

**STANDARD AGREEMENT**

AGREEMENT NUMBER

PURCHASING AUTHORITY NUMBER (if applicable)

STD 213 (Rev. 04/2020)

25-AHSC-18844

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

Mercy Housing California, City and County of San Francisco

2. The term of this Agreement is:

## START DATE

Upon HCD Approval

## THROUGH END DATE

Dec 10, 2080

3. The maximum amount of this Agreement is:

\$12,579,100.00

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	9
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit D	AHSC Program Terms and Conditions	16
Exhibit E	Project Specific Provisions and Special Terms and Conditions	8

TOTAL NUMBER OF PAGES ATTACHED

37

*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 1256 Market Street	CITY San Francisco	STATE CA	ZIP 94102
PRINTED NAME OF PERSON SIGNING	TITLE		
CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED		

**STATE OF CALIFORNIA**

## CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS 651 Bannon Street	CITY Sacramento	STATE CA	ZIP 95811
PRINTED NAME OF PERSON SIGNING	TITLE Contract Services Section Manager		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		

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)

**EXHIBIT A**AUTHORITY, PURPOSE, AND SCOPE OF WORK1. Authority

This Standard Agreement, STD 213, (hereinafter "Agreement") is the result of the Sponsor's application (the "Application") for funding under the Affordable Housing and Sustainable Communities Program ("Program") pursuant to the following (collectively, the "Program Requirements"):

- A. Part 1 of division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Round 9 Program Guidelines dated February 26, 2025, (the "Guidelines") as may be amended from time to time; and
- C. The Program's Notice of Funding Availability (the "NOFA") issued by the Department of Housing and Community Development (hereinafter the "Department" or "HCD"), dated March 25, 2025.

This Agreement is entered under the authority of, and in furtherance of the purposes of the Program.

The Application and the Project Report dated as of the date specified in provision A.1 of Exhibit E of this Agreement (the "Project Report") including all representations made therein, are hereby incorporated in this Agreement by this reference.

2. Purpose

In accordance with Program Requirements, Sponsor applied to HCD for Program funding for the purpose of assisting in the development, operation, and maintenance of a residential rental Affordable Housing Development on certain real property (the "Property") as identified in the Application. The financial assistance from the Program shall be in the form of a permanent loan (the "Loan") as detailed in the award letter dated as of the date specified in provision A.2 of Exhibit E of this Agreement ("Award Letter") either directly to the Sponsor, or to an approved affiliate of the Sponsor (either of the foregoing entities, in the capacity as borrower of the Loan funds only, the "Borrower"), as owner of the Development evidenced by a promissory note, secured by a deed of trust and subject to a regulatory agreement between the Borrower and the Department. The purpose of the Loan is to ensure that the Development is constructed, owned, managed, maintained and operated in accordance with Program Requirements, and the representations of the Application and Project Report, and to ensure that certain residential units therein shall be occupied by eligible households at

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Loan

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT A**

affordable rents as defined in the Guidelines for the full term of the Loan, regardless of sale or transfer of the Property or prepayment of the Loan. To further effect this purpose, if Borrower is an entity other than the Sponsor identified in the Application, HCD may require the Sponsor to enter into a Sponsor Operating and Control Agreement as a condition of closing the Loan. By entering into this Agreement and thereby accepting the award of Program Loan funds, the Sponsor agrees to comply with applicable statutory law, the Guidelines, the NOFA, and this Agreement, and to abide by the representations contained in the Application, and in the Project Report.

**3. Definitions**

Capitalized terms herein shall have the meaning of the definitions set forth in the Guidelines, and in page 1 of this Exhibit A, in addition:

- A. The "Development" refers to the residential rental Affordable Housing Development identified in the Award Letter, described in the Application and meeting the criteria set forth in the Project Report providing the affordable housing units, as described therein, in consideration of the Loan. The Development shall meet all criteria as set forth in the Guidelines.
- B. "Agreement" refers to this Standard Agreement.
- C. "Sponsor" refers to the entity or entities that made the Application to the Department for the Development and identified as "Contractor" on page 1 to this Agreement (STD 213). "Sponsor" also includes any affiliate or assignee of the Sponsor approved by the Department and undertaking all the obligations of the Sponsor hereunder. In the case of joint applicants, "Sponsor" shall refer to each applicant or the approved assignee of such applicant. Each joint applicant shall be jointly and severally liable for all obligations of a Sponsor as set forth herein.
- D. "TCAC" refers to the California Tax Credit Allocation Committee.
- E. Any reference to a specific "Section" or "section" of the Guidelines shall initially refer to that specific numbered section of the Guidelines adopted on and dated February 26, 2025. Notwithstanding, if and when the Strategic Growth Council ("SGC") amends any portion of the Guidelines, all references herein to any such portion of the Guidelines shall be deemed to refer to the updated version of the Guidelines, either in whole or in part, as may be applicable. To the extent that any Guidelines section or sections (Section or Sections) provision is or are amended, and thereafter receive(s) a new Guidelines section number(s), any reference herein to the old Guidelines section(s) number(s) shall be interpreted

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Loan

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT A**

to refer instead to the Guidelines section(s) that is (or are) intended to replace the content and substance of the former Guidelines section(s).

- F. "Performance Milestones" refers to the development schedule and/or metrics of progress and performance referenced in Section 6 of Exhibit A.

4. Scope of Work

The Scope of Work ("Work") for this Agreement shall consist of the development and construction by or on behalf of Sponsor of the Development. The Development is to be developed and constructed by the Sponsor, or by a developer on behalf of the Sponsor, as provided in the Application, and must meet the criteria specified in Exhibit E of this Agreement as provision A.3:

Upon completion, the Development must meet or exceed the applicable minimum Net Density as set forth in Section 104(a)(1)(F)(i)-(ii) of the Guidelines. Further, the Sponsor shall take such actions, pay such expenses, and do all things necessary to complete the Development with all the design elements and features described in the Application, and Project Report, in accordance with all Performance Milestones and in compliance with the terms and conditions of this Agreement. All written materials or alterations submitted as addenda to the original Application, and which are approved in writing by a Division of Financial Assistance Operations Manager or higher Departmental official, as appropriate, are hereby incorporated as part of the Agreement. The Department reserves the right to review and approve all Work to be performed by the Sponsor in relation to this Agreement. Any proposed revision of the Work must be submitted in writing for review and approval by the Department. Approval shall not be presumed unless such approval is made by the Department in writing.

