

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

SCO ID:

AGREEMENT NUMBER

25-HK+-18921

PURCHASING AUTHORITY NUMBER (if applicable)

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

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTOR'S NAME

County of Santa Barbara Community Services Department, and DignityMoves

2. The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

Fifteen (15) years from effective date

3. The maximum amount of this Agreement is:

\$11,706,000.00

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

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	15
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit C*	State of California General Terms and Conditions	GTC - 02/2025
Exhibit D	Homekey+ General Terms and Conditions	16
Exhibit E	Project-Specific Provisions and Special Terms and Conditions	17
TOTAL NUMBER OF PAGES ATTACHED		49

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

These documents can be viewed at

<https://www.dgs.ca.gov/OLS/Resources>

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

CONTRACTOR

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

See Attached

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
See Attached	See Attached	See Attached	See Attached

PRINTED NAME OF PERSON SIGNING	TITLE
See Attached	See Attached

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED
See Attached	See Attached

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
651 Bannon Street Suite 400	Sacramento	CA	95811

PRINTED NAME OF PERSON SIGNING	TITLE
	Contract Services Section Manager

CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED

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

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

CONTRACTOR

County of Santa Barbara Community Services Department

a political subdivision of the State of California

By: _____ Date: _____

Jesus Armas

Director of Community Services Department

Address:

105 East Anapamu Street
Santa Barbara, CA 93101

DignityMoves

a California Non-Profit Corporation

By: _____ Date: _____

Elizabeth Funk

Founder and Chief Executive Officer

Address:

870 Market Street, #1153
San Francisco, CA 94102

Prep Date: 04/10/2026

SCO ID:

☐ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED

1. CONTRACTOR'S NAME County of Santa Barbara Community Services Department, and DignityMoves		2. FEDERAL I.D. NUMBER N/A
3. AGENCY TRANSMITTING AGREEMENT Department of Housing and Community Development	4. DIVISION, BUREAU, OR OTHER UNIT Financial Assistance	5. AGENCY BILLING CODE N/A
6a.CONTRACT ANALYST NAME	6b. EMAIL	6c. PHONE NUMBER

7. HAS YOUR AGENCY CONTRACTED FOR THESE SERVICES BEFORE?
☒ NO ☐ YES (If Yes, enter prior contractor name and agreement number)
PRIOR CONTRACTOR NAME: N/A PRIOR AGREEMENT NUMBER: N/A

8. BRIEF DESCRIPTION OF SERVICES
Local entities will partner with the state to acquire and/or rehabilitate a variety of housing types into Permanent Supportive Housing (PSH) to serve individuals and/or Veterans, or households with an individual and/or Veteran experiencing a behavioral health challenge and at-risk of or experiencing homelessness or chronic homelessness.

9. AGREEMENT OUTLINE (Include reason for Agreement: Identify specific problem, administrative requirement, program need or other circumstances making the Agreement necessary; include special or unusual terms and conditions.)
The California Department of Housing and Community Development (HCD), in collaboration with the California Department of Veterans Affairs (CalVet), made available approximately \$2.145 billion in Homekey+ funding for local governments. Homekey+ aims to sustain and rapidly expand the inventory of Permanent Supportive Housing (PSH) for Veterans, young people, and other individuals and their households, with mental health and/or substance use disorder challenges who are at-risk of or experiencing homelessness.

10.PAYMENT TERMS (More than one may apply)

☐ Monthly Flat Rate ☐ Quarterly ☐ One-Time Payment ☐ Progress Payment

☐ Itemized Invoice ☐ Withhold 0% ☐ Advanced Payment Not To Exceed

☐ Reimbursement/Revenue \$ \$ 0.00 or 0%

☒ Other (Explain) See exhibits B and E for payment provisions

11. PROJECTED EXPENDITURES						
FUND TITLE		ITEM	FISCAL YEAR	CHAPTER	STATUTE	PROJECTED EXPENDITURES
Behavioral Health Infrastructure Fund Prop 1		2240 601 6092 Cat.	2025/2026	789	2023	\$ 3,726,000.00
Behavioral Health Infrastructure Fund Prop 1		2240 602 6092 Cat.	2025/2026	789	2023	\$ 7,980,000.00
OBJECT CODE 22402000/22602 = \$7,980,000.00 5432000 - Grants and Subventions - Governmental				AGREEMENT TOTAL		\$ 11,706,000.00
22402000/22601 = \$3,726,000.00 5432000 - Grants and Subventions - Governmental				AMOUNT ENCUMBERED BY THIS DOCUMENT		\$ 11,706,000.00
OPTIONAL USE				PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT		\$ 0.00
I certify upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above.				TOTAL AMOUNT ENCUMBERED TO DATE		\$ 11,706,000.00

