



Contract Number

05-514-A2

SAP Number

Community Development and Housing

Department Contract Representative	Carrie Harmon
Telephone Number	382-3983
Contractor	IVHP 2 Apartments LP
Contractor Representative	Jason Neal
Telephone Number	(909) 204-3491
Contract Term	March 11, 2025 – March 11, 2082
Original Contract Amount	\$3,000,000
Amendment Amount	\$0.00
Total Contract Amount	\$3,000,000
Cost Center	621.000.2472
Grant Number (if applicable)	N/A

Briefly describe the general nature of the contract: National Community Renaissance of California (National CORE), a nonprofit Community Housing Development Organization, as the managing partner of IVHP 2 Apartments LP, Southern California Housing Development Corporation of the Inland Empire, and Inland Valley Housing Partners, LP seeks to refinance and rehabilitate Citrus Grove, a 152-unit affordable housing community formerly known as the Willow Winchester Project, located at 1453 North Willow in Rialto. The rehabilitation project will address deferred maintenance, enhance accessibility, and implement critical health and safety improvements to ensure long-term housing stability and improve residents' quality of life.

The Modification to Loan Documents will update the HOME Loan Agreement No. 05-514-A2, the Promissory Note, and the Deed of Trust between the County and Southern California Housing Development Corporation of the Inland Empire and Inland Valley Housing Partners, LP to extend the affordability period, and clarify repayment terms. The Assignment and Assumption Agreement will transfer the HOME Agreement from Inland Valley Housing Partners, LP to IVHP 2 Apartments LP, which will effectively transfer ownership of the property.

FOR COUNTY USE ONLY

Approved as to Legal Form _____ Suzanne Bryant, Deputy County Counsel Date _____	Reviewed for Contract Compliance _____ _____ Date _____	Reviewed/Approved by Department _____ Carrie Harmon, Director Date _____
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