

From: [Isuri Gmail Ramos](#)
To: [eComment](#)
Subject: Planning Commission Public Comment for Agenda Item No. 1
Date: Monday, August 03, 2020 5:06:13 PM
Attachments: [2019 Oct - Dec - Housing Division Quarterly Report.pdf](#)
[2020 Jan - Mar - Housing Division Quarterly Report.pdf](#)

Hello Members of the Planning Commission,

My name is Isuri Ramos. I write to you as a former Chair of the Community Redevelopment and Housing Commission. I am in complete opposition to the proposed amendments to reduce the in lieu fee in the Housing Opportunity Ordinance. Please review the Housing Division Quarterly Reports I have attached. The Community Redevelopment and Housing Commission received these on a quarterly basis.

I send these to you as I know they are not provided to you on a quarterly basis. These reports provide important information on the Inclusionary Housing Fund and the housing programs it funds. I ask that you consider the impact that these amendments would have on the collection of in-lieu fees and everything that is funded with them.

Feel free to contact me if you have any questions. Thank you.

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Best Regards,
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REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

FEBRUARY 18, 2020

TITLE:

RECEIVE AND FILE QUARTERLY REPORT FOR HOUSING DIVISION PROJECTS AND ACTIVITIES OCTOBER 2019 – DECEMBER 2019

CLERK OF COUNCIL USE ONLY:

APPROVED

- As Recommended
- As Amended
- Ordinance on 1st Reading
- Ordinance on 2nd Reading
- Implementing Resolution
- Set Public Hearing For _____

CONTINUED TO _____

FILE NUMBER _____

/s/ Kristine Ridge

CITY MANAGER

RECOMMENDED ACTION

Receive and file the Quarterly Report for Housing Division Projects and Activities for the period of October 2019 – December 2019.

COMMUNITY REDEVELOPMENT AND HOUSING COMMISSION ACTION

At its regular meeting on January 22, 2020 by a vote of 5:0 (Garcia, Tardif, Vasquez absent), the Community Redevelopment and Housing Commission received and filed the Quarterly Report.

DISCUSSION

This report for the quarter ending on December 31, 2019 provides statistics for all of the affordable housing projects and activities for the Housing Division. The report is divided into four sections: Loan Activity, Loan Portfolio Management and Monitoring, Affordable Housing Funds and Commitments, and Development Projects.

Loan Activity

Applications

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

Table 1: Applications Sent Out, Received & Approved

Program	Inquiries		Applications Sent Out		Applications Received		Applications Approved	
	Q2	Total FY	Q2	Total FY	Q2	Total FY	Q2	Total FY
Single-Family Rehabilitation	12	28	5	21	1	3	0	0
Mobile Home Rehabilitation	2	7	0	0	2	3	0	0
Multi-Family Rehabilitation	1	1	0	0	0	0	0	0
Historic Home Restoration	1	1	0	0	0	0	0	0
Homeownership / DPAP	112	192	82	157	5	7	3	3

The number of applications received is typically lower than the number of applications sent out in any given period due to the stringent program guidelines for eligibility regulated by the federal government, which makes it difficult for most applicants to qualify. The Residential Construction Specialist position has been filled and applications for the Single-Family and Mobile Home Rehabilitation Program are being processed. There are currently seventeen applications in process for the rehabilitation of eleven single-family and six mobile homes.

Rehabilitation Loan Underwriting and Approval Progress

During this quarter, zero (0) home rehabilitation loans were funded due to the program previously being on hold.

Rehabilitation Program Construction Progress

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

Down Payment Assistance Loan Program (DPAP) Progress

For the Down Payment Assistance Loan Program, staff evaluates applicant eligibility and oversees underwriting to ensure compliance with program guidelines and requirements established by the U.S. Department of Housing and Urban Development (HUD). During this quarter, staff conducted one (1) down payment assistance workshop in which a total of 72 people attended. One down payment assistance application was approved and closed escrow. Two (2) inclusionary housing purchase applications at City Ventures were also received and approved. This completes the remaining inventory of inclusionary housing units for sale for homeownership.

Loan Portfolio Management & Monitoring

The Housing Division is responsible for managing the residential loan portfolio which includes all of the loans entered into by the City and Housing Authority acting as the Housing Successor Agency. As of the end of this quarter, the principal balance was \$136,950,890. This is comprised of 371 loans of which 345 are deferred or residual receipt payment loans. As shown in Table 2, the loan portfolio generated \$565,429 in payments of principal and interest during this quarter. The amount of residual receipts payments changes every quarter and is often higher at the end of the year.

Table 2: Portfolio Revenue

	Funding Source				
	HOME	CDBG	Redevelopment	NSP	CalHOME
Loan Payoffs	\$29,568	\$0		\$11,962	\$0
Residual Receipts Payments	\$212,499	\$0	\$285,434	\$0	\$0
Amortized Loan Payments	\$834	\$7,392	\$17,741	\$0	\$0
Total For Q2	\$242,900	\$7,392	\$303,175	\$11,962	\$0

Monitoring

As part of the requirements for these funds, staff must monitor the owner-occupancy of single-family homes that have received loans, and the building code compliance of units in rental projects with long-term affordability covenants. During this quarter, 17 owner-occupancy recertification letters were mailed and 33 were returned and processed. This number includes letters sent from previous months.

On-site compliance monitoring of the tenant files was also conducted at four affordable housing projects including the Triada at the Station District, Mercy House, The Orchard and American Family Housing. A total of 45 tenant files were audited. 20% of the files were reviewed for compliance at three of the projects and 100% of the files were reviewed for compliance at the fourth project.

Staff also conducted building code compliance inspections for 228 units on eighteen (18) properties which represents a sampling of 20% of the total units in the properties. Regulations require that only a sample of units be selected for inspection. Staff also inspects the grounds and common areas such as laundry rooms to ensure they also meet municipal code requirements. The grounds, common areas and all of the inspected units were found to be in compliance at the time of initial inspection.

Available Funds and Land Assets for Affordable Housing Development Projects

The City of Santa Ana and the Housing Authority acting as the Housing Successor Agency manages multiple sources of local, state and federal funds to promote and facilitate the development of affordable housing as well as land assets held by the Housing Authority. Exhibit 1 provides a summary of the funds available as of December 31, 2019. Exhibit 2 provides a summary of available land assets.

Housing Opportunity Ordinance

On-Site Development:

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

Units Built On-Site		
Ownership	Rental	TOTAL
23	10	33

In-Lieu Fees Generated:

All in-lieu fees, penalties and other monies collected pursuant to the Housing Opportunity Ordinance, including interest, are deposited into the Inclusionary Housing Fund. Since inception, the Inclusionary Housing Fund has generated \$17,872,871 to be used for the development of housing affordable to low- and moderate-income households, with a reasonable amount spent on administrative or related expenses associated with the administration of the Housing Opportunity Ordinance. These fees were generated from a total of 12 projects that opted to pay the in-lieu fee instead of building units on-site. If those 12 projects had instead built the inclusionary housing units on-site, a total of 409 affordable housing units would have been created. By comparison, there were 2,702 market-rate units produced or are under construction.