5. Evidence of Point Generating Activities

Based on the points awarded to its Application, Sponsor assures the Department of the existence or planned aspects of all point generating activities as detailed in the Application and Project Report. At the request of the Department, Sponsor shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items for which the Sponsor's Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a reevaluation of the Application and the reduction or cancellation of the award, and result in the disencumbrance of Program funds awarded.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Loan

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT A**6. Performance Milestones

Sponsor shall inform the Department of any anticipated delays, or changes to the Sponsor's proposed Performance Milestones as set forth in the Project Report no later than the date designated for such completion therein (each a "Milestone Completion Date"). Sponsor may submit a written request for extension of any such Milestone Completion Date. Any such request shall include Sponsor's demonstration of good cause and reasonable assurances that the extension will not adversely affect completion of the project. Approval of any such extension request shall be in the Department's sole discretion; however, such approval shall not be unreasonably withheld.

7. HCD Coordinator

The coordinator of this Agreement for HCD is the Loan Closing AHSC Program Manager for the Affordable Housing and Sustainable Communities, Division of Financial Assistance. Any notice, report, or other communication required by this Agreement shall be mailed by first class mail to the AHSC Program Manager at the following address:

Loan Closing, AHSC Program Manager  
Department of Housing and Community Development  
Division of State Financial Assistance – Loan Closing Branch  
P.O. Box 952054  
Sacramento, California 94252-2054

8. Sponsor Contract Coordinator

The Sponsor's Coordinator for this Agreement is listed in Exhibit E of this Agreement as provision A.4. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the address specified in Exhibit E of this Agreement as provision A.4.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Loan

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT A****AUTHORITY, PURPOSE, AND SCOPE OF WORK****1. Authority & Purpose**

This Standard Agreement, STD 213, (hereinafter "Agreement") is the result of the Recipient's application ("Application") for funding under the Affordable Housing and Sustainable Communities Program ("Program") pursuant to:

- A. Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Round 9 Program Guidelines dated February 26, 2025, (the "Guidelines"), issued by the State of California, Strategic Growth Council ("SGC") and as may be amended from time to time; and
- C. The Program's Notice of Funding Availability ("NOFA") issued by the Department Housing and Community Development (hereinafter the "Department" or "HCD"), is dated March 25, 2025. References to the NOFA shall include any updates and amendments made thereto.

The Application and the Project Report dated as of the date specified in provision A.1 of Exhibit E of this Agreement (the "Project Report") including all representations made therein, are hereby incorporated in this Agreement by this reference. The Application describes a combination of housing, infrastructure and/or program activities to be delivered as part of a single project designed, inter alia, to reduce greenhouse gas emissions and vehicle miles traveled. The Department is entering into this Agreement to ensure delivery of the infrastructure and/or program activities described in the Application and Project Report.

By entering into this Agreement and thereby accepting the award of Program funds (sometimes referred to in this Agreement as the "Grant") as detailed in the award letter dated as of the date specified in provision A.2 of Exhibit E ("Award Letter"), the Recipient agrees to comply with applicable statutes, Guidelines, the NOFA, and this Agreement, and to abide by the representations made in the Application, Project Report, and the terms and conditions of the Disbursement Agreement, which is more particularly described in Exhibit B, Section 6 of this Agreement.

**2. Definitions**

Capitalized terms herein shall have the meaning of the definitions set forth in the Guidelines, and page 1 of this Exhibit A, in addition:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT A

“Development” refers to the residential Rental Affordable Housing Development or the Homeownership Affordable Housing Development described in the Application and meeting the criteria set forth in the Project Report providing the affordable housing units, as described therein, in consideration of the award of Program funds. The Development shall meet all the criteria as set forth in the Guidelines.

“Recipient” refers to the entity or entities submitting the Application or to a related entity approved by the Department entering into this Agreement and identified as “Contractor” on page 1 to this Agreement (STD 213). In the case of joint applicants, “Recipient” shall also refer to each applicant or the Department-approved assignee of such applicant. Each entity comprising “Recipient” shall be jointly and severally liable for all obligations of a Recipient as set forth herein.

Any reference to a specific “Section” or “section” of the Guidelines shall initially refer to that specific numbered section of the Guidelines adopted on and dated February 26, 2025. Notwithstanding, if and when SGC amends any portion of the Guidelines, all references herein to any such portion of the Guidelines shall be deemed to refer to the updated version of the Guidelines, either in whole or in part, as may be applicable. To the extent that any Guidelines section or sections (Section or Sections) provision is or are amended, and thereafter receive(s) a new Guidelines section number(s), any reference herein to the old Guidelines section(s) number(s) shall be interpreted to refer instead to the Guidelines section(s) that is (or are) intended to replace the content and substance of the former Guidelines section(s).

“Performance Milestones” refers to the development schedule and/or metrics of progress and performance referenced in Section 5 of this Exhibit A.

### 3. Scope of Work

The Scope of Work (“Work”) for this Agreement shall consist of one or more of the following categories, to be delivered by or on behalf of the Recipient, within the Program Project Area as detailed in provision of A.3 Exhibit E of this Agreement, and the Project Report:

Housing Related Infrastructure (HRI)  
Sustainable Transportation Infrastructure (STI)  
Program Costs (PGM)

The Department, the Recipient and other parties as required by the Department shall enter into a Disbursement Agreement governing among other things the disbursement of Program funds as more particularly described in Exhibit B, Section 6 hereto.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT A

At the request of the Department, Recipient shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items for which the Recipient's Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a re-evaluation of the Application and the reduction of the amount of the Grants or cancellation of the award or may require repayment of any disbursed Program funds and the disencumbrance of Program funds awarded.

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the unit mix set forth in provision A.4 of Exhibit E of this Agreement.

