

**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES
SUBRECIPIENT AGREEMENT**

Entrada Project

Sustainable Transportation Infrastructure and Transit-Related Amenities

This Affordable Housing and Sustainable Communities Subrecipient Agreement (“Agreement”) is executed on this ____ day of _____, 2023 (“Effective Date”), by and between the CITY OF RIVERSIDE, California charter city and municipal corporation (“City”), and WAKELAND HOUSING AND DEVELOPMENT CORPORATION, a California non-profit corporation (“Wakeland Corp.”). The City and Wakeland Corp. may be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

A. The State of California, the Strategic Growth Council (“SGC”), and the Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability dated November 1, 2019 (“NOFA”), under the Affordable Housing and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200.

B. Wakeland Entrada LP, a California limited partnership (“Developer”), is in the process of developing a mixed-use project at 1747, 1719, 1753 and 1761 Seventh Street in the City of Riverside, consisting of approximately eight hundred (800) square feet of community benefits space and a multifamily, affordable housing development of approximately sixty-five (65) units (“the Entrada Project”).

C. On or about January 21, 2020, the City and Wakeland Corp. applied for a AHSC grant for funding for the Entrada Project and for associated Sustainable Transportation Improvement (“STI”) and Transit-Related Amenities (“TRA”) projects to support the Entrada Project.

D. The City and Wakeland Corp. jointly submitted an application for a grant pursuant to Round 5 of the AHSC Program, for a total amount not to exceed Thirty Million Dollars (\$30,000,000), of which Fifteen Million Dollars (\$15,000,000) was requested as a loan for an Affordable Housing Development (“AHSC Loan”) and Fifteen Million Dollars (\$15,000,000) was requested for a grant for Housing-Related Infrastructure, Sustainable Transportation Infrastructure, Transit-Related Amenities or Program activities (“AHSC Grant”), as defined in the AHSC Program Guidelines.

E. On or about August 7, 2020, HCD awarded a AHSC Grant in the amount of Nine Million One Hundred Seventeen Thousand Nine Hundred and Fifty-Two Dollars (\$9,117,952) (“Master Grant”) to the City and Wakeland Corp. under the AHSC Program, with the following amounts as set forth below. On or about February 1, 2022, the City and Wakeland Corp. executed

a AHSC Co-Applicant Agreement documenting such grant funds:

Wakeland Corp. (Housing-Related Infrastructure)	\$3,235,000.00
City (Sustainable Transportation Infrastructure)	\$4,126,495.00
City (Transit-Related Amenity Projects)	\$1,003,857.00
Wakeland Corp. (Housing and Programs)	\$ 752,600.00

F. On or about April 6, 2022, the City, Wakeland Corp. and HCD entered into Standard Agreement 20-AHSC-14692. Copies of the Standard Agreement 20-AHSC-14692 and the AHSC Co-Applicant Agreement are attached hereto as Exhibits A and B and incorporated herein by this reference (collectively, the “AHSC Grant Agreements”).

G. After receiving the Master Grant, the City agreed to provide a subgrant to Wakeland Corp. for disbursement to Riverside Transit Authority (“RTA”) in an amount not to exceed \$1,500,000 for Sustainable Transportation Infrastructure and \$453,826 for Transportation-Related Amenities (“Subgrant”) all related to or to be used for improvements related to the Entrada Project that include expansion/construction of the Vine Street Mobility Hub, improvements to three bus stops on Chicago/University, rider/driver amenities, and urban greening components.

H. On or about February 10, 2020, Wakeland Corp. and RTA entered into an AHSC Implementation and Cooperation Agreement for disbursement and use of the Subgrant funds and for the identified purposes referenced herein.

I. The City and Wakeland Corp. now wish to enter into this Agreement to facilitate the distribution of the Subgrant, to define Wakeland Corp.’s role and responsibilities with respect to the Subgrant-funded activities, and to expressly bind Wakeland Corp. to applicable provisions of the AHSC Standard Agreement, which is necessary to ensure the ability of the City to comply with its obligations to HCD.

AGREEMENT

1. Incorporation of Recitals. The recitals above are true and correct and are hereby incorporated herein by this reference.

2. Defined Terms. Capitalized terms used in this Agreement and not otherwise defined herein have the meanings as set forth in the Standard Agreement 20-AHSC-14692.

3. Incorporation of Documents. Standard Agreement 20-AHSC-14692, and all the attachments to the Standard Agreement 20-AHSC-14692 are attached hereto as Exhibit “A” and incorporated by reference into this Agreement as though set forth in full in this Agreement (“Incorporated Documents”).

4. Order of Precedence. The performance of this Agreement must be conducted in accordance with the following order of precedence, except as otherwise expressly provided in this Agreement or the Standard Agreement 20-AHSC-14692: first, the enabling legislation for the AHSC Program; then the Standard Agreement 20-AHSC-14692; then this Agreement.

5. Term. The term of this Agreement begins on the date first set forth above and remains in effect for the duration of the Standard Agreement 20-AHSC-14692, including any amendments thereto (“Term”), unless terminated earlier as provided herein.

6. Subgrant. The City shall pay Wakeland Corp. for the purposes of disbursement to RTA a grant amount not to exceed \$1,500,000 for Sustainable Transportation Infrastructure and \$453,826 for Transportation-Related Amenities (“Subgrant”) all related to or to be used for improvements related to the Entrada Project as set forth in the RTA Entrada STI and TRA Scope of Work described in Exhibit “C,” attached hereto and incorporated herein, and in accordance with the RTA Entrada STI and TRA Project Budget, attached hereto and incorporated herein as Exhibit “D”.

7. Time of the Essence. With regards to all dates and time periods set forth or referred to in this Agreement, time is of the essence.

8. Notices. Any notices provided for, or required, to be given hereunder shall be in writing and shall be personally served or given by mail. Any notice given by mail shall be deemed given when deposited in the United States Mail, certified and postage prepaid, addressed to the party to be served as follows:

City
City of Riverside
Housing Authority
Attn: Michelle Davis
3900 Main Street
Riverside, CA 92522

Wakeland Corp.
Wakeland Housing & Development Corp.
Attn: Kenneth L. Sauder
1230 Columbia Street, Suite 590
San Diego, CA 92101

9. Availability of Funds. The City’s allocation of funding to Wakeland Corp. pursuant to this Agreement is contingent upon the availability of Master Grant funds to the City, as referenced in the Recitals of this Agreement. As such, this Agreement is subject to any restriction, limitation, or condition enacted by the State, which may affect the provisions, terms, or funding of this Agreement in any manner. In the event of funding reduction, Wakeland Corp.’s Budget may be reduced as a whole or as to cost category, and Wakeland Corp.’s authority to commit and spend funds may be limited, and Wakeland Corp.’s use of both its uncommitted and unspent funds may be restricted. Any such change shall be reflected by written amendment to this Agreement pursuant to Section 13. Notwithstanding the foregoing, the City may also terminate this Agreement pursuant to Section 14 of this Agreement.

10. Independent Party/Not an Agent of the City or State. In the performance of this Agreement, Wakeland Corp. and Wakeland Corp.’s employees, subcontractors, and agents shall act in an independent capacity as independent contractors, and not as officers or employees of the City or the State. Wakeland Corp. acknowledges and agrees that neither the City nor the State has any obligation to pay or withhold state or federal taxes or to provide workers’ compensation or unemployment insurance to Wakeland Corp., or to Wakeland Corp.’s employees, subcontractors and agents. This Agreement shall not under any circumstances be construed or considered to create

an employer-employee relationship or a joint venture. Wakeland Corp. shall be responsible for any and all taxes that apply to Wakeland Corp. as an employer.

Wakeland Corp. shall determine the method, details, and means by which it operates the Wakeland Corp. Project. Wakeland Corp. shall be responsible to the City and the State only for the requirements and results specified in this Agreement, and, except as expressly provided in this Agreement, shall not be subjected to the City's control or the State's control with respect to the physical action or activities of Wakeland Corp. in fulfillment of this Agreement. If in the performance of this Agreement any third persons are employed by Wakeland Corp., such persons shall be entirely and exclusively under the direction, supervision, and control of Wakeland Corp. All terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging or any other term of employment or requirements of law shall be determined by Wakeland Corp.

11. Indemnification. Wakeland Corp. and the City agree to indemnify, defend (with counsel approved by the State), and hold harmless the State, each other, and the State and each other's employees, officers, or agents, from and against any and all claims, injury, damages, liability, loss, or attorney's fees arising out of or in connection with the subject matter or terms of performance of this Agreement or the Standard Agreement 20-AHSC-14692, and from any suit, proceeding, or challenge against the State, each other, or the State or each other's employees, officers, or agents, by a third party alleging that, by virtue of the terms of this Agreement or the Standard Agreement 20-AHSC-14692, the State, each other, or the State or each other's employees, officers or agents have done any wrongful act or breached any representation, whether based on a claim in contract, tort or otherwise, excepting each Party's own gross negligence and intentional misconduct. The provisions of this Section are in addition to, and not in lieu of, any such obligations set forth in the Standard Agreement 20-AHSC-14692. In the event the City and Wakeland Corp. are found to be comparatively at fault for any claim, action, loss, or damage which results from their respective obligations under this Agreement, each Party shall indemnify the other to the extent of its own comparative fault.

12. Insurance. Prior to the execution of this Agreement, Wakeland Corp., as a governmental organization, shall provide evidence to the City of sufficient self-insurance to satisfy any insurance requirements set forth in the Standard Agreement 20-AHSC-14692.

13. Amendments/Modifications. This Agreement may only be amended or modified in writing by mutual agreement between the City and Wakeland Corp. Any requests by Wakeland Corp. for modifications or amendments (as may defined in the Standard Agreement 20-AHSC-14692) of or to this Agreement shall be submitted in writing to the City. Any such request is subject to the requirements applicable to City as "Grantee" under the Standard Agreement 20-AHSC-14692. If a request requires a change to the Standard Agreement 20-AHSC-14692 and the requested amendment or modification is allowable under the Standard Agreement 20-AHSC-14692, the City shall consider such request and, in its sole discretion, the City may submit the request to the State.

14. Termination.

14.1 For Cause. The City may terminate this Agreement upon ten (10) days' written notice if Wakeland Corp. materially fails to comply with any terms of this Agreement, including but not limited to:

- A. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and policies or directives as may become applicable at any time, including the AHSC Guidelines;
- B. Failure, for any reason, to fulfill in a timely and proper manner its obligations under this Agreement;
- C. Improper use of the Subgrant provided under this Agreement; and
- D. Submission of reports that are incorrect or incomplete in any material respect.

14.2 Availability of Funding. Should funding change pursuant to Section 9 of this Agreement, the City may terminate this Agreement upon three (3) days' written notice to Wakeland Corp.

14.3 Without Cause. Notwithstanding any other provision of this Agreement, this Agreement may be terminated for convenience by either Party, upon thirty (30) days' written notice to the other Party.

14.4 Costs Following Termination. Costs of Wakeland Corp. resulting from obligations incurred by Wakeland Corp. after termination of this Agreement are not allowable unless the City expressly authorizes them.

15. Data Privacy. Wakeland Corp. shall implement and maintain reasonable security procedures and practices with respect to any personal identifying information disclosed to Wakeland Corp. in the course of performing this Agreement. Wakeland Corp. shall notify the City within twenty-four (24) hours of Wakeland Corp.'s determination that a security breach has occurred with regards to any personal information disclosed to Wakeland Corp. in the course of performing the Agreement and shall conduct such investigation and provide such notice as required by law in the event of such breach.

16. Program Records. Wakeland Corp. shall maintain financial, programmatic, statistical and other supporting records of its operations and financial activities, including but not limited to, documentation of all Subgrant funds received from the City or other sources to operate the Wakeland Corp. Project, documentation of expenses identified in the Budget, and any other related records as City may require from time to time. Such records shall be retained for a period

of four (4) years after the Performance Period, as defined in the Standard Agreement 20-AHSC-14692, unless a longer period of records retention is stipulated.

17. Nondiscrimination. During Wakeland Corp.'s performance of this Agreement, Wakeland Corp. shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex, genetic information, gender, gender identity, gender expression, or sexual orientation, military and veteran status, in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Wakeland Corp. agrees to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

18. Authorized Signatories.

18.1 City. The City of Riverside's City Manager, or his designee, is authorized to sign this Agreement and related documents on behalf of the City. The City's day-to-day point of contact is the City's Housing Authority Manager ("City Representative") unless otherwise provided by the City in writing once this Agreement is executed.

18.2 Wakeland Corp. Before or concurrently with its execution of this Agreement, Wakeland Corp. shall submit documentation to the City that identifies the individual who is authorized to sign this Agreement and the Wakeland Corp. Project deliverables and related documents on behalf of Wakeland Corp. ("Authorized Signatory". The documentation shall also identify any additional authorized designees ("Authorized Designees") as well as Wakeland Corp.'s day-to-day grant manager, i.e., the person who has ultimate review and approval authority for all Wakeland Corp. Project-related invoices and billing ("Grant Manager"). Wakeland Corp. shall keep such documentation current and submit changes through email to the City Representative, as needed.

19. Compliance with Incorporated Documents. Wakeland Corp. shall comply with all applicable provisions of the Incorporated Documents. In complying with its obligations under the Incorporated Documents, Wakeland Corp. shall comply with all applicable terms and conditions binding on the "Grantee" or, where referenced, "Partners" under the Incorporated Documents.

20. Responsibility; Standard of Care.

20.1 Wakeland Corp. shall manage, monitor, and accept responsibility for the performance of its own staff, agents, and subcontractors, and shall conduct Wakeland Corp. Project activities and services consistently with professional standards for the industry and type of work being performed under this Agreement.

20.2 Wakeland Corp. shall notify the City if it or its subcontractors are revoked, disbarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from the Wakeland Corp. Project. No contract or subcontract can relieve Wakeland Corp. of its responsibilities and obligations under the terms of this Agreement. Wakeland Corp. agrees to be fully responsible to the City and the State for the acts and omissions of Wakeland Corp., its subcontractors, and of all persons either directly or indirectly employed by them.

21. Project Readiness.

21.1 Wakeland Corp. shall timely achieve readiness related to the Wakeland Corp. Project, in accordance with the Incorporated Documents, including, but not limited to, the schedules set forth in the Standard Agreement 20-AHSC-14692.

21.2 Wakeland Corp. shall not proceed with reimbursable Wakeland Corp. Project work until the City provides Wakeland Corp. with written notice to proceed or as otherwise described in the Standard Agreement 20-AHSC-14692.

22. Reporting Requirements.

22.1 Wakeland Corp. shall track required information and provide all documents, progress reports, invoices, and other submissions to the City in accordance with the requirements of the Incorporated Documents.

22.2 The format must be in accordance with the requirements that are set forth in the Standard Agreement 20-AHSC-14692, and any applicable exhibits thereto, or in a similar format as requested by the City.

22.3 Wakeland Corp. shall submit such documentation in a timely manner as specified in this Agreement, or upon request by the City, to allow the City to comply with its obligations to the State under the Standard Agreement 20-AHSC-14692.

23. Costs.

23.1 Wakeland Corp. shall ensure that invoices submitted by Wakeland Corp. to the City comply with the eligible cost requirements and are accompanied by adequate documentation, as detailed in the Standard Agreement 20-AHSC-14692. Invoices and accompanying documentation are hereinafter referred to as "Invoice Packages."