Affordable Housing Units under Construction / Pre-Development with In-Lieu Fees:

A total of 203 units are under construction / pre-development with an investment of in-lieu fees generated. This includes a \$4,775,000 loan of in-lieu fees to develop 57 units of affordable housing at the Santa Ana Arts Collective; a \$1.3 million loan of in-lieu fees to develop 51 units of affordable housing at the Tiny Tim Plaza project; a pre-loan commitment of \$3,170,547 to develop 93 units of affordable housing at the Legacy Square project; and a commitment of \$231,494 to develop two affordable homeownership units by Habitat for Humanity at 416 Vance Street and 826 N Lacy Street.

Units Under Construction / Pre-Development with In-Lieu Fees	
Project	# of Units
Santa Ana Arts Collective	57
Legacy Square	93
Tiny Tim Plaza	51
416 Vance Street & 826 N. Lacy Street	2
TOTAL	203

In addition, \$3,131,700 of in-lieu fees was provided by City Council on September 14, 2018 to create 200 emergency shelter beds at the Link interim emergency shelter.

This report reflects the status of funds and projects for the period ending December 31, 2019.

Request for Proposals – RFP #19-063 for Affordable Housing Development

The City of Santa Ana and the Housing Authority of the City of Santa Ana issued a new Request for Proposals (RFP # 19-063) on July 8, 2019 for the development of affordable housing in the City. Proposed developments may be for acquisition and/or rehabilitation of eligible properties for rental or transitional housing; acquisition and conversion of non-residential property to multifamily rental units; and/or new construction of housing units for rental housing. One land asset owned by the Housing Authority of the City of Santa Ana is also available for development under the RFP. Additional information regarding the RFP is available on the City of Santa Ana’s website and PlanetBids. The first round of proposals were turned in on October 15, 2019. Four proposals were received. A Review Panel consisting of City staff from three departments as well as the City’s real estate consultant interviewed the developers on January 7, 2020. A follow-up meeting is being held on January 17, 2020 to finalize the project ratings and preliminary recommendations for funding awards.

Affordable Housing Development Projects

Construction was completed on one of the projects, First Street Apartments, which is now fully leased. There are four (4) affordable housing developments under construction and five (5) affordable housing projects in pre-development. An existing affordable housing development (Cornerstone Apartments) is also being rehabilitated. Below are brief summaries for the nine (9) projects under construction / pre-development and the tenth project under rehabilitation. Exhibit 3 provides a development timeline for the larger development projects.

Projects Recently Completed

First Street Apartments (1440 E. First Street)

Developer	AMCAL Multi-Housing, LLC.
Description	Demolition and new construction of an affordable multifamily apartment complex consisting of 68 units of rental housing serving very-low and extremely-low income families, and 1 manager's unit.
City Funds	Housing Successor Agency (\$8,522,740)
Update	Construction was completed in September 2019 and Property Management successfully completed the leasing process with full occupancy as of the end of October 2019. LifeSteps, the social service provider, began operations as of January 2020. Residents will have access to Individual health and wellness/skill building services, as well as tailored services determined after an assessment.

Projects under Construction

Santa Ana Arts Collective (1666 N. Main Street)

Developer	Meta Housing Corporation
Description	Acquisition, adaptive reuse and new construction project comprised of 57 affordable rental units designated for professional artists of all disciplines, and 1 manager's unit. Permanent supportive housing for 15 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Inclusionary Housing (\$4,775,000), HOME Investment Partnership Program (HOME) (\$2,627,631), Community Development Block Grant (CDBG) (\$500,000)
Update	The project received a Temporary Partial Certificate of Occupancy at the end of December 2019. Construction is 91% complete and anticipated to be complete at the end of March 2020 with occupancy expected in April 2020. The contractor is completing the courtyard, playground, and the exterior siding of the building. All 15 MHSA units have been leased up. The developer is continuing lease up efforts for the two and three-bedroom units. Due to the low number of three-bedroom applications received, the project will be opening up the remaining three-bedroom units to be leased to general low-income large families.

Santa Ana Veterans Village (3312 W. First Street)

Developer	Jamboree Housing Corporation
Description	New construction of an affordable multifamily apartment complex consisting of 75 units of permanent supportive housing with wrap-around supportive services for HUD-Veterans Affairs Supportive Housing (VASH) eligible homeless veterans and 1 manager's unit.
City Funds	Seventy-five (75) HUD-VASH Project-Based Vouchers, HOME-CHDO (\$477,345.90)

Update	Lath and plaster work is ongoing. Roof work (including installing roof tile and HVAC condensers) is slated to be complete by the end of January. Interior drywall, painting of units and installation of cabinets is starting. The project is approximately 68% complete. The estimated completion date is March 30, 2020.
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Aqua Housing (317 E. 17th Street)

Developer	Community Development Partners with Mercy House as the service provider
Description	Acquisition, demolition and new construction of a former motel yielding 56 units of affordable permanent supportive housing with wrap-around supportive services for chronically homeless individuals and 1 manager's unit. 28 of the 56 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Fifty-six (56) Project-Based Vouchers (PBVs)
Update	Construction is underway with perimeter walls and underground plumbing in-place. The project experienced some delays due to site constrictions, and is unable to begin framing until the permanent asphalt drive aisle is poured to provide fire access to the rear segment of the site. Work is in progress to bring the dry utilities in prior to pouring the drive aisle. The project is approximately 17% complete. It is anticipated that the delays in the schedule will be made-up once framing begins.

Tiny Tim Plaza (2239 West 5th Street)

Developer	Community Development Partners
Description	New construction of an affordable multifamily apartment complex consisting of 50 units of rental housing serving very-low and extremely-low income families, and 1 manager's unit.
City Funds	Inclusionary Housing (\$1,300,000), Housing Successor Agency (\$4,700,000)
Update	The project is currently under construction, including current work to complete the podium deck. The project is also finalizing plans for permits on the retail component upgrades of the project.

Projects in Pre-Development

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

Developer	Related Companies of California with A Community of Friends (ACOF) as the service provider
Description	New construction of a 100% affordable multifamily apartment complex consisting of 85 units of rental housing and 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 Funds	HOME Investment Partnerships Program (\$3,007,489), Neighborhood Stabilization Program (\$963,951), sixty-two (62) year ground lease

	agreement for 1126 and 1146 E. Washington Avenue (Appraised Value as of September 22, 2019: \$4,108,136)
Update	The developer resubmitted for entitlements approval in December. The project is awaiting formal commitment for the 43 Project Based Vouchers from the County. The City and County are in the process of finalizing the master ground lease, option for ground lease, joint powers agreement (JPA) and quitclaims associated with the JPA. It is anticipated that the documents will go to City Council for approval on February 18.

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

Developer	HomeAid Orange County, Inc. with Mercy House as the service provider
Description	New construction of an affordable multifamily apartment complex consisting of 16 units of permanent supportive housing, and 1 manager's unit.
City Funds	Housing Successor Agency (\$1,069,947), three (3) HUD-VASH PBVs, 99-year ground lease agreement for 801 E. Santa Ana Blvd. (Appraised Value as of Oct 25, 2018: \$788,000)
Update	The developer received comments from the City on November 22 nd in response to their development application submittal. They are currently in progress of setting up the needed meetings and working through the comments for re-submittal in January 2020. The developer is waiting to hear regarding their application to the County for the Special Needs Housing Program (SNHP) funding.