### A. Housing Related Infrastructure

The Scope of Work for this Agreement for Housing-Related Infrastructure ("HRI Work") is as set forth in provision A.5 of Exhibit E of this Agreement. The HRI Work is necessary for the development of the Development. The Recipient is responsible for and shall ensure the completion of the HRI Work and the completion and occupancy of the Development in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all HRI Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the HRI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

### B. Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") is as set forth in provision A.6 of Exhibit E of this Agreement. The Recipient is responsible for and shall ensure the completion of the STI Work in accordance with Program requirements, the Application, and the criteria set forth in the Project Report. The Department reserves the right to review and approve all STI Work to be performed by the Recipient in relation to this Agreement. Any revision to the STI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

### C. Program Costs

The Scope of Work for this Agreement for Program Costs ("PGM Work") is as set forth in provision A.7 of Exhibit E of this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT A

The Recipient is responsible for and shall ensure the completion of the PGM Work associated with the Program Costs in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all PGM Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the PGM Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

### 4. Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the criteria of Section 111 of the Guidelines as set forth in provision A.8 of Exhibit E of this Agreement.

#### A. GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO<sub>2e</sub> over the life of the project is detailed in provision A.9 in Exhibit E of this Agreement. Information on this Project's GHG scoring data can be located on SGC's website in a document called Round 9 Data for Public Release.

### 5. Performance Milestones

Sponsor shall inform the Department of any anticipated delays, or changes to the Sponsor's proposed Performance Milestones as set forth in the Project Report no later than the date designated for such completion therein (each a "Milestone Completion Date"). Sponsor may submit a written request for extension of any such Milestone Completion Date. Any such request shall include Sponsor's demonstration of good cause and reasonable assurances that the extension will not adversely affect completion of the project. Approval of any such extension request shall be in the Department's sole discretion; however, such approval shall not be unreasonably withheld.

### 6. HCD Contract Coordinator

The HCD Contract Coordinator of this Agreement for the Department is the Division of State Financial Assistance Loan Closing AHSC Program Manager, or the Manager's designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the HCD Contract Coordinator at the following address:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT A

Loan Closing AHSC Program Manager  
Division of State Financial Assistance - Loan Closing Branch  
Department of Housing and Community Development  
P.O. Box 952054  
Sacramento, California 94252-2054

7. Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed in provision A.10 of Exhibit E of this Agreement.

## EXHIBIT B

### BUDGET DETAIL AND PAYMENT PROVISIONS

#### 1. Project Sources and Uses

The sources and uses ("Sources and Uses") set forth in this Exhibit B contain the cost items for the design, development, and construction of the approved Work. Recipient agrees that any cost overruns or increases resulting in a total cost exceeding that set forth therein shall be the responsibility of Recipient.

#### 2. Contract Amount

A. For the purposes of performing the Work, the Department agrees to provide the Grant in the aggregate amount identified on page 1, number 3 of this Agreement (STD 213) in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this Grant amount, or for any unauthorized or ineligible costs.

- 1) For the purposes of performing the Work related to the HRI, as set forth in provision A.5 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision B.1 of Exhibit E of this Agreement.
- 2) For the purposes of performing the Work related to the STI, as set forth in provision A.6 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision B.2 of Exhibit E of this Agreement.
- 3) For the purposes of performing the Work related to the PGM, as set forth in provision A.7 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision B.3 of Exhibit E of this Agreement.

B. The Department may approve a request from the Recipient to reallocate funds between authorized activities and itemized amounts stated in the budget for the designated grant Work, except where Scoring Criteria, total point scores, or overall ranking of the Project is impacted. Reallocation of funds between authorized activities that impact any of these areas will not be allowed. Changes in aggregate of ten percent or less, of the total Grant amount between activity categories during the term of this Agreement, and expenditures pursuant thereto,

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT B**

may be made only after the Department's express written approval, but do not require a written amendment to this Agreement.

**3. Other Funding Sources**

Where the Sources and Uses set forth in this Exhibit B identify funds other than Program funds, those funds shall be expended and applied to Project costs as provided therein. Recipient agrees that it will make best efforts to ensure that the other funds specified in the Sources and Uses are available for disbursement as provided in this Exhibit and approved for the use specified in the Sources and Uses, except to the extent the Sources and Uses may be updated and modified by the Disbursement Agreement described below. The Recipient shall provide evidence and assurance of the commitment and availability of such other sources of funding identified in the Sources and Uses as provided in the Disbursement Agreement. The terms and conditions of all construction financing to be used in conjunction with the Program funds shall be subject to the Department's review and approval.

**4. Completion Dates**

- A. Program funds must be disbursed no later than January 30, 2031.
- B. All un-disbursed funds remaining as of January 30, 2031, shall be disencumbered.
- C. All invoices for payment must be submitted to the Department no later than July 30, 2030.
- D. This Agreement shall expire on March 30, 2046.

**5. Method of Payment**

- A. Payment shall be made as reimbursed progress payments as set forth in the Disbursement Agreement. Recipient shall request payment for Work completed on forms provided by the Department and subject to such documentation as the Department may require.
- B. The Department shall not authorize payments unless it determines that the Program funds shall be expended and disbursed in compliance with the terms and provisions of the Guidelines, the NOFA, this Agreement, and the Disbursement Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT B

### 6. Disbursement Agreement

- A. The Recipient, the Department and such other parties as may be reasonably required by the Department, shall enter into a Disbursement Agreement in a form provided by the Department. The Disbursement Agreement shall contain a specific description of the Work, an updated table of Sources and Uses, and the specific terms and conditions for the disbursement of Program funds. In the event of a conflict between this Agreement and the Disbursement Agreement, as determined by the Department, the terms of the Disbursement Agreement, being the later and more specific document, shall govern; provided however, that no resolution of any such conflict shall be contrary to, or result in a waiver or violation of, the Guidelines or the NOFA.
- B. The requirement for a Disbursement Agreement, set forth in this section, may be waived by the Department where, at its sole discretion, it determines that:
- 1) Satisfactory completion of the Work has occurred,
  - 2) Performance of, and compliance with, all the obligations, terms and conditions of this Agreement have occurred, and,
  - 3) Compliance with all applicable statutes, laws, guidelines, and regulations, all have been or will be achieved without the execution of a Disbursement Agreement. The Department may require the submittal by the Recipient of such information, records, documents, certificates, and other material, as it deems necessary to make this determination.
- C. Payee Data Record Form must be filled out by each Recipient receiving Grant funds. All Payee(s) receiving Grant funds are listed in provision B.4 of Exhibit E of this Agreement.

