

**CITY OF FRESNO
STATE AND LOCAL FISCAL RECOVERY FUNDS
(PART OF THE AMERICAN RESCUE PLAN)
GRANT AGREEMENT
WITH HOUSING AUTHORITY OF THE CITY OF FRESNO**

This State and Local Fiscal Recovery Funds Agreement (Agreement) is entered into on December ____, 2024, by and between the City of Fresno, a California municipal corporation, (CITY), and Housing Authority of the City of Fresno, a body corporate and politic (DEVELOPER).

RECITALS

A. WHEREAS, the CITY has received State and Local Fiscal Recovery Funds (SLFRF) from the U.S. Department of the Treasury under the American Rescue Plan Act (Pub.L. 117-2) (Act) and is subject to any constraints set forth therein including but not limited to, the Coronavirus State and Local Fiscal Recovery Funds Final Rule (31 CFR Part 35).

B. WHEREAS, the CITY has elected to use a portion of the SLFRF allocation to support the COVID-19 Public Health and Economic Response to address impact on households by using funds to support affordable housing development, an eligible use of funds under the Act.

C. WHEREAS, the Project, as defined below, serves the intent of the SLFRF program by selecting households that meet the qualifications of the U.S. Department of Housing and Urban Development, HOME Investment Partnerships Program.

D. WHEREAS, to advance the supply of affordable housing within the City of Fresno, the CITY desires, among other things, to encourage investment in the affordable housing market.

E. WHEREAS, the DEVELOPER desires to act as the owner/developer exercising effective project control, as to the conversion/rehabilitation of the former 98-unit Days Inn Motel into a 64-unit apartment complex and related on-site and off-site improvements as more particularly described in EXHIBIT "B" – Project Description and Schedule, incorporated herein. Two (2) units (referred to herein as the "Project") will be SLFRF-assisted "floating" units to be preserved as Extremely Low- to Very Low- Income housing for unhoused individuals, as defined in the Act.

F. WHEREAS, the Project will be located upon SLFRF-eligible Property (Property) owned by the DEVELOPER, as more specifically described in Exhibit "A".

G. WHEREAS, to further its goal to increase the supply of affordable housing within the City of Fresno, the CITY desires to assist the DEVELOPER by providing a Three Hundred Thousand and 00/100 Dollars (\$300,000.00) SLFRF Program Grant (Grant) to the DEVELOPER upon the terms and conditions in this Agreement.

H. WHEREAS, the DEVELOPER completed an environmental review of the Project pursuant to the National Policy Act (NEPA) guidelines and received Authorization to use Grant Funds on September 17, 2021. An amendment to the NEPA was completed on July 21, 2021, for the additional federal HOME program funding to the Project.

I. WHEREAS, the CITY has determined that the proposed Project is statutorily exempt under Section 15268, Ministerial Projects, of the California Environmental Act (CEQA) Guidelines [Public Resources Code 21080(b)(1)] and the updated Streamlined Ministerial approval process, Government Code Section 65913.4.

J. WHEREAS, the CITY has determined that this Agreement is in the best interest of, and will materially contribute to, the Housing Element of the General Plan. Further, the CITY has found that the Project: (i) will have a positive influence in the neighborhood and surrounding environs, (ii) is in the vital and best interest of the CITY, and the health, safety, and welfare of CITY residents, (iii) complies with applicable federal, state, and local laws and requirements, (iv) will increase, improve, and preserve the community's supply of Low Income Housing available at an affordable cost to Extreme Low- to Very Low-Income households, as defined hereunder, (v) planning and administrative expenses incurred in pursuit hereof are necessary for the production, improvement, or preservation of Low-Income Housing, and (vi) will comply with any and all owner participation rules and criteria applicable thereto.

K. WHEREAS, the CITY and DEVELOPER have determined that the activities constitute routine programmatic/grantee activities utilizing available and allocated program/grantee funding, outside the reach of the California Constitution Article XXXIV and enabling legislation.

L. WHEREAS, the parties acknowledge and agree that the obligations and liabilities of the DEVELOPER hereunder shall be joint and several unless and except to any extent expressly provided otherwise.

M. WHEREAS, on November 19, 2024, DEVELOPERS Board reviewed and approved the Project and SLFRF application for funding.

NOW, THEREFORE, IN CONSIDERATION of the above recitals, which recitals are contractual in nature, the mutual promises herein contained, and for other good and valuable consideration hereby acknowledge, the parties agree as follows:

ARTICLE 1. DEFINITIONS

The following terms have the meaning and content set forth in this Article wherever used in this Agreement and all attached exhibits or attachments that are incorporated into this Agreement by reference.

1.1 ADA means the Americans with Disabilities Act of 1990, as most recently amended.

1.2 Affirmative Marketing means a good faith effort to attract eligible persons of all racial, ethnic and gender groups, in the housing market area, to purchase the Units proposed for construction on the eligible Property, as hereinafter defined.

1.3 Affordability Period means the minimum period of 55 years from the date of execution of this Agreement.

1.4 Affordable Housing means all the units in the Project are required to meet the affordability requirements of the SLFRF.

1.5 Budget means the Budget for the development of the Project, as may be amended upon the approval of the CITY's Housing Finance Division Manager provided any

increase in SLFRF Funds hereunder requires City Council approval, attached as EXHIBIT "C".

1.6 Certificate of Completion means that certificate issued, in the form attached as EXHIBIT "D" (Exemplar Certificate of Completion), to the DEVELOPER by the CITY evidencing completion of the Project and a release of related covenants for the purposes of the Agreement.

1.7 CFR means the Code of Federal Regulations.

1.8 Commencement of Construction means the time the DEVELOPER or the DEVELOPER's construction contractor begins substantial physical work on the Property, including, without limitation, delivery of materials and any work, beyond the maintenance of the Property in its status quo condition, which shall take place in accordance with the Project Schedule.

1.9 Completion Date means the date the City issues a recorded Certificate of Completion for the Project. The Completion of the Project is identified in EXHIBIT "B".

1.10 Declaration of Restrictions means the Declaration of Restrictions in substantially the form attached hereto as Exhibit "E", which contains the affordability covenants and income level restrictions of this Agreement which shall run with the land and which the DEVELOPER shall record or cause to be recorded against the Property no later than the date within 90 days of the effective date of this Agreement.

1.11 Eligible Costs means the SLFRF eligible conversion/rehabilitation costs funded by the Grant allowable under SLFRF regulations, however, costs incurred in connection with any activity that is determined to be ineligible under the SLFRF shall not constitute Eligible Costs.

1.12 Event of Default shall have the meaning assigned to such term under Section 10.1 hereunder.

1.13 Family has the same meaning given that term in 24 CFR 5.403.

1.14 Federal SLFRF Funds (also referred to in this Agreement as "SLFRF Funds" or "Funds") means the federal SLFRF monies consisting of the Grant, in an amount not to exceed the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) to be used for Eligible Costs.

1.15 Grant Documents are collectively this Agreement and the Declaration of Restrictions – Exhibit "E" attached hereto and all related documents/instruments as they may be amended, modified, or rested from time to time along with all exhibits and attachments thereto, relative to the Grant.

1.16 Hazardous Materials means any hazardous or toxic substances, materials, wastes, pollutants or contaminants which are defined, regulated or listed as "hazardous substances," "hazardous wastes," "hazardous materials," "pollutants," "contaminants" or "toxic substances" under federal or State environmental and health safety laws and regulations, including without limitation, petroleum and petroleum byproducts, flammable explosives, urea formaldehyde insulation, radioactive materials, asbestos and lead. Hazardous Materials do not include substances that are used or consumed in the normal course of developing, operating or occupying a housing project, to the extent and degree

that such substances are stored, used and disposed of in the manner and in amounts that are consistent with normal practice and legal standards.

1.17 Household means the individual or group of people occupying an Affordable Housing Unit within the Project.

1.18 HUD means the United States Department of Housing and Urban Development.

1.19 Very Low- and Extremely Low- Income Households are those with (i) income at or below 140% of the Federal Poverty Guidelines for the size of the household based on the most recently published poverty guidelines or (ii) income less than 50% of the area median income (AMI) for the county and size of household based on the most recently published data.

1.20 Project means the conversion/rehabilitation/new construction of 64 rental units of which two (2) units will be SLFRF-assisted "floating" units to be preserved as housing for unhoused individuals earning up to 50% AMI.

1.21 Project Schedule means the schedule for commencement and completion of the Project included in EXHIBIT "B".

1.22 Project Units means the conversion/rehabilitation/new construction of two (2) units, which shall be preserved as affordable SLFRF-assisted units.

1.23 Property means the former Days Inn Motel structure located at 1101 N. Parkway Drive, Fresno CA 93728 (APN: 449-270-41) as more specifically described in EXHIBIT "A" – Property Description.

1.24 Rent means the total monthly payment a tenant pays for an Project Unit including the following: use and occupancy of the Unit and land and associated facilities, including parking, provided by the DEVELOPER (other than parking services acquired by tenants on an optional basis), any separately charged fees or service charges assessed by the DEVELOPER which are required of all tenants (other than security deposits), the cost of an adequate level of service for utilities paid by the tenants (including garbage collection, sewer, water, common area electricity, but not telephone or internet service), any other interest, taxes, fees or charges for use of the land or associated facilities and assessed by a public or private entity other than the DEVELOPER, and paid by the tenant. Rent does not include payments for any optional services provided by the DEVELOPER.

1.25 Unit or Affordable Units means the two (2) SLFRF-assisted units to be converted/rehabilitated/built upon eligible Property and preserved as Affordable Housing Units for the duration of the 55-year Affordability Period.

1.26 U.S. Department of Treasury means the United States Department of Treasury.

ARTICLE 2. TERMS OF THE GRANT

2.1 Grant of SLFRF Funds. The CITY agrees to provide a Grant of SLFRF Funds to the DEVELOPER, in an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00), all under the terms and conditions provided in this Agreement. The SLFRF Funds shall be used for payment of Eligible Costs.

2.2 Term of Agreement. This Agreement is effective upon the date of full execution

and shall remain in force with respect to the Project for the duration of the Affordability Period unless terminated earlier as provided herein. After the 55-year Affordability Period, this Agreement will expire. It is understood and agreed upon, however, that if for any reason this Agreement should be terminated in whole or in part as provided hereunder, without default, the CITY agrees to record a Notice of Cancellation regarding this Agreement upon the written request of the DEVELOPER.

2.3 Incorporation of Documents. The City Council approved minutes approving this Agreement, the Grant Documents, the SLFRF regulations, and all exhibits, attachments, documents, and instruments referenced herein, as now in effect and as may be amended from time to time, constitute part of this Agreement and are incorporated herein by reference. All such documents have been provided to the parties herewith or have been otherwise provided to/procured by the parties and reviewed by each of them prior to execution hereof.

2.4 Covenants of DEVELOPER. The DEVELOPER for itself and its agents/assigns covenants and agrees to comply with all the terms and conditions of this Agreement and the requirements of the SLFRF, as amended.

ARTICLE 3. REPRESENTATIONS AND WARRANTIES OF DEVELOPER

3.1 Existence and Qualification. The DEVELOPER represents and warrants to the CITY as of the date hereof, that the DEVELOPER is a duly organized body corporate and politic in good standing with the State of California; DEVELOPER has the requisite power, right, and legal authority to execute, deliver, and perform its obligations under the Agreement and has taken all actions necessary to authorize the execution, delivery, performance, and observance of its obligations under this Agreement. This Agreement, when executed and delivered by the DEVELOPER is enforceable against the DEVELOPER in accordance with its respective terms, except as such enforceability may be limited by: (a) bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium, or other similar laws of general applicability affecting the enforcement of creditors' rights generally, and (b) the application of general principles of equity without the joinder of any other party.

3.2 No Litigation Material to Financial Condition. The DEVELOPER represents and warrants to the CITY as of the date hereof that, except as disclosed to and approved by the CITY in writing, no litigation or administrative proceeding before any court or governmental body or agency is now pending, nor, to the best of the DEVELOPER's knowledge, is any such litigation or proceeding now threatened, or anticipated against the DEVELOPER that, if adversely determined, would have a material adverse effect on the financial condition, business, or assets of the DEVELOPER or on the operation of the Project.

3.3 No Conflict of Interest. The DEVELOPER represents and warrants to the CITY as of the date hereof that no officer, agent, or employee of the CITY directly or indirectly owns or controls any interest in the DEVELOPER, and no person, directly or indirectly owning or controlling any interest in the DEVELOPER, is an official, officer, agent, or employee of the CITY.

3.4 No Legal Bar. The DEVELOPER represents and warrants to the CITY, as of the date hereof that the execution, delivery, performance, or observance by the DEVELOPER of this Agreement will not, to the best of the DEVELOPER's knowledge, materially violate or contravene any provisions of: (a) any existing law or regulation, or any order of decree of any court, governmental authority, bureau, or agency; (b) governing

documents and instruments of the DEVELOPER; or (c) any mortgage, indenture, security agreement, contract, undertaking, or other agreement or instrument to which the DEVELOPER is a party or that is binding on any of its properties or assets, the result of which would materially or substantially impair the DEVELOPER's ability to perform and discharge its obligations or its ability to complete the Project under this Agreement.

3.5 No Violation of Law. The DEVELOPER represents and warrants to the CITY as of the date hereof that, to the best of the DEVELOPER's knowledge, this Agreement and the operation of the Project as contemplated by the DEVELOPER, do not violate any existing federal, State, or local laws of regulations.