23.2 Wakeland Corp. shall not submit Invoice Packages to the City for any ineligible costs, as described in the Standard Agreement 20-AHSC-14692.

24. Billing.

24.1 For all Invoice Packages, Wakeland Corp. shall utilize any invoice templates provided or referenced in the Standard Agreement 20-AHSC-14692, or such other similar forms approved or requested by the City. Wakeland Corp.'s Invoice Packages shall conform to all requirements as detailed in the Standard Agreement 20-AHSC-14692, except as otherwise specified by the City.

24.2 Wakeland Corp. shall submit Invoice Packages within fifteen (15) calendar days before the due date of any reporting period as shown in the Standard Agreement 20-AHSC-14692. If Wakeland Corp. fails to submit an Invoice Package by this date, Wakeland Corp. shall wait to submit it in the next reporting period.

24.3 The City will not process payment of an Invoice Package until funds are received from the State. If the State does not provide funds to the City, the City is under no obligation to pay the Invoice Package. Upon receipt of funds from the State, the City will process and pay outstanding invoices within thirty (30) days.

25. Repayment of Funds. If funds are not expended or have not been expended in accordance with this Agreement and the Incorporated Documents, or if real or personal property that is acquired with Subgrant funds is not being used or has not been used in accordance with the Agreement and the Incorporated Documents, the City or the State may take appropriate action under this Agreement, at law or in equity, including but not limited to either or both of the following:

25.1 Requiring Wakeland Corp. to forfeit any unexpended portion of the Subgrant.

25.2 Requiring Wakeland Corp. to repay any funds improperly expended or paid to Wakeland Corp.

26. Project-Specific Requirements.

26.1 Among its other obligations under this Agreement, Wakeland Corp. shall comply with every provision in the Implementation Grant Agreement that relates to the Wakeland Corp. Project (each such provision, a "Project-Specific Requirement").

26.2 Each obligation of "Grantee" under a Project-Specific Requirement is an obligation of Wakeland Corp., except as otherwise set forth in this Agreement. As between Wakeland Corp. and the City, any reference to or any right of the State as set forth in a Project-Specific Requirement applies to the City and may be enforced by the City on its own behalf or on behalf of, or at the direction of, the State. A reference in a Project-Specific Requirement to the "Grant Agreement" is deemed to refer to this Agreement for purposes of this section.

27. Monitoring and Oversight.

27.1 The City and the State, or their designated representatives, each has the right to visit the Wakeland Corp. Project site and to complete inspections in accordance with the Standard Agreement 20-AHSC-14692.

27.2 Wakeland Corp. shall make the Grant Manager available for any meetings with the City and the State, as may be requested.

28. Recordkeeping.

28.1 Wakeland Corp. shall comply with the recordkeeping requirements set forth in the Standard Agreement 20-AHSC-14692.

28.2 Wakeland Corp. shall provide evidence to the City, upon request, of its recordkeeping practices and procedures, and shall provide the City with access to any record required to be maintained in accordance with the Standard Agreement 20-AHSC-14692.

29. Public Records Act; Publicly.

29.1 Wakeland Corp. recognizes that documents and other records produced in performance of this Agreement, as detailed in the Standard Agreement 20-AHSC-14692, may be subject to disclosure under the Public Records Act.

29.2 Wakeland Corp. shall not utilize any such materials for any profit-making venture or sell or grant rights to a third party who intends to do so.

29.3 The City and the State have the right to use any document, record, or data described in this Section for any public purpose.

29.4 Wakeland Corp. shall comply with all requirements of the Standard Agreement 20-AHSC-14692 the same as if Wakeland Corp. were the Grantee under that Agreement. Furthermore, Wakeland Corp. shall submit copies of all publicity materials that may reference to the Wakeland Corp. Project (including but not limited to signage, flyers, pamphlets, website, emails, etc.) to the City's City Manager (or his or her designee) for prior approval, at the City Manager's sole and absolute discretion. Wakeland Corp. may not publish any project-related publicity material without the City Manager's prior approval.

30. Audit and Record Retention.

30.1 Wakeland Corp. shall maintain all records for possible audit, as set forth in Section 24 of the Standard Agreement 20-AHSC-14692.

30.2 The City and the State, or their designated representatives, each has the right during normal business hours to review and copy any record and supporting documentation pertaining to the performance of this Agreement and to interview any employee who might reasonably have information related to such records.

30.3 Wakeland Corp. and its subcontractors shall maintain copies of Wakeland Corp. Project records for at least four (4) years after the Performance Period ends. If a longer period of records retention is stipulated to by the City or the State, and Wakeland Corp. has notice of the longer retention period, it and its subcontractors shall maintain project records for the longer retention period.

30.4 The City and the State each have the right to conduct an audit each year during the term of this Agreement and up to four (4) years after the Performance Period.

30.5 The City and the State each may require recovery of payment from Wakeland Corp., issue a Stop Work Order, or terminate this Agreement, as warranted, based on an audit finding, or avail itself of any other proper remedy available in law or equity.

31. Compliance.

31.1 Wakeland Corp. shall comply with all applicable federal, state, and local laws, ordinances, regulations, plans, and design standards. Wakeland Corp. shall secure and maintain all permits or licenses required by authorities having jurisdiction over the Wakeland Corp. Project area. Wakeland Corp. shall comply with applicable requirements of the California Environmental Quality Act as it relates to County's obligations under this Agreement. County shall promptly provide evidence of compliance upon request by the City.

31.2 Wakeland Corp. represents and warrants that it is not and will not become:

- (A) In violation of any order or resolution subject to review promulgated by California Air Resources Board or an air pollution control district;
- (B) Subject to a cease-and-desist order subject to review issued pursuant to Section 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or
- (C) Determined to be in violation of provisions of federal law relating to air and water pollution.

31.3 Wakeland Corp. shall ensure that its Subcontractors comply with all terms in this Section with respect to the Wakeland Corp. Project.

32. Third-Party Rights. Nothing in this Agreement gives any right or benefit to any entity other than the City and the State.

33. Entire Agreement. This Agreement with its exhibits, and the Incorporated Documents, represents the entire understanding of the City and Wakeland Corp. as to those matters contained herein and supersedes and cancels any prior or contemporaneous oral or written understanding, promises, or representations with respect to those matters covered.

34. Counterparts. This Agreement may be signed by the Parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement and shall become effective when counterparts have been signed by each party and delivered to the other party, it being understood that both parties need not sign the same counterpart. In the event that any signature is delivered by facsimile or electronic transmission, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as though such facsimile or electronic signature page were on original thereof.

35. Exhibits. The following exhibits attached hereto are incorporated herein to this Agreement by this reference:

Exhibit "A" – Standard Agreement 20-AHSC-14692

Exhibit "B" – AHSC Co-Applicant Agreement

Exhibit "C" – RTA Entrada STI and TRA Budget

Exhibit "D" -- RTA Entrada STI and TRA Budget

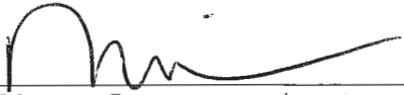
[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Parties have caused this Agreement to be duly executed the day and year first above written.

CITY OF RIVERSIDE,
a California charter city and municipal
corporation

WAKELAND HOUSING AND
DEVELOPMENT CORPORATION, a
California non-profit corporation

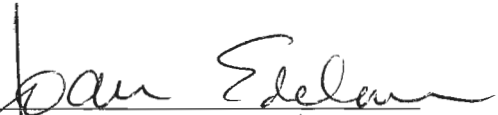
By: _____
City Manager

By: 
Print Name: Rebecca Louie
Title: President / CEO
(Signature of Board Chair, President, or
Vice President)

ATTESTED TO:

By: _____
City Clerk

and

By: 
Print Name: Joan Edelman
Title: CFO
(Signature of Secretary, Assistant
Secretary, CFO, Treasurer, or Assistant
Treasurer)

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By: 
Chief Financial Officer

APPROVED AS TO FORM:

By: 
Assistant City Attorney

EXHIBIT "A"

AHSC Standard Agreement 20-AHSC-14692

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES SCO ID:

STANDARD AGREEMENT

STD 213 (Rev 04/2020)

AGREEMENT NUMBER

20-AHSC-14692

PURCHASING AUTHORITY NUMBER (if applicable)

1 This Agreement is entered into between the Contracting Agency and the Contractor named below

CONTRACTING AGENCY NAME

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CONTRACTOR'S NAME

City of Riverside, and Wakeland Housing and Development Corporation

2 The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

06/30/2041

3. The maximum amount of this Agreement is:

\$9,117,952.00

4 The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	11
Exhibit B	Budget Detail and Payment Provisions	9
Exhibit C*	State of California General Terms and Conditions	GTC - 04/2017
Exhibit D	AHSC Program Terms and Conditions	17
Exhibit E	Special Conditions	1
TOTAL NUMBER OF PAGES ATTACHED		38

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.

These documents can be viewed at [https://www.cdph.ca/Programs/OPA/Pages/NR200401.aspx](#)

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

See Attached

CONTRACTOR BUSINESS ADDRESS

See Attached

CITY

See Attached

STATE

See Attached

ZIP

See Attached

PRINTED NAME OF PERSON SIGNING

See Attached

TITLE

CONTRACTOR AUTHORIZED SIGNATURE

See Attached

DATE SIGNED

See Attached

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS

2020 W. El Camino Ave., Suite 130

CITY

Sacramento

STATE

CA

ZIP

95833

PRINTED NAME OF PERSON SIGNING

Michael White

TITLE

Contracts Manager,
Business & Contract Services Branch

CONTRACTING AGENCY AUTHORIZED SIGNATURE

Michael White

DATE SIGNED

4/6/2022

California Department of General Services Approval (or exemption, if applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 06/12/1981)

CONTRACTOR

City of Riverside
a municipal corporation, corporate and politic

By: 

Al Zelinka
City Manager, City of Riverside

Date: 3/31/22

Attest: 

DONESIA GAUSE
City Clerk

CERTIFIED AS TO FUNDS AVAILABILITY:

BY: 
ASSISTANT CHIEF FINANCIAL OFFICER

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

Address:

3900 Main Street
Riverside, CA 92522

Wakeland Housing and Development Corporation
a California nonprofit public benefit corporation

By: _____

Date: _____

Kenneth L. Sauder
President and Chief Executive Officer

Address:

1230 Columbia Street, Suite 950
San Diego, CA 92101

Prep Date: 03/07/2022

CONTRACTOR

City of Riverside

a municipal corporation, corporate and politic

By: _____ Date: _____

Al Zelinka

City Manager, City of Riverside

Address:

3900 Main Street
Riverside, CA 92522

Wakeland Housing and Development Corporation

a California nonprofit public benefit corporation

By:  Date: MARCH 30, 2022

Kenneth L. Sauder

President and Chief Executive Officer

Address:

1230 Columbia Street, Suite 950
San Diego, CA 92101

Prep Date: 03/07/2022

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 ("AHSC") Program ("Program") pursuant to:

- A. Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Program Guidelines dated October 31, 2019 ("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 ("Department" or "HCD"), is dated November 1, 2019.

The Application, and the Project Report dated 6/25/2020 (the "Project Report") including all representations made therein, are hereby incorporated in this Agreement by this reference.

The Guidelines and the NOFA are available on the Program Web site at:

http://sgc.ca.gov/programs/ahsc/docs/20191209-FINAL_AHSC_Round_5_FY18-19_Guidelines_Amended_12.9.19.pdf

By entering into this Agreement and thereby accepting the award of Program grant funds ("Grant"), the Recipient agrees to comply with applicable statutory law, Guidelines, the NOFA, and this Agreement, to abide by the representations made in the Application, and the terms and conditions of the Disbursement Agreement, which is more particularly described in Exhibit B, attached hereto.

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 5 - Grant
NOFA Date: 11/01/2019
Approved Date: 08/07/2020
Prep. Date: 03/07/2022

EXHIBIT A

“Affordable Housing Development” refers to the residential rental Affordable Housing Development described in the Application providing the affordable housing units, as described therein, in consideration of that portion of the Grant. The Affordable Housing Development shall meet all the criteria for an eligible project as set forth Section 103(a)(1) of the Guidelines.

“Recipient” refers to the entity or entities submitting an 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 joint applicant 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 October 29, 2019. Notwithstanding, if and when the Department 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 one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area as detailed in this Exhibit A and the Project Report:

Included ("X")	Grant Award Categories
X	Housing-Related Infrastructure (HRI)
X	Program Costs (PGM)
X	Sustainable Transportation Infrastructure (STI)
X	Transportation-Related Amenities (TRA)

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 hereto.

EXHIBIT A

At the request of the Department, Recipient shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items listed in the Project Report for which the Recipient's Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a reevaluation of the Application and the reductions or cancellation of the amount of the grant award, require repayments of any disbursed Program funds and the disencumbrance of Program funds awarded.

Location of Housing Development (APN, address, parcel map, specific plan or similar reference) City and County		Entrada 1705-1761 7th Street, Riverside, CA 92507 Riverside County		
		APN: 211-181-019, 211-181-020, 211-181-021, 211-181-022, 211-181-024, 211-181-025, and 211-181-026		
Enter the number of units by bedroom size and income level.				
# of Bedrooms	# of Project Units	AHSC Assisted Units* (Affordable Housing Development)	Income Limit (% of AMI)	TOTAL RESTRICTED UNITS**
1	5	2	30%	5
1	8	2	50%	8
1	2	2	60%	2
2	5	2	30%	5
2	12	2	50%	12
2	2	2	60%	2
2	1	0	Manager	0
3	3	2	30%	3
3	18	2	50%	18
3	9	1	60%	9
Total Project Units	65	17		64

EXHIBIT A

A. HRI

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

The recipient shall perform all capital improvements, soft costs and impact fees associated with predevelopment and construction components including implementation of the Water Quality Management Plan; relocation of sewer line, storm drain and existing overhead power lines and closure of unnecessary driveways.

The Affordable Housing Development and housing as designated in the Application that is supported by the HRI Work, and which is to be developed and constructed by the Recipient, or other developer, contains the following unit mix.

* Rental Affordable Housing Developments must include 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 AHSC and the Tax Credit Allocation Committee (TCAC). The Grant amount was calculated based on the number of Total Restricted Units.

The HRI Work is necessary for the development of the Affordable Housing Development. The Recipient is responsible for and shall ensure the completion of the HRI Work and the completion and occupancy of the Housing Development in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all HRI Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the HRI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

B. Program Costs

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

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Recipient shall provide 6,600 Riverside Transit Agency CommuterLink monthly transit passes. Passes will be available to residents of the community including all residents of the AHD at no cost for a total of 6-years. Transit ridership training classes.

