

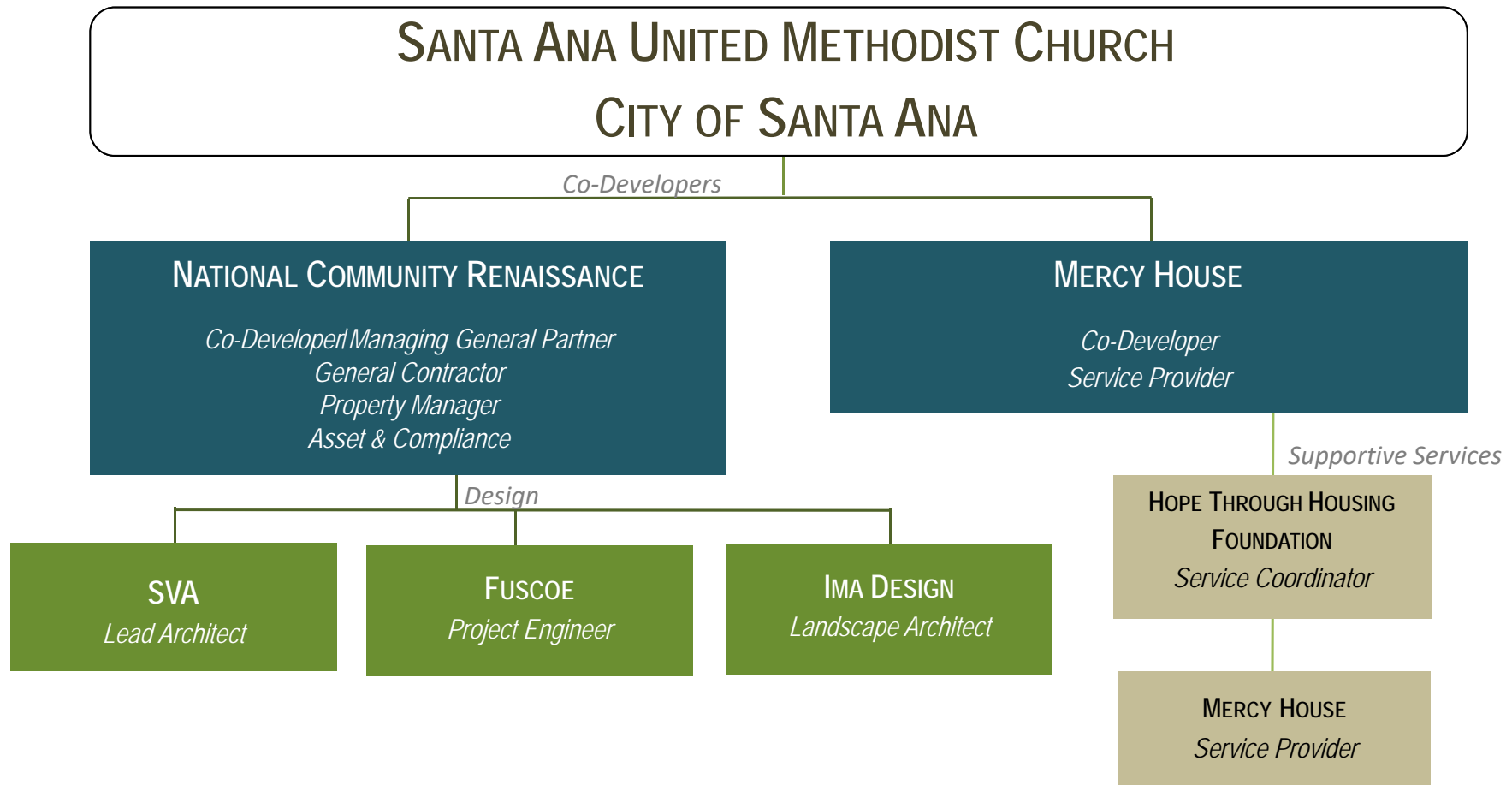


LEGACY SQUARE

609 N. SPURGEON STREET

COMMUNITY MEETING
NOVEMBER 27, 2018

SANTA ANA COMMUNITY PARTNERSHIP



NATIONAL COMMUNITY RENAISSANCE



- Founded in 1992
- Total Units: 9,000
- Total Residents: 27,000+
- Nation's 4th Largest Nonprofit Affordable Housing Developer
- Full Service Organization
 - Acquisitions
 - Planning & Development
 - Construction
 - Property Management
 - Compliance
 - Asset Management
 - Social Services