ACCOUNTING OFFICER'S SIGNATURE	ACCOUNTING OFFICER'S NAME (Print or Type)	DATE SIGNED
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AGREEMENT SUMMARY

STD 215 (Rev. 04/2020)

AGREEMENT NUMBER

25-HK+-18921

AMENDMENT NUMBER

12. AGREEMENT

AGREEMENT	TERM FROM	TERM THROUGH	TOTAL COST OF THIS TRANSACTION	BID, SOLE SOURCE, EXEMPT
Original		Fifteen (15) Years	\$ 11,706,000.00	Exempt
Amendment No. 1				
Amendment No. 2				
Amendment No. 3				
		TOTAL	\$ 11,706,000.00	

13. BIDDING METHOD USED:

- ☐ Request for Proposal (RFP)(Attach justification if secondary method is used)
- ☐ Invitation for Bid (IFB)
- ☒ Other (Explain) SCM Vol 1, 5.80, B.2.b
- ☐ Use of Master Service Agreement
- ☒ Exempt from Bidding (Give authority for exempt status)
- ☐ Sole Source Contract(Attach STD. 821)

Note: Proof of advertisement in the State Contracts Register or an approved form STD.821, Contract Advertising Exemption Request, must be attached.

14. SUMMARY OF BIDS (List of bidders, bid amount and small business status) (If an amendment, sole source, or exempt, leave blank.)

15. IF AWARD OF AGREEMENT IS TO OTHER THAN THE LOWER BIDDER, PLEASE EXPLAIN REASON(S). (If an amendment, sole source, or exempt, leave blank.)

16. WHAT IS THE BASIS FOR DETERMINING THAT THE PRICE OR RATE IS REASONABLE?

N/A

17a. JUSTIFICATION FOR CONTRACTING OUT (Check one)

- ☐ Contracting out is based on cost savings per Government Code 19130(a). The State Personnel Board has been so notified.
- ☒ Not Applicable (Interagency / Public Works / Other _____)
- ☐ Contracting out is justified based on Government Code 19130(b). When this box is checked, a completed JUSTIFICATION - CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 54760 must be attached to this document.

17b. EMPLOYEE BARGAINING UNIT NOTIFICATION

N/A

- ☐ By checking this box, I hereby certify compliance with Government Code section 19132(b)(1).

AUTHORIZED SIGNATURE

N/A

SIGNER'S NAME (Print or Type)

N/A

DATE SIGNED

N/A

18. FOR AGREEMENTS IN EXCESS OF \$5,000: Has the letting of the agreement been reported to the Department of Fair Employment and Housing?

☐ No ☐ Yes ☒ N/A

19. HAVE CONFLICT OF INTEREST ISSUES BEEN IDENTIFIED AND RESOLVED AS REQUIRED BY THE STATE CONTRACT MANUAL SECTION 7.10?

☐ No ☐ Yes ☒ N/A

20. FOR CONSULTING AGREEMENTS: Did you review any contractor evaluations on file with the DGS Legal Office?

☐ No ☐ Yes ☒ N/A

21. IS A SIGNED COPY OF THE FOLLOWING FILE AT YOUR AGENCY FOR THIS CONTRACTOR?

A. Contractor Certification Clauses

B. STD.204 Vendor Data Record

☐ No ☐ Yes ☒ N/A

☐ No ☒ Yes ☐ N/A

22. REQUIRED RESOLUTIONS ARE ATTACHED

☐ No ☒ Yes ☐ N/A

23. IS THIS A SMALL BUSINESS AND/OR A DISABLED VETERAN BUSINESS CERTIFIED BY DGS?

☐ No ☐ Yes

SB/DVBE Certification Number:

N/A

24. ARE DISABLED VETERANS BUSINESS ENTERPRISE GOALS REQUIRED?

(If an amendment, explain changes, if any)

N/A

☐ No (Explain Below) ☐ Yes _____ % of Agreement

25. IS THIS AGREEMENT (WITH AMENDMENTS) FOR A PERIOD OF TIME LONGER THAN THREE YEARS?

N/A

☐ No ☐ Yes (If Yes, provide justification below)

I certify that all copies of the referenced Agreement will conform to the original Agreement sent to the Department of General Services.

