

**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 A-E.1** (As referenced in Exhibit A, Section 2.A)

[Insert Description of Capital Improvement Project]

**Provision A-E.2** (As referenced in Exhibit A, Section 2.E)

Housing Development #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)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total</b>	_____	_____	_____

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Housing Development #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)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total</b>	_____	_____	_____

**{ADD OR REMOVE ROWS FOR EACH HOUSING DEVELOPMENT UNIT MIX AS NEEDED}**

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<b>Housing Development #3 Location (APN, address, parcel map, specific plan or similar reference) City and County</b>			
<b>Enter the number of units by bedroom size and income level.</b>			
<b># of Bedrooms</b>	<b># of Units</b>	<b>IIG Restricted</b>	<b>Income Limit (% of AMI)</b>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total</b>	_____	_____	_____

**{ADD OR REMOVE ROWS FOR EACH HOUSING DEVELOPMENT UNIT MIX AS  
NEEDED}**

Infill Infrastructure Grant Program – Catalytic Qualifying Infill Area (IIGC)

Phase I Concept Proposal: 11/30/2022

Phase II Application Solicitation: 03/15/2023, Amended 03/22/2023

Approved Date: 05/12/2023

Prep. Date: [DATE INSERTED WHEN SA IS CREATED]

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**Provision A-E.3** (As referenced in Exhibit A, section 5)

**PERFORMANCE MILESTONES**

<b>Performance Milestone</b>	<b>CIP</b>	<b>HD #1</b>	<b>HD #2</b>	<b>HD #3</b>	<b>HD #4</b>
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 Developer.	_____	_____	_____	_____	_____
Completion of all necessary environmental clearances, including those required under CEQA.	_____	_____	_____	_____	_____
Obtaining all necessary and discretionary public land use approvals.	_____	_____	_____	_____	_____
Obtaining all enforceable funding commitments for the Housing Development(s).	_____	_____	_____	_____	_____
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 A-E.4** (As referenced in Exhibit A, section 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 A-E.5** (As referenced in Exhibit A, section 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

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**EXHIBIT E**

**Provision B-E.1** (As referenced in Exhibit B, section 1)

**PROJECT BUDGET**

<b>CAPITAL IMPROVEMENT PROJECT DEVELOPMENT BUDGET AND SOURCES</b>				
<b>PROJECT NAME</b>		<b>APPLICANT(s)</b>		
<b>ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS</b>		<b>DEVELOPMENT COSTS BY FUNDING SOURCE</b>		
<b>Costs Category</b>	<b>Total Amount</b>	<b>IIG Program</b>	<b>Other Source</b>	<b>Other Source</b>
<b>TOTAL CQIA* PROJECT ACTIVITY</b>				
<b>Total Hard Project Costs</b>	\$ _____	\$ _____	\$ _____	\$ _____
<b>Total Soft, Other Related Costs</b>	\$ _____	\$ _____	\$ _____	\$ _____
<b>TOTAL PROJECTED CIP COSTS</b>	\$ _____	\$ _____	\$ _____	\$ _____

\* Catalytic Qualifying Infill Area

**Provision B-E.2** (As referenced in Exhibit B, section 4.A)

Pursuant to the Phase II Solicitation, at section 600(b), the “Disbursement Deadline,” as used in Exhibit B, section 4.B, is June 30, 2027. Final disbursement requests must be submitted to the Department no later than March 31, 2027.

**Provision B-E.3** (As referenced in Exhibit B, section 6.B)

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

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**EXHIBIT E****Provision D-E.1** (As referenced in Exhibit D, section 30)

The signage required by Exhibit D 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. Site Control of Housing Development(s)**

**[DELETE IF INAPPLICABLE]** Recipient will be relying upon the Developer(s) identified in the table below for capacity, experience, and site control of the Housing Development(s) to satisfy Section 204(d) of the Phase II Solicitation. Each Developer identified in the table below shall maintain a controlling interest in the Housing Development identified next to its name.

<b>HOUSING DEVELOPMENT</b>	<b>DEVELOPER</b>
HD #1	[Insert full legal name of housing developer]
HD #2	[Insert full legal name of housing developer]
HD #3	[Insert full legal name of housing developer]

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### B. Housing Element

**[DELETE IF INAPPLICABLE]** At time of award, Recipient was undergoing Department review of its housing element, or was receiving Department technical assistance to bring its housing element into compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. Prior to any disbursement of Program Funds, Recipient must receive a final housing element certification from the Department.

### C. Adaptive Reuse Ordinances

**[DELETE IF INAPPLICABLE]** At time of Application, Recipient submitted evidence that the development of the Capital Improvement Project and/or Housing Development(s) would be facilitated by [INSERT DESCRIPTION OF ORDINANCES AND OTHER ZONING AND BUILDING PROVISIONS] which were not yet in existence, but which were planned. The Department awarded points based upon these planned ordinances and/or zoning and building provisions. Prior to any disbursement of Program Funds, Recipient must submit evidence satisfactory to the Department that the ordinances and/or zoning and building provisions which garnered points at the application stage exist and are in full effect as contemplated in the Application.

### D. Other Departmental Funding

In the event the Project is, or has been, awarded additional Departmental funding, any and all such funding will be cross defaulted to and among one another in the respective loan or grant documents. A default under one source of Departmental funding shall be a default under any and all other sources of Departmental funding in the Project.

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