NATIONAL COMMUNITY RENAISSANCE



MERCY HOUSE



- Founded in Santa Ana in 1998
- **Mission:** To be a leader in ending homelessness by providing a unique system of dignified housing opportunities, programs, and supportive services
- **Services provided:**
 - Advocacy and Education
 - Homeless Prevention
 - Emergency Shelter and Services
 - Permanent Housing
 - Emergency Services and Shelter
 - Transitional Shelter
 - Service-enriched Affordable Permanent Housing and Supportive Housing

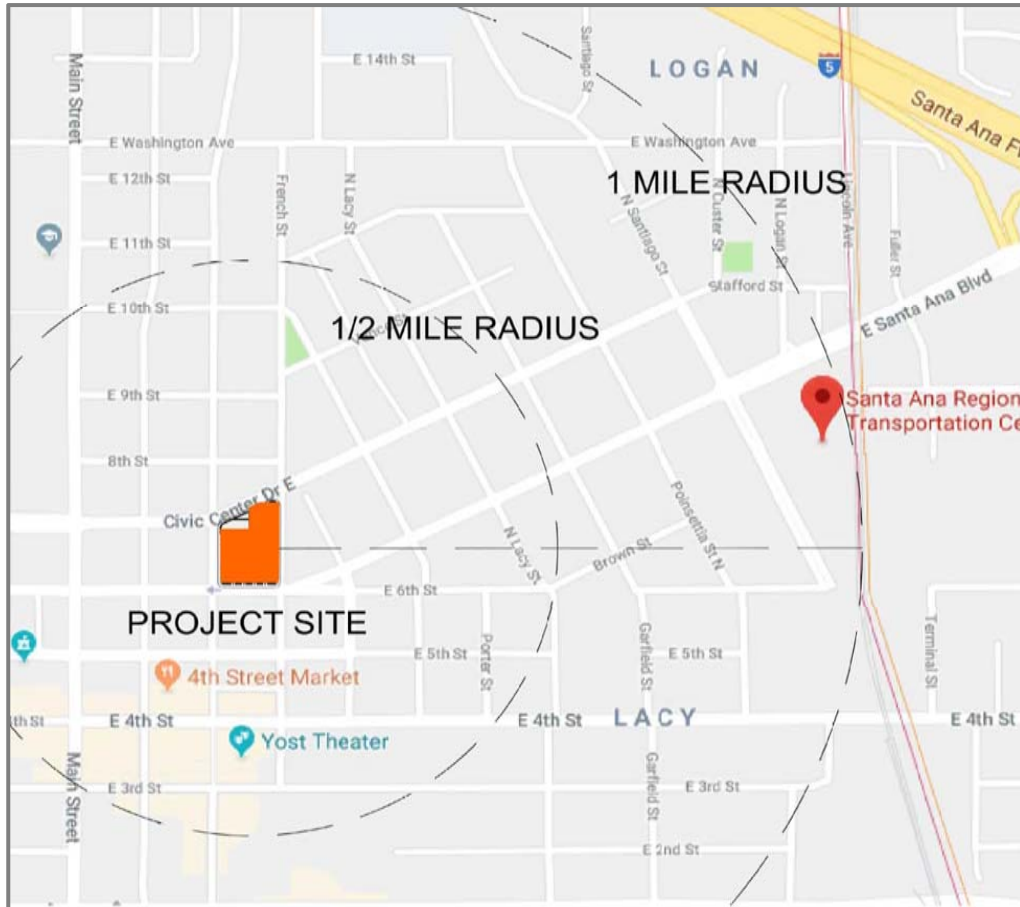
DEVELOPMENT OBJECTIVES

1. **ADDRESS A COMMUNITY NEED:** Significant and increasing need for affordable housing.
2. **TAILORED SUPPORTIVE SERVICES:** Evidence-based programs specialized to advance our resident families.
3. **NEIGHBORHOOD COMPATIBILITY:** High quality design and amenities that are compatible with the neighborhood.
4. **SUSTAINABILITY:** Safe, healthy and universally-designed environmental friendly buildings and financially stable.
5. **COMMUNITY ANCHOR:** A legacy that continues to serve the community.



City of Santa Ana - Legacy Square

IDEAL LOCATION



- Future OC Streetcar Stop
- 0.7 miles from Santa Ana Regional Transportation Center (SARTC)
- Walkable to retail and services
- 0.5 miles from County/City offices and employment center
- High density of low to moderate-income households