3.6 No Litigation Material to Project. The DEVELOPER represents and warrants to the CITY as of the date hereof, except as disclosed to, and approved by the CITY in writing, there is no action, proceeding, or investigation now pending, or any basis therefor known or believed to exist by the DEVELOPER that questions the validity of this Agreement, or of any action to be taken under this Agreement, that would, if adversely determined, materially or substantially impair the DEVELOPER's ability to perform and observe its obligations under this Agreement, or that would either directly or indirectly have an adverse effect or impair the completion of the Project.

3.7 Assurance of Governmental Approvals and Licenses. The DEVELOPER represents and warrants to the CITY, as of the date hereof, that the DEVELOPER has obtained and, to the best of the DEVELOPER's knowledge, is in compliance with all federal, State, and local governmental reviews, consents, authorizations, approvals, and licenses presently required by law to be obtained by the DEVELOPER for the Project as of the date hereof.

ARTICLE 4. WARRANTIES AND COVENANTS OF THE DEVELOPER

The DEVELOPER, for itself and its development team covenants and warrants that:

4.1 Accessibility. The DEVELOPER covenants and agrees with the City that it shall comply with all federal regulations concerning accessibility requirements in federal funded housing, including but not limited to Title III of the Americans with Disabilities Act of 1990 (ADA) as it relates to the Project.

4.2 Affirmative Marketing. The DEVELOPER warrants, covenants and agrees with the CITY that it shall comply with all affirmative marketing requirements, including without limitation, those set out at 24 CFR 92.350 and 92.351, in order to provide information and otherwise attract eligible persons from all racial, ethnic and gender groups in the Central Fresno housing market in rental of the Project Units. The DEVELOPER shall maintain records of actions taken to affirmatively market units converted/rehabilitated in the future, and to assess the results of these actions.

4.3 Availability of SLFRF Funds. The DEVELOPER understands and agrees that the availability of SLFRF Funds is subject to the control of the Department of the Treasury, or other federal agencies, and should said Funds be encumbered, withdrawn or otherwise made unavailable to the CITY, whether earned by or promised to the DEVELOPER, and/or should the CITY in any fiscal year hereunder fail to allocate said Funds, the CITY shall not provide said Funds unless and until they are made available for payment to the CITY by the Department of the Treasury and the CITY receives and allocates said Funds. No other funds owned or controlled by the CITY shall be obligated under this Agreement.

4.4 Compliance with Agreement. The DEVELOPER warrants, covenants and agrees that, in accordance with the requirements of the Act, upon any uncured default by the DEVELOPER within the meaning of Article 10.1 of this Agreement, the CITY may suspend or terminate this Agreement with the DEVELOPER without waiver or limitation of rights/remedies otherwise available to the CITY.

4.5 Conflict of Interest. The DEVELOPER warrants, covenants and agrees that it shall comply with the Conflict-of-Interest requirements including, without limitation, that no officer, employee, agent, or consultant of the DEVELOPER may occupy an Affordable Unit. The DEVELOPER understands and acknowledges that no employee, agent, consultant, officer or elected official or appointed official of the CITY, who exercises any functions or responsibilities with respect to the Project, or who is in a position to participate in a decision making process or gain inside information with regard to these activities, may obtain a financial interest or benefit from the Project, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for him or herself or for anyone with which that person has family or business ties, during his or her tenure or for one (1) year thereafter. Prior to the City's execution of this Agreement, the DEVELOPER shall complete a City of Fresno conflict of interest disclosure statement in the form as set forth in **Exhibit F**.

4.6 Construction Standards. The DEVELOPER shall cause rehabilitation of the proposed Units under this Agreement to be performed in compliance with all applicable local codes, ordinances, and zoning requirements in effect at the time of issuance of CITY building permits.

4.7 Covenants and Restrictions to Run with the Land. The CITY and the DEVELOPER expressly warrant, covenant, and agree to ensure that the covenants and restrictions set forth in this Agreement are recorded and will run with the land, provided, however, that, on expiration of this Agreement, such covenants and restrictions shall expire.

A. The CITY and the DEVELOPER hereby declare their understanding and intent that the covenants and restrictions set forth herein directly benefit the land by: (a) enhancing and increasing the enjoyment and occupancy of the proposed Project by a certain Very Low-Income Households, and (b) making possible the obtaining of advantageous financing for conversion/rehabilitation.

B. The DEVELOPER covenants and agrees with the CITY that after issuance of a recorded Certificate of Completion for the Project until the expiration of the Affordability Period it shall cause all Project Units to be leased as affordable housing for Extremely Low- to Very Low- Income Households.

C. Without waiver or limitation, the CITY shall be entitled to injunctive or other equitable relief against any violation or attempted violation of any covenants and restrictions, and shall, in addition, be entitled to damages available under law or contract for any injuries or losses resulting from any violations thereof.

D. All present and future owners of the Property and other persons claiming by, through or under them shall be subject to and shall comply with the covenants and restrictions. The acceptance of a deed of conveyance to the Property shall constitute an agreement that the covenants and restrictions, as may be amended or supplemented from time to time, are accepted and ratified by such future owners,

tenant or occupant, and all such covenants and restrictions shall be covenants running with the land and shall bind any person having at any time any interest or estate in the Property, all as though such covenants and restrictions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

E. The failure or delay at any time of the CITY or any other person entitled to enforce any such covenants or restrictions shall in no event be deemed a waiver of the same, or of the right to enforce the same at any time or from time to time thereafter, or an estoppel against the enforcement thereof.

4.8 Displacement of Persons. The DEVELOPER covenants and agrees with the CITY that pursuant to 24 CFR 92.353, it will take reasonable steps to minimize the displacement of any persons (families, individuals, businesses, nonprofit organizations, and farms). The Parties agree that the DEVELOPER shall be solely responsible for relocation of any/all tenants as a result of this project, as set forth in Section 7.15.

4.9 Initial and Annual Income Certification and Reporting. The DEVELOPER covenants and agrees with the CITY that it shall comply with the procedures for annual income determination at 24 CFR 92.203. The DEVELOPER shall obtain, complete, and maintain on file, immediately prior to initial occupancy, and annually thereafter, income certifications from the Project Unit Household members. The DEVELOPER shall make a good faith effort to verify that the income provided by an applicant or occupying Household in an income certification is accurate by taking one or more of the following steps as part of the verification process: (1) obtain a pay stub for the three most recent pay periods; (2) obtain an income verification form from the applicant's current employer; (3) obtain an income verification form from the Social Security Administration and California Department of Social Services if the applicant receives assistance from either of such agencies; (4) obtain income tax return for the most recent three years; or (5) if the applicant is unemployed and/or does not have the ability to provide items 1 through 4, obtain another form of independent verification. Copies of Household income certification and verification must be available for review and approval by the CITY prior to initial lease up for any leased unit. The DEVELOPER further warrants, covenants and agrees that it will cooperate with the CITY in the CITY's income certification/affordability monitoring activities.

4.10 Lead-Based Paint. The DEVELOPER covenants and agrees with the CITY that it shall comply with all applicable requirements of the Lead-Based Paint Poisoning Prevention Act of 42 U.S.C. 4821 et seq., 24 CFR Part 35, including the HUD 1012 Rule, and 24 CFR 982.401(j), and any amendment thereto, and Environmental Protection Agency (EPA) Section 402 (c)(3) of the Toxic Substances Control Act (TSCA) to address lead-based hazards created by renovation, repair, and painting activities that disturb lead-based paint in target housing and child-occupied facilities. Contractors performing renovations in lead-based paint units must be EPA-certified renovators. These requirements apply to all units and common areas of the Project. The DEVELOPER shall incorporate or cause incorporation of this provision in all contracts and subcontracts for work performed on the Project, which involve the application of paint. The DEVELOPER shall be responsible for all disclosure, inspection, testing, evaluation, and control and abatement activities.

4.11 Minority Outreach Activities. The DEVELOPER covenants and agrees with the CITY that it shall comply with all federal laws and regulations described in Subpart H of 24 CFR Part 92, including, without limitation, any requirement that the DEVELOPER comply

with the CITY's minority outreach program.

4.12 Other Laws and Regulations. The DEVELOPER covenants and agrees with the CITY that, in addition to complying with the federal laws and regulations already cited in this Agreement, the DEVELOPER has reviewed, and shall comply with and require all its contractors and subcontractors on the Project to comply with, all other federal laws and regulations that apply to the SLFRF, including, without limitation, requirements of the Act (Pub.L. 117-2), CSLFRF Final Rule (31 CFR Part 35), 24 CFR 58.6 and the Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128) and the following:

- A. The DEVELOPER does not intend to use any financing that is secured by a mortgage insured by HUD in connection with the Project as part of its land and rehabilitation costs of the Project.
- B. The Project is not located in a tract identified by the Federal Emergency Management Agency as having special flood requirements.
- C. The property standards at 24 C.F.R. 92.251.
- D. The Project "Labor" requirements, as applicable, of 24 C.F.R. 92.354 including Davis Bacon prevailing wage requirements (40 U.S.C. 276a – 276a-7), as supplemented by Department of Labor Regulations (29 C.F.R. Part 5).
- E. The provisions of Section 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333), as supplemented by the Department of Labor Regulations (29 C.F.R. Part 5), in regard to the construction and management of the proposed Project.
- F. The DEVELOPER and its contractors, subcontractors, and service providers for the Project shall comply with all applicable local, state, and federal requirements concerning equal employment opportunity, including compliance with Executive Order (E.O.) 11246, "Equal Employment Opportunity", as amended by E.O. 11375, (amending E.O. 11246 Relating to Equal Employment Opportunity), and as supplemented by regulations at 41 CFR chapter 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor".
- G. The provisions of the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 C.F.R. Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").
- H. The provisions of the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), as amended.
- I. The provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352).
- J. The provision of E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 24 CFR part 24.
- K. The provisions of the Drug-Free Workplace Act of 1988 (42 U.S.C. 701), in accordance with the Act and with HUD's rules at 24 CFR part 24, subpart F.
- L. Title 8 of the Civil Rights Act of 1968 PL. 90-284.
- M. E.O. 11063 on Equal Opportunity and Housing.

- N. Section 3 of the Housing and Urban Development Act of 1968.
- O. The Housing and Community Development Act of 1974.
- P. Clean Water Requirements 33 U.S.C. 1251.
- Q. Civil Rights Requirements, 29 U.S.C. 623, 42 U.S.C. 2000, 42 U.S.C. 6102, 42 U.S.C 12112, 42 U.S.C. 12132, 49 U.S.C 5332, 29 C.F.R. Part 1630, 41 C.F.R. and Part 60 et seq.

R. Recipients of SLFRF Funds shall comply with 2 C.F.R. Part 200, Office of Management and Budget's (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (commonly called the 'Uniform Guidance').

S. Violence Against Women Act (VAWA), 24 C.F.R. 92.359 and 24 C.F.R. 92.504(c)(3)(v)(F), including but not limited to notice requirements, obligations under emergency transfer plan, bifurcation of lease requirements, imposition of requirements for the duration of the period of affordability, and inclusion of VAWA lease addendum requirements.

T. The DEVELOPER shall comply with broadband infrastructure requirements for new housing and rehabilitation projects as set forth in 24 C.R.F. 92.251.

4.12 Faith Based Activities. The DEVELOPER warrants, covenants and agrees with the CITY that it shall not engage in any prohibited activities described in 24 C.F.R. 92.257.

4.13 Reporting Requirements. The DEVELOPER warrants, covenants and agrees with the CITY that it shall submit performance reports to the CITY as detailed in Section 7.16. Furthermore, the DEVELOPER agrees to provide, at the sole cost of the DEVELOPER, an annual audited Financial Statement for the Project expenses and ongoing financial transactions which occur as a result of this Agreement as detailed in Section 5.6. The DEVELOPER agrees to account for the expenditure of SLFRF Funds using generally accepted accounting principles, which financial documentation shall be made available to the CITY upon written request(s). Recipients of SLFRF Funds shall comply with 2 C.F.R. Part 200, Office of Management and Budget's (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (commonly called the "Uniform Guidance").

4.14 Housing Affordability. The DEVELOPER covenants and agrees with the CITY that all Project Units will be leased to Extremely Low- to Very Low- Income Households for the Affordability Period except upon foreclosure or other transfer in lieu of foreclosure following default under a Deed of Trust. However, if at any time following a transfer by foreclosure or transfer in lieu of foreclosure, but still during the Affordability Period, the owner of record prior to the foreclosure or transfer in lieu of foreclosure, or any newly formed entity that includes such owner of record those whom such owner of record has or had business ties, obtains an ownership interest in the Project or the Property, the Affordability Period shall be revived according to its original terms. In the event the DEVELOPER fails to comply with this Section, or the Affordability Period is not revived following transfer by foreclosure or transfer in lieu of foreclosure, the DEVELOPER shall receive no further reimbursements from the City.

4.15 Terminated Projects. The DEVELOPER understands and agrees that, if the Project is terminated before completion, either voluntarily or otherwise, such constitutes an ineligible activity, and the CITY will not be required to provide any further SLFRF assistance funding to the Affordable Housing Units.

ARTICLE 5. PROPERTY MAINTENANCE

The DEVELOPER covenants and agrees to the following, for the entire term of the Agreement.

5.1 Adequate Repair and Maintenance. The DEVELOPER during its time on title shall cause the maintenance to the properties to be in compliance with all applicable codes, laws, and ordinances.

