

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER 25-AHSC-18874

PURCHASING AUTHORITY NUMBER (if applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTOR'S NAME

Treasure Island Development Authority, IC4.3 Family Housing LP, and John Stewart Company

2. The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

03/30/2046

3. The maximum amount of this Agreement is:

\$15,109,140.00

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	5
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit C*	State of California General Terms and Conditions	GTC - 02/2025
Exhibit D	AHSC Program Terms and Conditions	7
Exhibit E	Project Specific Provisions and Special Terms and Conditions	10
TOTAL NUMBER OF PAGES ATTACHED		26

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto. These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR
 CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
 See Attached

CONTRACTOR BUSINESS ADDRESS See Attached	CITY See Attached	STATE See Attached	ZIP See Attached
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PRINTED NAME OF PERSON SIGNING See Attached	TITLE See Attached
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CONTRACTOR AUTHORIZED SIGNATURE See Attached	DATE SIGNED See Attached
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STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
 Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS 651 Bannon Street Suite 400	CITY Sacramento	STATE CA	ZIP 95811
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PRINTED NAME OF PERSON SIGNING	TITLE Contract Services Section Manager
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CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED
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California Department of General Services Approval (or exemption, if applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 06/12/1981)

CONTRACTOR

Treasure Island Development Authority
a public body, corporate and politic

By: _____ Date: _____

Jamie Querubin
Acting Treasure Island Director

Address:

39 Treasure Island Rd, Suite 241
San Francisco, CA 94130

John Stewart Company
a California corporation

By: _____ Date: _____

Noah G. Schwartz
President and Chief Executive Officer

Address:

1388 Sutter Street, 11th Floor
San Francisco, CA 94109

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CONTRACTOR

IC4.3 Family Housing LP

a California limited partnership

By: JSCo IC4.3, LLC
a California limited liability company

Its: Administrative General Partner

By: John Stewart Company
a California Corporation

Its: Sole Member and Manager

By: _____ Date: _____

Noah G. Schwartz
President and Chief Executive Officer

By: Catholic Charities Treasure Island LLC
a California limited liability company

Its: Managing General Partner

By: Catholic Charities CYO of the Archdiocese of San Francisco
a California nonprofit public benefit corporation

Its: Sole Member and Manager

By: _____ Date: _____

Ellen Hammerle
Chief Executive Officer

Address:

1388 Sutter Street, 11th Floor
San Francisco, CA 94109

Prep Date: 01/29/2026

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