

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, paragraph 2)

The date of the Project Report is [DATE].

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

The date of the Award Letter is [DATE].

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Provision Ex. A-E.3 (As Referenced in Exhibit A, paragraph 4)

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:

Insert location of Development (address, parcel map, specific plan, or similar reference) City, State and County and APN			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**
Total Project Units	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 Loan amount was calculated based on the number of Total Restricted Units.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Loan

NOFA Date: 01/19/2024

Approved Date: 04/11/2024

Prep. Date: **TO BE ADDED**

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Provision Ex. A-E.4 (As Referenced in Exhibit A, paragraph 6)

DATES REQUIRED FOR ALL MILESTONES- NONE MAY BE "N/A"

DEVELOPMENT	APPROVAL DATE
Executed binding agreement between the Sponsor 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 the Infrastructure Project.	
Obtaining all enforceable funding commitments for all construction period financing.	
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.	
Occupancy by eligible households	
Program funds fully disbursed.	

Provision Ex. A-E.5 (As Referenced in Exhibit A, paragraph 7)

AHD PERFORMANCE MILESTONES	DATE
Commencement of Development construction.	

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Construction of the Development complete, as evidenced by receipt of a Certificate of Occupancy	
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Provision Ex. A-E.6 (As Referenced in Exhibit A, paragraph 9)

Sponsor:	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 Address:	Insert Contact Info Here

Provision Ex. B-E.1 (As Referenced in Exhibit B, paragraph 3)

Payee Name	Activity	Award Amount

PAYEE NAME IN WHITE ROW

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

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 Terms and Conditions

[USE IF INCLUDING LP ON LOAN SA, OTHERWISE, "None."]

Exhibit A, Paragraph 3C Definition of Sponsor: This provision is amended to add the following:

[ULTIMATE BORROWER] ("LP") is an affiliate of [AHD DEVELOPER SPONSOR] ("Corp"). Corp is the [SOLE MEMBER/ MANAGER/ MANAGING MEMBER] of [NAME OF LLC] ("LLC"), the [MANAGING GENERAL PARTNER/ ADMINISTRATIVE GENERAL PARTNER] of LP. Corp [AND ANY OTHER AWARDEES] [WAS/WERE JOINTLY] awarded the Program Loan funds pursuant to the Award Letter. The Department acknowledges that the LP will be the ultimate borrower of the Program Loan funds and as such will execute the Program Loan Documents. For the purposes of this Agreement, LP and Corp [ADD ANY OTHER AWARDEES] will be collectively referred to herein as "Sponsor." As such, the LP and Corp [ADD ANY OTHER AWARDEES] shall be jointly and severally liable for all the obligations of a Sponsor as set forth herein. Performance satisfactory to the Department by the LP or the Corp [ADD ANY OTHER AWARDEES] of any duties and obligations under this Agreement, or under any other agreements as required by the Department, will be deemed as performance by the Sponsor.

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