MARKET STUDY

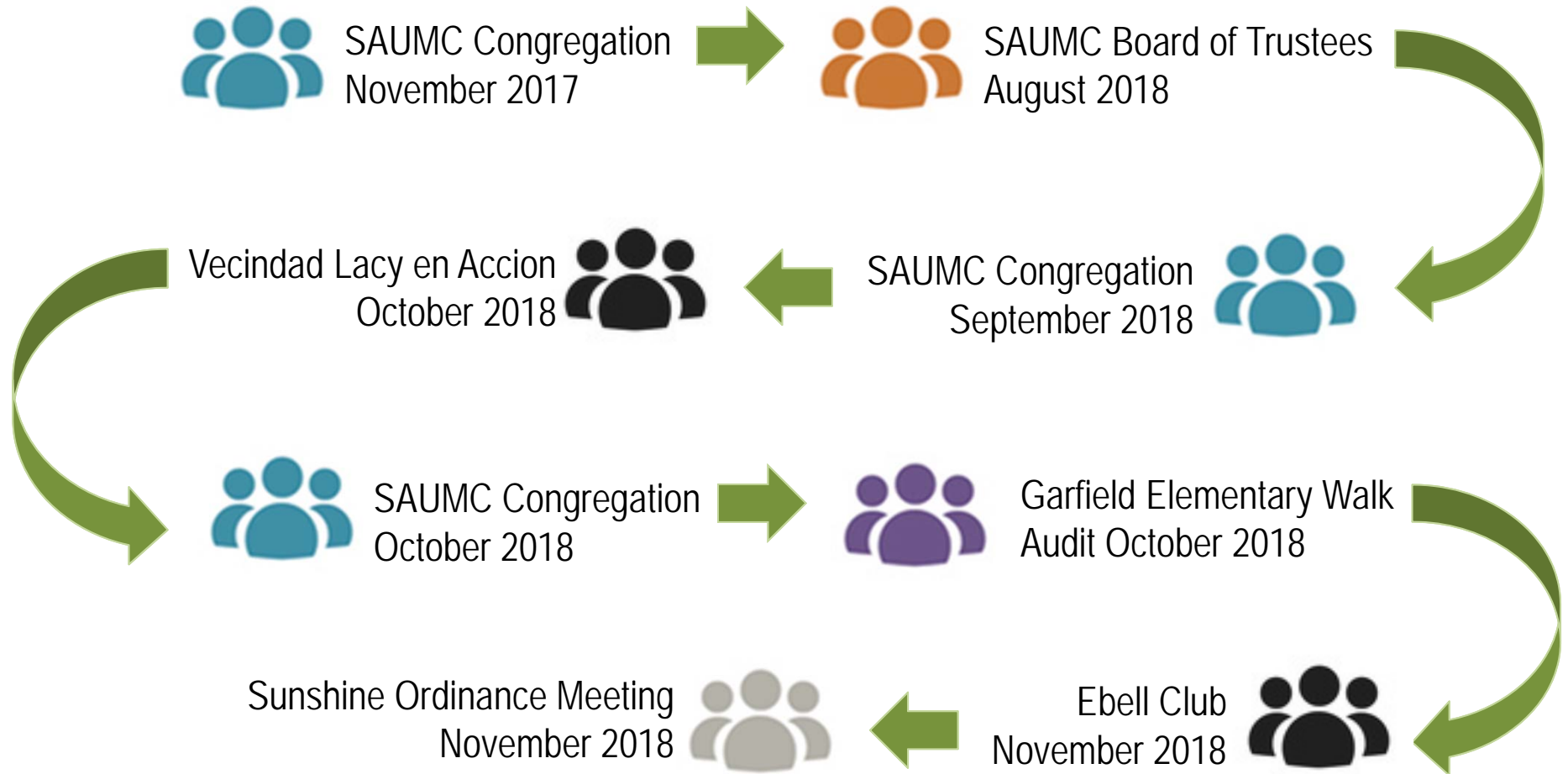
KEY FINDINGS

1. Highly Marketable Location for Affordable Apartments
2. Strong Projected Population Growth to Drive Demand for New Apartments
3. Deep Pool of Low- to Moderate-Income Households in Need of Affordable Rental Housing
4. Limited Demand for Ground Floor Retail along Santa Ana Boulevard



City of Santa Ana - Legacy Square

EARLY OUTREACH



PROJECT SUMMARY

93 UNITS ON 1.74 ACRES

- 1 four-story building with two-story townhomes on the perimeter
- 30 one-bedroom (569 SF), 41 two-bedroom (810-1029 SF), and 22 three-bedroom units (1524 SF)
- 1 managers unit

AFFORDABILITY

- 90% Affordable (30-60% AMI), 10% Market Rate

COMMUNITY AMENITIES

- 6,017 SF of ground floor community space
- Tot lot playground
- Community center, lobby and lounge
- Landscaped outdoor courtyards, BBQs
- Laundry rooms on each floor

PARKING

102 Stalls Total



SITE PLAN



TYPICAL SITE PLAN – PODIUM LEVEL
THIRD AND FOURTH FLOOR SIMILAR