Habitat for Humanity (416 Vance Street & 826 N. Lacy Street)

Developer	Habitat for Humanity of Orange County
Description	New construction of two single-family detached homes for homeownership serving households up to 120% AMI.
City Funds	Inclusionary Housing (\$231,494) and 99-year ground lease agreement for 416 Vance Street and 826 N. Lacy Street (Appraised Value as of Oct 25, 2018: \$578,000)
Update	The developer has completed the soils report, boundary and topo surveys. The architect and civil engineer have been engaged. Architectural engineering and product design work on the site has commenced.

Legacy Square (609 North Spurgeon Street)

Developer	National Community Renaissance with Mercy House as the service provider
Description	New construction of a 100% affordable multifamily apartment complex consisting of 92 units of rental housing and 1 manager's unit. All units will be affordable to households earning less than 60% AMI of which 33 units will be set-aside for permanent supportive housing.
City Funds	Inclusionary Housing (\$3,170,547) and eight (8) HUD-VASH PBVs

Update	<p>Multifamily Housing Program (MHP) funding awards were announced in late December and the developer did not receive an MHP grant due to extraordinary competition across the state. In November, the developer also applied for a special allocation of 4% State low income housing tax credits; however, it is unlikely the project will be awarded State tax credits this round. Thus the developer is re-applying for Affordable Housing and Sustainable Communities (AHSC) funding on February 11. The developer was awarded a total of \$6,013,134 for 16 No Place Like Home (NPLH) units - \$3,135,262 for capital and \$2,887,872 for the capitalized operating subsidy reserve. NPLH funding will provide additional leverage for a competitive AHSC application.</p>
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North Harbor Village (1108 N. Harbor)

Developer	Jamboree Housing Corporation
Description	New construction of a 100% affordable multifamily apartment complex consisting of 89 permanent supportive housing studio units for homeless veterans.
City Funds	Eight-nine (89) HUD-VASH PBVs and CDBG (\$1,687,047)
Update	<p>Multifamily Housing Program (MHP) funding awards were announced in late December and the developer did not receive an MHP grant due to extraordinary competition across the state. The developer is preparing to submit a Veterans Housing and Homelessness Prevention (VHHP) Program application which is due on February 13, 2020. If successful, they will submit a 9% tax credit application on July 1, 2020. The developer will also analyze the previous round of MHP applications and consider resubmitting for the current MHP Notice of Funding Availability (NOFA) due on March 2, 2020.</p>

Existing Projects under Rehabilitation

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

Developer	Jamboree Housing
Description	Rehabilitation of a 126-unit affordable housing project originally built in 1961.
City Funds	HOME Investment Partnerships Program (\$5,128,152) and Housing Successor Agency (\$2,054,327) in existing affordable housing loans
Update	<p>Ten (10) existing HOME Program loans and thirty-three (33) existing Housing Successor Agency loans were consolidated into two (2) Amended and Restated Loan Agreements in order to enable the project to re-syndicate and resubordinate existing affordable housing loans to a new senior loan. Renovations have been started and are anticipated to be completed in June 2020.</p>

STRATEGIC PLAN ALIGNMENT

The activities covered by this report allow the City to meet Goal # 5 - Community Health, Livability, Engagement & Sustainability, Objective # 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).

FISCAL IMPACT

There is no fiscal impact associated with this action.

Steven A. Mendoza
Executive Director
Community Development Agency

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

Exhibit 1

Available Funds for Affordable Housing Development Projects

As of December 31, 2019

Housing Successor Agency (Housing Authority)

\$3,808,839	Cash on Hand
(\$85,227)	First Street Apartments Loan ¹
(\$24,766)	First Street Apartments Project Costs
(\$1,069,947)	Frances Xavier Residence Project Pre-Commitment Loan ²
(\$250,000)	Administrative Costs Allowance ³
\$2,378,899	Available Funds

Inclusionary Housing Funds

\$7,921,497	Cash on Hand
(\$35,745)	Santa Ana Arts Collective Project Costs ⁴
(\$280,000)	Down Payment Assistance Program ⁵
(\$509,998)	Interim Emergency Homeless Shelter Agreement ⁶
(\$3,170,547)	Legacy Square Project Pre-Commitment Loan ⁷
(\$231,494)	Lacy Street Project Pre-Commitment Loan ⁸
(\$58,145)	Tiny Tim Plaza Project Costs ⁹
(\$366,375)	Administrative Costs Allowance (CDA/PBA)
\$3,269,193	Available Funds

HOME Program

\$5,222,736	Funds to Drawdown
(\$3,007,489)	Crossroads at Washington Pre-Commitment Loan ¹⁰
\$2,215,247	Available Funds to Drawdown

CDBG Program (Acquisition/Rehabilitation Projects Only)

\$2,662,744	Funds to Drawdown
(\$1,687,047)	North Harbor Village Project Pre-Commitment Loan ⁸
\$975,697	Available Funds to Drawdown

NSP Program (Abandoned, Foreclosed or Vacant Properties Only)

\$1,341,835	Funds to Drawdown
(\$963,951)	Crossroads at Washington Pre-Commitment Loan ¹⁰
(\$315,508)	Administrative Costs Allowance
\$62,376	Available Funds to Drawdown

Rental Rehabilitation Grant Program

\$386,523	Cash on Hand ¹¹
\$386,523	Available Funds

\$9,287,935 Total Available Funds

¹ Approved by Housing Authority on January 16, 2018. 90% of loan paid on March 13, 2018; 10% remaining to be paid upon completion of construction.

² Approved by Housing Authority on January 15, 2019.

³ The Housing Successor Agency relies on available cash to fund the monitoring and compliance functions related to the former Redevelopment Agency's housing loans.

⁴ Project costs only; \$4.8M in loans approved by City Council paid on July 26, 2017.

⁵ \$400,000 originally approved by City Council on March 6, 2018. Three loans paid through end of October 2019.

⁶ Approved by City Council on September 18, 2018. Agreement with Mercy House Living Centers, Inc for services through December 2019.

⁷ Approved by City Council/Housing Authority on January 15, 2019.

⁸ Approved by City Council/Housing Authority on March 5, 2019.

⁹ Project costs only; \$6.0M in loans approved by City Council/Housing Authority and paid on May 2, 2019.

¹⁰ Approved by City Council on July 2, 2019.

