa Ana	CA	92707
398 194 02	Joseph	Curiel	Lechunga Ramiro	1006 E Washington Ave	Santa Ana	CA	92701	1006 E Washington Ave	Santa Ana	CA	92701
398 194 03	Zohreh & Kazem	Hashemi		1008 E Washington Ave	Santa Ana	CA	92701	1008 E Washington Ave	Santa Ana	CA	92701
398 194 04	Randolph	Gallegos		1010 E Washington Ave	Santa Ana	CA	92701	3227 S Plainfield Pl	Ontario	CA	91761
398 183 07	Daniel	Brimlow		1019 E Washington Ave	Santa Ana	CA	92701	1820 NW Carty Rd	Ridgefield	WA	98642
398 093 01	III2 Washington Ave LLC			1102 E Washington Ave	Santa Ana	CA	92701	825 Berkeley St	Santa Monica	CA	90403
398 081 06	Radio	Multicultural	Broadcasting Inc	1107 E Washington Ave	Santa Ana	CA	92701	27 William St #111TH	New York	NY	10005
398 092 14	Housing Authority Of The		City Of Santa Ana	1126 E Washington Ave	Santa Ana	CA	92701	20 Civic Center Plz #M-27	Santa Ana	CA	92701
400 261 09	State Of California			1313 Washington Pl	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
400 261 08	State Of California			1321 Washington Pl	Santa Ana	CA	92701	2501 Pullman St	Santa Ana	CA	92705
	Joe	Andrade		1022 N. Logan Street	Santa Ana	CA	92701				
	Sam	Romero		300 East Fourth Street	102 Santa Ana	CA	92701				
	Resident			1023 N Custer St	1 Santa Ana	CA	92701				
	Resident			1023 N Custer St	2 Santa Ana	CA	92701				
	Resident			1023 N Custer St	3 Santa Ana	CA	92701				
	Resident			1215 E Fruit St	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	1 Santa Ana	CA	92701				
	Resident			718 N Grand Ave	2 Santa Ana	CA	92701				

PARCEL	OWNER FIRST	OWNER LAST	COOWNER	SITE ADDRESS	SITE CI	SITE CITY	SITE STATE	SITE ZIP	MAIL ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP
	Resident			718 N Grand Ave	3	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	4	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	5	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	6	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	7	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	8	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	9	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	10	Santa Ana	CA	92701				
	Resident			718 N Grand Ave	11	Santa Ana	CA	92701				
	Kiddie Academy			1345 N Grand Ave		Santa Ana	CA	92701				
	Metrolink Station			652 N Santiago St		Santa Ana	CA	92701				
	Resident			1201 E Stafford St	A	Santa Ana	CA	92701				
	Resident			1201 E Stafford St	B	Santa Ana	CA	92701				
	Resident			1201 E Stafford St	C	Santa Ana	CA	92701				
	Resident			1201 E Stafford St	D	Santa Ana	CA	92701				
	Resident			1201 E Stafford St	E	Santa Ana	CA	92701				
	Resident			1201 E Stafford St	F	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	1	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	2	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	3	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	4	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	5	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	6	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	7	Santa Ana	CA	92701				
	Resident			1202 E Stafford St	8	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	1	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	2	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	3	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	4	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	5	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	6	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	7	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	8	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	9	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	10	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	11	Santa Ana	CA	92701				
	Resident			1205 E Stafford St	12	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	1	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	2	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	3	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	4	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	5	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	6	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	7	Santa Ana	CA	92701				
	Resident			1206 E Stafford St	8	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	1	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	2	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	3	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	4	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	5	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	6	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	7	Santa Ana	CA	92701				
	Resident			1210 E Stafford St	8	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	1	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	2	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	3	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	4	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	5	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	6	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	7	Santa Ana	CA	92701				
	Resident			1214 E Stafford St	8	Santa Ana	CA	92701				