### SOURCES AND USES - HRI PROJECT BUDGET

Sources and Uses for the HRI Work are as set forth in provision B.5 of Exhibit E of this Agreement.

**EXHIBIT B**

SOURCES AND USES - STI  
PROJECT BUDGET

Sources and Uses for the STI Work are as set forth in provision B.6 of Exhibit E of this Agreement.

SOURCES AND USES – PGM  
PROJECT BUDGET

Sources and Uses for the PGM Work are as set forth in provision B.7 of Exhibit E of this Agreement.

## EXHIBIT D

### AHSC PROGRAM TERMS AND CONDITIONS

#### GENERAL

1. Effective Date, Commencement of Work and Completion Dates

This Agreement is effective upon approval by all parties and the Department, which is evidenced by the date signed by the Department on page one, Standard Agreement, STD 213 (the "Effective Date"). The Recipient agrees that neither the construction of the Development nor the Work has commenced as of the deadline for submittal of applications set forth in the NOFA. The Recipient agrees that the Work shall be completed as specified in this Agreement, and as set forth in the Project Report, subject to the Agreement expiration date specified on page 1, number 2, of this Agreement (STD 213), and in Exhibit B, unless a written request for an extension is submitted and written approval by the Department is provided at least 90 days prior to the expiration date of the Agreement. Any extension to the expiration date shall require an amendment to this Agreement.

2. Termination

Notwithstanding any other provision of this Agreement, the Department may terminate this Agreement at any time for cause by giving at least 14 days' notice in writing to the Recipient. Cause shall consist of violations by Recipient of any General or Special Terms and Conditions of this Agreement. Upon termination of this Agreement, unless otherwise approved in writing by the Department, any Grant funds received by the Recipient shall be returned to the Department within 14 days of the Notice of Termination. In the event of withdrawal of the Department's expenditure authority, all obligations of the Department to continue funding any amounts, whether for the benefit of Recipient or any other persons, shall fully and immediately cease and terminate, and the Department shall thereafter have no duty or obligation to undertake or perform any act that is not legally required. Department makes no representation or warranty, express or implied, to Recipient or any other persons that all or any portion of the Program Grant Documents described in section 3, below, will be enforceable after the withdrawal of the Department's funding authority.

3. Program Grant Documents

In addition to this Agreement, the Recipient shall execute and enter into a Disbursement Agreement which shall govern the terms, disbursement and use of the Program funds, the Covenant described below, and other additional agreements and documents, as the Department may deem reasonable and necessary to meet the requirements of the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

Program and the terms and conditions of this Agreement. The Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed.

**4. Covenant Regarding the Development**

Prior to the disbursement of Program funds, the Recipient shall enter into a written Covenant Regarding the Affordable Housing Development ("Covenant") with the Department, and including such other parties as the Department may reasonably require, which shall require the development and construction of the Development with, the number of units and the number of bedrooms per unit, the extent and depth of affordability, as set forth in the Project Report and Exhibit A, and other uses and amenities for which points were granted to the Application. The Covenant shall be recorded against the parcel or parcels of real property on which the Development is to be located and shall be binding on all successors, transferees, and assignees acquiring an interest in the Development as follows:

- A. For rental affordable housing developments, the Covenant shall require the continuation of the affordability of the Development for a period of not less than 55 years from the date of the filing of a Notice of Completion for the Development.
- B. For homeownership affordable housing developments, the Covenant shall require the continuation of the affordability for a period of no less than 30 years from the date of a filing of a Notice of Completion for the Development. The affordability will be ensured through a resale restriction.
- C. In addition to the Covenant, the Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed. Alternatively, the Department may require that the Covenant contains a power of sale clause, which may be exercised if the Work is not timely completed, or in the event of an uncured breach of this Agreement.

**5. Site Control**

The Recipient shall ensure that Site Control of the real property associated with the Work is sufficient to meet the requirements of the Program. This shall include, but not

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

be limited to, sufficient control to ensure the timely commencement and completion of the Work as determined by the Department. Site control of the real property on which the Work will occur may be evidenced by one of the following:

- A. Fee title;
- B. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
- C. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
- D. An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- E. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- F. An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site, provided that the major terms of the acquisition have been agreed to by all parties; or
- G. A land sales contract or enforceable agreement for acquisition of the property.

The Recipient shall also obtain all licenses, easements and rights-of-way or other interests required for completion of the Work and provide evidence of such instruments prior to the first disbursement of Program funds.

6. Appraisals

Recipient shall, at the request of the Department, provide an appraisal of the real property to be acquired as part of the Work, prepared in a form, and by a qualified appraiser, acceptable to the Department.

7. Relocation Plan

If there is, or will be any residential or commercial displacement directly or indirectly caused by the Work, as defined in state law, the Recipient shall provide a relocation

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT D

plan conforming to the requirements of state law and the regulations adopted by the Department in California Code of Regulations, Title 25, section 6000 et seq. The

project and/or the development budget shall contain sufficient funds to pay all costs of relocation benefits and assistance as set forth in the relocation plan accepted by the Department. Should a relocation plan not be required, Recipient must provide documentation for Department approval that there are no relocation requirements and execute the Department's certification of no relocation form without amendment.

### 8. Environmental Conditions

The Recipient shall provide to the Department the following:

- A. All Environmental Site Assessment ("ESA") Reports (to include Phase I, II, III, supplemental or update assessments and reports) for the Work, in conformance with ASTM Standard Practice E 1527, evaluating whether the Work is affected by any recognized environmental conditions.
- B. Documentation and/or a certification satisfactory to the Department that all ESA Report recommendations including remediation and/or mitigation work have been completed.
- C. Mitigation requirements required as a result of the Final Environmental Impact Report ("EIR") or Mitigated Negative Declaration if applicable and evidence satisfactory to the Department that all mitigation requirements have been satisfied.

