



County Administrative Office

Leonard X. Hernandez
Chief Executive Officer

January 05, 2021

Dora Leong Gallo, President and Chief Executive Officer
A Community of Friends (ACOF)
c/o Redlands Supportive Housing, L.P.
3701 Wilshire Blvd., #700
Los Angeles, CA 90010

Re: Redlands Supportive Housing

Dear Ms. Leong Gallo,

On January 05, 2021, the Board of Supervisors of the County of San Bernardino approved a commitment of: (1) HOME Investment Partnerships (HOME) funds in the amount of One Million Eight Hundred Sixty-Nine Thousand One Hundred Two Dollars (\$1,869,102) (the "County HOME Loan"); (2) County Special Needs Housing Program Funds in the amount of One Million Fifty Thousand Dollars (\$1,050,000) (the "County SNHP Fund Loan"); (3) County Housing Asset Funds Program Funds in the amount of One Million Fifty Thousand Dollars (\$1,050,000) (the "County Housing Asset Fund Loan"); (4) County Housing Funds in the amount of One Million Four Hundred Thirty-Seven Thousand Five Hundred Ten Dollars (\$1,437,510) (the "County Housing Fund Loan"); (5) County Neighborhood Initiative Program Funds in the amount of Six Hundred Thousand Dollars (\$600,000) (the "County NIF Fund Loan", and collectively with the County SNHP Fund Loan, County Housing Asset Fund Loan, and the County Housing Fund Loan, the "County Affordable Housing Loans") for the Redlands supportive housing development.

The project is located in the City of Redlands, San Bernardino County, and includes the development of an 80-unit low income supportive rental housing community. If Redlands Supportive Housing, L.P., secures an allocation of Low-Income Housing Tax Credits, the development will increase affordable housing opportunities in the County of San Bernardino.

The funds are available as a loan under the following terms:

Interest Rate: 3%

Term of Affordability: 57 years from construction closing

Term of the Loan: 57 years from construction closing

Repayment: Annual payments based on 50% of residual receipts as defined in the loan agreement. When other public funding is involved, County of San Bernardino will negotiate the payment of residual receipts.

Collateral: Deed of Trust and Regulatory Agreement.

BOARD OF SUPERVISORS

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SUBJECT
DATE
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A loan agreement and ancillary documents will be considered by the Board of Supervisors once Redlands Supportive Housing, L.P. secures an allocation of Low Income Housing Tax Credits. The County Affordable Housing Loans will be subject to meeting all the County of San Bernardino requirements and acceptance of due diligence documentation. The County Affordable Housing Loans are nonrecourse and not funded from tax-exempt bond proceeds.

If you have any questions, please contact Gary Hallen at (909) 387-4303.

Sincerely,

Leonard X. Hernandez
CHIEF EXECUTIVE OFFICER