Community Outreach Meeting Sign-In Sheet

October 29, 2019, 6:00 PM

	First Name	Last Name	Address	Phone Number	Email	Presentation Copy? (Y/N)
1	Taylor	Warren		(949) 422 8584		
2	Ali	Pezehtkpour	20 Civic Ctr Plaza	(714) 647-5882	APezehtkpour@santa-ana.org	
3	JOE ANDRADA	ANDRADA	LOGAN	(714) 426-3031	joandrade13@sbccglobal.net	
4	SAM ROMERO	ROMERO	LOGAN))	
5	WALT	YARBON	1037 FULLER ST.	714-231-4511	wymfginc@aol.com	
6	Fernando	Barrera	1741 Bruce Dr.	949 282 2206	Freddy barr 29@hotmail.com	
7	Jill	Dominquez	—		jilldomin	
8						
9						
10						



THE CROSSROADS AT WASHINGTON

Community Information Meeting

Tuesday, October 29th, 2019

Related California
A Community of Friends

TONIGHT'S AGENDA



1. Introduction to Development Team
2. Proposed Development: The Crossroads at Washington
 - a. Design
 - b. Community Benefits
 - c. Estimated Timeline
 - d. Property Management
 - e. Supportive Services
3. Questions
4. Community Benefits Discussion

TEAM

Development Team

Developer
Property Management
Service Provider
Government Partners
Architect
Civil Engineer
Landscape Architect

Organization

Related California & A Community of Friends
John Stewart Company
A Community of Friends
City of Santa Ana & County of Orange
William Hezmalhalch Architects, Inc.
Fusco Engineering, Inc.
Clark & Green Associates

RELATED

- Founded in 1989
- Started in affordable housing
- 91 tax credit financed developments
- 16,000+ residential units
- 1,300+ affordable units in predevelopment
- 30+ project awards in last 5 years



RELATED EXPERIENCE: TRIADA



Santa Ana, CA

TRIADA



Santa Ana, CA

ESPAIRA & LUXAIRA



Irvine, CA



A Community Of Friends

- Founded in 1988
- Completed 2,000 units in 49 properties
- Five (5) properties in Orange County
- Serve individuals *and* families, including veterans, emancipated foster youth, and older adults
- Provide development, services, asset management, and property management services
- 10 awards in last 5 years
- 81% units serve homeless households
- 88% retention rate in first year



ACOF EXPERIENCE: VISTA DEL RIO



Santa Ana, CA

ACOF EXPERIENCE: AVENIDA VILLAS



Anaheim, CA

THE CROSSROADS AT WASHINGTON

Program

- 86 affordable units
- All units at 30% AMI
- 50% family housing
- 50% permanent supportive housing
- Interior community & retail spaces



CITY & COUNTY - VISION & GOALS

City of Santa Ana

Extremely Low-Income

100% Units @ 30% AMI

Large Family Housing

22 three- and four-bedroom units



County of Orange

Smaller Units

42 studio and one-bedroom units

Perm. Supportive Housing

50% of units are PSH (43 units)