5.2 Affordable Housing. The DEVELOPER covenants and agrees that the Project shall constitute a total of two (2) Affordable Housing Project Units to be preserved as affordable housing for Extremely Low- to Very Low-Income Households during the entire Affordability Period. This covenant shall remain in effect and run with and restrict the land during the entirety of the Affordability Period. In the event the DEVELOPER fails to comply with the time period in which the Project Units constitute affordable housing for Extremely Low to Very Low-Income Households, the CITY shall without waiver or limitation, be entitled to injunctive relief, as the DEVELOPER acknowledges that damages are not adequate remedy at law for such breach.

5.3 Compliance with Environmental Laws. The DEVELOPER shall cause the Project Units to be in compliance with, and not to cause or permit the Project to be in violation of, any Hazardous Materials law, rule, regulation, ordinance, or statute. Although the CITY will utilize its employees and agents for regular inspection and testing of the eligible Property, the DEVELOPER agrees that, if the CITY has reasonable grounds to suspect any such violation, the DEVELOPER shall be entitled to 30 days' notice and opportunity to cure such violation, provided that if the specified deficiency or default cannot reasonably be cured within the specified time, the DEVELOPER shall have an additional reasonable period to cure so long as it commences cure within the specified time and thereafter diligently pursues the cure in good faith. If the suspected violation is not cured, the CITY shall have the right to retain an independent consultant to inspect and test the eligible Property for such violation. If a violation is discovered, the DEVELOPER shall pay for the reasonable cost of the independent consultant.

Additionally, the DEVELOPER agrees:

A. That the CITY shall not be directly or indirectly responsible, obligated or liable for the inspection, testing, removal or abatement of asbestos or other hazardous or toxic chemicals, materials, substances, or wastes and that all cost, expense and liability for such work shall be and remain solely with the DEVELOPER or its contractors or subcontractors;

B. Not to transport to, or from, the proposed Property, or use, generate, manufacture, produce, store, release, discharge, or dispose of on, under, or about the Property, or surrounding real estate, or transport to or from the Project site, or surrounding real estate, any hazardous or toxic chemicals, materials, substance, or wastes or allow any person or entity to do so except in such amounts and under such terms and conditions permitted by applicable laws, rules, regulations, ordinances, and

statutes;

C. To give prompt written notice to the CITY of the following:

(i) Any proceeding or inquiry by any governmental authority with respect to the presence of any hazardous or toxic chemicals, materials, substance, or waste in or on the eligible Property or the surrounding real estate or the migration thereof from or to other property;

(ii) All claims made or threatened by any third party against the DEVELOPER, or such properties relating to any loss or injury resulting from any hazardous or toxic chemicals, materials, substance, or waste; and

(iii) The DEVELOPER's discovery of any occurrence or condition on any real property adjoining or in the vicinity of such properties that would cause such properties or underlying or surrounding real estate or part thereof to be subject to any restrictions on the ownership, occupancy, transferability, or use of the property under any environmental law, rule, regulation, ordinance, or statute; and

D. To indemnify, defend, and hold the CITY harmless from any and all claims, actions, causes of action, demand, judgments, damages, injuries, administrative orders, consent agreements, orders, liabilities, penalties, costs, expenses (including attorney's fees and expenses), and disputes of any kind whatsoever arising out of or relating to the DEVELOPER or DEVELOPER's employees', contractors', or agents' use of release of any hazardous or toxic chemicals, materials, substance, or waste on the Property regardless of cause or origin, including any and all liability arising out of or relating to any investigation, site monitoring, containment, cleanup, removal, restoration, or related remedial work of any kind or nature.

5.4 Compliance with Laws. The DEVELOPER shall promptly and faithfully comply with, conform to and obey all present and future federal, State and local statutes, regulations, rules, ordinances and other legal requirements applicable by reason of this Agreement or otherwise to the Project including, without limitation, prevailing wage requirements. The DEVELOPER acknowledges that the use of SLFRF Funds subjects the Project to extensive federal regulation and covenants and agrees that it shall comply with, conform to, and obey (and take steps as are required of the DEVELOPER to enable the CITY to comply with, conform to, and obey) all federal statutes, regulations, rules and policies applicable to the Project.

In the absence of existing applicable State or local code requirements and ordinances, at a minimum, the DEVELOPER shall comply with all inspectable items and inspectable areas specified by HUD based on the HUD physical inspection procedures (24 C.F.R. 92.2, Uniform Physical Condition Standards (UPCS)) prescribed by HUD pursuant to 24 C.F.R. 5.705. UPCS means uniform national standards established by HUD pursuant to 24 C.F.R. 5.703 for housing that is decent, safe, sanitary, and in good repair. Standards are established for inspectable items for each of the following areas: site, building exterior, building systems, dwelling units, and common areas, but do not require the use of any scoring, item weight, or level of criticality.

5.5 Existence, Qualification, and Authority. The DEVELOPER shall provide to the

CITY any evidence required or requested by the CITY to demonstrate the continuing existence, qualification, and authority of the DEVELOPER to execute this Agreement and to perform the acts necessary to carry out the Project.

5.6 Financial Statements and Audits. Annually, within 180 days following: 1) the end of fiscal year(s) in which the SLFRF Funds are disbursed hereunder, and 2) the end of fiscal year(s) in which this contract shall terminate, and otherwise upon the CITY's, written request during the term of this Agreement, the DEVELOPER, at its sole cost and expense shall submit to the CITY:

A. Audited annual financial statements with notes that are current, signed, and prepared according to generally accepted accounting principles consistently applied (except as otherwise disclosed therein).

B. Audited Financial Statements with the management notes covering the income and expenses, and the financial transactions for the Project during the prior fiscal year.

5.7 Inspection and Audit of Books, Records and Documents. The DEVELOPER shall account for all SLFRF Funds disbursed for the Project pursuant to this Agreement. Any duly authorized representative of the CITY shall, at all reasonable times, have access to and the right to inspect, copy, make excerpts or transcripts, audit, and examine all books of accounts, records, files and other papers or property, and other documents of the DEVELOPER pertaining to the Project or all matters covered in this Agreement and for up to six years after the expiration or termination of this Agreement.

A. The DEVELOPER will maintain books and records for the Project using generally accepted accounting principles in compliance with Uniform Guidance, and particularly 24 C.F.R. 92.506. The DEVELOPER agrees to maintain books and records that accurately and fully show the date, amount, purpose, and payee of all expenditures financed with SLFRF Funds and to keep all invoices, receipts and other documents related to expenditures financed with SLFRF Funds for not less than six years after the expiration or termination of the Agreement. Books and records must be kept accurate and current. For purposes of this section, "books, records and documents" include, without limitation; plans, drawings, specifications, ledgers, journals, statements, contracts/agreements, funding information, funding applications, purchase orders, invoices, loan documents, computer printouts, correspondence, memoranda, and electronically stored versions of the foregoing. This section shall survive the termination of this Agreement.

B. The CITY may audit any conditions relating to this Agreement at the CITY's expense, unless such audit shows a significant discrepancy in information reported by the DEVELOPER in which case the DEVELOPER shall bear the cost of such audit. The DEVELOPER shall also comply with any applicable audit requirements of 24 CFR 92.506. This section shall survive the termination of this Agreement.

C. The DEVELOPER will cooperate fully with the CITY in connection with any interim or final audit relating to the Project that may be performed relative to the performance of this Agreement.

5.8 Inspection of Property. Any duly authorized representative of the CITY shall, at

all reasonable times and with 72 hours' written notice, have access and the right to inspect the Property until completion of the Project and expiration of the applicable Affordability Period, subject to the rights of the tenants.

5.9 No Other Liens. The DEVELOPER shall not create or incur, or suffer to be created or incurred, or to exist, any additional mortgage, pledge, lien, charge, or other security interest of any kind on the eligible Property, other than those related to the Project's rehabilitation and construction loans in relation to the Project, consistent with the attached Budget, without prior written consent of the CITY.

5.10 Nondiscrimination. The DEVELOPER shall comply with and cause any and all contractors and subcontractors to comply with any and all federal, State, and local laws with regard to illegal discrimination, and the DEVELOPER shall not illegally discriminate against any persons on account of race, religion, sex, family status, age, handicap, or place of national origin in its performance of this Agreement and the completion of the Project.

5.11 Ownership. Except as required in pursuit hereof, the DEVELOPER shall not sell, lease, transfer, assign or otherwise dispose ("Transfer") all or any material part of any interest it might hold in the Property or the Project without the prior written consent of the CITY, which consent shall not be unreasonably withheld or delayed.

5.12 Payment of Liabilities. The DEVELOPER shall pay and discharge in the ordinary course of its business all material obligations and liabilities, the nonpayment of which could have a material or adverse impact on its financial condition, business, or assets or on the operation of the Project, except such obligations and liabilities that have been disclosed to the CITY in writing and are being contested in good faith.

5.13 Report of Events of Default. The DEVELOPER shall promptly give written notice to the CITY upon becoming aware of any Event of Default under this Agreement.

ARTICLE 6. REIMBURSEMENT OF SLFRF FUNDS

Without waiver of limitation, the parties agree as follows, regarding SLFRF Funds:

6.1 Use of SLFRF Funds. The DEVELOPER warrants, covenants, and agrees that it shall request SLFRF Funds for reimbursement of Eligible Costs incurred and as allowable under the SLFRF, aggregating to not more than Three Hundred Thousand and 00/100 Dollars (\$300,000.00). The CITY's obligations shall in no event exceed the SLFRF Funds specified in this Agreement. Funds must be used to cover Eligible Costs incurred by the DEVELOPER from July 1, 2024 through December 31, 2026. The recipient may use funds for only the projected cost of the Grant.

A. If any such Funds shall be determined to have been requested and/or used by the DEVELOPER for costs other than for Eligible Costs, and subject to the notice and cure provisions of Section 10.2 hereunder, an equal amount from nonpublic funds shall become immediately due and payable by the DEVELOPER to the CITY; provided, however, that the DEVELOPER shall, subject to its full cooperation with the CITY, be entitled to participate in any opportunity to remedy, contest, or appeal such determination.

B. In the event SLFRF Funds are requested to reimburse Eligible Costs which subsequently lose eligibility as Eligible Costs, the DEVELOPER shall

immediately return such SLFRF Funds to the CITY.

C. The CITY will disburse SLFRF Funds to the DEVELOPER through proper invoicing for Eligible Costs of the affordable Project Units as provided in this Article 6.

6.2 Conditions Precedent to Disbursement. The CITY shall not be obligated to make or authorize any disbursements of SLFRF Funds unless the following conditions are satisfied:

A. Prior to execution of this Agreement by the CITY, the DEVELOPER will permit CITY staff to conduct a risk assessment, as required under the Uniform Guidance (2 C.F.R. 200.332(b)). Failure to allow CITY staff to conduct this risk assessment may result in the CITY terminating this Agreement. Additionally, the DEVELOPER's failure to be certified by CITY staff at the end of the risk assessment as having adequate internal controls to manage the funding provided in this agreement may result in the CITY terminating this Agreement.

B. There exists no Event of Default as provided in Article 10, nor any act, failure, omission, or condition that with the passage of time or the giving of notice or both would constitute an Event of Default.

C. The CITY has approved the requested reimbursement of Eligible Costs.

D. The DEVELOPER has obtained insurance coverage and delivered to the CITY evidence of insurance as required in Article 9.

E. The DEVELOPER is current with its compliance of reporting requirements set forth in this Agreement.

F. The DEVELOPER has provided the CITY with a written request for SLFRF Funds (provided by the CITY), for reimbursement of Eligible Costs, and detailing such Eligible Costs applicable to the request.

G. The CITY has received certification required by Section 6.4 of this Agreement.

H. The CITY has received, and continues to have the right to disburse, SLFRF Funds.

6.3 Requests for Reimbursement of SLFRF Funds. The DEVELOPER shall request that the CITY reimburse funds for Eligible Costs using the CITY's Request for Reimbursement of Funds form. The DEVELOPER shall only request a maximum of Three Hundred Thousand Dollars (\$300,000.00) in SLFRF assistance for the Project Units. All requests shall provide in detail such Eligible Costs applicable to the request. All requests for SLFRF Fund reimbursement shall be accompanied by the Certification required by Section 6.4 of this Agreement.

6.4 DEVELOPER Certification. The DEVELOPER shall submit to the CITY a written certification that, as of the date of the Request for Reimbursement (Certification):

A. The representations and warranties contained in or incorporated by reference in this Agreement continue to be true, complete, and accurate in material respects.

B. The DEVELOPER has carried out all of its obligations and is in compliance with all the obligations or covenants specified in this Agreement, to the extent that such obligations or covenants are required to have been carried out or are applicable at the time of the Request for Reimbursement; and

C. The DEVELOPER has not committed or suffered an act, event, occurrence, or circumstance that constitutes an Event of Default or that with the passage of time or giving of notice or both would constitute an Event of Default; and

D. The disbursement of Funds shall be used solely for reimbursement of Eligible Costs identified in this Agreement and must be supported by the itemized obligations that have been properly incurred, expended and are properly chargeable in connection with construction of the Project.

6.5 Disbursement of Funds. The disbursement of SLFRF Funds shall occur within the normal course of CITY business (approximately 30 days) after the CITY receives the Certification and Request for Reimbursement with correct supporting documentation and to the extent of annually allocated and available SLFRF Funds.