GARAGE LEVEL – FIRST FLOOR

TRANSIT ORIENTED DESIGN



CORNER OF SANTA ANA BOULEVARD AND FRENCH STREET

MODERN ARCHITECTURE



SANTA ANA BOULEVARD – SOUTH ELEVATION



SPURGEON ST. & SANTA ANA BLVD.



FRENCH ST. & SANTA ANA BLVD.

MISSION REVIVAL ARCHITECTURE



FRENCH STREET – WEST ELEVATION



FRENCH ST. & CIVIC CENTER DR.



SPURGEON ST. & CIVIC CENTER DR.

COMPATIBLE DESIGN



LANDSCAPE PLAN



LEGEND

- 1 MODULAR PLANTERS - TYPICAL
- 2 NEW STREET TREES TO MATCH ADJACENT TULIP TREES
- 3 ACTIVITY AREA
- 4 POTENTIAL PUBLIC ART LOCATION
- 5 PARKWAYS
- 6 CANOPY STREET TREES PER CITY GUIDELINES
- 7 PUBLIC PLAZA
- 8 LIGHT RAIL STOP
- 9 OUTDOOR BBQ DINING AREA
- 10 RAISED PLANTER WITH BUILT IN SEATING
- 11 SEATING AREAS
- 12 OLDER CHILDREN 5-12 PLAY AREA
- 13 SMALL CHILDREN 2-5 PLAY AREA
- 14 SHADED SEATED AREA
- 15 QUEEN PALM STREET TREES INFILL WITH NEW ADDITIONS
- 16 MULTI-PURPOSE GREEN COURT
- 17 COMMUNITY CENTER
- 18 N.A.P.
- 19 DINING TABLE
- 20 PROPOSED TREES
- 21 PLANTING AREA