SIGNATURE

NAME/TITLE (Print or Type)

DATE SIGNED

null

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JUSTIFICATION - CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 547.60
In the space provided below, the undersigned authorized state representative documents, with specificity and detailed factual information, the reasons why the contract satisfies one or more of the conditions set forth in Government Code section 19130(b). Please specify the applicable subsection. Attach extra pages if necessary.

N/A

DRAFT

The undersigned represents that, based upon his or her personal knowledge, information or belief the above justification correctly reflects the reasons why the contract satisfies Government Code section 19130(b).

SIGNATURE	NAME/TITLE (Print or Type)	DATE SIGNED	
PHONE NUMBER	STREET ADDRESS		
EMAIL	CITY	STATE	ZIP

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

1. PROJECT-SPECIFIC PROVISIONS

Project Name: Calle Real Family Village
Address: 260 N. San Antonio Road Santa Barbara, CA 93110
Assessor Parcel Numbers (APNs): 059-140-029

A. Award, Payee and Eligible Use(s)

The Department issued the Grantee a Homekey+ Program **Conditional Award Letter** dated April 17th, 2026. The **Award** is a grant in the amount of \$11,706,000.00. The Payee of these funds is The County of Santa Barbara Community Services Department. Grantee will use the funds to provide Permanent Supportive Housing for the Target Population and subpopulations in the Homekey+ Assisted Units as specified in the unit mix chart included herein. Specifically, the Grantee will apply these funds towards the following eligible use(s):

- 1) Acquisition of project site
- 2) Capitalized operating subsidy for the Homekey+ Assisted Units.
- 3) New construction of dwelling units to provide Permanent Supportive Housing for the Target Population.
- 4) Homekey+ Veteran Units Additional Operating Award

B. Homekey+ Award.

The Homekey+ Award is comprised of:

Total Award	\$11,706,000.00
Capital Award	\$9,000,000.00
Acquisition	\$30,000.00
New Construction	\$8,970,000.00
Relocation Award	\$0.00
Operating Award	\$2,436,000.00
Veteran Units Additional Operating Award	\$270,000.00

Homekey+ Program
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Project Name: Calle Real Family Village
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C. Unit Mix [see next page]

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EXHIBIT E

D.

Table 1: Homekey+ Unit Mix

Number of Bedrooms	Number of Homekey+ Funded Units	AMI% or Manager Unit	Homekey+ Population	Restriction to Subset of Homekey+ Population All foregoing subpopulations must include Behavioral Health Challenge
2 Bedroom	6	30%	Homekey+ Target Population	People Experiencing Homelessness
2 Bedroom	6	30%	Homekey+ Target Population	People At-Risk of Homelessness
2 Bedroom	2	30%	Veterans with a Behavioral Health Challenge	Veterans Experiencing Homelessness
2 Bedroom	1	30%	Veterans with a Behavioral Health Challenge	Veterans At-Risk of Homelessness
1 Bedroom	1	30%	Homekey+ Target Population	People At-Risk of Homelessness
1 Bedroom	3	30%	Homekey+ Target Population	Youth Experiencing or At-Risk of Homelessness
1 Bedroom	3	30%	Veterans with a Behavioral Health Challenge	Veterans Experiencing Homelessness
Studio	1	30%	Homekey+ Target Population	People Experiencing Homelessness
Studio	3	30%	Homekey+	Youth Experiencing

Homekey+ Program

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			Target Population	Homelessness
Studio	3	30%	Veterans with a Behavioral Health Challenge	Veterans Youth Experiencing or At-Risk of Homelessness
Studio	1	Manager	N/A	N/A
Veterans Units Total	9			
Homekey+ General Population Total	14			
Youth Units Total	6			
Manager Units Total	1			
Total Homekey+ Units	30			

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Grantees must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of the Homekey+ program. Homekey+ Assisted Units should be reserved for serving the Target Population where households are more appropriately served by Permanent Supportive Housing, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