The Recipient is responsible for and shall ensure the completion of the PGM Work associated with the Program Costs in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all PGM Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the PGM Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

C. Sustainable Transportation Infrastructure

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

Recipient shall provide expansion of a transit hub to accommodate 2 additional bus bays with rider and driver amenities and urban greening components serving RTA route 22 and OmniTrans route 215. Installation of a Class IV bike lane, a diagonal crosswalk adjacent to bus stops #1710, 1757 and 1787, 10 additional crosswalks with pedestrian signals on University Avenue; protected pedestrian crossing at Patterson Park near bus stop #1787. Traffic calming/reduced vehicular speed through the installation of 4 high visibility crosswalks; overhead lighting; additional 3 parklets and a mural on Park Avenue

The Recipient is responsible for and shall ensure the completion of the STI Work in accordance with Program requirements, the Application, and the criteria set forth in the Project Report. The Department reserves the right to review and approve all STI Work to be performed by the Recipient in relation to this Agreement. Any revision to the STI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

D. 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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Recipient shall provide ADA improvements, bus shelters, benches, signage, lighting, trash receptacles, and installation of a solar powered shaded walkway adjacent to bus stop #1710, 1757 and #1787. Walkway will also include nighttime art installation using solar powered light.

The Recipient is responsible for and shall ensure the completion of the TRA Work in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all TRA Work to be performed by the Recipient in relation to this Agreement. Any revision to the TRA Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

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:

Guideline Reference		Affordable Developments and Housing-Related Infrastructure	Sustainable Transportation Infrastructure	Transportation-Related Amenities	Program Creation	Program Expansion
		Capital Projects			Program Costs	
a	Estimated GHG Reductions based on GHG Quantification Methodology	X	X		X	
b	Extent to which Project incorporates Active Transportation Improvements		X	X	X	
c	Extent to which the Project incorporates Green Buildings and Renewable Energy	X				
d	Extent to which Project incorporates Housing and Transportation Collaboration	X	X	X	X	

EXHIBIT A

Guideline Reference		Affordable Developments and Housing-Related Infrastructure	Sustainable Transportation Infrastructure	Transportation-Related Amenities	Program Creation	Program Expansion
		Capital Projects			Program Costs	
e	Extent to which Project incorporates Location Efficiency and Access to Destinations	X	X	X	X	
f	Extent to which Project Leverages non-AHSC Funds	X	X		X	
g	Anti-Displacement	X				
h	Extent to which Project incorporates Prohousing Local Policies	X				
i	Local Workforce Development & Hiring Practices.	X				
j	Housing Affordability	X				
k	Programs	X			X	
l	Urban Greening	X	X		X	

A. GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO_{2e} over the life of the project is 31,898. This information can be found on the Strategic Growth Council's website in a document called AHSC Round 4 Data for Public Release.

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5. Performance Milestones

HRI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the proposed Housing Development detailing the terms and conditions of the Project development.	02/09/2018
Site Control of Housing Development site(s) by proposed housing developer.	10/14/2018
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	03/10/2020
Obtaining all necessary and discretionary public land use approvals.	12/15/2018
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the HRI.	07/30/2023
Obtaining all enforceable funding commitments for all construction period financing for the HRI	07/30/2023
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.	07/20/2023
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	07/20/2023
Commencement of construction of the HRI.	07/30/2023
Construction of HRI complete.	07/30/2024
Program funds fully disbursed.	07/30/2025

Recipient shall ensure the completion of the Performance Milestones set forth below by the designated dates. When Recipient misses or anticipates missing a Performance Milestone deadline, Recipient shall notify the Department in writing as soon as is reasonably practicable. In this notification, Recipient shall explain why the deadline has been or will likely be missed; provide a status update relative to the other Performance Milestone deadlines; and provide assurances that it will meet the remaining Performance Milestone deadlines. Recipient's failure to provide a timely written notification shall be considered a default under this Agreement.

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PGM PERFORMANCE MILESTONES	DATE
Identification and commitment of program operator and partners.	02/06/2020
Completion of a business or a work plan.	02/01/2024
Program funds fully disbursed.	06/30/2025

STI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	02/29/2020
Site Control of STI site(s) by proposed developer.	12/31/2020
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/31/2020
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	N/A
Commencement of construction of STI.	07/30/2023
Construction completion of STI and closeout.	07/30/2026
Program funds fully disbursed.	07/30/2026

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TRA PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	02/29/2020
Site Control of TRA site(s) by proposed developer.	12/31/2020
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/31/2020
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	N/A
Commencement of construction of TRA.	07/30/2023
Construction completion of TRA and closeout.	07/30/2026
Program funds fully disbursed.	07/30/2026

6. HCD Contract Coordinator

The HCD Contract Coordinator of this Agreement for the Department is the Division of Financial Assistance Loan Closing AHSC Program Manager, 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:

Loan Closing AHSC Program Manager
Division of Financial Assistance - Loan Closing Section
Department of Housing and Community Development
P.O. Box 952054
Sacramento, California 94252-2054

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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:	Wakeland Housing and Development Corporation
Authorized Representative Name:	Kenneth L. Sauder
Authorized Representative Title:	President and Chief Executive Officer
Address:	1230 Columbia Street, Suite 950, San Diego, CA 92101
Phone No.:	(619) 235-2296
Email:	ksauder@wakelandhdc.com

Recipient:	City of Riverside
Authorized Representative Name:	Al Zelinka
Authorized Representative Title:	City Manager
Address:	3900 Main Street, Riverside, CA 92522
Phone No.:	(951) 826-5553
Email:	azelinka@riversideca.gov

EXHIBIT B

BUDGET DETAIL AND PAYMENT PROVISIONS

1. Project Sources and Uses

The preliminary projected sources and uses (“Sources and Uses”) set forth in this Exhibit B contains the cost items for the design, development, and construction of the approved HRI, STI, TRA Project(s) (collectively, “Infrastructure Project”), and for PGM, as applicable. Recipient agrees that any cost overruns or increases resulting in a total cost for Infrastructure Project exceeding that set forth therein shall be the responsibility of Recipient.

2. Contract Amount

- A. For the purposes of performing the Work, the Department agrees to provide the aggregate amount identified on page 1, number 3 of this Agreement (STD 213) in the form of a grant (“Grant”) for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work more than this Grant amount, or for any unauthorized or ineligible costs.
- 1) For the purposes of performing the Work related to the HRI, as set forth in Exhibit A, the Department agrees to provide \$3,235,000 in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work more than this amount, or for any unauthorized or ineligible costs.
 - 2) For the purposes of performing the Work related to the PGM, as set forth in Exhibit A, the Department agrees to provide \$752,600 in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work more than this amount, or for any unauthorized or ineligible costs.
 - 3) For the purposes of performing the Work related to the STI, as set forth in Exhibit A, the Department agrees to provide \$4,126,495 in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work more than this amount, or for any unauthorized or ineligible costs.
 - 4) For the purposes of performing the Work related to the TRA, as set forth in Exhibit A, the Department agrees to provide \$1,003,857

EXHIBIT B

in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work more than this amount, or for any unauthorized or ineligible costs.

- B. The Department may approve a request from the Recipient to reallocate funds between authorized activities and itemized amounts stated in the budget for the designated grant Work, except where Scoring Criteria, total point scores, or overall ranking of the Project is impacted. Reallocation of funds between authorized activities that impact any of these areas will not be allowed. Changes in aggregate of ten percent or less, of the total grant amount between activity categories during the term of this Agreement, and expenditures pursuant thereto, may be made only after the Department's express written approval, but do not require a written amendment to this Agreement.

3. Other Funding Sources

Where the Sources and Uses set forth in this Exhibit B identify funds other than Program funds, those funds shall be expended and applied to Project costs as provided therein. Recipient agrees that it will make best efforts to ensure that the other funds specified in the Sources and Uses are available for disbursement as provided in this Exhibit and approved for the use specified in the Sources and Uses, except to the extent the Sources and Uses may be updated and modified by the Disbursement Agreement described below. The Recipient shall provide evidence and assurance of the commitment and availability of such other sources of funding identified in the Sources and Uses as provided in the Disbursement Agreement. The terms and conditions of all construction financing to be used in conjunction with the Program funds shall be subject to the Department's review and approval.

4. Completion Dates

- A. Program funds must be disbursed no later than December 31, 2025.
- B. All un-disbursed funds remaining as of December 31, 2025, shall be disencumbered.
- C. All invoices for payment must be submitted to the Department no later than July 30, 2025.
- D. This Agreement shall expire on June 30, 2040.

EXHIBIT B

5. Method of Payment

- A. Payment shall be made as reimbursed progress payments as set forth in the Disbursement Agreement. Recipient shall request payment for work completed on forms provided by the Department and subject to such documentation as the Department may require.
- B. The Department shall not authorize payments unless it determines that the Program funds shall be expended and disbursed in compliance with the terms and provisions of the Guidelines, the NOFA, this Agreement, and the Disbursement Agreement.

6. Disbursement Agreement

- A. The Recipient, the Department and such other parties as may be reasonably required by the Department, shall enter into a Disbursement Agreement in a form provided by the Department. The Disbursement Agreement shall contain a specific description of the Work and an updated Sources and Uses therefore, including an updated table of Sources and Uses, and the specific terms and conditions for the disbursement of Program funds. In the event of a conflict between this Agreement and the Disbursement Agreement, as determined by the Department, the terms of the Disbursement Agreement, being the later and more specific document, shall govern; provided however, that no resolution of any such conflict shall be contrary to, or result in a waiver or violation of, the Guidelines or the NOFA.
- B. The requirement for a Disbursement Agreement, set forth in this paragraph, may be waived by the Department where, at its sole discretion, it determines that:
 - 1) Satisfactory completion of the Work has occurred,
 - 2) Proper disbursement and use of Program funds have occurred,
 - 3) Performance of, and compliance with, all the obligations, terms and conditions of this Agreement have occurred, and,

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- 4) Compliance with all applicable statutes, laws, guidelines, and regulations, all have been or will be achieved without the execution of a Disbursement Agreement. The Department may require the submittal by the Recipient of such information, records, documents, certificates, and other material, as it deems necessary to make this determination.

- C. Payee record information is required for payment(s) to be made. All payee(s) receiving grant funds shall be listed below:

<u>Payee Name:</u>	<u>Activity:</u>	<u>Award Amount:</u>
Wakeland Housing and Development Corporation	Housing-Related Infrastructure	\$3,235,000.00
City of Riverside	Sustainable Transportation Infrastructure	\$4,126,495.00
City of Riverside	Transit-Related Amenities	\$1,003,857.00
Wakeland Housing and Development Corporation	Programs	\$ 752,600.00

EXHIBIT B

SOURCES AND USES - HRI
PROJECT BUDGET

HRI DEVELOPMENT BUDGET AND SOURCES					
Entrada			Wakeland Housing and Development Corporation		
ESTIMATED HRI CAPITAL IMPROVEMENT PROJECT COSTS DEVELOPMENT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE		
COST CATEGORY		TOTAL AMOUNT	AHSC Grant Program		
PROJECT ACTIVITY (Hard Costs)					
Total Project Activity Costs		\$2,733,133	\$2,733,133	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs		\$ 501,867	\$ 501,867	\$	\$
TOTAL PROJECT COSTS		\$3,235,000	\$3,235,000	\$	\$

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SOURCES AND USES – PROGRAM COSTS
PROJECT BUDGET

BUDGET AND SOURCES					
Entrada			Wakeland Housing and Development Corporation		
ESTIMATED PROGRAM COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE		
DEVELOPMENT COSTS					
COST CATEGORY		TOTAL AMOUNT	AHSC Grant Program	Riverside Transit Agency	
SOFT COST AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs		\$ 40,000	\$ 20,000	\$ 20,000	\$
TOTAL PROGRAM COSTS		\$772,600	\$752,600	\$ 20,000	\$

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SOURCES AND USES - STI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES					
Entrada			City of Riverside		
ESTIMATED STI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE		
DEVELOPMENT COSTS					
COST CATEGORY	TOTAL AMOUNT	AHSC Grant Program	RTA-Federal Transit Admin FY 07	RTA – State Transit Assistance FY15	
PROJECT ACTIVITY (Hard Costs)					
Total Project Activity Costs	\$8,481,000	\$3,752,745	\$406,726	\$162,693	
SOFT COSTS AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs	\$ 490,508	\$ 373,750	\$0	\$0	
TOTAL PROJECT COSTS	\$8,971,368	\$4,126,495	\$406,726	\$162,693	

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SOURCES AND USES – STI Cont.
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES					
Entrada			City of Riverside		
DEVELOPMENT COSTS BY FUNDING SOURCE			DEVELOPMENT COSTS BY FUNDING SOURCE		
RTA-Low Carbon Transit Operations	FTA FY03, FY04 5309	FTA FY13 Local Transportation Fund	FTA FY16 STA Match	Western Riverside Council Government	City of Riverside
\$58,822	\$0	\$261,047	\$208,827	\$3,630,000	\$8,100
\$0	\$108,047	\$0	\$0	\$0	\$0
\$58,822	\$108,047	\$261,047	\$208,827	\$3,630,000	\$8,100

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INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES					
Entrada			City of Riverside		
ESTIMATED TRA CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE		
DEVELOPMENT COSTS					
COST CATEGORY		TOTAL AMOUNT	AHSC Grant Program		
PROJECT ACTIVITY (Hard Costs)					
Total Project Activity Costs		\$1,003,857	\$1,003,857		
SOFT COST S AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs		\$0	\$0		
TOTAL PROJECT COSTS		\$1,003,857	\$1,003,857		

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EXHIBIT D

AHSC PROGRAM TERMS AND CONDITIONS

GENERAL

1. Effective Date, Commencement of Work and Completion Dates

- A. This Agreement is effective upon approval by all parties and the Department, which is evidenced by the date signed by the Department on page one, Standard Agreement, STD 213 (the "Effective Date"). The Recipient agrees that neither the construction of the Affordable Housing Development nor the Work has commenced as of the deadline for submittal of applications set forth in the Notice of Funding Availability. The Recipient agrees that the Work shall be completed as specified in this Agreement, and as set forth in the Project Report, hereby incorporated in this Agreement by this reference subject to the Agreement expiration date specified on page 1, number 2, of this Agreement (STD 213), and in Exhibit B, unless a written request for an extension is submitted and written approval by the Department is provided within 90 days prior to the expiration date of the Agreement. Any extension to the expiration date shall require an amendment to this Agreement.
- B. Pursuant to §111(a) and (b) of the Guidelines, construction of the Affordable Housing Development and the housing designated in the Application, must commence within two years of the Program award date and be completed (including completion of all phases identified in the Application and accounting for the total number of units on which the Grant award is based) within five years of the Program award date.

2. Termination

Notwithstanding any other provision of this Agreement, the Department may terminate this Agreement at any time for cause by giving at least 14 days' notice in writing to the Recipient. Cause shall consist of violations by Recipient of any General or Special Terms and Conditions of this Agreement, to include but not limited to Paragraph 43 of this Exhibit. Upon termination of this Agreement, unless otherwise approved in writing by the Department, any unexpended funds received by the Recipient shall be returned to the Department within 14 days of the Notice of Termination. In the event of withdrawal of the Department's expenditure authority, all obligations of the Department to continue funding any amounts, whether for the benefit of Recipient or any other persons, shall fully and immediately cease and terminate, and the Department shall thereafter have no duty or obligation to undertake or perform any act that it is not legally

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or practically able to. Department makes no representation or warranty, express or implied, to Recipient or any other persons that all or any portion of the Program Grant Documents will be enforceable after the withdrawal of the Department 's funding authority.