ARTICLE 7. REHABILITATION OF THE PROJECT

Without waiver of limitation, the parties agree as follows:

7.1 Pre-Construction Meeting Regarding Processes and Procedures. The CITY may schedule, and the DEVELOPER shall attend, or the DEVELOPER may schedule, and the CITY shall attend a meeting prior to construction for the purpose of outlining the Project processes and procedures.

7.2 Commencement and Completion of Project. The DEVELOPER shall commence rehabilitation/new construction of the Project, and when completed, record a Notice of Completion of construction of the Project in accordance with the Project Schedule as identified in EXHIBIT "B", and provide the CITY with a copy of the recordation.

7.3 Contracts and Subcontracts. Consistent with Section 5.3, all hazardous waste abatement, construction work and professional services, for the Project shall be performed by persons or entities licensed or otherwise legally authorized to perform the applicable work or service in the State of California and the City of Fresno. The DEVELOPER shall provide the CITY with copies of all agreements it has entered into with any and all general contractors or subcontractors for this Project. The DEVELOPER shall require that each such general contractor agreement contain a provision whereby the party(ies) to the agreement, agree to: (i) notify the CITY immediately of any event of default thereunder, (ii) notify the CITY immediately of the filing of a mechanic's lien, (iii) notify the CITY immediately of termination or cancellation of the construction agreement on the Project, and (iv) provide the CITY, upon the CITY's request, an Estoppel Certificate certifying that the agreement is in full force and effect and the DEVELOPER is not in default thereunder. The DEVELOPER agrees to notify the CITY immediately of termination or cancellation of any such agreement(s), notice of filing of a mechanic's lien, or breach or default by other party(ies) thereto.

7.3 Damage to Property. To the extent consistent with the requirements of any permitted encumbrance, or as otherwise approved by the CITY, and subject to Article 9 of this Agreement, if any building or improvement on the Property is damaged or destroyed by an insurable cause, the DEVELOPER shall, at its cost and expense, diligently undertake to

repair or restore said buildings and improvements consistent with the original Plans and Specifications of the Project. Such work or repair shall occur within 90 days after the insurance proceeds are made available to the DEVELOPER and shall be completed within two years thereafter. All insurance proceeds collected for such damage or destruction shall be applied to the cost of such repairs or restoration and, if such insurance proceeds shall be insufficient for such purpose, the DEVELOPER shall use its best efforts to make up the deficiency.

7.4 Fees, Taxes and Other Levies. The DEVELOPER shall be responsible for payment of all fees, assessments, taxes, charges, and levies imposed by any public authority or utility company with respect to the Property or the Project and shall pay such charges prior to delinquency. However, the DEVELOPER shall not be required to pay and discharge any such charge so long as: (a) the legality thereof is being contested diligently and in good faith and by appropriate proceedings, and (b) if requested by the CITY, the DEVELOPER deposits with the CITY any funds or other forms of assurances that the CITY, in good faith, may determine from time to time are appropriate to protect the CITY from the consequences of the contest being unsuccessful. The DEVELOPER shall have the right to apply for and obtain an abatement and/or exemption of the Project from real property taxes in accordance with all applicable rules and regulations.

7.5 Identification Signage. Before the start of rehabilitation, the DEVELOPER shall place a poster or sign, with a minimum four feet by four feet in size, identifying the City of Fresno Planning and Development Department, Housing Finance Division as a Project participant. The sign shall also include the CITY's Housing logo, as well as the Equal Housing Opportunity logo. The font size shall be a minimum of 4 inches. The poster/sign shall be appropriately placed and shall remain in place throughout the Project during construction/rehabilitation.

7.6 Inspections. The DEVELOPER shall permit, facilitate, and require its contractors and consultants to permit and facilitate observation and inspection at the Project site by the CITY and other public authorities during reasonable business hours, for the purpose of determining compliance with this Agreement, including without limitation those annual on-site inspections required by the CITY.

7.7 Utilities. The DEVELOPER shall be responsible, at its sole cost and expense, to determine the location of any utilities on the Property and to negotiate with the utility companies for, and to relocate the utilities, if any, as necessary to complete the Project.

7.8 Insurance and Bonds. The DEVELOPER shall submit for CITY approval bonds, certificates and applicable endorsements for all insurance and bonds required by this Agreement in accordance with Article 9.

7.9 Mechanic's Liens and Stop Notices. If any claim of lien is filed against the Property or a stop notice affecting any financing, SLFRF Funds or funding sources for the Project is served on the CITY or any other third party in connection with the Project, the DEVELOPER shall, within 20 days of such filing or service, either pay and fully discharge the lien or stop notice, effect the release of such lien or stop notice by delivering to the CITY a surety bond in sufficient form and amount, or provide the CITY with other assurance satisfactory to the CITY that the claim of lien or stop notice will be paid or discharged.

A. If the DEVELOPER fails to discharge, bond, or otherwise satisfy the

CITY with respect to any lien, encumbrance, charge or claim referred to in Section 7.9 above, then, in addition to any other right or remedy, the CITY may, but shall not be obligated to, discharge such lien, encumbrance, charge, or claim at the DEVELOPER's expense. Alternatively, the CITY may require the DEVELOPER to immediately deposit with the CITY the amount necessary to satisfy such lien or claim and any costs, pending resolution thereof. The CITY may use such deposit to satisfy any claim or lien that is adversely determined against the DEVELOPER. The DEVELOPER hereby agrees to indemnify and hold the CITY harmless from liability for such liens, encumbrances, charges or claims together with all related costs and expenses.

7.10 Permits and Licenses. The DEVELOPER shall submit, for CITY approval, all the necessary permits and licenses required for commencement of acquisition and rehabilitation. As the CITY may reasonably request, the DEVELOPER, at its sole cost and expense, shall provide to the CITY copies of any and all permit approvals and authorizations including plot plan, plat, zoning variances, sewer, building, and other permits required by governmental authorities other than the CITY in pursuit of the Project, and for its stated purposes in accordance with all applicable building, environmental, ecological, landmark, subdivision, zoning codes, laws, and regulations. The DEVELOPER is responsible at its sole cost and expense to determine the location of any utilities on the Property and to negotiate with the utility companies for and to relocate the utilities, if any, as necessary to complete the Project.

7.11 Plans and Specifications. The DEVELOPER shall submit to the CITY preliminary plans and specifications for each Project activity (Project Preliminary Plans). The DEVELOPER will rehabilitate the Project in full conformance with the CITY-approved Development Permit and plans and specifications and modifications thereto approved by the CITY. The DEVELOPER shall obtain the CITY's prior written approval for any modifications to the plans and specifications.

A. Before commencement of rehabilitation, the DEVELOPER shall submit to the CITY, for its review and approval, the final Plans and Specifications for the Project. The DEVELOPER will rehabilitate/construct the Affordable Housing in full conformance with the Plans and Specifications and modifications thereto approved by the CITY. The DEVELOPER shall obtain the CITY's prior written approval for any modifications to the Plans and Specifications.

7.12 Project Responsibilities/Public Work-Prevailing Wage Requirements. The DEVELOPER shall be solely responsible for all aspects of the DEVELOPER's conduct in connection with the Project, including but not limited to, compliance with all local, State, and federal laws including without limitation, as to prevailing wage and public bidding requirements. The Council of the City of Fresno has adopted Resolution No. 82-297 ascertaining the general prevailing rate of per diem wages and per diem wages for holidays and overtime in the Fresno area for each craft, classification or type of workman needed in the execution of contracts for the CITY. A copy of the resolution is on file at the Office of the City Clerk. Actual wage schedules are available upon request at the City's Construction Management Office. Without limiting the foregoing, the DEVELOPER shall be solely responsible for the quality and suitability of the work completed and the supervision of all contracted work, qualifications, and financial conditions of and performance of all contracts,

subcontractors, consultants, and suppliers. Any review or inspection undertaken by the CITY with reference to the Project and/or payroll monitoring/auditing is solely for the purpose of determining whether the DEVELOPER is properly discharging its obligation to the CITY and shall not be relied upon by the DEVELOPER or by any third parties as a warranty or representation by the CITY as to governmental compliance and/or the quality of work completed for the Project.

7.13 Property Condition. The DEVELOPER shall maintain the Project Units and all improvements on site in reasonably good condition and repair (and, as to landscaping, in a healthy condition), all according to the basic design and related plans, as amended from time to time. The DEVELOPER and those taking direction under the DEVELOPER shall: (i) maintain all on-site improvements according to all other applicable law, rules, governmental agencies and bodies having or claiming jurisdiction and all their respective departments, bureaus, and officials; (ii) keep the improvements free from graffiti; (iii) keep the Units free from any accumulation of debris or waste material; (iv) promptly make repairs and replacements to on-site improvements; (iv) promptly replace any dead, or diseased plants and/or landscaping (if any) with comparable materials, and (v) enforce tenant lease terms.

7.14 Quality of Work. The DEVELOPER shall ensure that rehabilitation of the Project Units employs building materials of a quality suitable for the requirements of the Project.

7.15 Relocation. If and to the extent that the construction of the proposed Project results in the permanent or temporary displacement of residential tenants, the DEVELOPER shall comply with all applicable local, State, and federal statutes and regulations with respect to relocation planning, advisory assistance, and payment of monetary benefits. The DEVELOPER shall be solely responsible for payment of any relocation benefits to any displaced persons and any other obligations associated with complying with said relocation laws.

7.16 Reporting Requirements. The DEVELOPER shall submit to the CITY the following Project reports:

A. From the date of execution of this Agreement, until issuance of the final Certificate of Completion, the DEVELOPER shall submit a Quarterly Report, in a form approved by the CITY, which will include, at a minimum, the following information: progress of the Project and affirmative marketing efforts. The Quarterly Reports are due 15 days after each March 31st, June 30th, September 30th, and December 31st, during said period.

B. Annually, beginning on the first day of the month following the CITY's issuance of the Certificate of Completion, and continuing until the termination of the Agreement, the DEVELOPER shall submit an Annual Occupant Roll Report to the CITY, in a form approved by the CITY. The Annual Report shall include, at a minimum, the following information: occupancy of each Project Unit including the annual income and the household size, the date occupancy commenced, certification from an officer of the DEVELOPER that the Project is in compliance with the affordability requirements, and such other information the CITY may be required by federal or state law to obtain. The DEVELOPER shall provide any additional information reasonably requested by the CITY upon request and at the annual

monitoring of Property.

C. Annually beginning on the first day of the month following the CITY's issuance of the final Certificate of Completion, evidencing the completion of the Project, and continuing until the expiration of the Agreement, the DEVELOPER shall submit proof of property and liability insurance, as required in Article 9, listing the CITY as loss payee.

7.17 Scheduling and Extension of Time; Unavoidable Delay in Performance. It shall be the responsibility of the DEVELOPER to coordinate and schedule the work to be performed so that the commencement of the rehabilitation and issuance of the Notice of Completion will take place in accordance with the provisions of the Agreement and Project Schedule. The time for performance contained in the Project Schedule shall be automatically extended upon the following:

A. The time for performance of provisions of the Agreement by either party shall be extended for a period equal to the period of any delay directly affecting the Project or this Agreement which is caused by: war, insurrection, strike or other labor disputes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of a public enemy, epidemics and pandemics, quarantine restrictions, freight embargoes, lack of transportation, suits filed by third parties concerning or arising out of this Agreement, or unseasonable weather conditions (force majeure). An extension of time for any of the above specified causes will be granted only if written notice by the party claiming such extension is sent to the other party within ten calendar days from the date the affected party learns of the commencement of the cause and the resulting delay, and such extension of time is accepted by the other party in writing. In any event, the Project must be completed no later than 180 calendar days after the scheduled completion date specified in this Agreement, notwithstanding any delay caused by occurrences included in this Section.

7.18 Certificate of Completion. Upon completion of the Project, the DEVELOPER shall submit to the CITY: 1) certification in writing that the Project has been completed in accordance with the plans and specifications, approved by the CITY; 2) a recorded Notice of Completion; 3) a cost-certifying final budget where the DEVELOPER shall identify the actual costs, in line-item format, and 4) a request for a recorded Certification of Completion. Upon a determination by the CITY that the DEVELOPER is in compliance with all of the DEVELOPER's construction obligations, as specified in this Agreement, the CITY shall furnish, within 30 calendar days of a written request by the DEVELOPER, a recordable Certificate of Completion for the Project in the form substantially similar to EXHIBIT "D" attached hereto. The CITY will not unreasonably withhold or delay furnishing the Certificate of Completion. If the CITY fails to provide the Certificate of Completion within the specified time, it shall provide the DEVELOPER a written statement indicating in what respects the DEVELOPER has failed to complete the Project in conformance with this Agreement or has otherwise failed to comply with the terms of this Agreement, and what measures the DEVELOPER will need to take or what standards it will need to meet in order to obtain the Certificate of Completion. Upon the DEVELOPER taking the specified measures and meeting the specified standards, the DEVELOPER will certify to the CITY in writing of such compliance and the CITY shall deliver the recordable Certificate of Completion to the DEVELOPER in accordance with the provisions of this Section. CITY shall also provide the

DEVELOPER with a Certificate of Completion upon completion of the Project pursuant to the same conditions set forth in this Section.

ARTICLE 8. OPERATIONS OF THE PROJECT

8.1 Operation of the Project. The DEVELOPER shall own, operate, and manage the Project in full conformity with the terms of this Agreement.