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

AVAILABLE LAND ASSETS FOR AFFORDABLE HOUSING DEVELOPMENT**(1) 302 E. Twenty-Second Street**

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

Current Affordable Housing Development Project Timelines

Project Recently Completed

First Street Apartments - 1440 E. First St	
Oct-15	Developer Submitted Request for Funds to CDA
Apr-16	Planning Entitlements Approved
Jun-17	Awarded Successor Agency Funds
Jun-17	Relocation Plan Approved
Sep-17	9% Low-Income Housing Tax Credits Awarded
Jan-18	Final Housing Authority Loan Approved
Mar-18	Close of Escrow
Mar-18	Construction Initiated
Sept-19	Construction Completion
Oct-19	Occupancy

Projects Under Construction

Santa Ana Arts Collective - 1666 N. Main St	
Jun-15	RFP Issued
Nov-15	Approved HOME/CDBG Funds
Mar-16	Submitted Application for AHSC (Cap & Trade Funds)
Sep-16	Awarded AHSC (Cap & Trade) Funds
Nov-16	9% Low-Income Housing Tax Credits Awarded
Dec-16	Relocation Plan Approved
Jul-17	Final Loan Approved/ Close of Escrow
Jul-17	Planning Entitlements Approved
Jul-17	Building Permits Pulled/Construction Initiated
Mar-20	Anticipated Construction Completion

Santa Ana Veterans Village - 3312 W. First St	
Dec-16	RFP Issued for PBVs
Apr-17	Approved HUD VASH PBVs
Jun-17	Awarded HOME CHDO Funds
Jun-17	Planning Entitlements Approved
Jan-18	Awarded County Special Needs Housing Funds
Feb-18	Submittal of 9% Low-Income Housing Tax Credit Application
Jun-18	Award of 9% Low-Income Housing Tax Credits
Dec-18	Close of Escrow
Feb-19	Construction Initiated
Mar-20	Anticipated Construction Completion

Aqua Housing - 317 E. 17th St	
Dec-16	RFP Issued for PBVs
Apr-17	Approved PBVs
Jun-17	Planning Entitlements Approved
Jun-17	Approved Additional PBVs
Jan-18	Awarded County Special Needs Housing Funds
Jan-18	Submitted Application for HCD Infill Infrastructure Funds
Jun-18	Award of HCD Infill Infrastructure Funds
Aug-18	Submittal of 4% Low-Income Housing Tax Credit Application
Oct-18	Allocation of 4% Low-Income Housing Tax Credits
Apr-19	Close of Escrow
June-19	Construction Initiated

Tiny Tim Plaza - 2223 W. 5th St	
Dec-16	Developer Submitted Request for Funds to CDA
Jun-17	Awarded City and Housing Successor Agency Funds
Jan-18	Planning Entitlements Approved
Jul-18	Submittal of 9% Low-Income Housing Tax Credit Application
Oct-18	Award of 9% Low-Income Housing Tax Credits
May-19	Anticipated Close of Escrow
June-19	Construction Initiated

Projects in Pre-Development

The Crossroads at Washington - 1126 and 1146 E. Washington Ave.	
Aug-19	Submitted PSH Application to County
Oct-19	Submitted for Planning Entitlements
Oct-19	Community Meeting
Nov-19	Approval of Joint Powers Agreement, Option to Ground Lease, Voucher Resolution and Cooperation Agreement, and Regional Housing Needs Assessment (RHNA) Agreement, and Density Bonus
Dec-19	NEPA EA City Approval – City of Santa Ana Submits NEPA EA to HUD
Feb-20	PSH Funds and Voucher Approval from County Board of Supervisors
Feb-20	Planning Entitlements Approved
Mar-20	TCAC 9% Application – 1 st Round 2020
May-20	Assuming a 1 st Round 2020 TCAC 9% Award Allocation, start Design Development Drawings
Jun-20	TCAC 9% Award Allocation
Jul-20	Submit for 1 st Plan Check
Dec-20	City Issues Permit Ready Letter
Dec-20	Construction Loan Closing
Dec-20	Start of Construction

Feb-22	Construction Complete
Jul-22	Full Occupancy
	North Harbor Village - 1108 N. Harbor
Mar-19	Start of Design Development
Mar-19	Applied to FHLBSF for AHP Financing (\$890,000)
Mar-19	Award of VASH Vouchers & City Loan by City Council (89 Vouchers and \$1,687,047)
Mar-19	Start Environmental Approval Process with City of Santa Ana (CEQA/NEPA)
Mar-19	Applied for Home Depot Grant (\$500,000)
Jun-19	CEQA/NEPA Approval – City of Santa Ana
Jun-19	AHP Award Date (\$890,000)
Aug-20	Applied to HCD for MHP Funding (\$13,316,412)
Dec-19	Notified Project Did Not Receive MHP Funding
Jan-20	Home Depot Grant Award Date
Feb-20	First Submittal for Architectural Review
Feb-20	Apply to HCD for VHHP Funding (\$7,943,883)
Feb-20	Apply for OCHTF Financing (If Necessary)
Mar-20	Reapply for MHP – 2 nd Round (If Necessary)
Apr-20	Arch. Review Comments Received from City
May-20	Receive Ministerial Approvals for Design
May-20	Receive AHAP Contract
Jul-20	Apply for TCAC 9%
Sep-20	TCAC Allocation
Oct-20	Start Construction Documents for Rehab
Oct-20	Submit First Plan Check
Dec-20	Receipt of First Plan Check Comments
Dec-20	Submit Second Plan Check
Jan-21	Receipt of Second Plan Check Comments
Jan-21	Submit Third Plan Check
Feb-21	Receipt of Permit Ready
Mar-21	Construction Loan Closing
Mar-21	Start of Construction
Jan-22	Construction Complete
Jan-22	Start of Lease Up
May-22	Full Occupancy

FX Residences - 801, 809, 809 1/2 E. Santa Ana Boulevard	
Jan-19	Council Approval for Land Lease and Project Funding
Jan-19	Submittal of Application for NPLH Funding
Feb-19	Confirm with City Staff That Project Site Can Yield Additional Units Under Existing Zoning
Mar-19	Revise Conceptual Drawings for additional 5 units (17 total units, up from the original 12 units)
Mar-19	SNHP Funding Application Submitted to County
Apr-19	City Staff to Review Revised Conceptual Design
Apr-19	Begin Development Agreement
May-19	Board of Supervisors Meeting for SNHP Funding
Jul-19	Execute Development Agreement
Jul-19	Formal Awards Letters for NPLH Funding To Be Issued
Aug-19	Initial Planning Submittal
Sept-19	Sunshine Ordinance Meeting
May-20	Planning Commission Meeting (ministerial approval of density bonus)
July-20	City Council Meeting (ministerial approval of density bonus)
Aug-20	Begin Construction Docs
Dec-20	Approval of Grading Plans
Dec-20	Begin Construction (Grading, Weather Permitting)
Feb -22	Completion of Construction

Habitat for Humanity - 416 Vance Street & 826 N. Lacy Street	
May-20	DDA signed
June-20	Prepare Grading Plans
July -20	Submit Grading/Improvements
Jan-20	Prepare Architectural Plans
June-20	Submit Architectural Plans
Oct-20	Grading Permit Issued
Nov-20	Commence Grading
Dec-20	Building Permits Issued
Jan-21	Begin Construction
Dec-21	Anticipated Construction Completion
Jan-22	Certificate of Occupancy / Closings

