

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER 25-AHSC-18873

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

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

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:

\$30,000,000.00

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	4
Exhibit B	Budget Detail and Payment Provisions	1
Exhibit C*	State of California General Terms and Conditions	GTC - 02/2025
Exhibit D	AHSC Program Terms and Conditions	25
Exhibit E	Project Specific Provisions and Special Terms and Conditions	9
TOTAL NUMBER OF PAGES ATTACHED		39

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
PRINTED NAME OF PERSON SIGNING See Attached	TITLE See Attached		
CONTRACTOR AUTHORIZED SIGNATURE See Attached	DATE SIGNED See Attached		

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

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

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

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

Prep Date: 01/29/2026

DRAFT