8.2 Occupancy Requirements. All of the Project Units shall be rented to and occupied by, or if vacant, available for rental occupancy by, Extremely Low to Very Low - Income Households at or below 140% of the Federal Poverty Guideline or (ii) income is less than 50% of the Area Median Income for the county and size of household based on the most recently published data that have been disproportionately impacted by Covid 19 and are presumed to continue experiencing lack of affordable housing. The DEVELOPER shall comply with the income targeting requirements of the SLFRF.

8.3 Leasing the SLFRF Affordable Units. Before leasing any Project Units, the DEVELOPER shall submit its proposed form of lease agreement for the CITY's review and approval. The DEVELOPER covenants and agrees to utilize only leases that have been approved in advance by the CITY. The CITY shall respond to the DEVELOPER's submission of a sample lease agreement within 30 days. Should the CITY not respond within 30 days of the lease agreement submittal, the DEVELOPER shall be authorized to use the submitted sample lease agreement. Additionally, the DEVELOPER agrees not to terminate the tenancy or to refuse to renew or lease with a lessee of the Project Units except for serious or repeated violations of the terms and conditions of the lease agreement, for violation of applicable federal, State, or local law, or for other good cause. Any such termination or refusal to renew must be preceded by not less than 30 days' written notice served by the DEVELOPER or its authorized management entity upon the lessee specifying the grounds for such action. The DEVELOPER agrees it shall annually report to the CITY the number of leases that were not renewed or terminated and the reason for such non-renewal or termination.

8.4 Lease of Affordable Housing Units Provisions. In addition to the SLFRF requirements and the VAWA lease addendum required in accordance with 24 C.F.R. 92.359(e), the leases are subject to the following:

A. The DEVELOPER shall include in its leases for the Project Units, provisions which authorize the DEVELOPER to immediately terminate the tenancy of any Household of which one or more of its members misrepresented any fact material to the Household's qualification as a Low-Income Household. Each lease agreement shall also provide that the Household is subject to annual certification, and that, if the Household's annual income increases above the applicable limits for Low - Income household, such Household's rent may be subject to increase to the lesser of: 1) the amount payable by tenant under State or local law; or 2) 30% of the Household's actual adjusted monthly income.

8.5 Final Management Plan. Before leasing and at least 60 calendar days prior to the construction Completion Date, the DEVELOPER shall submit to the CITY, for review and approval, a plan for marketing and managing the Project Units (Final Management Plan). The Final Management Plan shall address in detail how the DEVELOPER or its designated management entity plans to market the availability of the Project Units to prospective tenants and how the DEVELOPER plans to certify the eligibility of potential tenants. The Final

Management Plan shall also address how the DEVELOPER and/or the management entity plan to manage and maintain the Project Units in accordance with SLFRF regulations for Property Standards and shall include appropriate financial information and documentation. The Final Management Plan shall contain detailed descriptions of policies and procedures for rental housing with respect to tenant selections and evictions. Topics to be covered in these procedures shall include at a minimum the following:

- Interviewing procedures for prospective tenants;
- Previous rental history of tenants with references;
- Credit reports;
- Criminal background checks;
- Deposit amounts, purpose, use and refund policy;
- Employment/Income verification;
- Occupancy restrictions;
- Income Limits;
- Equal Housing Opportunity Statement;
- Restrictions on use of the premises; and
- Tenant/Landlord dispute resolution procedures.

The Final Management Plan shall contain copies of all standardized forms associated with the above-listed topics. The Final Management Plan shall include a form lease agreement that the DEVELOPER proposes to enter into with the tenants. The DEVELOPER shall abide by the terms of this Final Management Plan, approved by the CITY, in marketing, managing, and maintaining the Project Units.

8.6 Property Management. The DEVELOPER shall comply with the following:

A. Management Responsibilities. The DEVELOPER, directly and/or through its designated management entity, is specifically responsible for all management functions with respect to the Project including, without limitation, the selection of tenants, certification and re-certification of Household size and income, evictions, collection of Rents and deposits, construction management, affirmative marketing, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items and security. The CITY shall have no responsibility for such management of the Project.

8.7 Maintenance and Security. The DEVELOPER shall, at its own expense, maintain the Project in good condition, in good repair and in decent, safe, sanitary, habitable, and tenantable living conditions for the benefit of the tenants. The DEVELOPER shall not commit or permit any waste on or to the Project and shall prevent and/or rectify any physical deterioration of the Project. The DEVELOPER shall maintain the Project Units in conformance with all applicable federal, State, and local laws, ordinances, codes and regulations, the Final Management Plan, and this Agreement.

8.8 Nondiscrimination. The Project Units shall be available for occupancy on a continuous basis to Households who are income eligible. The DEVELOPER shall not illegally discriminate or segregate in the constructed complex, the use, enjoyment, occupancy, or conveyance of any part of the Project or Property on the basis of race, color, ancestry, national origin, religion, sex, marital status, family status, source of income/rental assistance subsidy, physical or mental disability, Acquired Immune Deficiency Syndrome

(AIDS) or AIDS-related conditions (ARC), sexual orientation, or any other arbitrary basis. The DEVELOPER shall otherwise comply with all applicable local, State, and federal laws concerning nondiscrimination in housing. Neither the DEVELOPER nor any person claiming under or through the DEVELOPER, shall establish or permit any such practice or practices of illegal discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants or vendees of any Project Unit or in connection with employment of persons for the construction of any Project Unit. All deeds or contracts made or entered into by the DEVELOPER as to the Project Units or the Project or portion thereof, shall contain covenants concerning nondiscrimination consistent with this section. The DEVELOPER shall include a statement in all advertisements, notices, and signs for availability of Project Units for rent to the effect that the DEVELOPER is an Equal Housing Opportunity Provider.

A. Nothing in this section is intended to require the DEVELOPER to change the character, design, use or operation of the Project; or to require the DEVELOPER to obtain licenses or permits other than those required for the Project.

8.9 Rent Schedule. The DEVELOPER covenants and agrees to charge rent to tenants occupying any Project Units in an amount which does not exceed those rents prescribed to the Project as they associate with particular income and rent limit established annually by the Department of the Treasury, consistent with the SLFRF program requirements applicable to the Project Units in the Fresno, California area. The DEVELOPER agrees to furnish the CITY with an annual occupant roll setting forth the maximum monthly rent and utility allowance, if applicable, until the expiration of the Affordability Period. The DEVELOPER shall reexamine the income of each tenant, rent, and utility allowance, for the Project Units at least annually.

8.10 Rental Housing Fees. The DEVELOPER covenants and agrees not to charge fees that are not customarily charged in rental housing such as laundry room access fees, and other fees in accordance with 24CFR 92.504(c)(3)(xi).

ARTICLE 9. INSURANCE AND INDEMNITY AND BONDS

Without waiver of limitation, the parties agree as follows regarding the DEVELOPER'S Insurance and Indemnity Obligations:

9.1 Insurance Requirements. (a) Throughout the life of this Agreement, DEVELOPER shall pay for and maintain in full force and effect all insurance as required herein with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than "A-VII" in the Best's Insurance Rating Guide, or (ii) as may be authorized in writing by CITY'S Risk Manager or his/her designee at any time and in his/her sole discretion. The required policies of insurance as stated herein shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to CITY, its officers, officials, employees, agents and volunteers as additional insureds, shall be the greater of the minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

(b) If at any time during the life of the Agreement or any extension, DEVELOPER or any of its subcontractors fail to maintain any required insurance in full force and effect, all services and work under this Agreement shall be discontinued immediately until notice is received by CITY that the required insurance has been restored to full force and effect and

that the premiums therefore have been paid for a period satisfactory to CITY. Any failure to maintain the required insurance shall be sufficient cause for CITY to terminate this Agreement. No action taken by CITY pursuant to this section shall in any way relieve DEVELOPER of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by CITY that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by DEVELOPER shall not be deemed to release or diminish the liability of DEVELOPER, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify CITY shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by DEVELOPER. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of DEVELOPER, vendors, suppliers, invitees, contractors, sub-contractors, subcontractors, or anyone employed directly or indirectly by any of them.

Coverage shall be at least as broad as:

(i) COMMERCIAL GENERAL LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability of not less than the following:

- \$2,000,000 per occurrence for bodily injury and property damage
- \$2,000,000 per occurrence for personal and advertising injury
- \$4,000,000 aggregate for products and completed operations
- \$4,000,000 general aggregate applying separately to work performed under the Agreement

(ii) COMMERCIAL AUTOMOBILE LIABILITY insurance which shall be at least as broad as the most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, and include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1-Any Auto) with limits of liability of not less than \$1,000,000 per accident for bodily injury and property damage.

(iii) WORKERS' COMPENSATION insurance as required under the California Labor Code.

(iv) EMPLOYEE LIABILITY insurance with limits of liability of not less than \$1,000,000 each accident, \$1,000,000 disease policy limit and \$1,000,000 diseased each employee.

(v) BUILDERS RISK (Course of Construction) insurance, obtained by the DEVELOPER or subcontractor in an amount equal to the completion value of the Project with no coinsurance penalty provisions. (Only required if the project includes new construction of a building; or renovation of, or addition to, an existing building.)

(vi) CONTRACTOR POLLUTION with coverage for bodily injury, property damage or

pollution clean-up costs that could result from of pollution condition, both sudden and gradual. Including a discharge of pollutants brought to the work site, a release of pre-existing pollutants at the site, or other pollution conditions with limits of liability of not less than the following:

\$1,000,000 per occurrence
\$2,000,000 general aggregate per annual policy period

In the event the work involves any lead-based, mold or asbestos environmental hazard, either the Automobile Liability insurance policy or the Pollution Liability insurance policy shall be endorsed to include Transportation Pollution Liability insurance covering materials to be transported by the DEVELOPER pursuant to the SLFRF Agreement.

In the event the work involves any lead-based environmental hazard (e.g., lead-based paint), the DEVELOPER's Pollution Liability insurance policy shall be endorsed to include coverage for lead based environmental hazards. In the event the DEVELOPER involves any asbestos environmental hazard (e.g., asbestos remediation), the DEVELOPER's Pollution Liability insurance policy shall be endorsed to include coverage for asbestos environmental hazards. In the event the SLFRF Agreement involves any mold environmental hazard (e.g., mold remediation), the Pollution Liability insurance policy shall be endorsed to include coverage for mold environmental hazards and "microbial matter including mold" within the definition of "Pollution" under the policy.

UMBRELLA OR EXCESS INSURANCE

In the event DEVELOPER purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the CITY, its officers, officials, employees, agents and volunteers.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

DEVELOPER shall be responsible for payment of any deductibles contained in any insurance policy(ies) required herein and DEVELOPER shall also be responsible for payment of any self-insured retentions.

OTHER INSURANCE PROVISIONS/ENDORSEMENTS

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after thirty (30) calendar day written notice has been given to the CITY. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, the DEVELOPER shall furnish the CITY with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed

for the CITY, the DEVELOPER shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than fifteen (15) calendar days prior to the expiration date of the expiring policy.

The General Liability, Pollution and Automobile Liability insurance policies shall be written on an occurrence form.

The General Liability, Automobile Liability and Pollution Liability insurance policies shall name the CITY, its officers, officials, agents, employees, and volunteers as an additional insured for ongoing and completed operations. All such policies of insurance shall be endorsed so the DEVELOPER's insurance shall be primary and no contribution shall be required of the CITY.

The coverage shall contain no special limitations on the scope of protection afforded to the CITY, its officers, officials, employees, agents, and volunteers.

If the DEVELOPER maintains higher limits of liability than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits of liability maintained by the DEVELOPER.

The Builders Risk (Course of Construction) insurance policy shall be endorsed to name the CITY as loss payee.

All insurance policies required including the Workers' Compensation insurance policy shall contain a waiver of subrogation as to the City, its officers, officials, agents, employees, and volunteers.

The DEVELOPER shall furnish the CITY with all certificate(s) and applicable endorsements effecting coverage required hereunder. All certificates and applicable endorsements are to be received and approved by the CITY's Risk Manager or his/her designee before work commences. Upon request of the CITY, the DEVELOPER shall immediately furnish the CITY with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

In the event of a partial or total destruction by the perils insured against of any or all of the work and/or materials herein provided for at any time prior to the final completion of the Agreement and the final acceptance by the CITY of the work or materials to be performed or supplied thereunder, the DEVELOPER shall promptly reconstruct, repair, replace, or restore all work or materials so destroyed or injured at his/her sole cost and expense. Nothing herein provided for shall in any way excuse the DEVELOPER or his/her insurance company from the obligation of furnishing all the required materials and completing the work in full compliance with the terms of this Agreement.

SUBCONTRACTORS

If DEVELOPER subcontracts any or all of the services to be performed under this Agreement, DEVELOPER shall require, at the discretion of the CITY Risk Manager or designee, subcontractor(s) to enter into a separate Side Agreement with the CITY to provide required indemnification and insurance protection. Any required Side Agreement(s) and associated

insurance documents for the subcontractor must be reviewed and preapproved by CITY Risk Manager or designee. If no Side Agreement is required, DEVELOPER will be solely responsible for ensuring that its subcontractors maintain insurance coverage at levels no less than those required by applicable law and is customary in the relevant industry.

9.2 Indemnification. To the furthest extent allowed by law, including California Civil Code section 2782, DEVELOPER shall indemnify, defend and hold harmless CITY and each of its officers, officials, employees, agents, and volunteers from any and all claims, demands, actions in law or equity, loss, liability, fines, penalties, forfeitures, interest, costs including legal fees, and damages (whether in contract, tort, or strict liability, including but not limited to personal injury, death at any time, property damage, or loss of any type) arising or alleged to have arisen directly or indirectly out of (1) any voluntary or involuntary act or omission, (2) error, omission or negligence, or (3) the performance or non-performance of this Agreement. DEVELOPER'S obligations as set forth in this section shall apply regardless of whether CITY or any of its officers, officials, employees, agents, or volunteers are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of CITY or any of its officers, officials, employees, agents or volunteers.