3. **Affordable Housing and Sustainable Communities Grant Documents**

In addition to this Agreement, the Recipient shall execute and enter into a Disbursement Agreement which shall govern the terms, disbursement and use of the Program funds, the Covenant described below, and other additional agreements and documents, as the Department may deem reasonable and necessary to meet the requirements of the Program and the terms and conditions of this Agreement. The Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed.

4. **Covenant Regarding the Affordable Housing Development**

Prior to the disbursement of Program funds, the Recipient shall enter into a written Covenant Regarding the Affordable Housing Development ("Covenant") with the Department, and including such other parties as the Department may reasonably require, which shall require the development and construction of the Affordable Housing Development with, the number of units and the number of bedrooms per unit, the extent and depth of affordability, as set forth in the Project Report and Exhibit A, and other uses and amenities for which points were granted to the Application. The Covenant shall be recorded against the parcel or parcels of real property on which the Affordable Housing Development is to be located and shall be binding on all successors, transferees, and assignees acquiring an interest in the Affordable Housing Development as follows:

- A. For rental affordable housing developments, the Covenant shall require the continuation of the affordability of the Affordable Housing Development for a period of not less than 55 years from the date of the filing of a Notice of Completion for Affordable Housing Development.
- B. For homeownership affordable housing developments, the Covenant shall require the continuation of the affordability for a period of not less than 30 years from the date of a filing of a Notice of Completion for the Affordable Housing

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Development. The affordability will be ensured through a resale restriction or equity sharing upon resale.

- C. The Department may waive this requirement for the Covenant upon the Department's determination that sufficient protections are in place to ensure the development and continued operation and occupancy of the Affordable Housing Development in accordance with this Agreement.
- D. In addition to the Covenant, the Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed. Alternatively, the Department may require that the Covenant contain a power of sale clause, which may be exercised if the Work is not timely completed, or in the event of an uncured breach of this Agreement.

5. Site Control

The Recipient shall ensure that site control of the real property associated with the Work is sufficient to meet the requirements of the Program. This shall include, but not be limited to, ensuring the timely commencement of the Work as determined by the Department. Site control of the Work may be evidenced by one of the following:

- A. Fee title;
- B. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
- C. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
- D. An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- E. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;

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- F. An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site, provided that the major terms of the acquisition have been agreed to by all parties;
- G. A land sales contract or enforceable agreement for acquisition of the property; or
- H. Other forms of site control that give the Department equivalent assurance (equivalent to A-G above) that the applicant or developer will be able to complete the Work and all housing designated in the Application in a timely manner and in accordance with all the requirements of the Program.

The Recipient shall also obtain all licenses, easements and rights-of-way or other interests required for completion of the Work and provide evidence of such instruments prior to the first disbursement of Program funds.

6. Appraisals

Recipient shall, at the request of the Department, provide an appraisal of the real property to be acquired as part of the Work, prepared in a form, and by a qualified appraiser, acceptable to the Department.

7. Relocation Plan

If there is or will be any residential or commercial displacement directly or indirectly caused by the Work, as defined in state law, the Recipient shall provide a relocation plan conforming to the requirements of state law and the regulations adopted by the Department in California Code of Regulations, Title 25, section 6000 et seq. The project and/or the development budget shall contain sufficient funds to pay all costs of relocation benefits and assistance as set forth in the relocation plan accepted by the Department. Should a relocation plan not be required, Recipient must provide documentation for Department approval that there are no relocation requirements.

8. Article XXXIV

The Recipient shall deliver to the Department satisfactory evidence that the requirements of Article XXXIV of the California Constitution are inapplicable or have been satisfied.

9. Environmental Conditions

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The Recipient shall provide to the Department the following:

- A. All Environmental Site Assessment (“ESA”) Reports (to include Phase I, II, III, supplemental or update assessments and reports) for the Work, in conformance with ASTM Standard Practice E 1527, evaluating whether the Work is affected by any recognized environmental conditions.
- B. Documentation and/or a certification satisfactory to the Department that all ESA Report recommendations including remediation and/or mitigation work have been completed.
- C. Mitigation requirements required as a result of the Final Environmental Impact Report (“EIR”) or Mitigated Negative Declaration if applicable and evidence satisfactory to the Department that all mitigation requirements have been satisfied.

10. **Compliance with State and Federal Laws, Rules, Guidelines and Regulations**

The Recipient agrees to comply with all State and Federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the Work, the Recipient, its Contractors or Subcontractors, and any grant activity.

11. **Litigation**

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable.
- B. The Recipient shall notify the Department immediately of any claim or action undertaken by or against it, which affects or may affect this Agreement or the Department, and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

12. **Milestones**

Recipient shall ensure the completion of the Performance Milestones set forth in the Project Report and Exhibit A of this Agreement, and as further set forth in the

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Disbursement Agreement by the designated dates. Recipient shall timely inform the Department when a milestone is missed or at risk of being missed, provide an update of these timelines and provide assurances from the Recipient for timely completion of the remaining Milestones. Failure to timely notify the Department shall be considered a default under this Agreement.

13. **Insurance**

The Recipient shall have and maintain in full force and effect forms of insurance, at such levels and for such periods, in accordance with the Disbursement Agreement.

14. **Change of Conditions**

Notwithstanding the Department's obligations to provide payments pursuant to Exhibit B hereof, the Department reserves the right to evaluate the Recipient's need for Program funds based on new information or funding sources associated with the Work. If the Department determines that the Program funds, or a portion thereof, are no longer necessary to complete the Work, the Department may reduce the amount of the Grant accordingly. In the event the Department determines the Work is no longer financially feasible, any Grant commitment issued by the Department and this Agreement may be terminated.

15. **Obligations of Recipient with Respect to Certain Third-Party Relationships**

The Recipient shall remain fully obligated under the provisions of this Agreement, notwithstanding its designation of any third party or parties for the undertaking of all or any part of the Work with respect to which assistance is being provided under this Agreement. The Recipient shall comply with all lawful requirements of the Department necessary to ensure the completion, occupancy and use of the Work in accordance with this Agreement.

16. **Waivers**

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce at any time the provisions of this Agreement or to require at any time performance by the Recipient of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

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17. Identity of Interests

As a condition of disbursement, Recipient shall execute a Certificate of Identity of Interest (“Certificate”) listing all relationships constituting an identity of interest with entities providing goods or services in connection with Recipient’s performance of the Work. The Certificate shall be in a form provided by the Department. At the Department’s request, Recipient shall submit contracts, instruments, documents, correspondence or other writings relating to Recipient’s relationship with entities listed in the Certificate. The existence and nature of such relationships shall be subject to the review and approval of the Department to the extent necessary to ensure compliance with Program requirements and this Agreement.

DESIGN REQUIREMENTS

18. Architect

The Recipient shall utilize the services an architect and/or an engineer to provide professional design and engineering services for the Work. The contract shall require an architect and/or an engineer to supervise the construction work, conduct periodic site visits, prepare periodic inspection reports, verify the validity of the construction contractor’s payment requests, prepare or review change orders, and, upon completion of construction, provide the certification described in paragraph 33 of these AHSC Program Terms and Conditions. At the request of the Department, Recipient shall submit any and all contracts for these services to the Department for its review and approval.

19. Plans and Specifications and Project Cost Estimates

At the request of the Department, the Recipient shall submit plans and specifications and project cost estimates for the Work to the Department for its review and approval. The Work shall be constructed in substantial compliance with the plans and specifications, subject to any change order(s) accepted by the Department where such acceptance is required.

20. Reasonable Development Costs

At the request of the Department, the Recipient shall provide evidence acceptable to the Department that the total costs of the Work are reasonable and necessary for the proposed improvements. To verify cost reasonableness, the Department may require

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qualified third-party verification of cost, evidence of the competitive bidding of major cost components and appraisals.

21. **Adaptability and Accessibility**

The Work shall comply with all applicable federal, state and local laws regarding adaptability and accessibility for persons with disabilities in the design, construction and rehabilitation of projects.

22. **Acoustics Report**

Upon request, the Recipient shall provide the Department with an acoustics report for the Affordable Housing Development in form acceptable to the Department.

23. **Approval by Public Works Department**

Where approval by a local public works department, or its equivalent, is required for the Work, the Recipient must submit, prior to the disbursement of Grant funds, a statement from that department, or other documentation acceptable to the Department, indicating that the Work has been approved by that department.

CONSTRUCTION REQUIREMENTS

24. **Construction Contract**

Except for work performed by its own employees, the Recipient shall enter into a written construction contract or contracts ("Construction Contract(s)") with a duly licensed contractor or contractors ("Contractor(s)") for the construction activities of the Work. The Construction Contract(s) shall require, where applicable, prevailing wages be paid in conformance with Labor Code section 1720 et seq. and applicable provisions of this Agreement. The Construction Contract(s) and any amendments thereto shall be subject to the prior approval of the Department.

25. **Contractor's Assurance of Completion**

The Contractor(s) shall provide security to assure completion of the Work by furnishing the Recipient with Performance and Payment Bonds, or a Letter of Credit, which shall remain in effect during the entire term of the Construction Contract(s), and which shall be in a form and from an issuer which is acceptable to the Department. The Performance Bond shall be in an amount at least equal to 100 percent of the approved

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construction costs included in the Construction Contract(s) to provide security for the faithful performance of the Construction Contract(s) including a warranty period of at least 12 months after completion. The Payment Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the payment of all persons performing labor on the Work and furnishing materials in connection with the Construction Contract. A Letter of Credit shall be in an amount equal to at least 20 percent of the approved construction costs included in the Construction Contract(s), in the form of an unconditional irrevocable, stand-by letter of credit. The Department shall be named as an additional obligee in the Bonds or an additional beneficiary under the Letter of Credit.

26. Prevailing Wages

Pursuant to Section 113 of the Guidelines, for the purposes of the State Prevailing Wage Law (Labor Code Sections 1720-1781), a grant under the Program shall be considered public funding for the construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of the Work subject to the provisions of the State Prevailing Wage Law. Program funding of the Work shall not necessarily, in and of itself, be considered public funding of a Housing Development unless such funding is otherwise considered public funding under the State Prevailing Wage Law. It is not the intent of the Department to subject Housing Developments to the State Prevailing Wage Law by reason of Program funding of the Work in those circumstances where such public funding would not otherwise make the Housing Developments subject to the State Prevailing Wage Law. Although the use of Program funds does not require compliance with federal Davis-Bacon wages, other funding sources may require compliance with federal Davis-Bacon wages. The Recipient shall prepare a plan for compliance with this section, which plan shall be subject to the review and approval of the Department.

27. Construction Phase Information

If requested by the Department, the Recipient shall provide the Department:

- A. Information during the construction period, including but not limited to all change orders and modifications to the construction documents, and all inspection reports of the Work. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the

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prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

- B. Information during the construction period including but not limited to all change orders and modifications to the construction documents, all inspection reports prepared by the Housing Development architect and other consultants, and information relative to the Housing Development income, expenses, occupancy, relocation benefits and expenses, contracts, operations and conditions of the Housing Development. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

28. Signage

- A. Recipient shall place signs on the construction site for the Work stating that the Department is providing financing through the Program in an appropriate location(s), typeface and size containing the following message:

Entrada

**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**

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- B. The sign shall be maintained in a prominent location visible and legible to the public through construction completion. If the job sign includes the acknowledgment and/or logo of one or more other public lenders or grantors, the acknowledgement and logos required by this Paragraph 28 shall also be displayed in a similar size and layout. Copies of the Department, SGC and California Climate Investments (“CCI”) logos can be obtained by contacting the HCD Contract Coordinator.
- C. Upon installation of the sign, the Recipient shall submit a digital photograph thereof to the Department. The Recipient will also provide the Department, upon its request, with copies of any photographs that may be taken of the Work by or on behalf of the Recipient or its architect. The Recipient will provide an acceptable written consent and release agreement authorizing use of said photographs, all at no expense to the Department.

INSPECTION OF GRANT ACTIVITIES

29. Site Inspection

The Department reserves the right, upon reasonable notice, to inspect the Work site and any structures or other improvements thereon to determine whether the Work site meets the requirements of Program and this Agreement. If the Department reasonably determines that the site is not acceptable for the proposed Work in accordance with the Guidelines, the Department reserves the right to cancel its funding commitment and this Agreement.

30. Work Inspection

- A. The Department and any authorized representative of the Department shall have the right, during construction and thereafter, to enter upon and inspect the construction of the Work to ensure that the construction is being and has been performed in accordance with the applicable Federal, State, and /or local requirements, the Guidelines and the terms of this Agreement. Such right to inspect shall include, but shall not be limited to, the right to inspect all work done, all materials and equipment used or to be used, and all books and records, including payroll records, maintained in connection with the construction work. Such right of inspection shall be exercised in a reasonable manner.
- B. The Recipient shall be required to correct all circumstances found by such inspections not to conform to the applicable Program requirements, and to

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withhold payment to the Contractor and/or Subcontractor(s) until action(s) to correct the non-conforming circumstances is/are corrected by the Recipient and approved by the Department.

- C. The Department reserves the right to withhold payment for any costs found not to conform to applicable Program requirements until such actions have been taken to correct the non-conforming circumstances and such corrective actions have been approved by the Department.
- D. The Department shall have no affirmative duty to inspect the Work and shall incur no liability for failing to do so. Once having undertaken any inspection, neither the Department, nor any representative of the Department shall incur any liability for failing to make any such inspection properly, or for failing to complete any such inspection. The fact that such inspection may or may not have occurred shall not relieve the Recipient, the contractor, the construction lender, the architect, the structural engineer, the locality or anyone else of any obligation to inspect the Work.

31. Audit/Retention and Inspection

- A. The Department, its representatives or employees, or its delegatee shall have the right to review, obtain, and copy all records pertaining to performance of the Agreement. Recipient shall provide the Department or its delegatee with any relevant information requested and shall permit the Department or its delegatee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material. Recipient further agrees to maintain such records for a minimum period of four years after final payment under the Agreement, unless a longer period of records retention is stipulated.
- B. Payment for any cost which is not authorized by this Agreement, or which cannot be adequately documented shall be disallowed and must be reimbursed to the Department or its designee by the Recipient.
- C. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Work. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.

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- D. The audit shall be performed by a qualified State, Department, local or independent auditor. The Agreement for audit shall include a clause which permits access by the Department to the independent auditor's working papers.
- E. If there are audit findings, the Recipient shall submit a detailed response to the Department for each audit finding. The Department will review the response and, if it agrees with the response, the audit process ends, and the Department will notify the Recipient in writing. If the Department is not in agreement, the Recipient will be contacted in writing and will be informed as to the corrective actions required to cure any audit deficiencies. This action could include the repayment of disallowed costs or other remediation.
- F. If so directed by the Department upon termination of this Agreement, the Recipient shall cause all records, accounts, documentation and all other materials relevant to this Agreement to be delivered to the Department as depository.

COMPLETION OF CONSTRUCTION

32. Relocation Plan Implementation Report

The Recipient shall provide a report, in a form acceptable to the Department, summarizing the actions taken and identifying all recipients of relocation assistance and benefits, and the amounts paid, and benefits provided, to or on behalf of each recipient.

33. Architect Certification

Where required by the Department, the Recipient shall cause the Work architect(s) or other appropriate professional to certify to the Department, in form acceptable to the Department, that all construction is completed in accordance with the "as-built" Plans and Specifications and in compliance with all applicable federal, state and local laws relating to disabled accessibility.