### 9. Compliance with State and Federal Laws, Rules, Guidelines and Regulations

The Recipient agrees to comply with all State and Federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the Work, the Recipient, it's Contractors or Subcontractors, and any Grant activity.

### 10. Litigation

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: TO BE ADDED

**EXHIBIT D**

B. The Recipient shall notify the Department immediately of any claim or action undertaken by or against it, which affects or may affect this Agreement or the Development and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

11. Milestones

Recipient shall ensure the completion of the Performance Milestones set forth in the Project Report and referenced in Section 5 Exhibit A of this Agreement, and as further set forth in the Disbursement Agreement by the Milestone Completion Dates. Recipient shall timely inform the Department when a milestone is missed or at risk of being missed, provide an update of these timelines, and provide assurances from the Recipient for timely completion of the remaining Milestones. Failure to timely notify the Department shall be considered a default under this Agreement.

12. Insurance

The Recipient shall have and maintain in full force and effect forms of insurance, at such levels and for such periods, in accordance with the Disbursement Agreement.

13. Change of Conditions

Notwithstanding the Department's obligation to provide payments pursuant to Exhibit B hereof, the Department reserves the right to evaluate the Recipient's need for Program funds based on new information or funding sources associated with the Work. If the Department determines that the Program funds, or a portion thereof, are no longer

necessary to complete the Work, the Department may reduce the amount of the Grant accordingly. In the event the Department determines the Work is no longer financially feasible, any Grant commitment issued by the Department and this Agreement may be terminated.

14. Obligations of Recipient with Respect to Certain Third-Party Relationships

The Recipient shall remain fully obligated under the provisions of this Agreement, notwithstanding its designation of any third party or parties for the undertaking of all or any part of the Work with respect to which assistance is being provided under this Agreement. The Recipient shall comply with all lawful requirements of the Department necessary to ensure the completion, occupancy, and use of the Work in accordance with this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT D

15. Waivers

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce at any time the provisions of this Agreement or to require at any time performance by the Recipient of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

16. Identity of Interests

As a condition of disbursement, Recipient shall execute a Certificate of Identity of Interest ("Certificate") listing all relationships constituting an identity of interest with entities providing goods or services in connection with Recipient's performance of the Work. The Certificate shall be in a form provided by the Department. At the Department's request, Recipient shall submit contracts, instruments, documents, correspondence, or other writings relating to Recipient's relationship with entities listed in the Certificate. The existence and nature of such relationships shall be subject to the review and approval of the Department and to the extent necessary to ensure compliance with Program requirements and this Agreement.

### DESIGN REQUIREMENTS

17. Architect

The Recipient shall utilize the services of an architect and/or an engineer to provide professional design and engineering services for the Work. The contract shall require an architect and/or an engineer to supervise the construction work, conduct periodic site visits, prepare periodic inspection reports, verify the validity of the construction contractor's payment requests, prepare or review change orders, and, upon completion of construction, provide the certification described in section 31 of these Program Terms and Conditions. At the request of the Department, Recipient shall submit any and all contracts for these services to the Department for its review and approval.

18. Plans and Specifications and Project Cost Estimates

At the request of the Department, the Recipient shall submit plans and specifications and project cost estimates for the Work to the Department for its review and approval. The Work shall be constructed in substantial compliance with the plans and specifications, subject to any change order(s) accepted by the Department where such acceptance is required.

**EXHIBIT D**19. Reasonable Development Costs

At the request of the Department, the Recipient shall provide evidence acceptable to the Department that the total costs of the Work are reasonable and necessary for the proposed improvements. To verify cost reasonableness, the Department may require qualified third-party verification of cost, evidence of the competitive bidding of major cost components and appraisals.

20. Adaptability and Accessibility

The Work shall comply with all applicable federal, state and local laws regarding adaptability and accessibility for persons with disabilities in the design, construction and rehabilitation of projects.

21. Approval by Public Works Department

Where approval by a local public works department, or its equivalent, is required for the Work, the Recipient must submit, prior to the disbursement of Grant funds, a statement from that department, or other documentation acceptable to the Department, indicating that the Work has been approved by that department.

**CONSTRUCTION REQUIREMENTS**22. Construction Contract

Except for work performed by its own employees, the Recipient shall enter into a written construction contract or contracts ("Construction Contract(s)") with a duly licensed contractor or contractors ("Contractor(s)") for the construction activities of the Work. The Construction Contract(s) shall require, where applicable, prevailing wages be paid in conformance with Labor Code section 1720 et seq. and applicable provisions of this Agreement. The Construction Contract(s) and any amendments thereto shall be subject to the prior approval of the Department.

23. Contractor's Assurance of Completion

The Contractor(s) shall provide security to assure completion of the Work by furnishing the Recipient with Performance and Payment Bonds, or a Letter of Credit, which shall remain in effect during the entire term of the Construction Contract(s), and which shall be in a form and from an issuer which is acceptable to the Department. The Performance Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

faithful performance of the Construction Contract(s) including a warranty period of at least 12 months after completion. The Payment Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the payment of all persons performing labor on the Work and furnishing materials in connection with the Construction Contract. A Letter of Credit shall be in an amount equal to at least 20 percent of the approved construction costs included in the Construction Contract(s), in the form of an unconditional irrevocable, stand-by letter of credit. The Department shall be named as an additional obligee in the Bonds or an additional beneficiary under the Letter of Credit.

**24. Prevailing Wages**

Pursuant to Section 110 of the Guidelines, Recipient will ensure compliance with State Prevailing Wage Law (Labor Code Sections 1720-1781).