To the fullest extent allowed by law, and in addition to the express duty to indemnify, DEVELOPER, whenever there is any causal connection between the DEVELOPER'S performance or non-performance of the work or services required under this Contract and any claim or loss, injury or damage of any type, DEVELOPER expressly agrees to undertake a duty to defend CITY and any of its officers, officials, employees, agents, or volunteers, as a separate duty, independent of and broader than the duty to indemnify. The duty to defend as herein agreed to by DEVELOPER expressly includes all costs of litigation, attorney's fees, settlement costs and expenses in connection with claims or litigation, whether or not the claims are valid, false or groundless, as long as the claims could be in any manner be causally connected to DEVELOPER as reasonably determined by CITY.

Upon the tender by CITY to DEVELOPER, DEVELOPER shall be bound and obligated to assume the defense of CITY and any of its officers, officials, employees, agents, or volunteers, including the a duty to settle and otherwise pursue settlement negotiations, and shall pay, liquidate, discharge and satisfy any and all settlements, judgments, awards, or expenses resulting from or arising out of the claims without reimbursement from CITY or any of its officers, officials, employees, agents, or volunteers.

It is further understood and agreed by DEVELOPER that if CITY tenders a defense of a claim on behalf of CITY or any of its officers, officials, employees, agents, or volunteers and DEVELOPER fails, refuses or neglects to assume the defense thereof, CITY and its officers, officials, employees, agents, or volunteers may agree to compromise and settle or defend any such claim or action and DEVELOPER shall be bound and obligated to reimburse CITY and its officers, officials, employees, agents, or volunteers for the amounts expended by each in defending or settling such claim, or in the amount required to pay any judgment rendered therein.

The defense and indemnity obligations set forth above shall be direct obligations and shall be separate from and shall not be limited in any manner by any insurance procured in accordance with the insurance requirements set forth in this Agreement. In addition, such obligations remain in force regardless of whether CITY provided approval for, or did not

review or object to, any insurance DEVELOPER may have procured in accordance with the insurance requirements set forth in this Agreement. The defense and indemnity obligations shall arise at such time that any claim is made, or loss, injury or damage of any type has been incurred by CITY, and the entry of judgment, arbitration, or litigation of any claim shall not be a condition precedent to these obligations.

The defense and indemnity obligations set forth in this section shall survive termination or expiration of this Agreement.

If DEVELOPER should subcontract all or any portion of the work to be performed under this Contract, DEVELOPER shall require each subcontractor to Indemnify, hold harmless and defend CITY and each of its officers, officials, employees, agents and volunteers in accordance with the terms as set forth above.

9.3 Property Insurance. The DEVELOPER shall maintain in full force and effect, throughout the remaining life of this Agreement, a policy or policies of property insurance acceptable to the CITY, covering the Project premises, with limits reflective of the value of the Project premises upon issuance of the Certificate of Completion or substantial completion of the project referenced in this agreement, including broad coverage in an amount, form, substance, and quality as acceptable to the CITY's Risk Manager. The CITY shall be added by endorsement as a loss payee thereon.

9.4 Bond Obligations. The DEVELOPER or its General Contractor shall obtain, pay for and deliver good and sufficient payment and performance bonds along with a Primary Obligee, Co-Obligee or Multiple Obligee Rider in a form acceptable to the CITY from a corporate surety, admitted by the California Insurance Commissioner to do business in the State of California and Treasury-listed, in a form satisfactory to the CITY and naming the CITY as Obligee.

A. The "Faithful Performance Bond" shall be at least equal to 100% of the DEVELOPER's estimated construction costs as reflected in the DEVELOPER's pro forma budget, to the guarantee faithful performance of the Project, within the time prescribed, in a manner satisfactory to the CITY, consistent with this Agreement, and that all material and workmanship will be free from original or developed defects.

B. The "Payment Bond" shall be at least equal to 100% of construction costs approved by the CITY to satisfy claims of material supplies and of mechanics and laborers employed for this Project. The bond shall be maintained by the DEVELOPER in full force and effect until the Project is completed and until all claims for materials and labor are paid and as required by the applicable provisions of Chapter 7, Title 15, Part 4, Division 3 of the California Civil Code.

C. The "Material and Labor Bond" shall be at least equal to 100% of the DEVELOPER's estimated construction costs as reflected in the DEVELOPER's pro forma budget, to satisfy claims of material supplies and of mechanics and laborers employed for this Project. The bond shall be maintained by the DEVELOPER in full force and effect until the Project is completed, and until all claims for materials and labor are paid, released, or time barred, and shall otherwise comply with any applicable provision of the California Code.

ARTICLE 10. DEFAULT AND REMEDIES

10.1 Events of Default. The parties agree that each of the following shall constitute an "Event of Default" by the DEVELOPER for purposes of this Agreement after the cure period in Section 10.2 has expired without a cure:

A. The DEVELOPER's use of SLFRF Funds for costs other than Eligible Costs or for uses not permitted by the terms of this Agreement; except that there shall be no Event of Default if the DEVELOPER's use of the SLFRF Funds were for costs that were Eligible Costs at the time they were incurred but subsequently lose eligibility;

B. The DEVELOPER's failure to obtain and maintain the insurance coverage required under this Agreement;

C. Except as otherwise provided in this Agreement, the failure of the DEVELOPER to punctually and properly perform any other covenant or agreement contained in this Agreement including without limitation the following: (1) The DEVELOPER's material deviation in the Project work specified in the Project Description as identified in this Agreement, without the CITY's prior written consent; (2) The DEVELOPER's use of defective or unauthorized materials or defective workmanship in pursuit of the Project; (3) The DEVELOPER's failure to commence or complete the Project, as specified in this Agreement, unless delay is permitted under Section 7.17 of this Agreement; (4) cessation of the Project for a period of more than 15 consecutive days (other than as provided at Section 7.17 of this Agreement) prior to submitting to the CITY certification that the Project is complete; (5) any material adverse change in the condition of the DEVELOPER or its development team, or the Project that gives the CITY reasonable cause to believe that the Project cannot be completed by the scheduled completion date according to the terms of this Agreement; (6) The DEVELOPER's failure to remedy any deficiencies in record keeping or failure to provide records to the CITY upon the CITY's request; or (7) the DEVELOPER's failure to comply with any federal, State or local laws or applicable CITY restrictions governing the Project, including but not limited to provisions of this Agreement pertaining to equal employment opportunity, nondiscrimination and lead-based paint;

D. Any representation, warranty, or certificate given or furnished by or on behalf of the DEVELOPER shall prove to be materially false as of the date of which the representation, warranty, or certification was given, or that the DEVELOPER concealed or failed to disclose a material fact to the CITY, provided, however, that if any representation, warranty, or certification that proves to be materially false is due merely to the DEVELOPER's inadvertence, the DEVELOPER shall have a 30 day opportunity after written notice thereof to cause such representation, warranty, or certification to be true and complete in every respect;

E. The DEVELOPER shall file, or have filed against it, a petition of bankruptcy, insolvency, or similar law, State or federal, or shall file any petition or answer seeking, consenting to, or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief, and such petition shall not have been vacated within 90 days; or shall be adjudicated bankrupt or insolvent, under any present or future statute, law, regulation, under State or federal

law, and such judgment or decree is not vacated or set aside within 90 days;

F. The DEVELOPER's failure, inability or admission in writing of its inability to pay its debts as they become due or the DEVELOPER assignment for the benefit of creditors;

G. A receiver, trustee, or liquidator shall be appointed for DEVELOPER or any substantial part of the DEVELOPER's assets or properties, and not be removed within ten days;

H. The DEVELOPER's breach of any other material condition, covenant, warranty, promise or representation contained in this Agreement not otherwise identified within this Section.

I. Any substantial or continuous breach by the DEVELOPER of any material obligation owned by the DEVELOPER imposed by any other agreement with respect to the financing, of the Project, whether or not the CITY is a party to such agreement after expiration of all notice and cure periods contained within such document.

10.2 Notice of Default and Opportunity to Cure. The CITY shall give written notice to the DEVELOPER of any Event of Default by specifying: (1) the nature of the event or deficiency giving rise to the default; (2) the action required to cure the deficiency, if any action to cure is possible, and (3) a date, which shall not be less than the lesser of any time period provided in this Agreement, any time period provided for in the notice no less than ten days, or more than 30 calendar days from the date of the notice, by which such deficiency must be cured, provided that if the specified deficiency or default cannot reasonably be cured within the specified time, with the CITY's written consent, the DEVELOPER shall have an additional reasonable period to cure so long as it commences cure within the specified time and thereafter diligently pursues the cure in good faith. The CITY acknowledges and agrees that the DEVELOPER shall have the right to cure any defaults hereunder and that notice and cure rights hereunder shall extend to any and all partners of the DEVELOPER that are previously identified in writing delivered to the CITY in the manner provided in this Agreement.

10.3 Remedies Upon an Event of Default. Upon the happening of an Event of Default and a failure to cure said Event of Default within the time specified, the CITY's obligation to disburse SLFRF Funds shall terminate. The CITY may also at its option and without notice institute any action, suit, or other proceeding in law, in equity or otherwise, which it shall deem necessary or proper for the protection of its interests and may without limitation proceed with any or all of the following remedies in any order or combination that the CITY may choose in its sole discretion:

- A. Terminate this Agreement immediately upon written notice;
- B. Bring an action in equitable relief: (1) seeking specific performance of the terms and conditions of this Agreement, and/or (2) enjoining, abating or preventing any violation of said terms and conditions, and/or (3) seeking declaratory relief; and
- C. Pursue any other remedy allowed by law or in equity or under this Agreement.

ARTICLE 11. GENERAL PROVISIONS

Without waiver of limitation, the parties agree that the following general provisions shall apply in the performance hereof:

11.1 Amendments. No modification or amendment of any provision of this Agreement shall be effective unless made in writing and signed by the parties hereto. The CITY recognizes that other Project funders and equity investors may require revisions to the Agreement to be consistent with their funding and investing requirements. The CITY agrees to reasonably consider and negotiate as to any reasonable amendments to this Agreement to address such requirements, subject to approval as to form by the City Attorney's Office.

11.2 Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party will be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

11.3 Binding on All Successors and Assigns. Unless otherwise expressly provided in this Agreement, all the terms and provisions of this Agreement shall be binding on and inure to the benefit of the parties hereto, and their respective heirs, successors, assigns, and legal representatives.

11.4 Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered will be deemed an original, and all of which together will constitute one instrument. The execution of this Agreement by any party hereto will not become effective until counterparts hereof have been executed by all parties hereto.

11.5 Disclaimer of Relationship. Nothing contained in this Agreement, nor any act of the CITY or of the DEVELOPER, or of any other person, shall in and by itself be deemed or construed by any person to create any relationship of third-party beneficiary, or of principal and agent, of limited or general partnership, or of joint venture.

11.6 Discretionary Governmental Actions. Certain planning, land use, zoning and other permits and public actions required in connection with the Project including, without limitation, the approval of this Agreement, the environmental review and analysis under NEPA or any other statute, and other transactions contemplated by this Agreement are discretionary government actions. Nothing in this Agreement obligates the CITY or any other governmental entity to grant final approval of any matter described herein. Such actions are legislative, quasi-judicial, or otherwise discretionary in nature. The CITY cannot take action with respect to such matters before completing the environmental assessment of the Project under NEPA and any other applicable statutes. The CITY cannot and does not commit in advance that it will give final approval to any matter. The CITY shall not be liable, in contract, law or equity, to the DEVELOPER or any of its executors, administrators, transferees, successors-in-interest or assigns for any failure of any governmental entity to grant approval on any matter subject to discretionary approval.

11.7 Effective Date. This Agreement shall be effective upon the date first above written, upon the CITY and the DEVELOPER's complete execution following City Council approval and recordation of related documents.

11.8 Entire Agreement. This Agreement represents the entire and integrated agreement of the parties with respect to the subject matter hereof. This Agreement supersedes all prior negotiations, representations or agreements, either written or oral.

11.9 Exhibits. Each exhibit and attachment referenced in this Agreement is, by reference, incorporated into and made a part of this Agreement.

11.10 Expenses Incurred Upon Event of Default. The DEVELOPER shall reimburse the CITY for all expenses and costs of collection and enforcement, including reasonable attorney's fees, incurred by the CITY as a result of one or more Events of Default by the DEVELOPER under this Agreement.

11.11 Governing Law and Venue. Except to the extent preempted by applicable federal law, the laws of the State of California shall govern all aspects of this Agreement, including execution, interpretation, performance, and enforcement. Venue for filing any action to enforce or interpret this Agreement will be Fresno, California.

11.12 Headings. The headings of the articles, sections, and paragraphs used in this Agreement are for convenience only and shall not be read or construed to affect the meaning or construction of any provision.

11.13 Interpretation. This Agreement in its final form is the result of the combined efforts of the parties. Any ambiguity will not be construed in favor or against any party, but rather by construing the terms in accordance with their generally accepted meaning.