34. Cost Certification

At the request of the Department, the Recipient shall submit a Work cost certification that shall have been audited by an independent certified public accountant in accordance with the requirements of the Department and the California Tax Credit Allocation Committee, if applicable. The Recipient (and the developer or builder if there

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is an identity of interest with the Recipient) shall keep and maintain records of all construction costs not representing work done under the construction contract and to make such records available for review by the Department.

35. Recorded Notice of Completion

The Recipient shall provide to the Department a certified copy of any Notice of Completion for the Housing Development recorded in the county in which the Housing Development is located.

36. “As-Built” Plans and Specifications

Upon completion, at the request of the Department, the Recipient shall submit “as-built” plans and specifications for the Work and Housing Development acceptable to the Department.

AFFORDABLE HOUSING DEVELOPMENT REQUIREMENTS

37. Confirmation of Permitted Housing Units

Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Affordable Housing Development. The housing units to be developed in the Affordable Housing Development must be completed, as evidenced by receipt of a certificate of occupancy, within the time period established in this Agreement.

REPORTING REQUIREMENTS

38. Reports on California Climate Investments

Upon Department’s request, Recipient shall provide to the Department any and all necessary data that it is legally and factually able to provide that is required to be reported pursuant to the most recently adopted Funding Guidelines for California Climate Investments by the California Air Resources Board.

39. Reports on Work

Recipient shall submit, upon request of the Department, a periodic performance report regarding the construction or implementation of the Work. The reports will be filed on forms provided by the Department.

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40. Reports on Affordable Housing Development

Recipient shall submit to the Department periodic reports, as required by the Department, but not less than annually, describing the development, construction and occupancy of the Affordable Housing Development and the housing designated in the Application. The report shall include, but not limited to, information regarding unit affordability and occupancy, construction and permanent financing evidenced by commitment letters, and a construction and completion schedule demonstrating compliance with this Agreement and the Guidelines. The reports will be filed on forms provided by the Department.

41. Updated Information

Recipient shall provide the Department updated documentation for any substantial change in the information previously provided relating to the Work and the conditions described above.

42. Monitoring Requirements

The Program may perform program and/or fiscal monitoring of the Grant. The Recipient agrees to cooperate with any such monitoring and provide reasonable access to all Work files, records, documents and other information to employees or representatives of the Department. The Recipient shall resolve any monitoring findings to the Program's satisfaction by the deadlines set by the Department.

REPAYMENT OF GRANT FUNDS

43. Breach of this Agreement

In the event of a breach or violation by the Recipient of any of the provisions of this Agreement, including without limitation, the times for commencement and completion of the construction of the Affordable Housing Development and the housing designated in the Application as set forth in Paragraph 1.B. of this Exhibit D, the Department may give written notice to the Recipient to cure the breach or violation within a period of not less than 30 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default of the Agreement and may seek remedies for the default, including the following:

- A. The Department may terminate this Agreement and demand repayment of the Program funds to the extent that work for costs to be paid by Program funds as

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provided in Exhibit B remains unperformed or uncompleted. Recipient shall be liable for all costs to complete all such uncompleted or unperformed work.

- B. The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Work in accordance with Program requirements.
- C. The Department may seek such other remedies as may be available under this Agreement or any law.
- D. This Agreement may be canceled by the Department under any of the following conditions:
 - 1) An uncured breach or violation by Recipient of this Agreement or the Disbursement Agreement;
 - 2) The objectives and requirements of the Program cannot be met by continuing the commitment or this Standard Agreement;
 - 3) Construction of the Work or Housing Development cannot proceed in a timely fashion in accordance with the Performance Milestones in Exhibit A of this Agreement; and,
 - 4) Funding or disbursement conditions have not been or cannot be fulfilled within required time periods.

44. AHSC Cross-Default Provision

This award was based on the total points awarded the Recipient's Application, during a highly competitive process. The Application proposed an integrated combination of some or all of the following Project components:

Affordable Housing Development (AHD);
Housing-Related Infrastructure (HRI);
Sustainable Transportation Infrastructure (STI);
Transportation-Related Amenities (TRA); and
Program (PGM)

The Application's point score was based, in part, on the Project's total projected reduction of greenhouse gas (GHG) emissions. The Project components (AHD, HRI,

EXHIBIT D

STI, TRA, and PGM) that were proposed in the Application and approved by the Department must be completed to achieve this projected reduction of GHG emissions. By executing this Standard Agreement, the Recipient acknowledges and agrees, that in the event the AHD component is not timely completed pursuant to Program requirements, that the Recipient will no longer qualify for the Grant award. In that event, all disbursements of Grant funds would cease, and the Recipients would be responsible for repayment of all disbursed Grant funds.

45. Departmental Cross-Default Provision

In the event the Project or Development is or has been awarded any other Departmental grant or loan funding in addition to the AHSC Loan and AHSC Grant contemplated by the Award Letter from the Department to Recipient (each such funding, including the AHSC Loan and AHSC Grant referenced in the Award Letter, being a "Departmental Funding"), then each Departmental Funding will be cross defaulted to the other Departmental Funding so that:

- A. the compliance by the obligated party(ies) under the Department's documentation relating to one Departmental Funding shall be a condition precedent to the funding and disbursement of the funds to be provided under all of the other Departmental Fundings; and
- B. a default under one Departmental Funding shall constitute a default under all of the other Departmental Fundings.

The loan and grant documentation for each Departmental Funding shall reflect the cross-defaulted nature of all such fundings.

EXHIBIT E

SPECIAL CONDITIONS

The following Special Conditions are applicable to this Standard Agreement:

AHSC Special Conditions for New Disbursement Deadline for Rd5

AHSC GRANT:

EXHIBIT B:

1. **Exhibit B, Paragraphs 4(A)-(C) – Completion Dates.**

Paragraphs 4(A) through 4(C) of Exhibit B are hereby deleted in their entirety and the following are substituted in their place:

- A. Program funds must be disbursed no later than December 31, 2026.
- B. All undisbursed funds remaining as of December 31, 2026, shall be disencumbered.
- C. All invoices for payment must be submitted to the Department no later than July 30, 2026.
- D. This Agreement shall expire on June 30, 2041.

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EXHIBIT "B"

AHSC Co-Applicant Agreement

AHSC Co-Applicant Agreement

This AHSC Co-Applicant Agreement (this "Agreement") is made as of February 1, 2022 ("Effective Date"), by and between the City of Riverside, a California charter city and municipal corporation (the "City"), and Wakeland Housing and Development Corporation, a California nonprofit public benefit corporation (the "Developer"), acting as the sole member and manager of the managing general partner of Wakeland Entrada LP, a California limited partnership (collectively with the City, the "Parties," each a "Party"), with reference to the following:

RECITALS

- A. Wakeland Entrada LP, a California limited partnership, is the owner of certain real property located at 1705 7th Street in Riverside, California (the "Property").
- B. Wakeland Entrada LP (the "Partnership"), through Wakeland Housing and Development Corporation, the sole member and manager of Wakeland Entrada LLC, a California limited liability company (the Partnership's managing general partner), will develop and construct the Property with sixty-five (65) residential units, sixty-four (64) of which will be affordable housing and one (1) of which will be an unrestricted manager's unit, together with any improvements appurtenant thereto ("Project").
- C. The State of California, acting through the Strategic Growth Council and the Department of Housing and Community Development ("HCD"), issued a notice of funding availability dated November 1, 2019 (the "AHSC NOFA"), under the Affordable Housing and Sustainable Communities ("AHSC") program established under Division 44, Part 1 of the Public Resources Code, commencing at Section 75200. The AHSC NOFA was for "Round 5" AHSC funding.
- D. The Parties jointly applied for funds under the AHSC NOFA to provide funding for the Project, as well as funding for sustainable infrastructure and transportation-related public improvements to be constructed by the City.
- E. HCD awarded the Parties an aggregate amount of Seventeen Million Seven-Hundred and Six Dollars (\$17,000,706) in AHSC program funds (collectively, the "AHSC Financing"), as follows:
 - 1. A permanent loan for the Project (the "AHSC Loan") in the amount of Seven Million Eight-Hundred and Two Thousand Seven-Hundred and Fifty-Four Dollars (\$7,882,754); and
 - 2. A grant (the "AHSC Grant") in the amount of Nine Million One Hundred Seventeen Thousand Nine Hundred Fifty-Two Dollars (\$9,117,952).
- F. The AHSC Grant consists of:
 - 1. Three Million Two Hundred Thirty-Five Thousand Dollars (\$3,235,000) for Housing-Related Infrastructure Improvements (the "HRI Improvements") to the Developer;

2. Four Million One Hundred Twenty-Six Thousand Four Hundred Ninety-Five Dollars (\$4,126,495) for Sustainable Transportation Infrastructure projects ("STI Improvements") to the City;
 3. One Million Three Thousand Eight Hundred Fifty-Seven Dollars (\$1,003,857) for Transit-Related Amenity projects ("TRA Improvements") to the City; and
 4. Seven Hundred Fifty-Two Thousand Six Hundred Dollars (\$752,600) for Eligible Program Costs (the "PGM") to the Developer.
- G. The STI Improvements include the following, which are more particularly described in the Parties' AHSC application, attached hereto as Exhibit "A" ("Application"): (1) pedestrian and bikeway improvements, including an installation of a bike lane, diagonal cross walks additional cross walks and pedestrian signals on University Avenue, protected pedestrian crossing at Patterson Park ("Bike and Pedestrian Improvements"); (2) four high visibility crosswalks, overhead lighting and three parklets and a mural on Park Avenue ("Park Avenue Improvements") and (3) an expansion of a transit hub to accommodate 2 additional bus bays with rider and driver amenities and urban greening components ("Transit Hub Expansion").
- H. The TRA Improvements include the following, which are more particularly described in the Application: (1) ADA improvements and installation of new bus shelters, benches, signage, lighting, trash receptacles (the "Bus Stop Improvements"); and (2) installation of a solar powered shaded walkway with nighttime art installation (the "Solar Art Installation").
- I. The PGM component includes subsidizing bus passes for residents of the Project (at no cost for six years) ("Bus Passes") and transit riding training ("Training") for residents of the Project. The Bus Passes and Training are referred to in this Agreement as the "Ridership Programs".
- J. The AHSC Loan will be made to the Partnership from HCD, for permanent financing of the Project. The Developer is required to enter into a Standard Agreement for the AHSC Loan ("AHSC Loan Standard Agreement"). Developer will also provide the portion of the ASHC Grant designated for the HRI Improvements to the Partnership for use in connection with the Project.
- K. The AHSC Grant will be made to the City and the Developer. The City and the Developer are required to enter into a Standard Agreement for the AHSC Grant ("AHSC Grant Standard Agreement").
- L. The Developer will utilize a portion of the AHSC Grant for the following purposes:
1. Three Million Two Hundred Thirty-Five Thousand Dollars (\$3,235,000) for HRI Improvements (which funding shall be provided to the Partnership from Developer);
 2. One Million Five Hundred Thousand Dollars (\$1,500,000) for partial funding of RTA's Transit Hub Expansion, which is an STI Improvement;
 3. Four Hundred Fifty-Three Thousand Eight Hundred Twenty-Six Dollars (\$453,826) for the Bus Stop Improvements, which is a TRA Improvement;

4. Seven Hundred Thirty-Two Thousand Six Hundred Dollars (\$732,600) for Bus Passes, which is a PGM cost.
5. Twenty Thousand Dollars (\$20,000) for Training, which is a PGM cost.

Some of the above-described grant funds will be disbursed to the Riverside Transit Agency, a California joint powers agency ("RTA").

The work described in Recital L shall be collectively referred to as "Developer Work."

- M. The City will utilize a portion of the AHSC Grant for the following purposes, collectively, the "City Work":
1. Two Million Two Hundred Seventeen Thousand One Hundred Sixty Dollars (\$2,217,160) for the Bike and Pedestrian Improvements, which is an STI Improvement;
 2. Four Hundred Nine Thousand Three Hundred Thirty-Five Dollars (\$409,335) for the Park Avenue Improvements, which is an STI Improvement; and
 3. Five Hundred Fifty Thousand Thirty-One Dollars (\$550,031) for the Solar Art Installation, which is a TRA Improvement.
- N. In executing the AHSC Loan Standard Agreement and the AHSC Grant Standard Agreements, and any related funding agreements with HCD (collectively, the "AHSC Documents"), the Parties will be jointly and severally liable for the full and timely performance of all obligations set forth in the AHSC Documents, including completion of the Project and the HRI Improvements, STI Improvements, TRA Improvements, and PGM work.
- O. The inability or failure by either Party to fully and timely complete that Party's respective improvements required by the AHSC Documents may affect the timing and right of the other Party to receive disbursements of AHSC Financing due the other Party, notwithstanding the other Party's full and timely performance of its obligations.
- P. Each Party desires to enter into this Agreement to set forth its agreement to indemnify the other parties relating to performance of its respective obligations under the AHSC funding application and the AHSC Documents.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants contained in this Agreement, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The Parties hereby acknowledge and agree that each of the Recitals above is true and correct.

Section 2. Mutual Obligations of the Parties.

(a) Commercially Reasonable Efforts. Each Party shall exercise all commercially reasonable, good faith efforts to do all things at all times necessary to commence and complete its respective work and obligations under the AHSC Documents.

(b) Status Updates. Each Party shall provide the other Parties with written monthly status reports on its respective obligations under the AHSC Documents.

(c) Document Requests. Each Party shall make available copies of any documents reasonably requested by another Party related to its respective obligations under the AHSC Documents.

(d) Notice of Potential Delay in Meeting Milestones. If any Party anticipates missing targeted construction or grant disbursement milestones for its respective obligations under the AHSC Documents, it shall notify the other Parties in writing as soon as reasonably possible. Upon notice under this subsection (d), the Parties shall promptly meet to discuss: (i) the reasons the milestone dates may not be met; (ii) any actions the delayed Party shall take to meet the milestone; and (iii) any other solutions to rectify the Project schedule in order to maintain good standing with the terms and conditions of the AHSC Documents.

(e) Compliance with Laws. The Parties shall comply with all applicable federal, state, and local laws in the performance of this Agreement, including, without limitation, the following:

1. Competitive Bidding Requirements. The Parties shall select one or more duly licensed contractors to complete the work, in compliance with all applicable federal, state, and local requirements.

2. Labor Code Compliance. The Parties shall include the Labor Code compliance requirements, attached hereto and incorporated herein as Exhibit "B" ("Labor Code Requirements") in any call for bids or construction contract for the work. The Parties shall not enter into any contract for the construction of the work without verifying that the contractor is registered with the Department of Industrial Relations, pursuant to Labor Code Section 1725.5. Following any notice of award with a construction contractor, the Parties shall register the project with the Department of Industrial Relations as required by law.

3. Accessibility. The Parties shall ensure that the work is constructed in compliance with all federal, state, and local requirements for accessibility for persons with disabilities. To the extent that construction of the work would trigger any obligation to bring other existing improvements into compliance with disability access laws, the Parties will comply with such obligation.

4. Non-Discrimination. Any construction contract for the work shall contain a clause prohibiting discrimination in violation of federal, state, or local law, including on the basis of race, color, creed, sex, sexual orientation, gender, gender identity, marital or family status, national origin, age (over 40), military and veteran status, and disability. The Parties shall require the construction contractor to include the same provision in any subcontract for work under the construction contract.

