



MEMORANDUM

Date: September 12, 2017
To: John Dutrey
From: Stan Smith
Randy Mai
Subject: Updated Term Sheet
Rialto Metrolink South Project

John:

We will be engaging our attorney shortly to draft the First Amendment to the Affordable Housing, Financing & Disposition and Development Agreement, dated June 29, 2016.

Within this amendment, we will update and outline the following terms:

1. The approved "Site" will be split through the use of a Lot Line Adjustment into 2 separate parcels as follows:
 - a. Parcel 1: .98 acres which will be developed into a city parking lot for access to the Rialto Metrolink Station. The Site will be owned and operated by the City of Rialto.
 - b. Parcel 2: 1.59 acres. This site will be the location of the approved Rialto Metrolink South Affordable Housing project. The Developer will reduce the number of units to fit within the new boundaries established through the Lot Line Adjustment. The new unit count has yet to be determined.
2. The City will allow the approved Parcel Map to record as soon as possible. The City and the Developer will work together to finalize the Lot Line Adjustment to accommodate the design of both sites.
3. Related will process all new entitlements required for the design of Parcel 2.
4. The City will increase the Predevelopment Loan from \$250,000 to \$450,000. Funding for this loan will follow the same process as outlined in "Recital E (i)" of the Affordable Housing, Financing & Disposition and Development Agreement, dated June 29, 2016.
5. The City will allow the Partnership an additional 4 rounds to apply and secure tax credits for the Project.