11.14 No Third-Party Beneficiary. No contractor, subcontractor, mechanic, materialman, laborer, vendor, or other person hired or retained by the DEVELOPER shall be, nor shall any of them be deemed to be, third-party beneficiaries of this Agreement, but each such person shall be deemed to have agreed: (a) that they shall look at the DEVELOPER as their sole source of recovery if not paid, and (b) except as otherwise agreed to by the CITY and any such person in writing, they may not enter any claim or bring any such action against the CITY under any circumstances. Except as provided by law, or as otherwise agreed to in writing between the CITY and such person, each such person shall be deemed to have waived in writing all right to seek redress from the CITY under any circumstances whatsoever.

11.15 No Waiver. Neither failure nor delay on the part of the CITY in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by the DEVELOPER therefrom shall be effective unless the same shall be in writing, signed on behalf of the CITY by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the DEVELOPER in any case shall entitle the DEVELOPER to any other or further notices or demands in similar or other circumstances or constitute a waiver of any of the CITY's right to take other or further action in any circumstances without notice or demand.

11.16 Non-reliance. The DEVELOPER hereby acknowledges having obtained such independent legal or other advice as it has deemed necessary and declares that in no manner has it relied on the CITY, its agents, employees, or attorneys in entering into this Agreement.

11.17 Notice. Any notice to be given to either party under the terms of this Agreement shall be given by certified United States mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties.

If to the CITY: City of Fresno
 Planning and Development Department
 Housing Finance Division
 2600 Fresno Street, Room 3065
 Fresno, CA 93721-3605

If to the
DEVELOPER: Housing Authority of the City of Fresno
 Attn: Executive Director
 Fresno, CA 93721

11.18 Precedence of Documents. In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement will control.

11.19 Remedies Cumulative. All powers and remedies given by this Agreement shall be cumulative and in addition to those otherwise provided by law.

11.20 Severability. The invalidity, illegality, or un-enforceability of any one or more of the provisions of this Agreement shall not affect the validity, legality, or enforceability of the remaining provisions hereof or thereof.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement in Fresno, California, the day and year first above written.

CITY OF FRESNO,
a California municipal corporation

By: _____
Name: Georgeanne A. White
Title: City Manager
(Attach notary certificate of acknowledgment)

HOUSING AUTHORITY OF THE CITY OF
FRESNO, CA,
a public body corporate and politic

By: Tammy Townsend
Name: Tammy Townsend
Title: Deputy Executive Director
(Attach notary certificate of acknowledgment)

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: [Signature] 11-22-2024
Name: Brent Richardson Date
Title: Deputy City Attorney

ATTEST:
TODD STERMER, CMC
City Clerk

By: _____ Date
_____, Deputy

Attachments:

- EXHIBIT A: LEGAL DESCRIPTION
- EXHIBIT B: PROJECT DESCRIPTION, SCOPE OF WORK, SCHEDULE
- EXHIBIT C: BUDGET AND METRICS
- EXHIBIT D: EXEMPLAR CERTIFICATE OF COMPLETION
- EXHIBIT E: EXEMPLAR DECLARATION OF RESTRICTIONS
- EXHIBIT F: DISCLOSURE OF CONFLICT OF INTEREST

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Fresno }

On November 21, 2024 before me, Lucia Yanez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tammy Townsend
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL C OF PARCEL MAP NO. 71-34, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 90 OF PARCEL MAPS, FRESNO COUNTY RECORDS, TOGETHER WITH ALL IMPROVEMENTS THEREON.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT FOR ACCESS, INGRESS AND EGRESS BY VEHICLES (INCLUDING, WITHOUT LIMITATION, BUSES AND TRUCKS) AND PEDESTRIANS OVER THAT PORTION OF PARCEL B OF SAID PARCEL MAP NO. 7134, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL B; THENCE SOUTH 53° 19' 25" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 115.45 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 98.41 FEET; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 20.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B; THENCE NORTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 27.00 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 42.65 FEET; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 118.12 FEET; THENCE NORTH 53° 19' 25" EAST A DISTANCE OF 60.25 FEET; THENCE NORTH 38° 02' 15" EAST A DISTANCE OF 33.87 FEET; THENCE NORTH 52° 52' 16" EAST A DISTANCE OF 15.24 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL B; THENCE SOUTH 36° 40' 35" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 31.05 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT OVER THAT PORTION OF THE HEREINABOVE DESCRIBED EASEMENT AS SHOWN ON EXHIBIT A-L ATTACHED TO THAT PARTNERSHIP GRANT DEED RECORDED SEPTEMBER 9, 1992 AS INSTRUMENT NO. 92135559 OF OFFICIAL RECORDS, AND MADE A PART HEREOF FOR THE MAINTENANCE OF AN EXISTING ENCROACHMENT FOR SUPPORTING PILLARS, WOOD BEAMS AND A ROOF OVERHANG OF A PORTICO NEAR THE ENTRANCE OF PARCEL C; PROVIDED, HOWEVER, THAT UPON THE REMOVAL, DESTRUCTION OR RELOCATION OF THE CURRENTLY EXISTING PORTION ON PARCEL C, BOTH OF THE FOREGOING EASEMENTS SHALL EXPIRE AND SHALL BE OF NO FORCE OR EFFECT.

APN: 449-270-41

350449v3

EXHIBIT "B"
PROJECT DESCRIPTION, SCOPE OF WORK, SCHEDULE

I. PROJECT DESCRIPTION

Promesa Commons consists of a sixty-four (64) unit multifamily residential development of which two (2) units will be restricted to the SLFRF Agreement. Promesa Commons is an affordable housing development that represents adaptive re-use of a former motel and also new construction that includes both residential apartments and community room space and included on- and off- site improvements. Residential Units consist of studios, one-, two- and three- bedroom units. The project site offers onsite parking, dog park, play structure, bicycle racks and landscaping and irrigation. Security for the site will be provided through a combination of walls and fences, and exterior lighting. The development is also equipped with video surveillance cameras.

The project site is located at 1101 Parkway Drive, Fresno CA 93728

SLFRF-FUNDED FLOATING UNITS

% of Median	Unit
50% or less	2 (one-bedroom)
Totals	2

SLFRF Funds will be made available by the CITY for payment of SLFRF eligible rehabilitation costs not to exceed Three Hundred Thousand Dollars and 00/100 (\$300,000), the aggregate SLFRF for the 2 floating SLFRF assisted units as determined by the CITY, as needed, for SLFRF eligible project construction costs.

II. HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)

The DEVELOPER will gain and maintain access to HMIS and the Coordinated Entry System (CES) to identify eligible tenants and will comply with any specifications related to the data elements to be provided to the statewide HDIS (Health and Safety Code section 50220.6).

III. INCOME LEVEL
Up to 140% FPL for HH Size
Federal Poverty Levels 2024

Household Size	25%	50%	75%	100%	125%	140%
1	3,765.00	7,530.00	11,295.00	15,060.00	18,825.00	21,084.00
2	5,110.00	10,220.00	15,330.00	20,440.00	25,550.00	28,616.00

3	6,455.00	12,910.00	19,365.00	25,820.00	32,275.00	36,148.00
4	7,800.00	15,600.00	23,400.00	31,200.00	39,000.00	43,680.00
5	9,145.00	18,290.00	27,435.00	36,580.00	45,725.00	51,212.00
6	10,490.00	20,980.00	31,470.00	41,960.00	52,450.00	58,744.00
7	11,835.00	23,670.00	35,505.00	47,340.00	59,175.00	66,276.00
8	13,180.00	26,360.00	39,540.00	52,720.00	65,900.00	73,808.00
Each Add'l	1,345.00	2,690.00	4,035.00	5,380.00	6,725.00	7,532.00

IV. SCHEDULE

- A. Commencement of Rehabilitation/Construction/New construction: 6/14/24
- B. Completion of Rehabilitation/Construction/New Construction: 03/30/25
- C. Commencement of Rent-Up: To be completed within 3 months of construction completion.

EXHIBIT "C" BUDGET AND METRICS

	Total Development Costs	Residential Total	Funding Sources							City of Fresno ARPA Funds	
			City of Fresno HOME	Fresno HA (HRFC)	City of Fresno (SLRF)	Fresno HA HomeKey	Impact Fee Waiver	Deferred Developer Fee	US Bank Limited Partners Equity		
Acquisition Costs	\$ -	\$ -									
Purchase Price	\$ 4,790,000	\$ 4,790,000				\$ 4,790,000					
Liens	\$ -	\$ -									
Closing, Title & Recording Costs	\$ -	\$ -									
Extension Payment	\$ -	\$ -									
Legal Acquisition	\$ 14,209	\$ 14,209								\$ 14,209	
Other, Off-site Improvements	\$ 165,000	\$ 165,000								\$ 165,000	
SUBTOTAL	\$ 4,969,209	\$ 4,969,209	\$ -	\$ -	\$ -	\$ 4,790,000	\$ -	\$ -	\$ -	\$ 179,209	
Construction											
Construction Contract	\$ 21,389,946	\$ 21,389,946	\$ 2,700,000	\$ 4,425,000	\$ 2,500,000					\$ 11,464,949	\$ 300,000
Bond Premium	\$ -	\$ -									
Infrastructure Improvements	\$ -	\$ -									
Hazardous Abate & Monitoring	\$ -	\$ -								\$ 2,242,466	
Construction Contingency	\$ 2,242,466	\$ 2,242,466									
Sales Taxes	\$ -	\$ -									
Other Construction Cost	\$ -	\$ -									
Other Construction Cost	\$ -	\$ -									
SUBTOTAL	\$ 23,632,415	\$ 23,632,415	\$ 2,700,000	\$ 4,425,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 13,707,415	\$ 300,000
Development											
Appraisal	\$ 4,000	\$ 4,000								\$ 4,000	
Architect/Engineer	\$ 546,500	\$ 546,500								\$ 546,500	
HK- Admin	\$ 75,000	\$ 75,000				\$ 75,000					
HK-Architectural	\$ 30,000	\$ 30,000				\$ 30,000					
HK- Legal	\$ 75,301	\$ 75,301				\$ 75,301					
HK- Construction	\$ 888,478	\$ 888,478				\$ 888,478					
Environmental Assessment	\$ 61,500	\$ 61,500								\$ 61,500	
Geotechnical Study	\$ -	\$ -									
Boundary & Topographic Survey	\$ -	\$ -								\$ 242,500	
Legal	\$ 242,500	\$ 242,500								\$ 242,500	
Developer Fee	\$ 2,200,000	\$ 2,200,000						\$ 1,100,000	\$ 1,100,000		
Project Management	\$ -	\$ -									
Technical Assistance	\$ -	\$ -									
Other Market Study	\$ 4,000	\$ 4,000								\$ 4,000	
Other Consultants Syndication Consultant	\$ 82,500	\$ 82,500								\$ 82,500	
Other Prevailing Wage Monitor	\$ 100,000	\$ 100,000								\$ 100,000	
Other HomeKey Fee	\$ -	\$ -									
Other Soft Cost Contingency	\$ 250,000	\$ 250,000								\$ 250,000	
SUBTOTAL	\$ 4,559,779	\$ 4,559,779	\$ -	\$ -	\$ -	\$ 1,068,779	\$ -	\$ 1,100,000	\$ 2,391,000	\$ -	
Other Development											
Real Estate Tax	\$ 42,350	\$ 42,350								\$ 42,350	
Insurance	\$ 44,804	\$ 44,804								\$ 44,804	
Relocation	\$ 200,000	\$ 200,000								\$ 200,000	
Title/Recording/ Escrow (construction & permanent)	\$ 50,000	\$ 50,000								\$ 50,000	
Permits, Fees & Hookups	\$ 80,000	\$ 80,000								\$ 80,000	
Impact/Mitigation Fees	\$ 242,140	\$ 242,140								\$ 242,140	
Impact Fee Waiver	\$ 248,428	\$ 248,428					\$ 248,428				
Development Period Utilities	\$ 350,000	\$ 350,000								\$ 350,000	
Construction Loan Fees	\$ 243,744	\$ 243,744								\$ 243,744	
Construction Interest	\$ 1,021,469	\$ 1,021,469								\$ 1,021,469	
Other Loan Fees (State HF, etc.)	\$ 30,000	\$ 30,000								\$ 30,000	
LIHTC Fees	\$ 130,434	\$ 130,434								\$ 130,434	
Accounting/Audit	\$ 25,000	\$ 25,000								\$ 25,000	
High Speed Internet Construction	\$ 95,000	\$ 95,000								\$ 95,000	
Furnishings	\$ 195,000	\$ 195,000								\$ 195,000	
Marketing/Leasing Expenses	\$ 45,000	\$ 45,000								\$ 45,000	
Carrying Costs at Rent Up	\$ -	\$ -									
Operating Reserves	\$ 218,032	\$ 218,032								\$ 218,032	
Replacement Reserves	\$ -	\$ -									
SUBTOTAL	\$ 3,261,401	\$ 3,261,401	\$ -	\$ -	\$ -	\$ -	\$ 248,428	\$ -	\$ -	\$ 3,012,973	
Total Development Costs	\$ 36,422,804	\$ 36,422,804	\$ 2,700,000	\$ 4,425,000	\$ 2,500,000	\$ 5,858,779	\$ 248,428	\$ 1,100,000	\$ 19,290,597	\$ 300,000	

EXHIBIT "D"
CERTIFICATE OF COMPLETION

<p>Recorded at the Request of and When Recorded Return to:</p> <p>City of Fresno Planning and Development Department Housing and Community Development Division 2600 Fresno Street, Room 3065 Fresno, CA 93721-3605</p>	
--	--

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

This Certificate of Completion is recorded at the request and for the benefit of the City of Fresno and is exempt from the payment of a recording fee pursuant to Government Code Section 6103.