Legacy Square - 609 North Spurgeon Street	
Aug-18	Santa Ana CDA Funding Application
Dec-18	Applied for NPLH and SNHP Funds
Jan-19	Santa Ana Funding Award
Feb-19	Planning Entitlements Approved
Feb-19	Applied for Round 4 AHSC Funding
May-19	Award of SNHP Funds
July-19	Applied for Round 1 MHP
Nov-19	Applied for State 4% tax credits
Jan-20	Construction Drawings (8-12 weeks)
Feb-20	Apply for Round 5 AHSC Funding
May-20	Apply for 4% Tax Credits
May-20	Plan Check (12-16 weeks)
Jun-20	Award of AHSC Funds
July-20	Award of 4% Tax credits
July-20	Award of Tax-Exempt Bonds
May-20	Plan Check (12-16 weeks)
Sep-20	Building Permit Issuance
Dec-20	Construction Closing/Syndication
Jan-21	Begin Construction (18 months)
Jun-22	Construction Complete
Aug-22	100% Fully Leased (2 months)

REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

MAY 5, 2020

TITLE:

RECEIVE AND FILE QUARTERLY REPORT FOR HOUSING DIVISION PROJECTS AND ACTIVITIES JANUARY 2020-MARCH 2020

CLERK OF COUNCIL USE ONLY:

APPROVED

- As Recommended
- As Amended
- Ordinance on 1st Reading
- Ordinance on 2nd Reading
- Implementing Resolution
- Set Public Hearing For _____

CONTINUED TO _____

FILE NUMBER _____

/s/ Kristine Ridge

CITY MANAGER

RECOMMENDED ACTION

Receive and file the Quarterly Report for Housing Division Projects and Activities for the period of January 2020-March 2020.

COMMUNITY REDEVELOPMENT AND HOUSING COMMISSION ACTION

All commission meetings were canceled for the month of April 2020 due to the COVID-19 local emergency and closure of City Hall.

DISCUSSION

This report for the quarter ending on March 31, 2020 provides statistics for all of the affordable housing projects and activities for the Housing Division. The report is divided into four sections: Loan Activity, Loan Portfolio Management and Monitoring, Affordable Housing Funds and Commitments, and Development Projects.

Loan Activity

Applications

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

Table 1: Applications Sent Out, Received & Approved

Program	Inquiries		Applications Sent Out		Applications Received		Applications Approved	
	Q3	Total FY	Q3	Total FY	Q3	Total FY	Q3	Total FY
Single-Family Rehabilitation	0	28	4	25	4	7	4	4
Mobile Home Rehabilitation	5	12	2	2	2	5	2	2
Multi-Family Rehabilitation	0	1	0	0	0	0	0	0
Historic Home Restoration	0	1	0	0	0	0	0	0
Homeownership / DPAP	11	203	8	165	6	13	3	6

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

Rehabilitation Loan Underwriting and Approval Progress

During this quarter, three (3) home rehabilitation loans were funded this quarter including two mobile homes and one single-family.

Rehabilitation Program Construction Progress

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

Down Payment Assistance Loan Program (DPAP) Progress

For the Down Payment Assistance Loan Program, staff evaluates applicant eligibility and oversees underwriting to ensure compliance with program guidelines and requirements established by the U.S. Department of Housing and Urban Development (HUD). During this quarter, staff conducted one (1) down payment assistance workshop in February. One new down payment assistance application was pending loan packet and escrow information.

Loan Portfolio Management & Monitoring

The Housing Division is responsible for managing the residential loan portfolio which includes all of the loans entered into by the City and Housing Authority acting as the Housing Successor Agency. The information below is from the second quarter. The third quarter updates will be provided once staffing is returned to full capacity after COVID-19. As of the end of the second quarter, the principal balance was \$136,950,890. This is comprised of 371 loans of which 345 are deferred or residual receipt payment loans. As shown in Table 2, the loan portfolio generated \$565,429 in payments of principal and interest during the second quarter. The amount of residual receipts payments changes every quarter and is often higher at the end of the year.

Table 2: Portfolio Revenue

	Funding Source				
	HOME	CDBG	Redevelopment	NSP	CalHOME
Loan Payoffs	\$29,568	\$0		\$11,962	\$0
Residual Receipts Payments	\$212,499	\$0	\$285,434	\$0	\$0
Amortized Loan Payments	\$834	\$7,392	\$17,741	\$0	\$0
Total For Q2	\$242,900	\$7,392	\$303,175	\$11,962	\$0

Monitoring

As part of the requirements for these funds, staff must monitor the owner-occupancy of single-family homes that have received loans, and the building code compliance of units in rental projects with long-term affordability covenants. During this quarter, 70 owner-occupancy recertification letters were mailed and 53 were returned and processed. This number includes letters sent from previous months.

On-site compliance monitoring of the tenant files was not conducted this quarter due to COVID-19.

Prior to all inspections being put on-hold due to COVID-19, staff conducted building code compliance inspections for 113 units on seven (7) properties which represents a sampling of 36% of the total units in the properties. Regulations require that only a sample of units be selected for inspection. Staff also inspects the grounds and common areas such as laundry rooms to ensure they also meet municipal code requirements. The grounds, common areas and all of the inspected units were found to be in compliance at the time of initial inspection.

Available Funds and Land Assets for Affordable Housing Development Projects

The City of Santa Ana and the Housing Authority acting as the Housing Successor Agency manages multiple sources of local, state and federal funds to promote and facilitate the development of affordable housing as well as land assets held by the Housing Authority. Exhibit 1 provides a summary of the funds available as of March 31, 2020. Exhibit 2 provides a summary of available land assets.

Housing Opportunity Ordinance

On-Site Development:

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

Units Built On-Site		
Ownership	Rental	TOTAL
23	10	33

In-Lieu Fees Generated:

All in-lieu fees, penalties and other monies collected pursuant to the Housing Opportunity Ordinance, including interest, are deposited into the Inclusionary Housing Fund. Since inception, the Inclusionary Housing Fund has generated \$17,872,871 to be used for the development of housing affordable to low- and moderate-income households, with a reasonable amount spent on administrative or related expenses associated with the administration of the Housing Opportunity Ordinance. These fees were generated from a total of 12 projects that opted to pay the in-lieu fee instead of building units on-site. If those 12 projects had instead built the inclusionary housing units on-site, a total of 409 affordable housing units would have been created.

Affordable Housing Units under Construction / Pre-Development with In-Lieu Fees:

A total of 203 units are under construction / pre-development with an investment of in-lieu fees generated. This includes a \$4,775,000 loan of in-lieu fees to develop 57 units of affordable housing at the Santa Ana Arts Collective; a \$1.3 million loan of in-lieu fees to develop 51 units of affordable

housing at the Tiny Tim Plaza project; a pre-loan commitment of \$3,170,547 to develop 93 units of affordable housing at the Legacy Square project; and a commitment of \$231,494 to develop two affordable homeownership units by Habitat for Humanity at 416 Vance Street and 826 N Lacy Street.

Units Under Construction / Pre-Development with In-Lieu Fees	
Project	# of Units
Santa Ana Arts Collective	57
Legacy Square	93
Tiny Tim Plaza	51
416 Vance Street & 826 N. Lacy Street	2
TOTAL	203

This report reflects the status of funds and projects for the period ending March 31, 2020.