Homekey+ Program

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Project Name: Calle Real Family Village

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EXHIBIT E**2. PROJECT DETAILS**

- A. **Project Narrative.** Calle Real Family Village is a New Construction Cost Containment project with a total of 30 units, including one manager's unit. The project offers seven units to serve people experiencing homelessness, seven units to serve people at-risk of homelessness, six units for homeless youth or youth at-risk of homeless; five units for veterans experiencing homelessness, one unit for veterans at-risk of homelessness, and three units for veteran youth experiencing or at risk of homelessness. Sixteen of the units will exceed federal and state accessibility requirements for persons with mobility disabilities; and sixteen units will include features accessible to people with hearing or vision disabilities. Each unit will include air conditioning, dishwasher, refrigerator, range, microwave, storage area, window coverings, and furnishings. Units will also be provided with free internet service.
- B. **Units Serving Veterans.** This Project received funding for 9 Homekey+ Veterans units. Grantee shall abide by all additional representations in the Application that qualified the Grantee for funding for Veterans Assisted Units. Projects with units allocated for Veterans must provide housing for Veteran households that include at least one Veteran experiencing or At Risk of Homelessness with a Behavioral Health Challenge. If units cannot be filled with Veterans at or below 30% AMI, Secondary Tenants can be housed, in accordance with NOFA Section 500. Secondary Tenants are defined as either: 1) Veterans who are At Risk of or Experiencing Homelessness whose incomes are up to 50% AMI and receive income as a result of service-connected disability benefits, or 2) Veterans experiencing homelessness with an income of up to 60% AMI. Rents for any redesignated units are determined by income that corresponds to the Secondary Tenant's household income.
- This Project received an additional operating award of \$30,000 per unit for 9 units, totaling out to as \$270,000.00. This funding is Awarded for qualifying Operating Expenses, and it must be expended no later than ten (10) years from initial occupancy.
- C. **Units Serving Homeless Youth or Youth at Risk of Homelessness.** This Project received funding from the Youth at Risk of or Experiencing Homelessness allocation for 9. The Grantee shall have jointly applied and/or partnered with a nonprofit corporation with experience serving the foregoing subpopulation; and the Project shall provide Supportive Services for Youth Assisted Units using a Positive Youth Development (PYD) model and trauma-informed care.

Homekey+ Program

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Grantee shall abide by all additional representations in the Application that qualified the Grantee for funding for Youth Assisted Units.

3. SCOPE OF WORK

A. New Construction Detail:

The project is a type-5 construction, built with HCD-approved modular units, and will include indoor and outdoor community spaces. New construction scope of work will include: clear open green space of shrubs, light grading, bring in new utilities to the site to proposed points of connection, provide site drainage, excavate, form and pour new footings, deliver and install modular homes, fine grading and landscaping.

B. Supportive Services and Staffing Detail:

Grantee shall assure that the Case Manager ratio(s) for this Project will be maintained at a 7.0 to 1 ratio for the seven People Experiencing Homelessness units, and seven People At-Risk of Homelessness units, 6.0 to 1 for the six Youth Experiencing or At-Risk of Homelessness, 5.0 to 1 for the five Veterans Experiencing Homelessness, 1.0 to 1 for the one Veterans At-Risk of Homelessness unit, and 3.0 to 1 for the three Veterans Youth Experiencing or At-Risk of Homelessness. Grantee will coordinate with third-party property manager County of Santa Barbara Behavioral Wellness.

Grantee will coordinate with a third-party service provider, County of Santa Barbara Behavioral Wellness, to act as Lead Service Provider. Services include those required in NOFA Section 302 (1-24). If Lead Service Provider or Property Manager is not selected at time of application, Grantee must ensure that they meet the experience requirements of NOFA Section 302 (1.) (a.) (i.).

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C. GRANTEE CONTRACT COORDINATOR(S)

Authorized Representative Name:	Jesùs Armas
Authorized Representative Title:	Director of Community Services Department (CSD)
Entity Name:	County of Santa Barbara Community Services Department
Address:	123 East Anapamu Street, Suite 202 – Community Services Department Santa Barbara, CA 93101
Telephone No.:	510-583-4000
E-Mail Address:	jarmas@countyofsb.org

Authorized Representative Name:	Elizabeth Funk
Authorized Representative Title:	Chief Executive Officer
Entity Name:	DignityMoves
Address:	870 Market Street, #1151 San Francisco, CA 94102
Telephone No.:	415-867-9644
E-Mail Address:	elizabeth@dignitymoves.org

4. ADDITIONAL CONDITIONS PRECEDENT TO DISBURSEMENT

A. None.

B. **Encumbrances Subordinated to Homekey+:**

1) None.