5. Environmental Laws. The Parties shall comply with, or ensure compliance with, all applicable environmental laws in the performance of all work under this Agreement, including, without limitation, the California Environmental Quality Act.

6. Conflicts of Interest. The Parties shall require any construction contractor to certify that it, its officers, employees, subcontractors, and agents, do not, and will not, have, maintain, or acquire, a direct or indirect conflict of interest in relation to the construction contract, or in the performance thereof, that violates any federal, state, or local conflict of interest law, including Government Code Section 1090, et seq., and the Political Reform Act, Government Code Section 81000, et seq., and their accompanying regulations.

(f) Reporting Damages. Each Party shall report any transaction or occurrence relating to the construction of its work for which the Parties may have significant exposure to liability. Such report shall be made immediately by phone and within one (1) business day in writing the authorized representative of the other Party. The written report shall describe the incident with reasonable particularity, including a description of the nature of the damages and the identity and contact information (if available) of any witnesses. The report shall also identify any insurance policy that may be available to cover the damage.

(g) Insurance. Without limiting any Party's obligations under this Agreement to release, hold harmless, indemnify, and defend the other under this Agreement or any other agreement between them, each Party shall at all times during the construction of any of its work, maintain, or cause its contractor(s) to maintain insurance to cover claims arising from such construction, in amounts and types, and subject to such conditions, as requested by the other Party.

(h) Environmental Warranties and Covenants.

1. Hazardous Materials Defined. For purposes of this section, the term "Hazardous Materials" means any substance or material capable of posing a risk of injury to health, safety, or property, including materials and substances designated as hazardous, or for which remediation is required, pursuant to any federal, state, or local law.

2. Contractor Obligations. Any contract for construction shall include a provision requiring that the contractor will not use, generate, manufacture, produce, or release any Hazardous Material, or cause or allow any subcontractor or other person to do the same, on or about any public or private property in the performance of work under the construction contract, except in compliance with all applicable environmental laws.

(i) Assurances. The City and the Developer recognize that each Party may need additional assurances from the other Party regarding the AHSC Financing before commencement of construction, including assurances to lenders and investors. The Parties agree to cooperate with each other to reach mutual agreement on amendments to this Agreement or any other sub-agreements. The Developer recognizes that any such amendments or sub-agreements may require City Council approval.

Section 3. Obligations of the City.

(a) Draw Requests; Use of Funds. The City shall submit to HCD all draw requests for AHSC Grant funds for the costs associated with construction of the City Work and shall apply those funds to pay invoices for the same.

(b) Completion of City Work. The City shall be solely responsible for the performance and completion of the City Work in accordance with the AHSC Documents and all approved design and construction documents. The City will make good faith efforts to commence the City Work by May 1, 2022, and complete the City Work by June 1, 2023. The City's responsibility includes the following, in addition to completing the City Work: (i) furnishing materials necessary to complete the City Work; (ii) acquiring any and all real property interests necessary to complete the work, including any and all rights of way or public or private utility easements or authorizations necessary to accommodate the improvements; (iii) obtaining any required permits, licenses, or other entitlements; and (iv) complying with all applicable federal, state, and local laws in performance of the City Work.

(c) Cost Overruns. The City shall be responsible for paying all costs required to complete the City Work irrespective of whether such costs exceed the AHSC Grant proceeds allocated to the City Work under the ASHC Documents and this Agreement.

(d) Greenhouse Gas Reduction Reporting. To the extent feasible, the City shall cooperate with the Developer and assist in responding to any reporting requests in connection with Developer's obligation to monitor and report on reductions in greenhouse gas emissions during the term of the AHSC Documents.

(e) Developer's Work. The City shall cooperate with RTA and Developer in obtaining any City approvals needed in connection with the Developer's Work.

(f) Inspections; Final Acceptance of Work. At all times during the construction of the City Work, upon forty-eight (48) hours prior notice, the City shall provide, or shall cause contractor(s) to provide safe access to the Developer and its consultants to inspect the work to ensure compliance with this Agreement and the AHSC Documents.

(g) RTA Funding. The STI, TRA, and Program Improvements identified as Developer Work are intended to be performed by the RTA. Because the HCD AHSC Standard Agreement provides that the City is the payee for all STI, TRA, and Program Improvements, the City will disburse such funds to the Developer for disbursement to the RTA. Alternatively, the Parties may agree that the City may disburse such funds directly to the RTA, or the parties may request and execute an amendment to the AHSC Standard Agreement to allow for the above funds to be disbursed directly to the Developer from HCD.

Section 4. Obligations of Developer.

(a) Draw Requests; Use of Funds. The Developer shall, (i) submit to HCD all draw requests for AHSC Grant funds for the costs associated with the Developer Work, (ii) apply funds for the Developer Work to pay invoices for the same, and (iii) pass funds to RTA for the portion of the Developer Work to be performed by RTA.

(b) Completion of Developer Work; Overruns. The Developer shall be solely responsible for the performance and completion of the Developer Work in accordance with the AHSC Documents and all approved design and construction documents. In addition to completing the Developer Work, the Developer shall be responsible for paying all costs required to complete the Developer Work irrespective of whether such costs exceed the AHSC Grant proceeds allocated to the Developer Work.

(c) AHSC Loan; Completion of the Project. The Developer acknowledges that the cost of completing the Project will exceed the amount of the AHSC Loan and agrees to be solely responsible for complying with the terms of the AHSC Loan, including the completion of the Project in accordance with the AHSC Documents and all approved design and construction documents.

(d) Greenhouse Gas Reduction Reporting. The Developer assumes responsibility for any monitoring or reporting of reductions in greenhouse gas emissions during the term of the AHSC Documents.

Section 5. Indemnities.

(a) City Indemnity. The City is responsible for using the portion of the AHSC Grant proceeds described in Recital M to complete the City Work and to comply with the HCD requirements related to such work. The City shall release, indemnify, defend (with counsel approved by Developer), and hold the Developer and its respective officers, directors, members, managers, partners, employees, agents, and consultants (collectively, "Developer Indemnitees") harmless from and against any and all claims, losses, costs, damages, liability and judgments, including reasonable attorneys' fees (with counsel of Developer's choice) (collectively, "Claims"), incurred by or asserted against any Developer Indemnitees arising in connection with the City's failure to complete the City Work (and comply with the related HCD requirements) in accordance with any term or condition in the AHSC Grant Standard Agreements or this Agreement, including those breaches or defaults by the City that trigger a default by the Developer under the AHSC Loan Standard Agreement; provided, that the City's indemnification obligations under this Agreement shall not extend to Claims resulting solely from the gross negligence or willful misconduct of Developer Indemnitees. It is further agreed that the Developer does not and will not waive any rights against the City that each may have by reason of this Agreement because of Developer's acceptance, or City's deposit with Developer, of any of the insurance policies.

(b) Developer Indemnity. The Developer is responsible for using a portion of the AHSC Grant proceeds described in Recital L to complete the Developer Work and to comply with the HCD requirements related to such work and is also responsible for using the AHSC Loan, to finance the Project. The Developer shall release, indemnify, defend (with counsel approved by the City), and hold the City and its elected officials, officers, employees, agents, and consultants (collectively, "City Indemnitees") harmless from and against any and all Claims incurred by or asserted against any City Indemnitees arising in connection with the Developer's failure to complete the Developer Work or the Project (and comply with the related HCD requirements) in accordance with any term or condition in the AHSC Grant Standard Agreements, the AHSC Loan Standard Agreement, or this Agreement, including those breaches or defaults by the Developer that trigger a default by the City under the AHSC Grant Standard Agreements; provided, that

Developer's indemnification obligations under this Agreement shall not extend to Claims resulting solely from the gross negligence or willful misconduct of City Indemnitees. It is further agreed that the City does not and will not waive any rights against Developer that it may have by reason of this Agreement because of the City's acceptance, or Developer's deposit with the City, of any of the insurance policies.

(c) Limitation. Notwithstanding the foregoing, neither Party is to be liable to the other Party, or any third party seeking to enforce the obligations herein, for any consequential, special or indirect losses or damages, including lost profits, whether or not the likelihood of such losses or damages was known by the Party. However, this limitation shall not limit liability resulting from gross negligence, bad faith, or willful or intentional misconduct.

Section 6. Developer Step-In Rights.

(a) Work Takeover Notice. If the Developer reasonably determines that there is a substantial risk that the City shall not meet its deadline under the AHSC Documents to complete the City Work, the Developer shall have the right, but not the obligation, to step in and take over the performance of the City Work by delivering written notice to the City ("Work Takeover Notice").

(b) Cooperative Steps. Within five (5) business days of the Work Takeover Notice, the Parties shall meet to discuss the cooperative steps to be taken for the Developer to complete the work timely. Such cooperative steps may include, but not be limited to, the following: joint notice by the Parties to HCD and to any other entity that any Party may request or require; joint responses, if requested, to information requested by any interested third party; execution and joint submittal by the Parties of any plans or other design or construction documents or changes thereto that may need to be approved prior to the commencement of construction of the City Work; execution and joint submittal by the City with the Developer of any applications for governmental or other approvals that may be needed for the commencement or completion of the City Work; and cooperation by the City to assist the Developer in meeting all applicable state or local public works requirements for constructing the City Work.

(c) Developer Assumption of Performance. If the Developer takes over the performance of the City Work, the Developer shall exercise commercially reasonable diligence to complete the same by the completion date set forth in the AHSC Documents, as such date may be extended by HCD. The Developer shall be entitled to prepare and submit all draw requests for AHSC Grant funds (or any other funds) for the costs associated with the City Work and shall apply such proceeds to pay invoices for the work. From and after the date on which the Developer takes over the completion of the City Work in accordance with this Section, the Developer shall be responsible for the performance and completion of those improvements in accordance with the terms of the AHSC Documents and in accordance with the City's requirements for public works contracts and construction. In the event that the Developer elects to exercise its right to complete the City Work as set forth above, the City shall, within five (5) business days of the period for the Parties to take cooperative steps to complete the work pursuant the prior Subsection (assuming the Parties have not determined any other method for completing the work in a timely manner), fully and completely assign without condition all of the City's rights and benefits under the plans, specifications, and approvals thereto with respect to the City Work, to the Developer, and shall

cooperate with commercially reasonable diligence with the Developer's efforts to complete the City Work.

(d) Partnership Assumption Rights. The Parties agree that the Partnership will have the right to succeed to Developer's rights under this Section. The Partnership's exercise of the right of assumption set forth in this section will be evidenced by delivery to the City of a notice of such assumption.

Section 7. Partnership Rights. The Partnership is intended to be, and will be, a third-party beneficiary of this Agreement.

Section 8. Term of Agreement. The term of this Agreement shall coincide with the term of AHSC Documents, provided that the Parties' indemnification obligations under this Agreement shall survive its termination.

Section 9. Notice. All notices required under this Agreement, including deliveries of documentation (i.e., plans and contracts) for review and approval, shall be sent by a Party or its counsel by either personal delivery, a reputable overnight courier which keeps receipts of delivery (such as UPS, OnTrac, or Federal Express), or through the U.S. Mail, postage prepaid, certified or registered mail, return receipt requested. Any such notice shall be effective upon delivery, if delivered by personal delivery or overnight courier, and 72 hours after dispatch, if mailed in accordance with the above. Notice to the respective Parties shall be sent to the following addresses unless written notice of a change of address has been given:

To Developer: Kenneth L. Sauder, President and CEO
 1230 Columbia Street, Suite 950
 San Diego, CA 92101

To the City: Al Zelinka, City Manager
 3900 Main Street, 7th Floor
 Riverside, CA 92522

Section 10. Term; Termination and Remedies.

(a) Term. This Agreement shall be effective as of the Effective Date and shall remain in effect until terminated by mutual agreement of the Parties or until terminated pursuant to subsection (b) below.

(b) Termination. In the event of any material breach ("Default") of this Agreement by either Party, the non-defaulting Party may provide notice of the Default to the defaulting Party, and the defaulting Party shall cure the Default within ten (10) days thereof; provided that if the Default is not reasonably capable of being cured within ten (10) days, then the defaulting Party shall commence a cure within ten (10) days and shall cure the Default as promptly as reasonably possible. If the Default is not cured following notice and a reasonable opportunity to effectuate a cure, the non-defaulting Party may provide the defaulting Party notice of its intent to terminate this Agreement. Within five (5) days of such notice, unless otherwise agreed, the

Parties shall meet and confer in good faith in an attempt to resolve their dispute. If the Parties are unable to resolve their dispute informally, the non-defaulting Party may terminate this Agreement on written notice to the other Party and may pursue any and all remedies available to it.

(c) Remedies Cumulative. The remedies provided for under this Agreement, including the Developer's step-in rights, are cumulative of every remedy available at law or in equity for any breach of this Agreement or the AHSC Documents.

Section 11. Interpretation.

(a) Headings. Headings in this Agreement are for convenience of reference only, and shall not affect its construction or interpretation.

(b) Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, the unenforceable provision will be severed, and the remainder of the Agreement shall remain valid and enforceable to the fullest extent permitted by law except as necessary to avoid a result that the Parties cannot have intended.

(c) Integration; Amendment. This Agreement and the AHSC Improvements Agreement between the Parties contains the entire agreement between the Parties regarding the subject matter hereof, and may not be contradicted by evidence of any prior or contemporaneous agreement. Any modification of this Agreement shall be signed by both Parties or their respective successors in interest.

(d) Neutral Interpretation. This Agreement represents the contributions of both Parties, each of whom has had the opportunity to seek advice of competent counsel, and the rule stated at Civil Code Section 1654, that ambiguities in an agreement be construed against the drafter, shall not apply to the interpretation hereof.

(e) Relationship of the Parties. Except as otherwise expressly provided in this Agreement, this Agreement shall not be construed to create a relationship of principal and agent between the Parties or with any third party. The Parties are independent contractors and have no authority to bind one another without express consent.

(f) Governing Law. This Agreement shall be construed according to the laws of the State of California.

Section 12. Successors. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the Parties.

Section 13. Venue. Venue for all litigation arising out of this Agreement shall be proper in the Superior Court of California, County of Riverside.

Section 14. Execution. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement and shall become effective when counterparts have been signed by each party and delivered to the other Parties, it being understood that all Parties need not sign the same counterpart. In the event

that any signature is delivered by facsimile or electronic transmission, such signature shall create a valid and binding obligation of the Party executing (or on whose behalf such signature is executed) with the same force and effect as though such facsimile or electronic signature page were an original thereof. The signatories of this Agreement warrant that they have authority to execute it on behalf of their respective Parties.