Request for Proposals – RFP #19-063 for Affordable Housing Development

The City of Santa Ana and the Housing Authority of the City of Santa Ana issued a new Request for Proposals (RFP # 19-063) on July 8, 2019 for the development of affordable housing in the City. Following the issuance of this RFP and a deliberative selection and review process followed by the City, on February 19, 2020, the Community Redevelopment and Housing Commission recommended that the City Council authorize the City Manager to execute a pre-commitment letter with Community Development Partners and Mercy House Community Housing Development Organization for \$3,904,341 in affordable housing funds consisting of \$1,514,113 in Inclusionary Housing funds, \$2,003,705 in HOME Investment Partnerships Program funds and \$386,523 in Rental Rehabilitation Program funds for the development of the Westview House affordable housing project located at 2530 and 2534 Westminster Avenue, Santa Ana, CA 92701, (APNs 198-132-21 and 198-132-23).

Affordable Housing Development Projects

There are four (4) affordable housing developments under construction and five (5) affordable housing projects in pre-development. An existing affordable housing development (Cornerstone Apartments) is also being rehabilitated. Below are brief summaries for the nine (9) projects under construction / pre-development and the tenth project under rehabilitation. Exhibit 3 provides a development timeline for the larger development projects.

Projects under Construction

Santa Ana Arts Collective (1666 N. Main Street)

Developer	Meta Housing Corporation
Description	Acquisition, adaptive reuse and new construction project comprised of 57 affordable rental units designated for professional artists of all disciplines, and 1 manager’s unit. Permanent supportive housing for 15 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Inclusionary Housing (\$4,775,000), HOME Investment Partnership Program (HOME) (\$2,627,631), Community Development Block Grant (CDBG) (\$500,000)

Update	The project received a Temporary Partial Certificate of Occupancy at the end of December 2019. Construction is 93% complete and anticipated to lease up in May 2020. The contractor is completing the courtyard, playground, and window work. All 15 MHSA units have been leased up. The developer is continuing lease up efforts and has leased up 46 out of 56 units.
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Santa Ana Veterans Village (3312 W. First Street)

Developer	Jamboree Housing Corporation
Description	New construction of an affordable multifamily apartment complex consisting of 75 units of permanent supportive housing with wrap-around supportive services for HUD-Veterans Affairs Supportive Housing (VASH) eligible homeless veterans and 1 manager's unit.
City Funds	Seventy-five (75) HUD-VASH Project-Based Vouchers, HOME-CHDO (\$477,345.90)
Update	Construction is approximately 90% complete. The project is set to be completed and occupied by the end of April 2020. Contractor is forming and pouring gutters with landscape and onsite paving work to begin this week. All unit and common area furniture and appliances are scheduled to be installed by the end of next week. The construction team is taking all safety precautions onsite by practicing social distancing and wearing protective gear. All units and common area spaces will receive a more thorough secondary clean prior to resident move-ins.

Aqua Housing (317 E. 17th Street)

Developer	Community Development Partners with Mercy House as the service provider
Description	Acquisition, demolition and new construction of a former motel yielding 56 units of affordable permanent supportive housing with wrap-around supportive services for chronically homeless individuals and 1 manager's unit. 28 of the 56 units will be funded by MHSA/SNHP funds from the County of Orange.
City Funds	Fifty-six (56) Project-Based Vouchers (PBVs)
Update	Construction is now approximately 34% complete. Framing is complete on the rear residential building (segment C) and windows and roof have been installed. The podium deck has been poured for segments A & B and framing will commence this week. Safety measures are in place at the job site with PPE and social distancing being enforced for all workers.

Tiny Tim Plaza (2239 West 5th Street)

Developer	Community Development Partners
Description	New construction of an affordable multifamily apartment complex consisting of 50 units of rental housing serving very-low and extremely-low income families, and 1 manager's unit.
City Funds	Inclusionary Housing (\$1,300,000), Housing Successor Agency (\$4,700,000)
Update	The project is currently under construction, including framing and trades above the podium deck, at 27% complete. The retail renovations have been permitted, and construction is to begin in April. Owner and management are beginning marketing and lease-up plans in anticipation of occupancy at the end of 2020.

Projects in Pre-Development

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

Developer	Related Companies of California with A Community of Friends (ACOF) as the service provider
Description	New construction of a 100% affordable multifamily apartment complex consisting of 85 units of rental housing and 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 Funds	HOME Investment Partnerships Program (\$3,007,489), Neighborhood Stabilization Program (\$963,951), sixty-five (65) year ground lease agreement for 1126 and 1146 E. Washington Avenue (Appraised Value as of September 22, 2019: \$4,108,136)
Update	The Project received its entitlements on February 24, 2020. The Project received a formal commitment for the 43 Project Based Vouchers from the Orange County Housing Authority on March 5, 2020. In February, the City and County approved the 65 year Ground Lease, Option Agreement for the Ground Lease, Joint Powers Agreement and Quitclaims associated with the JPA. The documents were approved by City Council on February 18. The Option Agreement was executed shortly afterwards. Following these approvals, the developer submitted a 9% Tax Credit application for the TCAC 9% Application 1 st Round on March 9 and is awaiting the official results. Preliminary results show that the developer will not be awarded funding in the 1 st Round and therefore will need to submit another 9% Tax Credit application for the 2 nd Round on July 1, 2020.

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

Developer	HomeAid Orange County, Inc. with Mercy House as the service provider
Description	New construction of an affordable multifamily apartment complex consisting of 16 units of permanent supportive housing, and 1 manager's unit.

City Funds	Housing Successor Agency (\$1,069,947), three (3) HUD-VASH PBVs, 99-year ground lease agreement for 801 E. Santa Ana Blvd. (Appraised Value as of Oct 25, 2018: \$788,000)
Update	The developer submitted revised drawings to the City of Santa Ana on March 10, 2020. The developer and Public Works staff met several times to resolve critical design issues before the second submittal package could be completed. HomeAid Orange County is in ongoing communication with state HCD and CAL HFA. Both entities will coordinate the disbursement of capital funds to be used for the permanent financing of the project. On March 28, HomeAid Orange County applied to the Orange County Housing Finance Trust for additional gap funding.

Habitat for Humanity (416 Vance Street & 826 N. Lacy Street)

Developer	Habitat for Humanity of Orange County
Description	New construction of two single-family detached homes for homeownership serving households up to 120% AMI.
City Funds	Inclusionary Housing (\$231,494) and 99-year ground lease agreement for 416 Vance Street and 826 N. Lacy Street (Appraised Value as of Oct 25, 2018: \$578,000)
Update	The developer submitted architectural drawings to Jeff Dickman of the Historic French Park Committee. They are currently under review by the committee. The developer is currently finalizing the grading/engineering plans and preparing for submittal. They are also working with SCE to abandon an easement that currently exists between the two parcels. After they have substantial approval from the French Park Committee on the architecture, the developer will enter the structural design phase and complete the construction drawings for submittal.

Legacy Square (609 North Spurgeon Street)

Developer	National Community Renaissance with Mercy House as the service provider
Description	New construction of a 100% affordable multifamily apartment complex consisting of 92 units of rental housing and 1 manager's unit. All units will be affordable to households earning less than 60% AMI of which 33 units will be set-aside for permanent supportive housing.
City Funds	Inclusionary Housing (\$3,170,547) and eight (8) HUD-VASH PBVs
Update	The developer applied for Affordable Housing and Sustainable Communities (AHSC) funding on February 11. AHSC scoring letters will be mailed in early May and awards announced on June 25. The developer anticipates applying for 4% tax credits and tax exempt bonds on May 15. The developer was awarded a total of \$6,013,134 for 16 No Place Like Home (NPLH) units - \$3,135,262 for capital and \$2,887,872 for the capitalized operating subsidy reserve.

