

EXHIBIT E

QIA PROJECT-SPECIFIC PROVISIONS AND SPECIAL CONDITIONS

1. PROJECT-SPECIFIC PROVISIONS

The following are project-specific terms and conditions (referred to as enumerated provision(s) for ease of reference in prior exhibits) and shall inform the references made to project specific information not contained in those prior exhibits.

Provision Ex. A-E.1 (As referenced in Exhibit A paragraph 2.A)

{Insert Project Description}

Provision Ex. A-E.2 (As referenced in Exhibit A paragraph 2.B)

QIP #1 Location
(APN, address, parcel map, specific plan or similar reference) City and County

Enter the number of units by bedroom size and income level:

# of Bedrooms	# of Units	IIG Restricted	Income Limit (% of AMI)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total	_____	_____	_____

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QIP #2 Location
(APN, address, parcel map, specific plan or similar reference) City and County

Enter the number of units by bedroom size and income level:

# of Bedrooms	# of Units	IIG Restricted	Income Limit (% of AMI)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total	_____	_____	_____

{ADD OR REMOVE ROWS FOR EACH QIP UNIT MIX AS NEEDED}

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QIP #3 Location
(APN, address, parcel map, specific plan or similar reference) City and County

Enter the number of units by bedroom size and income level:

# of Bedrooms	# of Units	IIG Restricted	Income Limit (% of AMI)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total	_____	_____	_____

{ADD OR REMOVE ROWS FOR EACH QIP UNIT MIX AS NEEDED}

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**QIP #4 Location
(APN, address, parcel map, specific plan or similar reference) City and County**

Enter the number of units by bedroom size and income level:

# of Bedrooms	# of Units	IIG Restricted	Income Limit (% of AMI)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total	_____	_____	_____

{ADD OR REMOVE ROWS FOR EACH QIP UNIT MIX AS NEEDED}

EXHIBIT E

PERFORMANCE MILESTONES

Performance Milestone	CIP	QIP #1	QIP #2	QIP #3	QIP #4
Executed binding agreement between the Recipient and developer of the proposed Housing Development detailing the terms and conditions of the Project development.	_____	_____	_____	_____	_____
Site Control of Housing 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 the Housing 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 (as defined in Exhibit B to this Agreement) including substantially final construction/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.	_____	_____	_____	_____	_____
Construction complete and the filing of the Certificate of occupancy	_____	_____	_____	_____	_____

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

Lynn Jones, Section Chief, Climate Programs
 Division of State Financial Assistance
 Department of Housing and Community Development
 P.O. Box 952054
 Sacramento, California 94252-2054

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

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 Address:	Insert Contact Info Here

Provision Ex. B-E.1 (As referenced in Exhibit B paragraph 4.A)

Pursuant to the NOFA at Section II.C.4.b, the “Disbursement Deadline,” as that term is used and referenced throughout the agreement, and in particular in Exhibit B paragraph 4.A, is June 30, 2026.

Provision Ex. B-E.2 (As referenced in Exhibit B paragraph 4.B)

This Agreement shall expire on June 30, 2030, notwithstanding a contrary date set forth on page 1 (entitled STD. 213) of this Agreement.

Provision Ex. B-E.3 (As referenced in Exhibit B paragraph 6)

The Disbursement Agreement must be executed within two (2) years from {INSERT AWARD DATE} (the date of award).

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Provision Ex. B-E.4 (As referenced in Exhibit B paragraph 1)

PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES

PROJECT NAME		APPLICANT(S)		
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		DEVELOPMENT COSTS BY FUNDING SOURCE		
Costs Category	Total Amount	IIG Program	Other Source	Other Source
TOTAL QIA PROJECT ACTIVITY				
Total Hard Project Costs	\$_____	\$_____	\$_____	\$_____
Total Soft, Other Related Costs	\$_____	\$_____	\$_____	\$_____
TOTAL PROJECTED CIP COSTS	\$_____	\$_____	\$_____	\$_____

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

The signage required by Exhibit D, paragraph 28 shall contain the following information:

PROJECT NAME: **«Project_Name»**

THIS PROJECT HAS BEEN MADE POSSIBLE
 BY FINANCING FROM THE
 INFILL INFRASTRUCTURE GRANT PROGRAM OF 2019
 THROUGH THE CALIFORNIA DEPARTMENT
 OF HOUSING AND COMMUNITY DEVELOPMENT

2. SPECIAL CONDITIONS

The following Special Conditions are applicable to this Agreement and shall control notwithstanding anything to the contrary herein:

A. Payee

The authorized Payee(s) is/are as specified below:

Payee Name: **{INSERT}** **\$00.00**

EXHIBIT E

B. Recipient Experience

[TO BE USED IF THE ELIGIBLE QIA APPLICANT WILL OWN AND OPERATE THE HOUSING] Recipient met the experience requirement of Section 201(b) of the Guidelines as a threshold to receiving the Program award. Recipient shall maintain a controlling interest in the Housing Development at construction and through the full term of the Department’s use restriction on the Housing Development. Recipient shall not transfer its interest in the Housing Development without the written consent of the Department.

- (i) **[TO BE USED IF THE ELIGIBLE QIA APPLICANT WILL RELY UPON A HOUSING DEVELOPER TO DEVELOP, OWN AND OPERATE THE HOUSING DEVELOPMENT(S); TO BE DELETED IF NOT APPLICABLE]** **[Insert name of Eligible QIA Applicant]** co-applied with, and is relying upon the experience of, the **[entity/entities]** identified in the table below (for purposes of this section only, the “Experienced Recipient”) to satisfy the requirements of Section 201(b) of the Guidelines. The Experienced Recipient shall maintain a controlling interest in the Housing Development identified next to its name in the table below in this Section (B).

HOUSING DEVELOPMENT	EXPERIENCED RECIPIENT
QIP #1	[Insert full legal name of housing developer]
QIP #2	[Insert full legal name of housing developer]
QIP #3	[Insert full legal name of housing developer]
QIP #4	[Insert full legal name of housing developer]

C. Partitioning of the Project

Recipient acknowledges that the Project as submitted and approved is the Project that is to be funded and built. Any bifurcation will make the award null and void, as the project is no longer feasible as originally submitted and approved. The Department’s award of grant funds shall not be assumed or assigned.