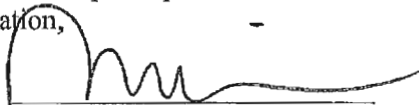
[Signatures on the Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

DEVELOPER:

WAKELAND HOUSING
DEVELOPMENT CORPORATION, a
California nonprofit public benefits
corporation,

By:



Rebecca Louie,
Vice President

CITY:

CITY OF RIVERSIDE, a California
charter city and municipal corporation

By:

Al Zelinka
City Manager

APPROVED AS TO FORM:

By:

Lauren Sanchez
Deputy City Attorney

ATTEST:

By:

Colleen Nicol
City Clerk

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

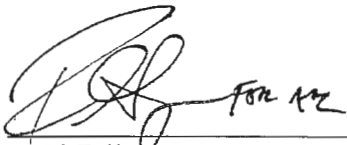
DEVELOPER:

WAKELAND HOUSING
DEVELOPMENT CORPORATION, a
California nonprofit public benefits
corporation,

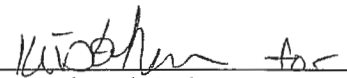
By: _____
Name: _____
Title: _____

CITY:

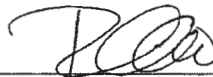
CITY OF RIVERSIDE, a California
charter city and municipal corporation

By:  _____
Al Zelinka
City Manager

CERTIFIED AS TO AVAILABILITY OF
FUNDS:

By:  _____
Edward Enriquez
Chief Financial Officer

APPROVED AS TO FORM:

By:  _____
Rosemary Koo
Sr. Deputy City Attorney

ATTEST:


By:  _____
Donesia Gause
City Clerk

EXHIBIT "A"

Application

**See City files for AHSC application dated June 25, 2020, and related award dated July 20,
2020**

Entrada AHD and HRI Overview PIN 45491

Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary

Project Name	Brief Description	Address	City	Zip	County	Lat.	Log	Census Tracts	APNs
AHD	Entrada	New construction affordable housing development (AHD) consisting of 65, one, two and three-bedroom units. 64 of the units will be reserved for households making at or below 60% of Area Median Income (AMI), one unit will be reserved for an on-site manager. The site also includes: on-site laundry, recreational space, and on-site leasing office.	1705, 1719, 1725, 1733, 1747, 1753 and 1761 7th Street	Riverside	92507	Riverside	33.97678	-117.349191	6065030503 211-181-026 211-181-022 211-181-021 211-181-020 211-181-019 211-181-024 211-181-025
HRI	Entrada Housing Related Infrastructure	Capital improvements, soft costs and impact fees associated with predevelopment and construction components including but not limited to: Implementation of the Water Quality Management Plan; relocation of sewer line, storm drainage and existing overhead power lines; closure of unnecessary driveways.	1705, 1719, 1725, 1733, 1747, 1753 and 1761 7th Street	Riverside	92507	Riverside	33.97678	-117.349191	6065030503 same as above

AHD Information:		Area	Unit Count:	Building Count:	Elevator Count:	Project Design:	Density Project Type			
Land Area	acres	2	Units/Acre	32	# of Bldgs	7	# of Elevators	0	mid-rise buildings	Res
Residential Rental	sq. ft.	101,350	# of Units	65	# of Bldgs		# of Elevators			
Homeownership	sq. ft.	0	# of Units	0	# of Bldgs		# of Elevators			
Commercial	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators			Residential Only Project
Residential Non-Rental	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators			
Other (Mixed Use)	sq. ft.		# of Units/Spaces		# of Bldgs		# of Elevators			
# of car share parking spaces:		0	# of electric vehicle charging parking spaces:		2	# of uncovered guest parking spaces:		11		
# of car parking spaces:	86	Parking Ratio: car spaces/total units:	86:65	Total # of bicycle parking spaces:	33	Parking Ratio: bicycle spaces/total units:	1:2			

Is the AHD a scattered site project? §103(a)(1)(B)(ii) No

AHD Capital Projects §103(a)(1)

(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project:	New construction	Ok
--	------------------	----

(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d). AHD distance from Transit Station/Stop: 0.5 Miles Ok

(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "AHD Units & Max Funds" worksheet). Ok

(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "AHD Units & Max Funds" worksheet). Yes

Total Extremely Low Income (ELI) 15-30% AMI rental units: 13 Total Very Low Income (VLI) 31-50% AMI rental units: 38 (iii) % of Affordable units: 98% (iii) Avg. Affordability: 48% Ok

(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD. Ok

Total Sites Area in Square Feet	88,427	Total Buildings Floor Area in Sq. Feet	101,350	(iv) Calculated Floor Area:	N/A
(Less Qualified Square Feet Deductions):		(Less Excluded Areas in Square Feet):		(iv) Calculated Net Density:	Ok 32
Dedicated streets	921	Mechanical Space		*NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.	
Sidewalks		Cellar space	0		
Parks		Floor space in open balconies	3,960		
Open Space		Enclosed parking	0		
Other		Elevator or stair bulkheads	0		
Net Site Area-acres	2.01	Net Site Square Feet	87,506	Net Building Square Feet	97,390

FAAST File: Net Density Verification Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density File Uploaded? Yes

(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects N/A If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements? N/A

Prior to Rehab - existing # of units: AHD Project Units: 65 Prior to Rehab - percentage of total affordable: AHD percentage of total affordability: 98%

(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.)) # of Secure Overnight Bicycle Parking spots at AHD: 33 Ok

At least 33 secure overnight bicycle parking spaces are planned in the Entrada AHD. Parking spaces are anticipated to be bicycle cages within each carport space. The designated bicycle parking area will not be accessible to the general public, will be completely enclosed and be protected from inclement weather. The bicycle frame will be able to be secured to the bicycle rack at the cages.

(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits? No If Yes, this constitutes two separate and independent Projects, each of which must submit an entirely separate HCD application and qualify independently of the other.

AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)

§103(a)(1)(C)(iii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.	Budgeted	Cost Cap	Overage
\$2,165,485	\$2,212,121	\$0	Ok
§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:			
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;			
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);			Yes
(3) In lieu fees for local inclusionary housing programs;			
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and			
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).			

HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)

(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district? Yes If Yes, are improvements a condition to the approval of the AHD? Yes

FAAST File: Cap Improvements Req Documentation from a Locality, transit agency, or special district that capital improvements are required File Uploaded? Yes

(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.	Budgeted	Cost Cap	Overage
\$501,867	\$2,212,121	\$0	Ok
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.	\$0	\$1,617,500	\$0 Ok
(v) Total amount of eligible real property acquisition of the HRI project site and associated fees cannot exceed 10% of the total AHSC Program award.	\$0	\$2,212,121	\$0 Ok
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.	\$300,000	\$300,000	\$0 Ok

§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs:

(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;

(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);

(3) In lieu fees for local inclusionary housing programs;

(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and

(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

HRI Grant Terms §104(c)

Entrada AHD and HRI Overview - PIN 45491

- (1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk. Yes
- (2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Yes
- (3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement. Yes
- (4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI. Yes

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.
 Wakeland will purchase 6,660 Commuter Link monthly passes during the 3-year grant period and make them available for a period of 6-years, at no cost, to residents of the AHD and the Project area at no cost. Passes will be coupled with travel training where pass users can learn to travel independently anywhere RTA goes and how to make connections to other regional.

Number of passes or cards that will be provided: **6660** Is there at least one pass per restricted unit? **Yes** Type of transit passes provided: **Free Transit Pass**

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing. Yes

FAAST File: **SFH Lease Addendum** §106(a)(5) Smoke Free Housing Lease Addendum - must be submitted prior to construction close File Uploaded? Yes

(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed? Yes

NEPA: Is Federal funding proposed that will trigger NEPA requirements? **Yes** If Yes, enter date of "Authority to Use Grant Funds" **2/3/20**

CEQA: Project approved "by-right"? **Yes** Is Project Categorically Exempt? **Yes** Negative Declaration Date: **11/9/18** Final EIR Date: **N/A**

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.

A Mitigated Negative Declaration was prepared and approved in conjunction with the General Plan Amendment and Re-Zone; it was recorded on 11/9/2018. The development of the AHD and related HRI is permitted by right, subject only to administrative design review and is exempt under Class 32 of the State CEQA Guidelines (an "infill" exemption). Application for Design Review is not required by the AHSC regulation. The AHD is receiving an allocation of Design Based Section 9.1 vouchers, the allocation of which is subject to NEPA. The County of Riverside Board of

FAAST File: **AHD Environmental** Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. File Uploaded? Yes

FAAST File: **AHD Auth to Use Grant Funds** For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. File Uploaded? Yes

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, including design review, required to complete the AHD Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
General Plan Amendment & ReZone	12/5/18	Other	

(10) Does the Market study demonstrate the AHD Project is financially feasible? A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD. Yes

FAAST File: **AHD Market Study** Provide a completed market study prepared within one year of the application due date. File Uploaded? Yes

(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A) Yes

Form of site control (See Site Control in Appendix A): **Fee Title** Most recent document execution date: **10/14/18**

If leasehold estate: Rent based on restricted land value? **N/A** Is acquisition cost \$0 in AHD Dev. **N/A** Prepaid lease loan used? If so answer (a-c) **N/A**

(a) Funding amount based on the Present Value of lease **N/A** (b) Lender requesting Res. Receipts (not permissible) **N/A** (c) Has loan amount been entered as a finance cost? **N/A**

Describe any special site-control circumstances.

The site is vested in the name of Wakeland Entrada LP, Wakeland Mission Heritage LLC is the Managing General Partner of the LP. Wakeland Mission Heritage LLC is a wholly owned subsidiary of Wakeland Housing and Development Corporation.

FAAST File: **AHD Site Control** Appropriate documentation to demonstrate the form of site control indicated above Files Uploaded? Yes

FAAST File: **AHD Preliminary Title Report** PTR, that is no more than 8 months old for the AHD Project. Files Uploaded? Yes

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	AHD Past Project #1	AHD Past Project #2
Project Name	Home Front at Camp Anza	Talmadge Gateway
Development Entity	Wakeland Camp Anza LP	Wakeland Talmadge Gateway LLC
Completion Date	5/9/16	5/31/17
Project Tenure	Rental	Rental
# of units	30	60
Units per Acre	15	60
Commercial (sq. ft.)	N/A	500
Brief Description (e.g. number of units, population served, etc.)	30 units reserved for households and veterans families between 30% and 60% of AMI. The Home Front at Camp Anza development includes a 15,000 square foot historic World War II era Officers Club building. The Officers Club building houses resident amenities, on-site resident services and property management offices. The space is also used as a community meeting space for community benefit organizations.	Talmadge Gateway includes 60 permanent supportive housing units exclusively reserved for formerly homeless seniors with medical conditions that need on-going support. Talmadge Gateway includes extensive common area, 7,000 square feet, and a 500 square foot storefront offering new commercial space.

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(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts. Yes

(14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA. Yes

(19) The AHD Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website? Yes

If "Yes", provide documentation the AHD Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: **AHD No Ag** Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. File Uploaded? Yes

If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: **AHD Ag Infill** Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A) File Uploaded? N/A

(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312. Yes

(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds. Yes

(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

The Entrada AHD will construct 65 new units, in excess of the 56 units removed from the site and provide a total of 145 bedrooms, in excess of the 65 bedrooms which previously occupied the site. All 64 of the 65 total units will be available at an affordable housing cost to, households earning at or below 60% AMI, including 13 units reserved for households making at or below 30%

(20)(D) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below). Yes

The development of 65 affordable units is a significant and meaningful action that changes the development pattern in the Eastside Neighborhood of Riverside and increases fair housing choices for low-income households and those within a protected class (e.g. race, gender, sexual orientation, national origin, religion).

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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July 20, 2020

Kenneth L. Sauder, President and
Chief Executive Officer
Wakeland Housing and Development
Corporation
1230 Columbia Street, Suite 950
San Diego, CA 92101

Al Zelinka, City Manager
City of Riverside
3900 Main Street
Riverside, CA 92522

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45497 – Entrada**

Dear Kenneth L. Sauder and Al Zelinka:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Entrada has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$22,121,206. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program Loan Funds	
Amount Awarded	\$13,003,254
Contract Number	20-AHSC-14691

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Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

EXHIBIT "B"

**Labor Code Requirements of Round 5 AHSC Guidelines and California Department of
Housing and Community Development Uniform Multifamily Housing Regulations**

Section 113. Prevailing Wages

For the purposes of the State Prevailing Wage Law (Labor Code Sections 1720 – 1781), a grant or loan under the **AHSC Program** shall be considered public funding for the construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of the **Capital Project** subject to the provisions of the State Prevailing Wage Law. AHSC Program funding of the **Project** shall not necessarily, in and of itself, be considered public funding of a **Project** unless such funding is considered public funding under the State Prevailing Wage Law. It is not the intent of the **Department** in these regulations to subject **Projects** to the State Prevailing Wage Law by reason of **AHSC Program** funding of the **Project** in those circumstances where such public funding would not otherwise make the **Project** subject to the State Prevailing Wage Law. Although the use of **AHSC Program** funds does not require compliance with federal Davis Bacon wages, other funding sources may require compliance with federal Davis Bacon wages.

Entrada AHD and HRI Overview PIN 45491													
Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary													
Project Name	Brief Description			Address	City	Zip	County	Lat.	Log	Census Tracts	APNs		
AHD	Entrada	New construction affordable housing development (AHD) consisting of 65, one, two and three-bedroom units. 64 of the units will be reserved for households making at or below 80% of Area Median Income (AMI), one unit will be reserved for an on-site manager. The site also includes: on-site laundry, recreational space, and on-site leasing office.			1705, 1719, 1725, 1733, 1747, 1753 and 1781 7th Street	Riverside	92507	Riverside	33.97678	-117.349191	6065030503 211-181-026 211-181-022 211-181-021 211-181-020 211-181-019 211-181-024 211-181-025		
	HRI	Entrada Housing Related Infrastructure	Capital improvements, soft costs and impact fees associated with predevelopment and construction components including but not limited to: implementation of the Water Quality Management Plan; relocation of sewer line, storm drainage and existing overhead power lines; closure of unnecessary driveways.			1705, 1719, 1725, 1733, 1747, 1753 and 1781 7th Street	Riverside	92507	Riverside	33.97678	-117.349191	6065030503 same as above	
	AHD Information:		Area	Unit Count:	Building Count:	Elevator Count:	Project Design:	Density Project Type					
	Land Area	acres	2	Units/Acre	32			Residential Only Project					
	Residential Rental	sq. ft.	101,350	# of Units	65	# of Bldgs	7	# of Elevators	0	mid-rise buildings		Res	
	Homeownership	sq. ft.	0	# of Units	0	# of Bldgs		# of Elevators					
Commercial	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators						
Residential Non-Rental	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators						
Other (Mixed Use)	sq. ft.		# of Units/Spaces		# of Bldgs		# of Elevators						
# of car share parking spaces:		0		# of electric vehicle charging parking spaces:		2		# of uncovered guest parking spaces:			11		
# of car parking spaces:		86		Parking Ratio: car spaces/total units:		86.65		Total # of bicycle parking spaces:		33			
				Parking Ratio: bicycle spaces/total units:						1:2			
Is the AHD a scattered site project? §103(a)(1)(B)(ii) No													
AHD Capital Projects §103(a)(1)													
(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project:			New construction							Ok			
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).								AHD distance from Transit Station/Stop:		0.5	Miles	Ok	
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "AHD Units & Max Funds" worksheet). Ok													
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "AHD Units & Max Funds" worksheet). Yes													
Total Extremely Low Income (ELI) 15-30% AMI rental units 13 Total Very Low Income (VLI) 31-50% AMI rental units 38 % of Affordable units 98% (iii) Avg. Affordability 48%													
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD. Ok													
Total Sites Area in Square Feet			88,427			Total Buildings Floor Area in Sq. Feet			101,350				
(Less Qualified Square Feet Deductions):						(Less Excluded Areas in Square Feet):			(iv) Calculated Floor Area: N/A				
Dedicated streets			921			Mechanical Space			(iv) Calculated Net Density: Ok 32				
Sidewalks						Cellar space			0				
Parks						Floor space in open balconies			3,960				
Open Space						Enclosed parking			0				
Other						Elevator or stair bulkheads			0				
Net Site Area - acres		2.01	Net Site Square Feet		87,506	Net Building Square Feet			97,390				
FAAST File:		Net Density Verification		Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density				File Uploaded?		Yes			
(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects					N/A	If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?				N/A			
Prior to Rehab - existing # of units:		AHD Project Units:		65		Prior to Rehab - percentage of total affordable:		AHD percentage of total affordability:		98%			
(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))								# of Secure Overnight Bicycle Parking spots at AHD:		33	Ok		
At least 33 secure overnight bicycle parking spaces are planned in the Entrada AHD. Parking spaces are anticipated to be bicycle cages within each carport space. The designated bicycle parking area will not be accessible to the general public, will be completely enclosed and be protected from inclement weather. The bicycle frame will be able to be secured to the bicycle rack at bike racks.													
(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits?				No		If Yes, this constitutes two separate and independent Projects, each of which must submit an entirely separate HCD application and qualify independently of the other.							
AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)													
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.							Budgeted	\$2,165,485	Cost Cap	\$2,212,121	Overage	\$0	Ok
§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:													
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;													
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);													
(3) In lieu fees for local inclusionary housing programs;													
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and													
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).													
HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)													
(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district?								Yes		If Yes, are improvements a condition to the approval of the AHD?	Yes		
FAAST File:		Cap Improvements Req		Documentation from a Locality, transit agency, or special district that capital improvements are required				File Uploaded?		Yes			
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.							Budgeted	\$501,867	Cost Cap	\$2,212,121	Overage	\$0	Ok
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.							Budgeted	\$0	Cost Cap	\$1,617,500	Overage	\$0	Ok
(v) Total amount of eligible real property acquisition of the HRI project site and associated fees cannot exceed 10% of the total AHSC Program award.							Budgeted	\$0	Cost Cap	\$2,212,121	Overage	\$0	Ok
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.							Budgeted	\$300,000	Cost Cap	\$300,000	Overage	\$0	Ok
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HRI Grant Terms §104(c)													