North Harbor Village (1108 N. Harbor)

Developer	Jamboree Housing Corporation
Description	New construction of a 100% affordable multifamily apartment complex consisting of 89 permanent supportive housing studio units for homeless veterans.
City Funds	Eight-nine (89) HUD-VASH PBVs and CDBG (\$1,687,047)
Update	Multifamily Housing Program (MHP) funding awards were announced in late December and the developer did not receive an MHP grant due to extraordinary competition across the state. The developer submitted an application to the Veterans Housing and Homelessness Prevention (VHHP) Program on February 13, 2020. The developer also resubmitted an MHP application on March 3, 2020 for the second round as an alternative financing strategy. Additionally, the developer applied on March 25, 2020 to the Orange County Housing Finance Trust fund for additional financing. The developer believes that the VHHP application combined with funding from the OCHFT is the most obtainable financing strategy. If the developer is successful, they will submit a 4% tax credit application on August 21, 2020. If awarded tax credits, construction would then likely begin early to late Q1 2021.

Existing Projects under Rehabilitation

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

Developer	Jamboree Housing
Description	Rehabilitation of a 126-unit affordable housing project originally built in 1961.
City Funds	HOME Investment Partnerships Program (\$5,128,152) and Housing Successor Agency (\$2,054,327) in existing affordable housing loans
Update	Ten (10) existing HOME Program loans and thirty-three (33) existing Housing Successor Agency loans were consolidated into two (2) Amended and Restated Loan Agreements in order to enable the project to re-syndicate and resubordinate existing affordable housing loans to a new senior loan. Construction work started in October 2019 and is currently 59 percent complete. Interior unit work has currently been put on hold due to COVID-19. Exterior work is continuing as planned. The completion date for the project was originally the end of June 2020. Due to the circumstances, it is difficult to ascertain the exact completion date, but the developer is targeting July 2020 if possible.

STRATEGIC PLAN ALIGNMENT

This report support's the City's efforts to meet Goal #5 - Community Health, Livability, Engagement & Sustainability, Objective #3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).

FISCAL IMPACT

There is no fiscal impact associated with this action.

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

Available Funds for Affordable Housing Development Projects

As of February 29, 2020

Housing Successor Agency (Housing Authority)

\$3,755,047	Cash on Hand
(\$85,227)	First Street Apartments Loan ¹
(\$24,766)	First Street Apartments Project Costs
(\$1,069,947)	Frances Xavier Residence Project Pre-Commitment Loan ²
(\$250,000)	Administrative Costs Allowance ³
(\$2,325,107)	Administrative Costs Allowance for Future Fiscal Years ⁴
(\$0)	Available Funds

Inclusionary Housing Funds

\$7,357,220	Cash on Hand
(\$31,965)	Santa Ana Arts Collective Project Costs ⁵
(\$280,000)	Down Payment Assistance Program ⁶
(\$21,240)	Interim Emergency Homeless Shelter Agreement ⁷
(\$3,170,547)	Legacy Square Project Pre-Commitment Loan ⁸
(\$231,494)	Lacy Street Project Pre-Commitment Loan ⁹
(\$57,635)	Tiny Tim Plaza Project Costs ¹⁰
(\$1,514,113)	Westview House Project Pre-Commitment Loan ¹¹
(\$90,000)	WISEPlace' Steps to Independence Program Agreement ¹²
(\$284,630)	Administrative Costs Allowance (CDA/PBA)
\$1,675,597	Available Funds

HOME Program

\$5,208,089	Funds to Drawdown
(\$3,007,489)	Crossroads at Washington Pre-Commitment Loan ¹³
(\$2,003,705)	Westview House Project Pre-Commitment Loan ¹¹
\$196,895	Available Funds to Drawdown

CDBG Program (Acquisition/Rehabilitation Projects Only)

\$721,567	Funds to Drawdown
(\$1,687,047)	North Harbor Village Project Pre-Commitment Loan ¹⁴
\$0	Available Funds to Drawdown

NSP Program (Abandoned, Foreclosed or Vacant Properties Only)

\$1,352,054	Funds to Drawdown
(\$963,951)	Crossroads at Washington Pre-Commitment Loan ¹³
(\$96,395)	Crossroads at Washington Project Costs
(\$291,708)	Transfer to CDBG in FY 20/21
\$0	Available Funds to Drawdown

Rental Rehabilitation Grant Program

\$387,276	Cash on Hand ¹⁵
(\$386,523)	Westview House Project Pre-Commitment Loan ¹¹
\$753	Available Funds

\$1,873,245 Total Available Funds

¹ Approved by Housing Authority on January 16, 2018. 90% of loan paid on March 13, 2018; 10% remaining to be paid upon completion of construction.

² Approved by Housing Authority on January 15, 2019.

³ The Housing Successor Agency relies on available cash to fund the monitoring and compliance functions related to the former Redevelopment Agency's housing loans

⁴ Funds to be set aside for compliance and monitoring requirements due to uncertainty of future repayment revenues.

⁵ Project costs only; \$4.8M in loans approved by City Council paid on July 26, 2017.

⁶ \$400,000 originally approved by City Council on March 6, 2018. Three loans paid through end of October 2019.

⁷ Approved by City Council on September 18, 2018. Agreement with Mercy House Living Centers, Inc for services through December 2019.

⁸ Approved by City Council/Housing Authority on January 15, 2019.

⁹ Approved by City Council/Housing Authority on March 5, 2019.

¹⁰ Project costs only; \$6.0M in loans approved by City Council/Housing Authority and paid on May 2, 2019.

¹¹ Approved by City Council on April 7, 2020.

¹² Approved by City Council on April 7, 2020.

AVAILABLE LAND ASSETS FOR AFFORDABLE HOUSING DEVELOPMENT

(1) 302 E. Twenty-Second Street

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

Current Affordable Housing Development Project Timelines

Project Recently Completed

First Street Apartments - 1440 E. First St	
Oct-15	Developer Submitted Request for Funds to CDA
Apr-16	Planning Entitlements Approved
Jun-17	Awarded Successor Agency Funds
Jun-17	Relocation Plan Approved
Sep-17	9% Low-Income Housing Tax Credits Awarded
Jan-18	Final Housing Authority Loan Approved
Mar-18	Close of Escrow
Mar-18	Construction Initiated
Sept-19	Construction Completion
Oct-19	Occupancy

Projects Under Construction

Santa Ana Arts Collective - 1666 N. Main St	
Jun-15	RFP Issued
Nov-15	Approved HOME/CDBG Funds
Mar-16	Submitted Application for AHSC (Cap & Trade Funds)
Sep-16	Awarded AHSC (Cap & Trade) Funds
Nov-16	9% Low-Income Housing Tax Credits Awarded
Dec-16	Relocation Plan Approved
Jul-17	Final Loan Approved/ Close of Escrow
Jul-17	Planning Entitlements Approved
Jul-17	Building Permits Pulled/Construction Initiated
Mar-20	Anticipated Construction Completion