EXISTING TREES TO REMAIN

COMMON NAME	QUANTITY
11 QUEEN PALM	12
12 TULIP TREE	1
13 OAK TREE	5

EXISTING TREES TO BE EVALUATED*

COMMON NAME	QUANTITY
14 CAMPHOR	2
15 MAGNOLIA	3
16 FICUS	1

EXISTING TREES TO REMOVE

COMMON NAME	QUANTITY
17 OAK	1
18 SYCAMORE	1

* TREES TO BE EVALUATED BY ARBORIST FOR POTENTIAL RELOCATION TO NORTH CAMPUS CHURCH OR TO BE USED ON SITE

THINK CONTEXT

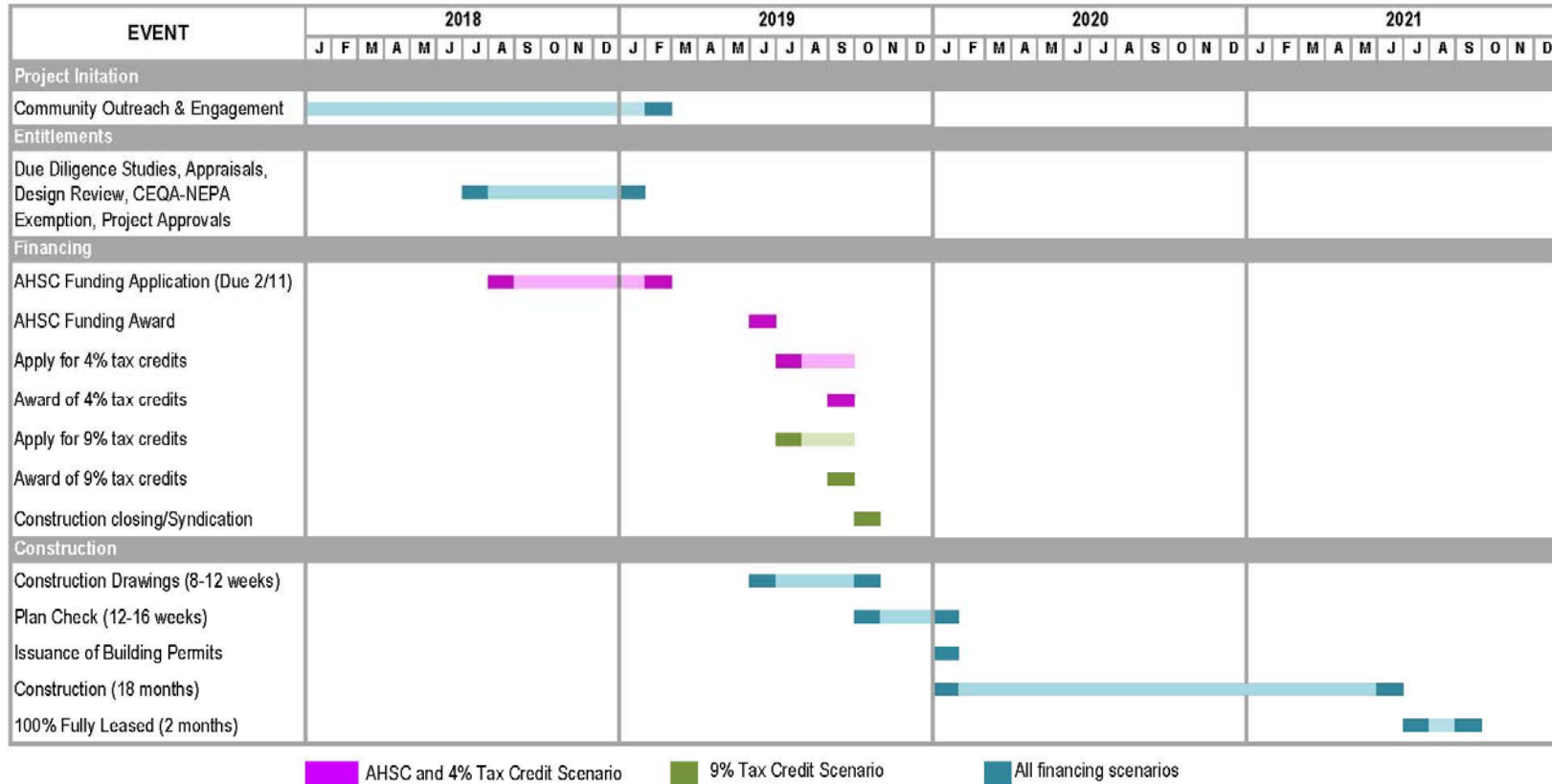
L-1

SUPPORTIVE SERVICES

- Outcome-based educational, health and social programs provided onsite focused on:
 - Child Development
 - Youth Development
 - Senior Wellness
- A Unique Set of Programs, Activities, and Trainings
- On-Site Service Coordinator and Care Coordination to Connect Residents with a Variety of Community Resources



SCHEDULE



- PROJECT ENTITLED BY JAN 2019
- APPLY FOR AHSC IN FEB 2019
- AHSC AWARDS IN JUNE 2019
- APPLY FOR 4% TAX CREDITS IN JULY 2019
- ALT. APPLY FOR 9% TAX CREDITS IN JULY 2019
- START CONSTRUCTION IN JAN 2020
- GRAND OPENING IN SUMMER 2021



AN AWARD WINNING NONPROFIT TEAM

1. IN-DEPTH UNDERSTANDING OF SANTA ANA
2. ESTABLISHED COMMUNITY PARTNERSHIPS
3. SIGNIFICANT EXPERIENCE SECURING FINANCING
4. HIGH QUALITY SUSTAINABLE DESIGN WITH MARKET RATE AMENITIES



QUESTIONS?

COMMUNITY MEETING
NOVEMBER 27, 2018

AFFORDABILITY LIMITS