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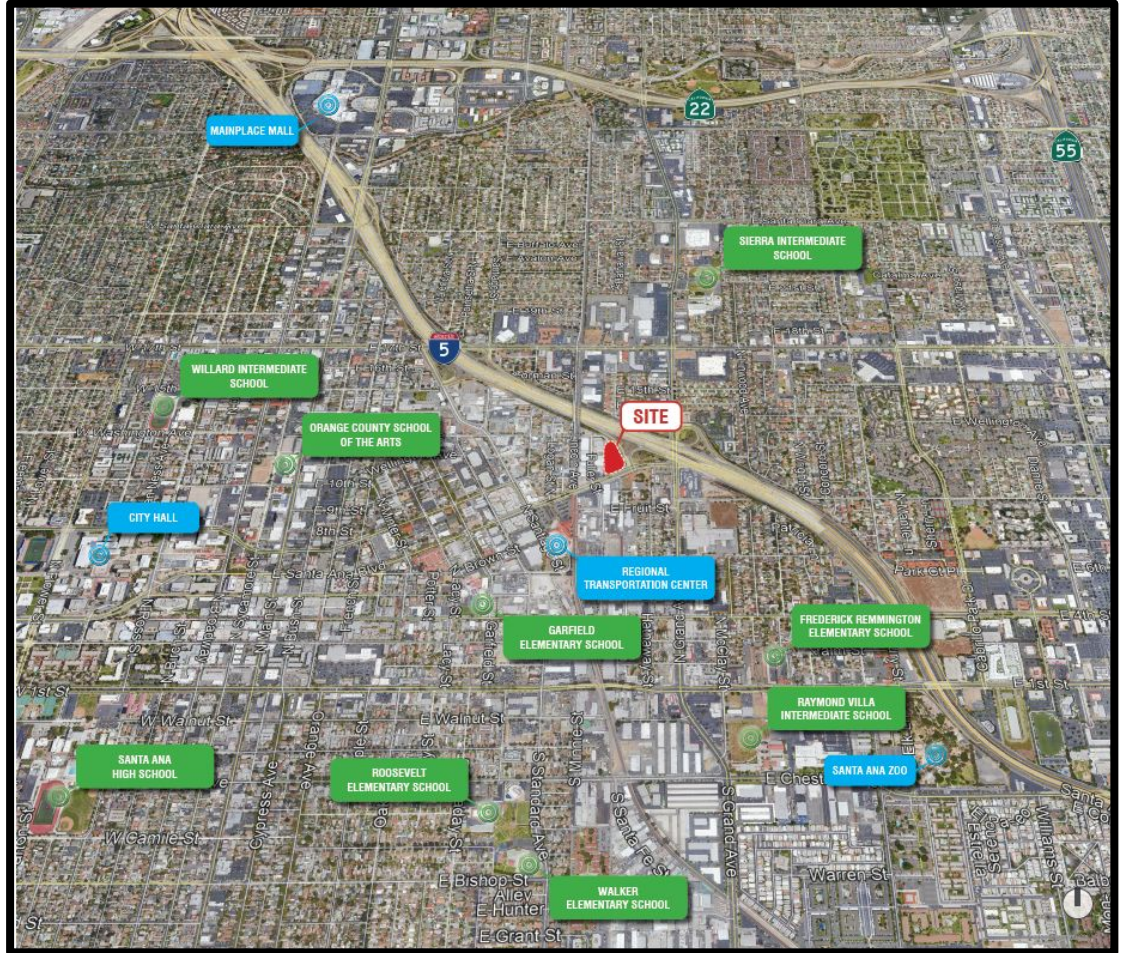
42 studio and one-bedroom units

