

12. Readiness and Project Schedule

AWF has full site control and is ready to proceed upon receipt of a LIHTC award. There are no relocation issues for this project. The project intends to secure zoning by February 2015 and anticipates no opposition due to widespread support for the project from elected officials and community stakeholders. See support letters in Section 14.

Below are the significant pre-development, construction, and operations milestones for the project:

Project milestone	DATE
Site Control	Complete
Lot Consolidation	Complete
Meet with Community Group	Complete
Schematic Design Drawings	Complete
Zoning approval	February 2015
Submission of applications for financing (City)	Complete
Submission of applications for financing (PHFA)	January 2015
Procurement of all financing	May 2015
Design Development Drawings	June 15
Construction Documents	July 2015
Commencement of construction bidding	August 2015
Issuance of building permits	September 2015
Closing date	September 2015
Construction begins	October 2015
Marketing of units	August 2016
Construction completed	October 2016
Full occupancy	December 2016