



Community Revitalization

Diane Rundles
Assistant Executive Officer

Carrie Harmon
Director, Community Development & Housing

Marcus Dillard
Chief of Homeless Services

January 13, 2026

Mr. Jason Neal
Development Manager
National Community Renaissance of California
9692 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730

Re: 4% Re-syndication Application for The Crossings Apartments - 177 W. South Street, Rialto (Assessor's Parcel Numbers 0131-051-40-0-000, 0131-051-10-0-000, and 0131-051-09-0-000)

Dear Mr. Neal:

San Bernardino County is in receipt of your letter dated November 20, 2025, requesting the written consent/authorization of San Bernardino County ("County") to support the application by National Community Renaissance of California (National CORE) for federal tax credits for 4% credits and tax-exempt bonds from the California Tax Credit Allocation Committee and California Debt Limit Allocation Committee (the "Application") to renovate The Crossings Apartments (the "Property") by making critically deferred maintenance, improve accessibility issues, and health and safety improvements to improve the quality of life for the residents.

The Crossings Apartments are located at 177 W. South Street, Rialto, CA 92376. On December 14, 1999, the Board of Supervisors (Board) approved HOME Investment Partnership Agreement No. 99-1165 awarding \$1,000,000 in federal HOME funds for the development of a 100-unit affordable rental housing project in the City of Rialto, known as The Crossings Apartments.

The County records indicate the outstanding balance of December 30, 2024, was \$1,750,500 which is comprised of a principal balance of \$1,000,000 and accrued interest balance of \$750,500.

If the project is awarded funding, an Amendment to the HOME Loan Agreement No. 99-1165, which will be subject to meeting the County's requirements and acceptance of due diligence documents will be presented to the Board for approval. The County will require that:

- Limited Developer fee: any developer fee over the threshold of \$1.85 Million (Cash) will be contributed as General Partnership equity to the project and will be subject to additional terms.
- The scope of work shall include site corrections to address the issues identified in the HOME Program - 2021 Property Inspection Report (2021-HOME Inspection Report) finding report dated July 7, 2022.

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- No sales proceeds will be received by Seller Equity as part of this transaction.

If the Project is not successful in obtaining funding, National CORE shall commit to completing all necessary repairs required to address the Health and Safety issues identified in the 2021-HOME Inspection Report.

If you have any questions, please contact Carrie Harmon, Director of Community Development and Housing at (909) 382-3983.

Sincerely,

Luther Snone, Chief Executive Officer