Perm. Supportive Housing

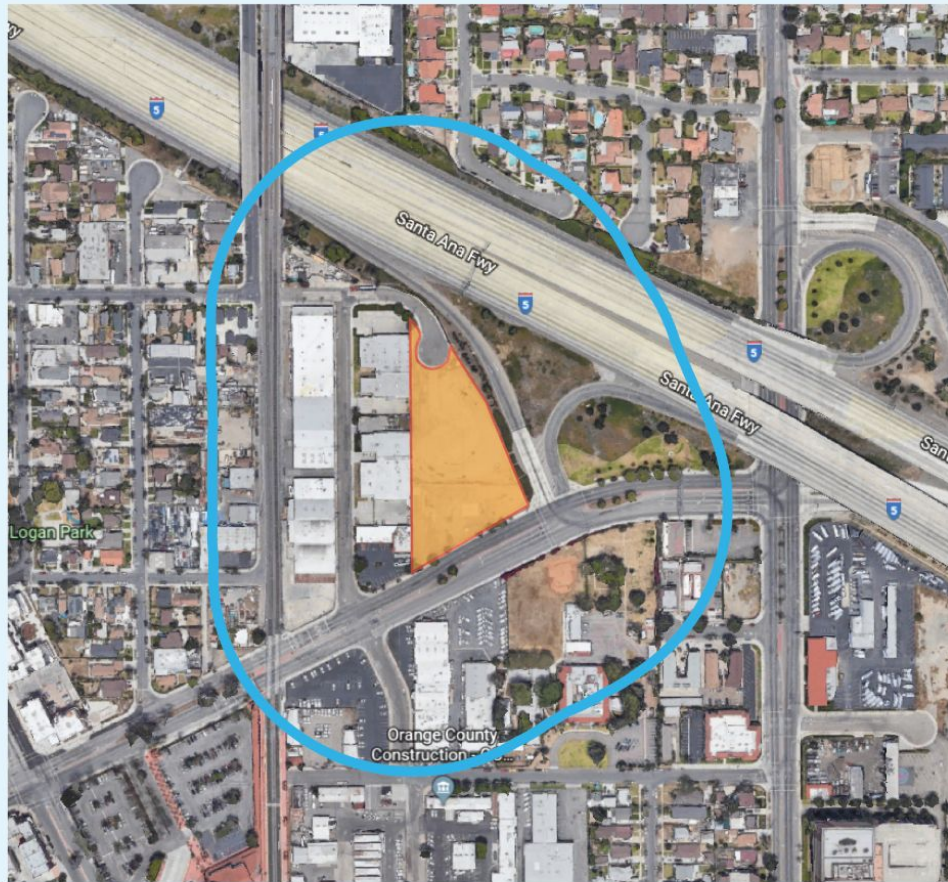


50% of units are PSH (43 units)

