

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 10 Program Guidelines dated February 25, 2026 (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 4, 2026. 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 residential Homeownership Affordable Housing Development 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 (the "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 and 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 10 – Grant (Homeownership AHD)
NOFA Date: 03/04/2026
Approved Date: 04/16/2026
Prep. Date: XX/XX/XXXX

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“Development” refers to the residential 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.

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

“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 25, 2026. 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).

3. Scope of Work

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

Upon completion, the Development must meet or exceed the applicable minimum Net Density as set forth in Section 102 (d)(7) of the Guidelines.

Further, Recipient 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, and in accordance with all Performance Milestones, and in compliance with the terms and conditions of this Agreement. All written

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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.

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.

4. Evidence of Point Generating Activities

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 Grant or cancellation of the award or may require repayment of any disbursed Program funds and the disencumbrance of Program funds awarded.

5. Performance Milestones

Recipient shall inform the Department of any anticipated delays, or changes to the Recipient'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"). Recipient may submit a written request for extension of any such Milestone Completion Date. Any such request shall include Recipient'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 State Grants Management 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 10 – Grant (Homeownership AHD)

NOFA Date: 03/04/2026

Approved Date: 04/16/2026

Prep. Date: XX/XX/XXXX

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State Grants Management
Division of State Financial Assistance – State Grants Management
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.4 of Exhibit E of this Agreement.