Encumbrances to be Removed from Title by Time of Closing:

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1) None.

5. BUDGET DETAIL

Grantee represented to the Department the following commitments for the development and construction of the Homekey+ Project:

Development Sources:

DRAFT

Homekey+ Program

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- 1) Homekey+ Award letter dated April 17, 2026, for a funding commitment of \$9,000,000.00 for acquisition and new construction.
- 2) DignityMoves letter dated February 2, 2026, for \$4,953,958.00 of philanthropic funding for acquisition and new construction of the property for the construction period.

B. Grantee shall maintain the ongoing affordability of the Project by leveraging the following non-Homekey+ sources for operating expenses:

Operating Sources:

- 1) Homekey+ Award letter dated April 17, 2026, for a funding commitment of \$2,436,000.00 for operating and \$270,000.00 for Veteran Units Additional Operating Award.
- 2) DignityMoves letter dated February 2nd, 2026, committing an operating subsidy of \$2,144,582.00 for Project years one through ten, provided by DignityMoves Philanthropic.
- 3) County of Santa Barbara Behavioral Wellness letter dated December 15, 2025, committing an operating subsidy of \$201,600.00 per year for Project years one through ten, for an approximate total funding commitment of \$2,258,602.00 provided by the BWell funding program.
- 4) CenCal Health letter dated December 22, 2025, committing an operating subsidy of \$174,000.00 per year for Project year one through fifteen, for an approximate total funding commitment of \$3,108,826.00 provided by the Enhanced Care Management program.
- 5) CenCal Health letter dated December 22, 2025, committing an operating subsidy of \$232,956.00 per year for Project year one through fifteen, for a total funding commitment of \$4,177,408.00 provided by the Day Habilitation program.
- 6) DignityMoves letter dated December 17, 2025, committing an intent to pursue \$4,169,054.00 for Project years eleven through 20 in operating funding by applying to and/or utilizing the County of Santa Barbara Department of Mental Health (BWell) program, private philanthropy, and/or other local, state, and federal government funding sources.

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EXHIBIT E

6. PERFORMANCE MILESTONES

Performance Milestones	Milestone Completion Date
Expenditure Deadline for Capital Funds.	September 18, 2028, which includes 60 days from the date of the Award letter.
Project must initiate new construction.	December 16, 2026, which includes 60 days from the date of the Award letter.
Complete construction of the New Construction Homekey+ Project must be achieved.	June 16, 2028, which includes 60 days from the date of the Award letter.
Full occupancy by the Target Population must be accomplished in accordance with the descriptions and representations set forth in the Application.	September 18, 2028, which includes 60 days from the date of the Award letter.
NEPA Authorization to Use Grant Funds (AUGF) must be submitted upon construction completion.	June 16, 2028, which includes 60 days from the date of the Award letter
Grantee must have an approved Supportive Services Plan by full occupancy.	September 18, 2028, which includes 60 days from the date of the Award letter.
A copy of Grantee's written nondiscrimination policy (in accordance with <u>Exhibit D</u> of this Agreement) must be submitted to the Department.	February 16, 2027, which includes 60 days from the date of the Award letter
A copy of the Notice of Exemption from the California Environmental Quality Act (CEQA) filed with the Office of Planning and Research	February 16, 2027, which includes 60 days from the date of the Award letter

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(OPR) as applicable.	
Expenditure Deadline for Operating Funds.	September 20, 2038, which is 10 years from the date of full occupancy
A Homekey+ Program and Report must be submitted to the Department as specified and described in the NOFA.	March 31 – Each year for five (5) years following the Effective Date of this Agreement. The annual report is required for at least five years following full occupancy of the Project and until the Homekey+ operating funds are fully expended.
A Homekey+ Expenditure Report must be submitted to the Department.	July 31 – Each year until the full Homekey+ Award has been fully expended.