SITE LOCATION



SITE



LEGEND

-  Project Site
-  500 ft. Radius

SITE PLAN

Interstate-5 Southbound Ramp



Landscape Plan

CONCEPT RENDERINGS



3D Rendering - Washington Avenue Cul-de-sac

CONCEPT RENDERINGS



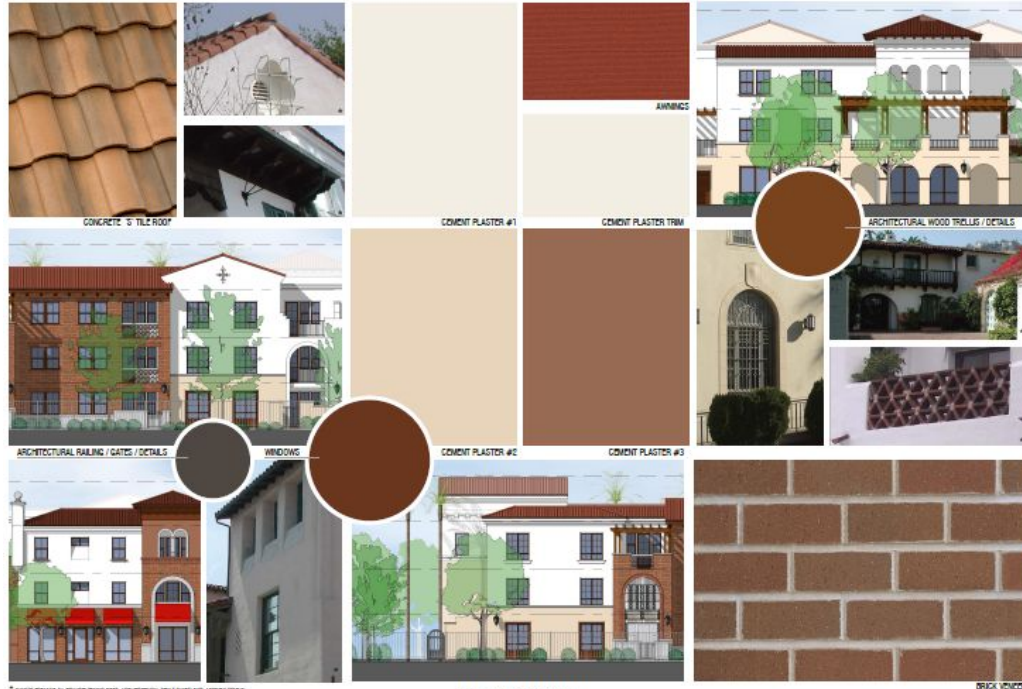
3D Rendering - Santa Ana Boulevard

CONCEPT RENDERINGS



3D Rendering - Santa Ana Boulevard

CONCEPT IMAGERY



* IMAGES PROVIDED BY THOMAS DAVIS CO. ARCHITECTURAL STUDIO, BOULDER, MISSOURI

MISSION REVIVAL

COMMUNITY BENEFITS

Chepa's Park Improvements



Donation of Developer Fee



Upgraded Playground Equipment



New Shaded Gathering Areas



Improved Landscaping & Fencing



PUBLIC ART

Citrea



Paradise Creek

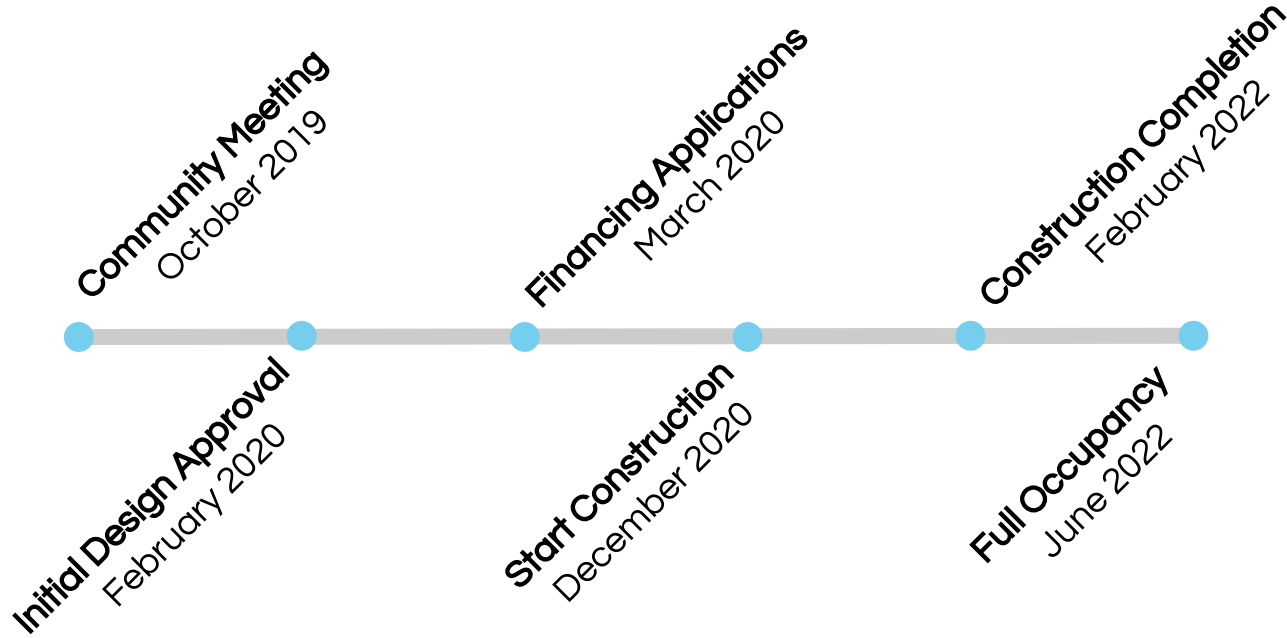


Locate

Award

Create

ESTIMATED TIMELINE



PROPERTY MANAGEMENT



THE JOHN STEWART COMPANY

32,233 total units
under management

4,889 units developed
(4,524 still owned)

379 units under construction

747 units in predevelopment

Over \$560M in current
development activity

1,409 employees

PROPERTY MANAGEMENT SERVICES

Property Management

- Residential & Retail
- Affordable, Mixed Income & Market Rate
- Family/Senior/Disabled/Special Needs

Development

- New Construction
- Acquisition & Rehabilitation
- Direct Acquisition

Construction & Maintenance Services

- Architecture
- Construction Management
- Property Management Support

SOCIAL SERVICES

ACOF Philosophy and Approach

- Recovery IS possible
- Harm reduction philosophy
- All services available to all tenants
- Integration IS reality
- Strong coordination between Property Management and Tenant Services
- “Whatever it takes”



SOCIAL SERVICES

Supportive Housing & Family Housing Mix: Proposing a mix of two populations

Main Services for All Tenants

- Case Management
- Employment & Training Services
- Benefits Assistance
- Life Skills/Independent Living Skills
- Peer Advocacy
- Substance Abuse & Treatment Assistance
- Family & General Legal Referrals
- Financial Literacy
- Health & Wellness Programs
- Programming & Social Activities

Specialized Services for Families

- Childcare Assistance
- Domestic Violence Support
- Liaison for Schools and Families



QUESTIONS?





