

MIDPEN HOUSING - PHASE 1

November 2013 Manzanita Place opened by MidPen Housing. 66 garden style apartments for low and very-low income families. Completed and occupied 5+ years ahead of milestone required by DDA.

CHISPA - PHASE 2

State Dept of Housing Notice of Funding Availability Schedule (NOFA) - Schedule provided to County staff at 12/19/18 meeting

SOURCE	TYPE	NOFA		APP. DUE		AWARD
AHP		Feb-19		Apr-19		Jul-19
Joe Serna	Farmworker					
HOME		May-19		Jul-19		Dec-19
No Place like Home	Homeless &	Oct-18		Jan-19		May-19
	Mentall ILL	Sep-19	Dec 2019 (assume)			Apr-20

*schedule shows guidelines being drafted Sept 2019 which means applications would not be till early 2020. We will urge change here.*

*Perhaps not appropriate for two and three bedroom apartments*

Assuming funds are made available by State and County in 2019 and all are committed by mid-2020

TCAC Schedule

Apply to State Treasurer's Office for 4% tax credits and bonds	July	2020
Receive funding award	Sept	2020
Time required to close funding is usually 180 days given multiple sources	March	2021
Pull permits and begin construction	March	2021
Complete construction	June	2022

ARTSPACE - PHASE 3

Assuming funds are made available by State and County in 2020 and all are committed by mid-2021

TCAC Schedule

Apply to State Treasurer's Office for 4% tax credits and bonds	July	2021
Receive funding award	Sept	2021
Time required to close funding is usually 180 days given multiple sources	March	2022
Pull permits and begin construction	March	2022
Complete construction	June	2023

UCP GUARANTEE SCENARIO

*\* Scope dependent on unfinished portion of non-profit work*

Complete unfinished civil, architectural plans, studies, etc.	
County Approval of Improvement Plans, Design & SIA	
Complete Bid Process	
Pull permits and begin construction	
Complete construction	2025