**25. Construction Phase Information**

If requested by the Department, the Recipient shall provide the Department:

- A. Information during the construction period, including but not limited to all change orders and modifications to the construction documents, and all inspection reports of the Work. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.
- B. Information during the construction period including but not limited to all change orders and modifications to the construction documents, all inspection reports prepared by the Development architect and other consultants, and information relative to the Development income, expenses, occupancy, relocation benefits and expenses, contracts, operations, and conditions of the Housing Development. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT D

Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

### 26. Signage

- A. Recipient shall place signs on the construction site for the Work stating that the Department is providing financing through the Program in an appropriate location(s), typeface and size containing the message set forth in provision D.1 of Exhibit E of this Agreement.
- B. The sign shall be maintained in a prominent location visible and legible to the public through construction completion. If the job sign includes the acknowledgment and/or logo of one or more other public lenders or grantors, the acknowledgement and logos required by this Section 28 shall also be displayed in a similar size and layout. Copies of the Department, SGC and California Climate Investments ("CCI") logos can be obtained by contacting the HCD Contract Coordinator.
- C. Upon installation of the sign, the Recipient shall submit a digital photograph thereof to the Department. The Recipient will also provide the Department, upon its request, with copies of any photographs that may be taken of the Work by or on behalf of the Recipient or its architect. The Recipient will provide an acceptable written consent and release agreement authorizing use of said photographs, all at no expense to the Department.

## INSPECTION OF GRANT ACTIVITIES

### 27. Site Inspection

The Department reserves the right, upon reasonable notice, to inspect the Work site and any structures or other improvements thereon to determine whether the Work site meets the requirements of Program and this Agreement. If the Department reasonably determines that the site is not acceptable for the proposed Work in accordance with the Guidelines, the Department reserves the right to cancel its funding commitment and this Agreement.

**EXHIBIT D****28. Work Inspection**

- A. The Department and any authorized representative of the Department shall have the right, during construction and thereafter, to enter upon and inspect the construction of the Work to ensure that the construction is being and has been performed in accordance with the applicable Federal, State, and /or local requirements, the Guidelines, and the terms of this Agreement. Such right to inspect shall include, but shall not be limited to, the right to inspect all work done, all materials and equipment used or to be used, and all books and records, including payroll records, maintained in connection with the construction work. Such right of inspection shall be exercised in a reasonable manner.
- B. The Recipient shall be required to correct all circumstances found by such inspections not to conform to the applicable Program requirements, and to withhold payment to the Contractor and/or Subcontractor(s) until action(s) to correct the non-conforming circumstances is/are corrected by the Recipient and approved by the Department.
- C. The Department reserves the right to withhold payment for any costs found not to conform to applicable Program requirements until such actions have been taken to correct the non-conforming circumstances and such corrective actions have been approved by the Department.
- D. The Department shall have no affirmative duty to inspect the Work and shall incur no liability for failing to do so. Once having undertaken any inspection, neither the Department, nor any representative of the Department shall incur any liability for failing to make any such inspection properly, or for failing to complete any such inspection. The fact that such inspection may or may not have occurred shall not relieve the Recipient, the contractor, the construction lender, the architect, the structural engineer, the locality, or anyone else of any obligation to inspect the Work.

**29. Audit/Retention and Inspection**

- A. The Department, its representatives or employees, or its delegatee shall have the right to review, obtain, and copy all records pertaining to performance of the Agreement. Recipient shall provide the Department or its delegatee with any relevant information requested and shall permit the Department or its delegatee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material. Recipient further agrees to maintain such

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

- records for a minimum period of four years after final payment under the Agreement unless a longer period of records retention is stipulated.
- B. Payment for any cost which is not authorized by this Agreement, or which cannot be adequately documented, shall be disallowed, and must be reimbursed to the Department or its designee by the Recipient.
  - C. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Work. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
  - D. The audit shall be performed by a qualified State, Department, local or independent auditor. The Agreement for audit shall include a clause which permits access by the Department to the independent auditor's working papers.
  - E. If there are audit findings, the Recipient shall submit a detailed response to the Department for each audit finding. The Department will review the response and, if it agrees with the response, the audit process ends, and the Department will notify the Recipient in writing. If the Department is not in agreement, the Recipient will be contacted in writing and will be informed as to the corrective actions required to cure any audit deficiencies. This action could include the repayment of disallowed costs or other remediation.
  - F. If so, directed by the Department upon termination of this Agreement, the Recipient shall cause all records, accounts, documentation and all other materials relevant to this Agreement to be delivered to the Department as depository.

**COMPLETION OF CONSTRUCTION****30. Relocation Plan Implementation Report**

The Recipient shall provide a report, in a form acceptable to the Department, summarizing the actions taken and identifying all recipients of relocation assistance and benefits, and the amounts paid, and benefits provided, to or on behalf of each recipient.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

## EXHIBIT D

31. Architect Certification

Where required by the Department, the Recipient shall cause the Work architect(s) or other appropriate professional to certify to the Department, in form acceptable to the Department, that all construction is completed in accordance with the "as-built" Plans and Specifications and in compliance with all applicable federal, state, and local laws relating to disabled accessibility.

32. Cost Certification

At the request of the Department, the Recipient shall submit a Work cost certification that shall have been audited by an independent certified public accountant in accordance with the requirements of the Department and the California Tax Credit Allocation Committee, if applicable. The Recipient (and the developer or builder if there is an identity of interest with the Recipient) shall keep and maintain records of all construction costs not representing work done under the construction contract and to make such records available for review by the Department.

33. Recorded Notice of Completion

The Recipient shall provide to the Department a certified copy of any Notice of Completion for the Development recorded in the county in which the Development is located.

34. "As-Built" Plans and Specifications

Upon completion, at the request of the Department, the Recipient shall submit "as-built" plans and specifications for the Work and Development acceptable to the Department.

### AFFORDABLE HOUSING DEVELOPMENT REQUIREMENTS

35. Confirmation of Permitted Housing Units

Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Development. The housing units to be developed in the Development must be completed, as evidenced by receipt of a certificate of occupancy, within the time period established in the disbursement deadline.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: TO BE ADDED

## EXHIBIT D

### REPORTING REQUIREMENTS

36. Reports on California Climate Investments

Upon Department's request, Recipient shall provide to the Department any and all necessary data that it is legally and factually able to provide that is required to be reported pursuant to the most recently adopted Funding Guidelines for California Climate Investments published by the California Air Resources Board.

