

RESOLUTION NO. 2025-185

RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, COMMITTING UP TO \$5,000,000 TO ASSIST ARROWHEAD GROVE PARTNERS IV, LP TO REPAY A CONSTRUCTION BRIDGE LOAN ASSOCIATED WITH THE DEVELOPMENT OF 92 AFFORDABLE HOUSING UNITS AS PART OF PHASE IV OF THE ARROWHEAD GROVE INCLUSIVE REDEVELOPMENT PROJECT

On Tuesday August 19, 2025, on motion of Supervisor Baca, Jr., duly seconded by Supervisor Hagman and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

WHEREAS, the San Bernardino County Community Development and Housing Department released a Notice of Funding Availability through its website regarding the availability of HOME Investment Partnerships Program funds; and,

WHEREAS, under the Rental Assistance Demonstration ("RAD") Program, the Housing Authority of the County of San Bernardino (the "Housing Authority") obtained specified rights to develop, construct and maintain up to four hundred eleven (411) residential units, with not less than two hundred fifty-two (252) RAD replacement units; and,

WHEREAS, Phase IV of the Arrowhead Grove Inclusive Redevelopment Project includes the conversion of 92 affordable public housing (which includes one manager's unit) units to RAD Program Units with Project Based Section 8 Vouchers (PBVs) through the Restore Rebuild Program (the "Project"); and,

WHEREAS, Phase IV of the Arrowhead Grove redevelopment project has an estimated total development cost of approximately \$65 million with no funds from the Capital or Operating Fund, as defined in 24 CFR 905.108; and,

WHEREAS, the Housing Authority and its development partner, National Community Renaissance, have formed Arrowhead Grove Phase 4 LP, a limited partnership (the "Partnership") to develop, own and operate the Project; and,

WHEREAS, on behalf of the Partnership, the Housing Authority and its development partner, National Community Renaissance, are seeking funding in the amount of \$5 million to assist the Project; and,

WHEREAS, on behalf of the Partnership, the Housing Authority and its development partner, National Community Renaissance, have requested the County to commit HOME Investment Partnerships Program funds in the amount of \$5 million for the Project, in the form of a residual receipt loan accruing three percent (3%) simple interest, with a term of fifty-five (55) years; and,

WHEREAS, the State of California has made an allocation, to the Partnership, of competitive private activity bonds and 4% Low Income Housing Tax Credits (LIHTC), expected to close on or before September 30, 2025;

WHEREAS, as allowed under Restore Rebuild Program, the Partnership expects to convert 92 units of public housing (which includes one manager's unit) to RAD Program Units with Project Base Vouchers, when substantially all (95% or more) of the units in the project are available for occupancy (the "RAD Conversion").

NOW, THEREFORE, BE IT RESOLVED by the San Bernardino County Board of Supervisors as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution and are incorporated herein by this reference.

Section 2. The County hereby commits to provide up to \$5 million in HOME Investment Partnerships Program funds contingent on: (1) the Partnership's receipt of the third equity investment generated from the syndication of the Low Income Housing Tax Credits; (2) confirmed compliance with all applicable laws, including environmental review and prevailing wages; (3) HUD approval of the Housing Authority's submission for the RAD Conversion and the completion of the conversion of the 92 RAD Program Units with PBVs under the Restore Rebuild Program; and (4) the Partnership and the County negotiate and approve a loan agreement and all other necessary agreements, for funding the Project.

Section 3. The County will reserve sufficient funding in its HOME account to provide to the Partnership for the Project pursuant to this Resolution; provided, however, funding is contingent on the continued availability of HOME funds and continued federal authorization for HOME Program activities, and as such this provision of funding is subject to amendment or termination due to lack of funds or authorization.

Section 4. The Chief Executive Officer, the Assistant Executive Officer, or the Director of the Community Development and Housing Department are hereby authorized to execute a commitment letter for the County HOME Funds in a form consistent with this Resolution and upon consultation with County Counsel.

Section 5. The Chief Executive Officer or the Assistant Executive Officer shall be authorized to execute any other form of document required by the State of California, any lender, investor, regulator or other third party involved in the transaction, so long as the Chief Executive Officer or Assistant Executive Officer and County Counsel determine that the substance of such document does not materially conflict with the substance and intent of this Resolution and is not otherwise prohibited under 24 C.F.R. 92 et seq.

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Section 6. This Resolution and the commitment herein shall terminate automatically without further action of the Board of Supervisors and shall thereafter have no force or effect as of April 20, 2028.

PASSED AND ADOPTED by the Board of Supervisors of San Bernardino County, State of California, by the following vote:

AYES: SUPERVISORS: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe,
Curt Hagman, Joe Baca, Jr.

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: None

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STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of August 19, 2025. #23 CCM

LYNNA MONELL
Clerk of the Board of Supervisors

By _____