COMMUNITY BENEFITS DISCUSSION

COMMUNITY BENEFITS

Chepa's Park Improvements



Donation of Developer Fee



Upgraded Playground Equipment



New Shaded Gathering Areas



Improved Landscaping & Fencing



PUBLIC ART

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Paradise Creek



Locate

Award

Create



THANK YOU

The Crossroads at Washington
Sunshine Ordinance Community Outreach Meeting
October 29th, 2019
Meeting Notes

Question and Answer

- **QUESTION:** Fuller Street is the only way to get in there. I'm a business owner on Fuller street. Washington is closed at the railroad tracks. Are there different ways to get there other than through Fuller Street?
 - **RESPONSE (FROM ANOTHER LOCAL RESIDENT):** It wouldn't be good to open up Washington. That would create more traffic. The community wouldn't be supportive of that. It would really destroy us to have Washington opened up.
 - **RESPONSE:** There are no plans to improve Washington Ave's access across the railroad.

- **QUESTION:** There's a crematorium that exists in the area. The Project might get the bulk of the smell of burning bodies. We get the smell. Something has to happen there.
 - **RESPONSE:** We are looking into ways to mitigate the issues of air quality through the design of the Project.
 - **RESPONSE (COMMUNITY):** That might help that development, but it won't help us.
 - **RESPONSE:** If there are community meetings to better the community, we are happy to join.

- **QUESTION:** Is there any consideration for veterans (i.e. any units reserved for veterans)?
 - **RESPONSE:** Currently, we have not included a preference for veterans. Based on the available funding sources, the Project has been designed to accommodate 43 Permanent Supportive Housing units. We are open to discussing this with the City.

- **QUESTION:** Is any percentage of the building reserved for homeless?
 - **RESPONSE:** Yes, 50% of the units are reserved for households experiencing homelessness.

- **QUESTION:** What about opening up access on Santa Ana Blvd? We have trucks unloading for businesses on Fuller Street. Residents might be waiting while trucks are idling in order to get into the cul-de-sac?
 - **RESPONSE:** Currently, the Project is designed to have an emergency vehicle access (EVA) egress point on Santa Ana Boulevard. CalTrans Guidelines do not allow an entrance off of Santa Ana Blvd. It is a safety issue with the freeway and cars exiting the offramp at high speeds.

- **QUESTION:** How much parking is provided?
 - **RESPONSE:** 118 spaces of residential parking.

- **QUESTION:** Will you allow pets?
 - **RESPONSE:** Yes, we will allow pets.

- **QUESTION:** Will the project clean contaminated soils, if any?
 - **RESPONSE:** Yes, we have hired an environmental consultant to test the soils, and if needed, remediate contaminated soils.

- **QUESTION:** This land is owned by the City and the County. For how long? How long is the ground lease?
 - **RESPONSE:** The ground lease is for 62 years. They City and County will always own the land.

- **QUESTION:** Will you have an on-site manager?
 - **RESPONSE:** Yes, a property manager and an assistant property manager. The property manager will have a unit at the building.

Community Benefits Feedback

- **Park Improvements**
 - Recommend that the City get rid of one of the handball courts and extend that to the grass where the parents bring their kids and can watch their kids play.
 - Add benches and seating.
 - Add swings.

- **Public Art Mural**
 - Sam likes the idea of mural. Maybe a scene of orange trees/grove.

- **Other Community Benefits**
 - Add some orange trees on site as a nod to the history of the area (i.e., Create mini orange grove where the dog run is located).