37. Reports on Work

Recipient shall submit, upon request of the Department, a periodic performance report regarding the construction or implementation of the Work. The reports will be filed on forms provided by the Department.

38. Reports on Affordable Housing Development

Recipient shall submit to the Department periodic reports, as required by the Department, but not less than annually, describing the development, construction and

occupancy of the Development and the housing designated in the Application. The report shall include, but not limited to, information regarding unit affordability and

occupancy, construction, and permanent financing evidenced by commitment letters, and a construction and completion schedule demonstrating compliance with this Agreement and the Guidelines. The reports will be filed on forms provided by the Department.

39. Updated Information

Recipient shall provide the Department updated documentation for any substantial change in the information previously provided relating to the Work and the conditions described above.

40. Monitoring Requirements

The Department may perform program compliance and/or fiscal monitoring of the Grant. The Recipient agrees to cooperate with any such monitoring and provide reasonable access to all Work files, records, documents and other information to employees or representatives of the Department. The Recipient shall resolve any monitoring findings to the Department's satisfaction by the deadlines set by the Department.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

REPAYMENT OF GRANT FUNDS

41. Breach of this Agreement

In the event of a breach or violation by the Recipient of any of the provisions of this Agreement, including without limitation, the times for commencement and completion of the construction of the Development and the housing designated in the Application as set forth in this Agreement, the Department may give written notice to the Recipient to cure the breach or violation within a period of not less than 30 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time, the Department, at its option, may declare a default of the Agreement and may seek remedies for the default, including the following:

- A. The Department may terminate this Agreement and demand repayment of the Program funds to the extent that Program funds have been disbursed to pay for eligible cost of work which remains unperformed or uncompleted. Recipient shall be liable for all costs to complete all such uncompleted or unperformed work.
- B. The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Work in accordance with Program requirements.
- C. The Department may seek such other remedies as may be available under this Agreement or any law or in equity.
- D. This Agreement may be canceled by the Department under any of the following conditions:
  - 1) An uncured breach or violation by Recipient of this Agreement or the Disbursement Agreement;
  - 2) The objectives and requirements of the Program cannot be met by continuing the commitment or this Agreement;
  - 3) Construction of the Work or Development cannot proceed in a timely fashion in accordance with the Performance Milestones referenced in Exhibit A of this Agreement; and,
  - 4) Funding or disbursement conditions have not been or cannot be fulfilled within required time periods.

**EXHIBIT D**42. AHSC Cross-Default Provision

- A. This award was based on the total points awarded the Recipient's Application, during a highly competitive process. The Application proposed an integrated combination of some or all of the following Project components:

Affordable Housing Development (AHD);  
Housing-Related Infrastructure (HRI);  
Sustainable Transportation Infrastructure (STI);  
Program (PGM)

The Application's point score was based, in part, on the Project's total projected reduction of greenhouse gas (GHG) emissions. The Project components (AHD, HRI, STI, and PGM) that were proposed in the Application and approved by the Department must be completed in order to achieve this projected reduction of GHG emissions.

- B. By executing this Agreement, the Recipient acknowledges and agrees, that in the event the AHD component is not timely completed pursuant to Program requirements, that the Recipient will no longer qualify for the Grant award. In that event, all disbursements of Grant funds will cease, and the Recipient will be responsible for repayment of all disbursed Grant funds.
- C. The Department recognizes that the Recipient may enter into a separate side agreement to address each individual Recipient entity's responsibilities with respect to each other and with regard to the Program funds disbursed as grants and loans provided, however, in no event shall any such agreement alter or amend the respective obligations of the Recipients to the Department under the applicable Program Grant Documents or the instruments and agreements executed in connection with any loan of Program funds ("Program Loan"), including the joint and several nature thereof.

43. Departmental Cross-Default Provision

In the event the Project or Development is or has been awarded any other Departmental grant or loan funding in addition to the Program Loan and Program Grant contemplated by the Award Letter from the Department to Recipient (each such funding, including the Program Loan and Program Grant referenced in the Award Letter, being a "Departmental Funding"), then each Departmental Funding will be cross-defaulted to the other Departmental Funding so that:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT D**

- A. the compliance by the obligated party(ies) under the Department's documentation relating to one Departmental Funding shall be a condition precedent to the funding and disbursement of the funds to be provided under all of the other Departmental Fundings; and
- B. a default under one Departmental Funding shall constitute a default under all of the other Departmental Fundings.

The loan and grant documentation for each Departmental Funding shall reflect the cross-defaulted nature of all such fundings.

44. Departmental Policies

- a. The Department retains the right and discretion to disencumber awards where awardees have failed to make sufficient progress in meeting applicable milestones and deadlines subject to Administrative Notice 2022-02 dated March 30, 2022 ("Notice 2022-02"), and any future amendments. Such determination will be on a case-by-case basis and may use the enumerated criteria set forth in Notice 2022-02 when making such decisions. The disencumbrance policy is applicable to HCD state funded multifamily housing programs. For awards made prior to July 1, 2022, the 24-month period shall begin on July 1, 2022. For awards made on or after July 1, 2022, the 24-month period will begin as of the date of the initial program funding awarded to the project, unless changed by amendment to Notice 2022-02.
- b. The Department will assess Negative Points, as applicable, to Recipient subject to Administrative Notice 2022-01, dated March 31, 2022 ("Notice 2022-01"), and any future amendments. The Negative Points policy is applicable to all HCD state and federal funding programs – loans and grants, administered by HCD's Divisions of State and Federal Financial Assistance. Negative points will be calculated based on the criteria outlined in Notice 2022-01 and will be applicable to all Notices of Funding Availability issued on or after the original date of Notice 2022-01 for the previous 5-year period, except when noted or amended. Such determination will be on a case-by-case basis and may use the enumerated criteria set forth in Notice 2022-01 when making such decisions. In addition, the Department reserves the right, in its sole discretion, to revoke an entity's eligible Sponsor/Applicant/Recipient status at any time based on documented serious issues with the operation, maintenance or implementation of project or program funds.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT E****PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS****1. Project-Specific Provisions**

The following are project-specific terms and conditions (and shall inform the references made to project-specific information not contained in prior exhibits).