Santa Ana Veterans Village - 3312 W. First St	
Dec-16	RFP Issued for PBVs
Apr-17	Approved HUD VASH PBVs
Jun-17	Awarded HOME CHDO Funds
Jun-17	Planning Entitlements Approved
Jan-18	Awarded County Special Needs Housing Funds
Feb-18	Submittal of 9% Low-Income Housing Tax Credit Application
Jun-18	Award of 9% Low-Income Housing Tax Credits
Dec-18	Close of Escrow
Feb-19	Construction Initiated
Mar-20	Anticipated Construction Completion

Aqua Housing - 317 E. 17th St	
Dec-16	RFP Issued for PBVs
Apr-17	Approved PBVs
Jun-17	Planning Entitlements Approved
Jun-17	Approved Additional PBVs
Jan-18	Awarded County Special Needs Housing Funds
Jan-18	Submitted Application for HCD Infill Infrastructure Funds
Jun-18	Award of HCD Infill Infrastructure Funds
Aug-18	Submittal of 4% Low-Income Housing Tax Credit Application
Oct-18	Allocation of 4% Low-Income Housing Tax Credits
Apr-19	Close of Escrow
June-19	Construction Initiated

Tiny Tim Plaza - 2223 W. 5th St	
Dec-16	Developer Submitted Request for Funds to CDA
Jun-17	Awarded City and Housing Successor Agency Funds
Jan-18	Planning Entitlements Approved
Jul-18	Submittal of 9% Low-Income Housing Tax Credit Application
Oct-18	Award of 9% Low-Income Housing Tax Credits
May-19	Anticipated Close of Escrow
June-19	Construction Initiated

Projects in Pre-Development

The Crossroads at Washington - 1126 and 1146 E. Washington Ave.	
Aug-19	Submitted PSH Application to County
Oct-19	Submitted for Planning Entitlements
Oct-19	Community Meeting
Nov-19	Approval of Joint Powers Agreement, Option to Ground Lease, Voucher Resolution and Cooperation Agreement, and Regional Housing Needs Assessment (RHNA) Agreement, and Density Bonus
Dec-19	NEPA EA City Approval – City of Santa Ana Submits NEPA EA to HUD
Feb-20	PSH Funds and Voucher Approval from County Board of Supervisors
Feb-20	Planning Entitlements Approved
Mar-20	TCAC 9% Application – 1 st Round 2020
May-20	Assuming a 1 st Round 2020 TCAC 9% Award Allocation, start Design Development Drawings
Jun-20	TCAC 9% Award Allocation
Jul-20	Submit for 1 st Plan Check
Dec-20	City Issues Permit Ready Letter
Dec-20	Construction Loan Closing
Dec-20	Start of Construction

Feb-22	Construction Complete
Jul-22	Full Occupancy
	North Harbor Village - 1108 N. Harbor
Mar-19	Start of Design Development
Mar-19	Applied to FHLBSF for AHP Financing (\$890,000)
Mar-19	Award of VASH Vouchers & City Loan by City Council (89 Vouchers and \$1,687,047)
Mar-19	Start Environmental Approval Process with City of Santa Ana (CEQA/NEPA)
Mar-19	Applied for Home Depot Grant (\$500,000)
Jun-19	CEQA/NEPA Approval – City of Santa Ana
Jun-19	AHP Award Date (\$890,000)
Aug-20	Applied to HCD for MHP Funding (\$13,316,412)
Dec-19	Notified Project Did Not Receive MHP Funding
Jan-20	Home Depot Grant Award Date
Feb-20	First Submittal for Architectural Review
Feb-20	Apply to HCD for VHHP Funding (\$7,943,883)
Feb-20	Apply for OCHTF Financing (If Necessary)
Mar-20	Reapply for MHP – 2 nd Round (If Necessary)
Apr-20	Arch. Review Comments Received from City
May-20	Receive Ministerial Approvals for Design
May-20	Receive AHAP Contract
Jul-20	Apply for TCAC 9%
Sep-20	TCAC Allocation
Oct-20	Start Construction Documents for Rehab
Oct-20	Submit First Plan Check
Dec-20	Receipt of First Plan Check Comments
Dec-20	Submit Second Plan Check
Jan-21	Receipt of Second Plan Check Comments
Jan-21	Submit Third Plan Check
Feb-21	Receipt of Permit Ready
Mar-21	Construction Loan Closing
Mar-21	Start of Construction
Jan-22	Construction Complete
Jan-22	Start of Lease Up
May-22	Full Occupancy

FX Residences - 801, 809, 809 1/2 E. Santa Ana Boulevard	
Jan-19	Council Approval for Land Lease and Project Funding
Jan-19	Submittal of Application for NPLH Funding
Feb-19	Confirm with City Staff That Project Site Can Yield Additional Units Under Existing Zoning
Mar-19	Revise Conceptual Drawings for additional 5 units (17 total units, up from the original 12 units)
Mar-19	SNHP Funding Application Submitted to County
Apr-19	City Staff to Review Revised Conceptual Design
Apr-19	Begin Development Agreement
May-19	Board of Supervisors Meeting for SNHP Funding
Jul-19	Execute Development Agreement
Jul-19	Formal Awards Letters for NPLH Funding To Be Issued
Aug-19	Initial Planning Submittal
Sept-19	Sunshine Ordinance Meeting
May-20	Planning Commission Meeting (ministerial approval of density bonus)
July-20	City Council Meeting (ministerial approval of density bonus)
Aug-20	Begin Construction Docs
Dec-20	Approval of Grading Plans
Dec-20	Begin Construction (Grading, Weather Permitting)
Feb -22	Completion of Construction

Habitat for Humanity - 416 Vance Street & 826 N. Lacy Street	
May-20	DDA signed
June-20	Prepare Grading Plans
July -20	Submit Grading/Improvements
Jan-20	Prepare Architectural Plans
June-20	Submit Architectural Plans
Oct-20	Grading Permit Issued
Nov-20	Commence Grading
Dec-20	Building Permits Issued
Jan-21	Begin Construction
Dec-21	Anticipated Construction Completion
Jan-22	Certificate of Occupancy / Closings

Legacy Square - 609 North Spurgeon Street	
Aug-18	Santa Ana CDA Funding Application
Dec-18	Applied for NPLH and SNHP Funds
Jan-19	Santa Ana Funding Award
Feb-19	Planning Entitlements Approved
Feb-19	Applied for Round 4 AHSC Funding
May-19	Award of SNHP Funds
July-19	Applied for Round 1 MHP
Nov-19	Applied for State 4% tax credits
Jan-20	Construction Drawings (8-12 weeks)
Feb-20	Apply for Round 5 AHSC Funding
May-20	Apply for 4% Tax Credits
May-20	Plan Check (12-16 weeks)
Jun-20	Award of AHSC Funds
July-20	Award of 4% Tax credits
July-20	Award of Tax-Exempt Bonds
May-20	Plan Check (12-16 weeks)
Sep-20	Building Permit Issuance
Dec-20	Construction Closing/Syndication
Jan-21	Begin Construction (18 months)
Jun-22	Construction Complete
Aug-22	100% Fully Leased (2 months)