INCOME LIMIT CATEGORY	1 PERSON MAXIMUM ANNUAL INCOME	2 PERSONS MAXIMUM ANNUAL INCOME	3 PERSONS MAXIMUM ANNUAL INCOME	4 PERSONS MAXIMUM ANNUAL INCOME
Extremely Low Income (30% AMI)	\$22,980	\$26,250	\$29,520	\$32,790
Very Low Income (40% AMI)	\$30,640	\$35,000	\$39,360	\$43,720
Very Low Income (50% AMI)	\$38,300	\$43,750	\$49,200	\$54,650
Low Income (60% AMI)	\$45,960	\$52,500	\$59,040	\$65,580

Note: Per the U.S. Department of Housing and Urban Development the Area Median Income (AMI) for Orange County in 2018 for a family of four is \$92,700 .

AFFORDABILITY & UNIT MIX

INCOME LIMIT CATEGORY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL UNITS
Extremely Low Income (30% AMI)	30		5	35
Very Low Income (40% AMI)		9		9
Very Low Income (50% AMI)		20	11	31
Low Income (60% AMI)		5	2	7
Workforce/Market		7	3	10
<i>Total Units</i>	<i>30</i>	<i>41</i>	<i>21</i>	<i>92</i>

* Project also includes one 3-bedroom Manager's unit)

EXPECTED RENT LIMITS

INCOME LIMIT CATEGORY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
Extremely Low Income (30% AMI)	\$615	\$738	\$852
Very Low Income (40% AMI)	\$820	\$984	\$1,137
Very Low Income (50% AMI)	\$1,025	\$1,230	\$1,421
Low Income (60% AMI)	\$1,230	\$1,476	\$1,705

Per the U.S. Department of Housing and Urban Development the Area Median Income (AMI) for Orange County in 2018 for a family of four is \$92,700.