

## **EXHIBIT G**

### **INITIAL CERTIFICATE OF PROGRAM COMPLIANCE**

Waterman Gardens 2, L.P., a California limited partnership ("Borrower"), hereby certifies that it will comply with all applicable, ongoing HOME Program requirements for the entire 20-year HOME Term under HUD HOME Regulations, and an additional County imposed Affordability Period of thirty-five (35) years, for a total affordability term of fifty-five (55) years from the date of recordation of the Notice of Completion for the above-described Project. Affordability shall be maintained as follows:

The Borrower is operating a one hundred forty-seven (147) unit affordable housing development. During the Term the Borrower will rent fourteen (14) HOME-Assisted Units, and ensure that these units are occupied or, if vacant, available for occupancy, by Very Low Income Households and Low Income Households in conformance with the HOME Regulations, as follows: (a) one (1) of the one-bedroom Units, one (1) of the two-bedroom Units, and one (1) of the three-bedroom Units shall be Very Low Income Units; and (b) one (1) of the one-bedroom Units, eight (8) of the two-bedroom Units, two (2) of the three-bedroom Units shall be Low Income Units.

The Borrower and managers have participated in the San Bernardino County Sheriff-Coroner Department's Crime Free Multi-Housing Unit Program, wherein specialized training and other resources are provided to multi-family property owners and managers to reduce the potential for onsite criminal activity. Completion of the Department's four (4) training phases, a Final Certification (Phase V) has been achieved and will be maintained by the Borrower/representative and/or regional/-onsite property manager.

Borrower is maintaining and attaching the following records and reports in order to assist the County in meeting its record keeping and reporting requirements:

1. Files on the annual review and certification of tenant income;
2. All information on the qualification of affordable rents;
3. Terms and conditions of all signed leases between Tenants and Borrower;
4. All other reports and records requested by County pursuant to the Loan Documents.

***[Signature Page Follows]***

**BORROWER:**

WATERMAN GARDENS 2, L.P., a California limited partnership

By: WG Partners 2 MGP, LLC, a California limited liability company, its sole and managing General Partner

By: National Community Renaissance of California, a California nonprofit public benefit corporation, its sole member and manager

By: \_\_\_\_\_  
Michael Ruane, Executive Vice President

Date: \_\_\_\_\_

## **EXHIBIT G**

### **ANNUAL CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE**

Waterman Gardens 2, L.P., a California limited partnership ("Borrower"), hereby certifies that it will comply with all applicable, ongoing HOME Program requirements for the entire 20-year HOME Term under HUD HOME Regulations, and an additional County imposed Affordability Period of thirty-five (35) years, for a total affordability term of fifty-five (55) years from the date of recordation of the Notice of Completion for the above-described Project. Affordability shall be maintained as follows:

The Borrower is operating a one hundred forty-seven (147) unit affordable housing development. During the Term the Borrower will rent fourteen (14) HOME-Assisted Units, and ensure that these units are occupied or, if vacant, available for occupancy, by Very Low Income Households and Low Income Households in conformance with the HOME Regulations, as follows: a) one (1) of the one-bedroom Units, one (1) of the two-bedroom Units, and one (1) of the three-bedroom Units shall be Very Low Income Units; and (b) one (1) of the one-bedroom Units, eight (8) of the two-bedroom Units, two (2) of the three-bedroom Units shall be Low Income Units.

The Borrower and managers have participated in the San Bernardino County Sheriff-Coroner Department's Crime Free Multi-Housing Unit Program, wherein specialized training and other resources are provided to multi-family property owners and managers to reduce the potential for onsite criminal activity. Completion of the Department's four (4) training phases, a Final Certification (Phase V) has been achieved and will be maintained by the Borrower/representative and/or regional/-onsite property manager.

Borrower is maintaining and attaching the following records and reports in order to assist the County in meeting its record keeping and reporting requirements:

1. Files on the annual review and certification of tenant income;
2. All information on the qualification of affordable rents;
3. Terms and conditions of all signed leases between Tenants and Borrower;
4. All other reports and records requested by County pursuant to the Loan Documents.

***[Signature Page Follows]***

**BORROWER:**

WATERMAN GARDENS 2, L.P., a California limited partnership

By: WG Partners 2 MGP, LLC, a California limited liability company, its sole and managing General Partner

By: National Community Renaissance of California, a California nonprofit public benefit corporation, its sole member and manager

By: \_\_\_\_\_  
Michael Ruane, Executive Vice President

Date: \_\_\_\_\_

## **EXHIBIT G**

### **CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE**

The following information with respect to Arrowhead Grove II Apartments (the "Development"), is being provided by Waterman Gardens 2, L.P., a California limited partnership (the "Borrower") to the County of San Bernardino, (the "County"), pursuant to that certain HOME Investment Partnerships Act Loan Agreement dated as of August \_\_, 2019, and the Regulatory Agreement dated as of \_\_\_\_\_, with respect to the Development:

(A) The total number of residential units which are completed and available for occupancy is \_\_\_\_.

The total number of such units occupied is \_\_\_\_\_.

(B) The following residential units (identified by unit number) have been designated HOME-Assisted Units, as described in the Regulatory Agreement (for a total of \_\_\_\_\_);

(C) The following residential units which are included in (B) above, have been designated as HOME-Assisted Units since \_\_\_\_\_, 20\_\_\_\_, the date on which the last "Certificate of Continuing Program Compliance" was filed with the County by \_\_\_\_\_;

Unit Number	Previous Designation of Unit (if any)	Replacing Unit Number

If a fixed unit was substituted, please attach any information on unit substitutions and filling of vacancies to evidence maintenance of required unit mix and income targeting.)

(D) The following residential units are considered to be occupied by Very Low Income Households and Low Income Households based on the information set forth below:

Number of Unit	Date of Unit No.	Name of Tenant	Persons Residing in Unit	Total Adjusted Gross Income	Initial Occupancy	Monthly Rental Amount

*Attach a Separate Sheet if Necessary*

(E) In renting the residential units in the Development, Borrower has not given preference to any particular group or class of persons not allowed under the Regulatory Agreement (except for persons who qualify as qualified Very Low Income Households or Low Income Households). All of the residential units in the Development have been rented pursuant to a written lease, and the term of each lease is at least 12 months. A copy of the form lease is attached.

(F) Property owners and managers have participated in the San Bernardino County Sheriff-Coroner Department's Crime Free Multi-Housing Unit Program, wherein specialized training and other resources are provided to multi-family property owners and managers to reduce the potential for onsite criminal activity. Completion of the Department's four (4) training phases, a

## **EXHIBIT G**

Final Certification (Phase V) has been achieved and is being maintained by the Borrower/representative and/or regional/-onsite property manager.

(G) Each building in the Development and all Units in the Development are suitable for occupancy and comply with all applicable State and local health, safety and other applicable codes, ordinances, and requirements and the ongoing property standards, as specified in Section of the 5.7 of the Regulatory Agreement.

(H) The information provided in this "Certificate of Continuing Program Compliance" is accurate and complete, and no matters have come to the attention of Borrower which would indicate that any of the information provided herein, or in any "Certification of Tenant Eligibility" obtained from the tenants named herein, is inaccurate or incomplete in any respect.

IN WITNESS WHEREOF, I have hereunto affixed my signature, on behalf of Borrower, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### **BORROWER:**

WATERMAN GARDENS 2, L.P., a California limited  
partnership

By: WG Partners 2 MGP, LLC, a California limited  
liability company, its sole and managing General Partner

By: National Community Renaissance of  
California, a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Michael Ruane, Executive Vice President

Date: \_\_\_\_\_