

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 Ex. A-E.1 (As Referenced in Exhibit A, section 1)

The Project Report is dated [DATE].

Provision Ex. A-E.2 (As Referenced in Exhibit A, section 1)

The Award Letter is dated [DATE]

Provision Ex. A-E.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)
	Program Costs (PGM)
	Sustainable Transportation Infrastructure (STI)
	Transportation-Related Amenities (TRA)

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**Total Restricted units include all units restricted by the Program and the Tax Credit Allocation Committee (TCAC). The HRI Grant amount, if any, was calculated based on the number of Total Restricted Units.

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

Housing Related Infrastructure

The Scope of Work for this Agreement for Housing Related Infrastructure ("HRI Work") shall consist of the following:

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

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

Program Costs

The Scope of Work for this Agreement for Program (PGM) Costs ("PGM Work"), shall consist of the following:

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

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

Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") shall consist of the following:

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

Provision Ex. A-E.8 (As Referenced in Exhibit A, section 3D)

Transportation-Related Amenities

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") shall consist of the following:

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

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

Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the following criteria of Section 107 in the Guidelines

AHSC Round 7 Guidelines, Section 107 Reference	Application Score
(a) GHG Transit	
(b) GHG Housing, Active Transportation, and Renewable Energy	
(c) GHG Efficiency	
(d) Active Transportation Improvements	
(e) Green Buildings and Renewable Energy	
(f) Housing and Transportation Collaboration	
(g) Location Efficiency and Access to Destinations	
(h) Funds Leveraged	
(i) Anti-Displacement Strategies	
(j) Local Workforce Development & Hiring Practices.	
(k) Housing Affordability	
(l) Programs	
(m)Collaboration & Planning	
(n) Community Benefits & Engagement	
(o) Community Climate Resiliency	
(p) Community Air Pollution Exposure Mitigation	

Provision Ex. A-E.10 (As Referenced in Exhibit A, section 4A)

GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO_{2e} over the life of the project is [XXX]. This information can be found on the SGC's website in a document titled Round 7 Data for Public Release

Provision Ex. A - E.11 (As Referenced in Exhibit A, section 5)

Affordable Housing and Sustainable Communities (AHSC) Program
Round 7 - Grant
NOFA Date: 01/30/2023
Approved Date: 05/03/2023
Prep. Date: **TO BE ADDED**

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Performance Milestones

Recipient shall ensure the completion of the Performance Milestones set forth by the designated dates as found below:

HRI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the proposed Development detailing the terms and conditions of the Project development.	
Site Control of Development site(s) by proposed housing developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Obtaining all enforceable funding commitments for at least the first phase of the Development supported by HRI.	
Obtaining all enforceable funding commitments for all construction period financing for the HRI.	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and tax credit syndication documents for remaining phases of Project.	
Submission of final construction drawings and specifications to the appropriate local building department or permitting authority.	
Commencement of construction of the HRI.	
Construction of HRI complete.	
Program funds fully disbursed.	

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PGM PERFORMANCE MILESTONES	DATE
Identification and commitment of program operator and partners.	
Completion of a business or a work plan.	
Program funds fully disbursed.	

STI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the STI Work detailing the terms and conditions of the Project development.	
Site Control of STI site(s) by proposed developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Submission of final construction drawings and specifications to the appropriate local permitting authority.	
Commencement of construction of STI.	
Construction completion of STI and closeout.	
[Insert additional rows for project-specific milestones from Recipient as applicable.]	
Program funds fully disbursed.	

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TRA PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the TRA Work detailing the terms and conditions of the Project development.	
Site Control of TRA site(s) by proposed developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Submission of final construction drawings and specifications to the appropriate local permitting authority.	
Commencement of construction of TRA.	
Construction completion of TRA and closeout.	
[Insert additional rows for project-specific milestones from Recipient as applicable.]	
Program funds fully disbursed.	

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Provision Ex. A-E.12 (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:

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

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

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

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

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

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

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

Provision Ex. B-E.4 (As Referenced in Exhibit B, section 2(A)(4))

For the purposes of performing the TRA Work, as set forth in provision Ex. A-E.8 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision Ex. B-E.5 (As Referenced in Exhibit B, section 6)

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**

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

SOURCES AND USES - HRI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(s)	
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
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

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

SOURCES AND USES – PROGRAM COSTS
PROJECT BUDGET

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
SOFT COST AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROGRAM COSTS		\$	\$	\$

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Provision Ex. B-E.8 (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
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

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Provision Ex. B-E.9 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – TRA
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED TRA CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

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Provision Ex. D-E.1 (As Referenced in Exhibit D, section 28)

[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

2. Special Conditions

Affordable Housing and Sustainable Communities (AHSC) Program
Round 7 - Grant
NOFA Date: 01/30/2023
Approved Date: 05/03/2023
Prep. Date: TO BE ADDED