Entrada AHD and HRI Overview PIN 45491

(1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.	Yes
(2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.	Yes
(3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.	Yes
(4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.	Yes

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost. Wakeland will purchase 6,660 Commuter Link monthly passes during the 3-year grant period and make them available for a period of 6-years, at no cost, to residents of the AHD and the Project area at no cost. Passes will be coupled with travel training where pass users can learn to travel independently anywhere RTA goes and how to make connections to other regional. Number of passes or cards that will be provided: 6660 Is there at least one pass per restricted unit? Yes Type of transit passes provided: Free Transit Pass

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing. Yes

FAAST File: SFH Lease Addendum §106(a)(5) Smoke Free Housing Lease Addendum - must be submitted prior to construction close	File Uploaded?	Yes
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(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed? Yes

NEPA: Is Federal funding proposed that will trigger NEPA requirements?	Yes	If Yes, enter date of "Authority to Use Grant Funds"	2/3/20
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CEQA: Project approved "by-right"?	Yes	Is Project Categorically Exempt?	Yes	Negative Declaration Date:	11/9/18	Final EIR Date:	N/A
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Form of site control (See Site Control in Appendix A):	Fee Title	Most recent document execution date:	10/14/18
--	-----------	--------------------------------------	----------

If leasehold estate: Rent based on restricted land value?	N/A	Is acquisition cost \$0 in AHD Dev.	N/A	Prepaid lease loan used? If so answer (a-c)	N/A
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(a) Funding amount based on the Present Value of lease payments?	N/A	(b) Lender requesting Res. Receipts (not permissible)	N/A	(c) Has loan amount been entered as a finance cost?	N/A
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July 20, 2020

Kenneth L. Sauder, President and
Chief Executive Officer
Wakeland Housing and Development
Corporation
1230 Columbia Street, Suite 950
San Diego, CA 92101

Al Zelinka, City Manager
City of Riverside
3900 Main Street
Riverside, CA 92522

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Sincerely,

Jennifer P. Seeger
Acting Deputy Director

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EXHIBIT "C"

RTA Entrada STI and TRA Scope of Work

Riverside Transit Agency (RTA)

Entrada Sustainable Transportation Infrastructure (STI) and Transportation-Related Amenities (TRA) Scope of Work

20-AHSC-14692

STI Project Summary						
	Project Name	Brief Description	Address	City	Zip	County
STI #1	RTA Transit Hub Expansion	Expand RTA multi-modal transit hub to accommodate 2 additional bus bays, rider/driver amenities, and urban greening components. Improvements will serve RTA route 22 and OmniTrans Route 215.	4066 Vine Street	Riverside	92507	Riverside

TRA Project Summary						
	Project Name	Brief Description	Address	City	Zip	County
TRA #1	RTA Bus Stop Improvements	Publicly accessible capital improvements that provide amenities to cyclists, pedestrians and transit riders at three (3) bus stops: #1710; # 1757 and # 1787 and at the transit hub expansion. Improvements will include but not be limited to: ADA improvements, bus shelters, benches, signage, lighting, trash receptacles.	NWC and SWC of Chicago Ave. & University Ave; W/S of Chicago Ave. south of University Avenue.	Riverside	92507	Riverside

EXHIBIT "D"

RTA Entrada STI and TRA Budget

Sustainable Transportation Infrastructure (STI) Budget

If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.

Cost Category	STI GRANT	RTA - Federal Transit Administration FY 07	RTA - State Transit Assistance FY15	RTA - Low Carbon Transit Operations Program	FTA FY03, FY04 5309	FTA FY13 Local Transportation Funds	FTA FY16 STA Match	Western Riverside Council Govnmnts. - TUMF	City of Riverside	Source Name	Sources Total	Comments
STI BUDGET #1												
PA & ED (Environmental)											\$0	
Plan Specification and Estimates					\$54,329						\$54,329	
Other: Acquisition											\$0	
Total Preliminary Engineering	\$0	\$0	\$0	\$0	\$54,329	\$0	\$0	\$0	\$0	\$0	\$54,329	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project					\$54,329						\$54,329	
Other:											\$0	
Total Right of Way (not related to parking)	\$0	\$0	\$0	\$0	\$54,329	\$0	\$0	\$0	\$0	\$0	\$54,329	
Clearing and Grubbing	\$75,000										\$75,000	
Demolition											\$0	
Grading						\$161,047					\$161,047	
Soil Stabilization (Lime, etc.)						\$50,000					\$50,000	
Erosion/Weed Control						\$50,000					\$50,000	
Dewatering											\$0	
Other:											\$0	
Total Site Preparation	\$75,000	\$0	\$0	\$0	\$0	\$261,047	\$0	\$0	\$0	\$0	\$336,047	
Sanitary Sewer							\$208,827				\$208,827	
Irrigation								\$86,905			\$86,905	
Storm Drain								\$200,000			\$200,000	
Detention Basin/Culverts								\$200,000			\$200,000	
Other:											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$208,827	\$486,905	\$0	\$0	\$695,732	
Aggregate Base	\$900,000	\$406,726						\$900,000			\$2,206,726	
Asphalt Pavement			\$162,693					\$649,999			\$812,692	
Sidewalk, Curb and Gutter				\$58,822				\$518,096			\$576,918	
Street Lights								\$100,000			\$100,000	
Striping/Barricades (Bicycle Facilities)	\$50,000										\$50,000	
Signage	\$200,000										\$200,000	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other:											\$0	
Other:											\$0	
Total Complete Streets Improvements - Construction	\$1,150,000	\$406,726	\$162,693	\$58,822	\$0	\$0	\$0	\$2,168,095	\$0	\$0	\$3,946,336	
Striping/Barricades (for dedicated bus lanes)	\$100,000										\$100,000	
Sidewalk, Curb and Gutter								\$200,000			\$200,000	
Street Lights								\$500,000			\$500,000	
Signage	\$100,000										\$100,000	
Signaling/Prioritization Technology											\$0	
Boarding Infrastructure								\$200,000			\$200,000	
Seating/Benches											\$0	
Bus/Transit Shelters								\$75,000			\$75,000	
Vehicles											\$0	
Other ITS Technology											\$0	
Other:											\$0	
Other:											\$0	
Total Transit and Station Areas - Construction	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$975,000	\$0	\$0	\$1,175,000	
Urban Greening	\$75,000										\$75,000	
Other:											\$0	
Other:											\$0	
Total Landscaping, Amenities, Green Infrastructure	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	
Applicant: Provide Name of Impact Fee											\$0	
Applicant: Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other:											\$0	
Other:											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other:											\$0	
Other:											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$1,500,000	\$406,726	\$162,693	\$58,822	\$108,658	\$281,047	\$208,827	\$3,630,000	\$0	\$0	\$6,336,773	
<i>Explain unusual or extraordinary circumstances that have resulted in higher than expected project costs; provide a justification as to why these costs are reasonable.</i>												
STI BUDGET #2												
PA & ED (Environmental)											\$0	
Plan Specification and Estimates	\$143,750								\$8,100		\$151,850	
Other:											\$0	
Total Preliminary Engineering	\$143,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,100	\$0	\$151,850	
Right of way support costs	\$230,000										\$230,000	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other:											\$0	
Total Right of Way (not related to parking)	\$230,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,000	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other:											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other:											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter	\$420,000										\$420,000	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)	\$361,162										\$361,162	

Transportation Related Amenities (TRA) Budget

If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested and cost cap.

Cost Category	TRA Grant	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Sources Total	Comments
TRA BUDGET #1											
PA & ED (Environmental)										\$0	
Plan Specification and Estimates										\$0	
Other:										\$0	
Total Preliminary Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Right of way support costs										\$0	
Site or right of way acquisition for Cap. Improvement Project										\$0	
Other:										\$0	
Total Right of Way (not related to parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing										\$0	
Demolition										\$0	
Grading										\$0	
Soil Stabilization (Lime, etc.)										\$0	
Erosion/Weed Control										\$0	
Dewatering										\$0	
Other:										\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer										\$0	
Irrigation										\$0	
Storm Drain										\$0	
Detention Basin/Culverts										\$0	
Other:										\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base										\$0	
Asphalt Pavement										\$0	
Sidewalk, Curb and Gutter										\$0	
Street Lights										\$0	
Striping/Barricades (Bicycle Facilities)										\$0	
Signage										\$0	
Crossing and Traffic Signals										\$0	
Roundabouts, median islands or curb extensions										\$0	
Other traffic calming surface improvements										\$0	
Other:										\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)										\$0	
Sidewalk, Curb, and Gutter	\$105,000									\$105,000	
Street Lights	\$95,000									\$95,000	

Signage											\$0
Crossing and Traffic Signals	\$718,344										\$718,344
Roundabouts, median islands or curb extensions											\$0
Other traffic calming surface improvements											\$0
Other:											\$0
Other:											\$0
Total Complete Streets Improvements - Construction	\$1,499,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,499,506
Striping/Barricades (for dedicated bus lanes)											\$0
Sidewalk, Curb and Gutter											\$0
Street Lights											\$0
Signage											\$0
Signaling Prioritization Technology											\$0
Boarding Infrastructure	\$343,904										\$343,904
Seating/Benches											\$0
Bus/Transit Shelters											\$0
Vehicles											\$0
Other ITS Technology											\$0
Other:											\$0
Other:											\$0
Total Transit and Station Areas - Construction	\$343,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,904
Urban Greening											\$0
Other:											\$0
Other:											\$0
Total Landscaping, Amenities, Green Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Applicant: Provide Name of Impact Fee											\$0
Applicant: Provide Name of Impact Fee											\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other:											\$0
Other:											\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other:											\$0
Other:											\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI #2 Budgeted Project Costs	\$2,217,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,100	\$2,225,260

Explain unusual or extraordinary circumstances that have resulted in higher than expected project costs; provide a justification as to why these costs are reasonable.

STI BUDGET #3											
PA & ED (Environmental)											\$0
Plan Specification and Estimates											\$0
Other:											\$0
Total Preliminary Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of way support costs											\$0
Site or right of way acquisition for Cap. Improvement Project											\$0
Other:											\$0
Total Right of Way (not related to parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing											\$0
Demolition											\$0
Grading											\$0
Soil Stabilization (Lime, etc.)											\$0
Erosion/Weed Control											\$0
Dewatering											\$0
Other:											\$0
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer											\$0
Irrigation											\$0
Storm Drain											\$0
Detention Basin/Culverts											\$0
Other:											\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aggregate Base											\$0
Asphalt Pavement											\$0
Sidewalk, Curb and Gutter											\$0
Street Lights	\$221,000										\$221,000
Striping/Barricades (Bicycle Facilities)											\$0
Signage	\$50,000										\$50,000
Crossing and Traffic Signals	\$83,985										\$83,985
Roundabouts, median islands or curb extensions											\$0
Other traffic calming surface improvements	\$54,360										\$54,360
Other:											\$0
Other:											\$0
Total Complete Streets Improvements - Construction	\$409,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$409,335
Striping/Barricades (for dedicated bus lanes)											\$0
Sidewalk, Curb and Gutter											\$0
Street Lights											\$0
Signage											\$0
Signaling Prioritization Technology											\$0
Boarding Infrastructure											\$0
Seating/Benches											\$0
Bus/Transit Shelters											\$0
Vehicles											\$0
Other ITS Technology											\$0
Other:											\$0
Other:											\$0
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Urban Greening											\$0
Other:											\$0
Other:											\$0
Total Landscaping, Amenities, Green Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Applicant: Provide Name of Impact Fee											\$0
Applicant: Provide Name of Impact Fee											\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other:											\$0
Other:											\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other:											\$0
Other:											\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI #3 Budgeted Project Costs	\$409,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$409,335

Explain unusual or extraordinary circumstances that have resulted in higher than expected project costs; provide a justification as to why these costs are reasonable.

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET

Total Preliminary Engineering	\$143,750	\$0	\$0	\$0	\$54,329	\$0	\$0	\$0	\$8,100	\$0	\$208,179
Total Right of Way (not related to parking)	\$230,000	\$0	\$0	\$0	\$54,329	\$0	\$0	\$0	\$0	\$0	\$284,329
Total Site Preparation	\$75,000	\$0	\$0	\$0	\$0	\$261,047	\$0	\$0	\$0	\$0	\$336,047
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$208,827	\$488,905	\$0	\$0	\$695,732
Total Complete Streets Improvements - Construction	\$3,058,841	\$408,726	\$162,893	\$58,822	\$0	\$0	\$0	\$2,168,095	\$0	\$0	\$5,855,177
Total Transit and Station Areas - Construction	\$543,904	\$0	\$0	\$0	\$0	\$0	\$0	\$975,000	\$0	\$0	\$1,518,904
Total Landscaping, Amenities, Green Infrastructure	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI Budgeted Project Costs	\$4,126,495	\$408,726	\$162,893	\$58,822	\$108,858	\$261,047	\$208,827	\$3,630,000	\$8,100	\$0	\$8,971,368