Provision A.1 (As Referenced in Exhibit A, section 1)

The Project Report is dated [DATE].

Provision A.2 (As Referenced in Exhibit A, section1)

The Award Letter is dated [DATE]

Provision A.3 (As Referenced in Exhibit A, section 3)

The Scope of Work ("Work") for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area:

Included ("x")	Grant Award Categories
	Housing Related Infrastructure (HRI)
	Sustainable Transportation Infrastructure (STI)
	Program Costs (PGM)

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: **TO BE ADDED**

**EXHIBIT E**

Provision A.4 (As Referenced in Exhibit A, section 3)

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the following unit mix:

Street Address, City, State County APN(s)		Insert Project Name		
Enter the number of units by bedroom size and income level.				
# of Bedrooms	# of Project Units	AHSC Assisted Units*	Income Limit (Percent of AMI)	TOTAL RESTRICTED UNITS**
<b>Total Project Units</b>	0	0		0

\*Program Assisted Units must equal at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI)

\*\*Total Restricted units include all units restricted by the Program and TCAC. The Program Award amount was calculated based on the number of Total Restricted Units.

## EXHIBIT E

\*\*\*The HRI Grant amount, if any, was calculated based on the number of Total Restricted Units.

Provision A.5 (As Referenced in Exhibit A, section 3A)

### Housing Related Infrastructure

The HRI Work shall consist of the following:

INSERT DESCRIPTION OF HRI - BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision A.6 (As Referenced in Exhibit A, section 3B)

### Sustainable Transportation Infrastructure

The STI Work shall consist of the following:

INSERT DESCRIPTION OF STI- BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision A.7 (As Referenced in Exhibit A, section 3C)

### Program Costs

The PGM Work shall consist of the following:

INSERT DESCRIPTION OF PGM- BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision A.8 (As Referenced in Exhibit A, section 4)

**EXHIBIT E**Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the following criteria of Section 111 in the Guidelines

AHSC Round 9 Guidelines, Section 111 Reference	Application Score
(a) Transit and Shared Mobility GHG (5 points)	
(b) Project Area GHG (10 points)	
(c) GHG Efficiency (15 points)	
(d) Sustainable Transportation Infrastructure (20 points)	
(e) Location Efficiency and Local Context (13 points)	
(f) Housing Affordability & Funds Committed (9 points)	
(g) Anti-Displacement Activities (4 points)	
(h) Local Workforce Development and Hiring Practices (4 points)	
(i) Climate Adaptation & Community Resiliency (7 points)	
(j) Community Benefit & Engagement (6 points)	
(k) Collaboration & Planning (4 points)	
(l) Equity & Transformation (3 points)	
<b>TOTAL</b>	

Provision A.9 (As Referenced in Exhibit A, section 4A)

GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO<sub>2e</sub> over the life of the project is [XXX]. This information can be found on the SGC's website in a document titled Round 9 Data for Public Release

Provision A.10 (As Referenced in Exhibit A, section 7)

Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the following address:

**EXHIBIT E**

Recipient:	INSERT CONTACT INFO HERE
Authorized Representative Name:	INSERT CONTACT INFO HERE
Authorized Representative Title:	INSERT CONTACT INFO HERE
Address:	INSERT CONTACT INFO HERE
Phone No.:	INSERT CONTACT INFO HERE
Email:	INSERT CONTACT INFO HERE

Recipient:	INSERT CONTACT INFO HERE
Authorized Representative Name:	INSERT CONTACT INFO HERE
Authorized Representative Title:	INSERT CONTACT INFO HERE
Address:	INSERT CONTACT INFO HERE
Phone No.:	INSERT CONTACT INFO HERE
Email:	INSERT CONTACT INFO HERE

Provision B.1 (As Referenced in Exhibit B, section 2(A)(1))

For the purposes of performing the HRI Work, as set forth in provision A.5 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision B.2 (As Referenced in Exhibit B, section 2(A)(2))

For the purposes of performing the STI Work, as set forth in provision A.6 of this Exhibit E, the Department agrees to provide [REDACTED].

**EXHIBIT E**

Provision B.3 (As Referenced in Exhibit B, section 2(A)(3))

For the purposes of performing the PGM Work, as set forth in provision A.7 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision B.4 (As Referenced in Exhibit B, section 5)

All payees receiving Grant funds are listed below:

Payee Name	Activity	Award Amount

LIST OUT EACH ACTIVITY AND PAYEE IN WHITE ROWS, IF NO HRI ACTIVITY DELETTE BOTTOM GRAY AND WHITE ROW

Provision B.5 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - HRI  
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S) or N/A	
ESTIMATED HRI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING

**EXHIBIT E**

Total Project Hard Costs		\$	\$	\$
Total Soft Costs		\$	\$	\$
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$

Provision B.6 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - STI  
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED STI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
Total Project Hard Costs		\$	\$	\$
Total Soft Costs		\$	\$	\$
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$

**EXHIBIT E**

Provision B.7 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – PGM  
PROJECT BUDGET

PROGRAM(S) BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED PROGRAM COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
Total Cost and Other Project Related Costs		\$	\$	\$
<b>TOTAL PROGRAM COSTS</b>		\$	\$	\$

Provision D.1 (As Referenced in Exhibit D, section 26)

[INSERT WORK PROJECT/ DEVELOPMENT NAME]

THIS PROJECT HAS BEEN MADE POSSIBLE  
BY FINANCING FROM

CALIFORNIA CLIMATE INVESTMENTS  
(Funded through the GREENHOUSE GAS REDUCTION FUND)  
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM  
THROUGH THE  
STRATEGIC GROWTH COUNCIL AND  
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

1. Special Conditions

Affordable Housing and Sustainable Communities (AHSC) Program

Round 9 - Grant

NOFA Date: 03/25/2025

Approved Date: 04/04/2025

Prep. Date: TO BE ADDED