APN: _____

City of Fresno

By: _____
Planning and Development Department

Date: _____

Certificate of Completion

APN: _____

Recitals:

A. By a State and Local Fiscal Recovery Funds (SLFRF) Agreement dated _____, 2024, (SLFRF Agreement) between the City of Fresno, a municipal corporation (CITY), and Housing Authority of the City of Fresno, a body corporate and politic (DEVELOPER). The DEVELOPER agreed to acquire and rehabilitate two affordable housing units, of which two are to be Project Housing Units while meeting the affordable housing, income targeting and other requirements of the SLFRF according to the terms and conditions of the SLFRF Agreement and other documents/instruments referenced therein.

B. The SLFRF Agreement was entered into on _____, 2024.

C. Under the terms of the SLFRF Agreement, after The DEVELOPER completes a Project Housing Unit, the DEVELOPER may ask the CITY to record a Certificate of Completion.

D. The DEVELOPER has asked the CITY on _____ to furnish The DEVELOPER with a recordable Certificate of Completion.

E. The CITY's issuance of this Certificate of Completion is conclusive evidence that the DEVELOPER has completed the property as set forth in the SLFRF Agreement.

NOW THEREFORE:

1. The CITY certifies that the DEVELOPER commenced rehabilitation/new construction of the Project Unit on _____, 2024, and completed the Affordable Housing Unit on _____, 2025, and has done so in full compliance with the SLFRF Agreement.

2. This Certificate of Completion is not evidence of the DEVELOPER's compliance with, or satisfaction of, any obligation to any mortgage or security interest holder, or any mortgage or security interest insurer, securing money lent to finance work on the Property or Project, or any part of the Property or Project.

3. This Certificate of Completion is not a notice of completion as referred to in California Civil Code Section 3093.

4. Nothing contained herein modifies any provision of the SLFRF Agreement.

//

IN WITNESS WHEREOF, CITY has executed this Certificate of Completion as of this
_____ day of _____, 20XX.

CITY OF FRESNO

By: _____

Date: _____

Planning & Development Department
(Attach notary certificate of acknowledgment)

ATTEST:
TODD STERMER, CMC
CITY CLERK

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
_____, Deputy

By: _____
Brent Richardson
Deputy City Attorney

Date: _____

Date: _____

HOUSING AUTHORITY OF THE CITY OF FRESNO,
CA, a public body corporate and politic

By: _____
Name: **Tyrone Roderick Williams**
Title: **Chief Executive Officer**
(Attach notary certificate of acknowledgment)

EXHIBIT "E"
EXEMPLAR DECLARATION OF RESTRICTIONS

<p>Recorded at the Request of and When Recorded Return to:</p> <p>City of Fresno Planning and Development Dept. Housing and Community Development Division 2600 Fresno Street, Room 3065 Fresno, CA 93721-3605</p>	
---	--

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

The document is exempt from the payment of a recording fee in accordance with Government Code Sections 6103 and 27383.

APN:

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS (Declaration) is executed as of this ____ day of _____, 2025, by _____, a _____ (DECLARANT), in favor of the CITY OF FRESNO, a California municipal corporation (CITY).

WHEREAS, the DECLARANT is the owner of the real estate in the City of Fresno, County of Fresno, California, [address] ([APN(s)]), which is more particularly described in EXHIBIT "A" – Property Description, attached hereto and made a part hereof, including the improvements thereon (Property); and

WHEREAS, pursuant to a certain City of Fresno SLFRF Agreement dated _____, 2024, incorporated herein by reference (Agreement) and instruments referenced therein, the DECLARANT agrees to utilize, and the CITY agrees to provide, certain funds from the United States Treasury to the DECLARANT and the DECLARANT agrees to acquire and rehabilitate two single-family housing units which will be reserved as Affordable Housing Units available as Low-Income units, subject to the terms and conditions set forth in the Grant Agreement for households earning less than 80%, or below, of the area median income for the Fresno Metropolitan Statistical Area (FMSA).

WHEREAS, the Agreement imposes certain affordability requirements upon property owned by the DECLARANT, which affordability restrictions shall be enforceable for a 55-year period; and

WHEREAS, these restrictions are intended to bind the DECLARANT, and all purchasers of the Property and their successors.

NOW THEREFORE, the DECLARANT declares that the Property is held and will be held, transferred, encumbered, used, sold, conveyed and occupied subject to the covenants, restrictions, and limitations set forth in this Declaration, all of which are declared and agreed to be in furtherance of the Project. All of the restrictions, covenants and limitations will run with the land and will be binding on all parties having or acquiring any right, title or interest in

the Property or any part thereof, will inure to the benefit of the CITY, and will be enforceable by it. Any purchaser under a contract of sale covering any right, title or interest in any part of the Property, by accepting a deed or a contract of sale or agreement of purchase, accepts the document subject to, and agrees to be bound by, any and all restrictions, covenant, and limitations set forth in this Declaration commencing on the date the DECLARANT is notified by the CITY that the Affordable Housing Unit Household information has been obtained and verified, has begun as provided in the Agreement, constituting the commencement of the 55-year Affordability Period.

1. Declarations. The DECLARANT hereby declares that the Property is and shall be subject to the covenants and restrictions hereinafter set forth, all of which are declared to be in furtherance of the Project and the Agreement and are established and agreed upon for the purpose of enhancing and protecting the value of the Property and in consideration of the CITY entering into the Agreement with the DECLARANT.

2. Restrictions. The following covenants and restrictions on the use and enjoyment of the Property shall be in addition to any other covenants and restrictions affecting the Property, and all such covenants and restrictions are for the benefit and protection of the CITY and shall run with the Property and be binding on any future owners of the Property and inure to the benefit of and be enforceable by CITY. These covenants and restrictions are as follows:

a. The DECLARANT for itself and its successor(s) on title covenants and agrees that from the date of the recordation of the Certificate of Completion, until the expiration of the Affordability Period, it shall cause two single-family Affordable Housing Units to be used as affordable housing to Low-Income Households with an income of less than 80%, or less, of area median income. Unless otherwise provided in the Agreement, all Affordable Housing Units shall include, without limitation, compliance with the following requirements:

i. Nondiscrimination. There shall be no discrimination against nor segregation of any persons or group of persons on account of race, color, creed, religion, sex, marital status, national origin, ancestry, or handicap in the sale, transfer, use, occupancy, tenure, or enjoyment of any of the Property, nor shall the DECLARANT establish or permit any practice of discrimination or segregation with reference to the selection, location, number, use or occupancy of owners or vendees of the Project and/or Property.

ii. Principal Residence. The Affordable Housing Units shall be leased only to eligible natural persons, who shall occupy the Affordable Housing Unit as the occupants' principal place of residence.

iii. Household Income Requirements. The two Affordable Housing Units constructed on the Property may be conveyed only to a natural person(s) whose annual Household income at the time of lease is less than 80% of the most recent annual area median income.

Item (a) above is hereinafter referred to as the Covenant and Restriction.

3. Enforcement of Restrictions. Without waiver or limitation, the CITY shall be entitled to injunctive or other equitable relief against any violation or attempted violation of any Covenant and Restriction.

4. Acceptance and Ratification. All present and future owners of the Property and other persons claiming by, through, or under them shall be subject to and shall comply with the Covenant and Restriction. The acceptance of a deed of conveyance to the Property shall constitute an agreement that the Covenant and Restriction, as may be amended or supplemented from time to time, are accepted and ratified by future owners, tenant or occupant, and such Covenant and Restriction shall be a covenant running with the land and shall bind any person having at any time any interest or estate in the Property, all as though such Covenant and Restriction was recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

Notwithstanding the foregoing, upon foreclosure by a lender or other transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD, the Affordability Period shall be terminated unless the foreclosure or other transfer in lieu of foreclosure or assignment recognizes any contractual or legal rights of public agencies, nonprofit sponsors, or others to take actions that would avoid the termination of low-income affordability. However, the requirements with respect to Affordable Housing shall be revived according to their original terms, if during the original Affordability Period, the owner of record before the foreclosure or other transfer, or any entity that includes the former owner of those with whom the former owner has or had formally, family or business ties, obtains an ownership interest in the Project or the Property, the Affordability Period shall be revived according to its original terms.

5. Benefit. This Declaration shall run with and bind the Property for a term commencing on the Project information is entered into IDIS as complete until the expiration of the 55-year Affordability Period. The failure or delay at any time of CITY and/or any other person entitled to enforce this Declaration shall in no event be deemed a waiver of the same, or of the right to enforce the same at any time or from time to time thereafter, or an estoppel against the enforcement thereof.

6. Costs and Attorney's Fees. In any proceeding arising because of failure of the DECLARANT or any future owner of the Property to comply with the Covenant and Restriction required by this Declaration, as may be amended from time to time, the CITY shall be entitled to recover its respective costs and reasonable attorney's fees incurred in connection with such default or failure.

7. Waiver. Neither the DECLARANT nor any future owner of the Property may exempt itself from liability for failure to comply with the Covenant and Restriction required in this Declaration; provided however, that upon the transfer of the Property, the transferring owner may be released from liability hereunder, upon the CITY's written consent of such transfer, which consent shall not be unreasonably withheld, conditioned, or delayed.

8. Severability. The invalidity of the Covenant and Restriction or any other covenant, restriction, condition, limitation, or other provision of this Declaration shall not impair or affect in any manner the validity, enforceability, or effect of the rest of this Declaration and each shall be enforceable to the greatest extent permitted by law.

9. Pronouns. Any reference to the masculine, feminine, or neuter gender herein shall, unless the context clearly requires the contrary, be deemed to refer to and include all genders. Words in the singular shall include and refer to the plural, and vice versa, as appropriate.

10. Interpretation. The captions and titles of the various articles, sections, subsections, paragraphs, and subparagraphs of this Declaration are inserted herein for ease and convenience of reference only and shall not be used as an aid in interpreting or construing this Declaration or any provision hereof.

11. Amendments or Modifications. No Amendments or modifications shall be permitted without the prior written consent of the CITY and the DECLARANT.

12. Recordation. The DECLARANT acknowledges that this Declaration will be file of record in the County of Fresno Recorder's Office, State of California.

13. Capitalized Terms. All capitalized terms used in this Declaration, unless otherwise defined herein, shall have the meanings assigned to such terms in the Agreement.

14. Headings. The headings of the articles, sections, and paragraphs used in this Declaration are for convenience only and shall not be read or construed to affect the meaning or construction of any provision.

//

IN WITNESS WHEREOF, DECLARANT has executed this Declaration of Restrictions on the date first written above.

DECLARANT:

By:

Name: _____

Title: _____

(Attach notary certificate of acknowledgment)

Date:

EXHIBIT "A"
Legal Description
To Declaration of Restrictions

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL C OF PARCEL MAP NO. 71-34, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 90 OF PARCEL MAPS, FRESNO COUNTY RECORDS, TOGETHER WITH ALL IMPROVEMENTS THEREON.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT FOR ACCESS, INGRESS AND EGRESS BY VEHICLES (INCLUDING, WITHOUT LIMITATION, BUSES AND TRUCKS) AND PEDESTRIANS OVER THAT PORTION OF PARCEL B OF SAID PARCEL MAP NO. 7134, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL B; THENCE SOUTH 53° 19' 25" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 115.45 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 98.41 FEET; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 20.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B; THENCE NORTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 27.00 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 42.65 FEET; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 118.12 FEET; THENCE NORTH 53° 19' 25" EAST A DISTANCE OF 60.25 FEET; THENCE NORTH 38° 02' 15" EAST A DISTANCE OF 33.87 FEET; THENCE NORTH 52° 52' 16" EAST A DISTANCE OF 15.24 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL B; THENCE SOUTH 36° 40' 35" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 31.05 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT OVER THAT PORTION OF THE HEREINABOVE DESCRIBED EASEMENT AS SHOWN ON EXHIBIT A-L ATTACHED TO THAT PARTNERSHIP GRANT DEED RECORDED SEPTEMBER 9, 1992 AS INSTRUMENT NO. 92135559 OF OFFICIAL RECORDS, AND MADE A PART HEREOF FOR THE MAINTENANCE OF AN EXISTING ENCROACHMENT FOR SUPPORTING PILLARS, WOOD BEAMS AND A ROOF OVERHANG OF A PORTICO NEAR THE ENTRANCE OF PARCEL C; PROVIDED, HOWEVER, THAT UPON THE REMOVAL, DESTRUCTION OR RELOCATION OF THE CURRENTLY EXISTING PORTION ON PARCEL C, BOTH OF THE FOREGOING EASEMENTS SHALL EXPIRE AND SHALL BE OF NO FORCE OR EFFECT.

APN: 449-270-41

350449v3

EXHIBIT "F"
DISCLOSURE OF CONFLICT OF INTEREST

		Yes	No
1	Are you currently in litigation with the City of Fresno or any of its agents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect in any other contract in connection with this Project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*If the answer to any question is yes, please explain in full below.			

Explanation:

N/A

Additional page(s) attached.

Tammy Townsend

 Name
 Housing Authority of the City of Fresno, CA

 Company
 1331 Fulton Street

 Address
 Fresno, CA 937211

 City, State, Zip

 Signature *Tammy Townsend* 11/21/2024

 Date

 Name

 Company

 Address

 City, State, Zip

Signature _____ Date _____