7. TERMS AND CONDITIONS

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

A. Affordability Covenant

- 1) The state, regional, local, or tribal Grantee shall ensure that the Project is duly encumbered with a 55-year Affordability Covenant that **(a)** is recorded in first position against the Project for the benefit of the state, regional, local, or tribal Grantee; **(b)** restricts the use, operation, occupancy, and affordability of the Project in accordance with this Homekey+ Agreement and the applicable Program Requirements in the NOFA; **(c)** duly names the Department as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof; **(d)** incorporates the Homekey+ Program Requirements by reference and **(e)** is otherwise in form and substance acceptable to the Department.

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- 2) The Affordability Covenant must be recorded against the real property of the Project site prior to the disbursement of funds as specified in Exhibit B. The Grantee shall obtain the Department's express written approval of the Affordability Covenant prior to the recordation of the same. After recordation, the Grantee shall promptly provide the Department with a conformed copy of the recorded Affordability Covenant and a title report to confirm lien priority.
- 3) All Homekey+ funds must be wired to an escrow company as specified in Exhibit B. The Applicant shall identify the name and address of the escrow company, the name of the escrow officer, the escrow number, and any other information requested by HCD. The appropriate Affordability Covenant must be on file and approved by HCD to be included in the escrow transaction for recordation.
- 4) The Affordability Covenant must be recorded as a lien against the Project in first position, and must remain in first position, over all other Project agreements, covenants, or other matters of record on the real property for the period of affordability required by the Program.

8. Project-Specific Special Terms and Conditions

A. Application Scoring Terms and Conditions

- 1) Grantee received 10 points by committing to Mental Health Services Act or Behavioral Health Services Act funds as evidenced by a letter as per NOFA Section 305, Application Scoring Criteria, (3)(c). Any budget modifications must be submitted to HCD for approval.
- 2) Grantee has committed to a 55-year use restriction for the Project and has waived any potential accommodation by the Department to increase income limits, as per NOFA Section 305, Application Scoring Criteria, (5)(b), for 100 percent of the Assisted Units.
- 3) Grantee has committed to the following accessibility details for the Project, as per NOFA Section 305, Application Scoring Criteria, (5)(c), the Project will exceed the state and federal accessibility requirements set forth in the NOFA. At least 15 percent of the Project's Assisted Units must have features accessible to persons with mobility disabilities and at least 10 percent of the Project's units must have features accessible to persons with hearing or

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EXHIBIT E

vision disabilities.

- 4) Grantee has committed to provide high speed internet service, as per NOFA Section 305, Application Scoring Criteria, (6)(g), with a minimum average speed of 25 megabits/second must be made available to each Unit for a minimum of 15 years, free of charge to the tenants, and available within six months of the Project's placed-in-service date.

B. New Construction Cost Containment Terms and Conditions

Per NOFA Section 501, the Department will disburse up to 80% of the Capital Award after the Grantee has cleared all conditions of disbursement. The remaining 20% of the Award will be disbursed upon submission of the temporary certificate of occupancy (TCO).

Grantee commits to a Total Development Cost of \$449,980.00 per unit.

C. Supportive Services Plan Terms and Conditions

HCD may request necessary updates to the Supportive Services plan or related documents, including fully executed written agreements. All updates must be approved prior to occupancy as determined by the milestone listed in this Standard Agreement.

D. Site Control Terms and Conditions

- 1) HCD to edit example as necessary and delete instructions when done and must include this term in every Agreement copy: the County of Santa Barbara demonstrated site control by providing evidence of fee title at the time of Application.

9. Project Development Budget: (Please see the next page for the development sources and uses budget from the application that was approved by HCD's Awards Committee.)

Budget detail included for the purpose of showing the Homekey+ Award details, including project reserves and developer fee. Other budget sources and uses will not be monitored by HCD.

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EXHIBIT E
Homekey Approved Development Sources & Uses Budget

Development Budget				per MHP 7305(b)(2)	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	70% PVC for New Construction	30% PVC for Acquisition
LAND COST/ACQUISITION					
Land Cost or Value	\$0				
Demolition	\$0				
Legal	\$30,000	\$30,000			
Land Lease Rent Prepayment	\$0				
Total Land Cost or Value	\$30,000	\$30,000	\$0		
Existing Improvements Cost or Value	\$0				
Off-Site Improvements	\$0				
Total Acquisition Cost	\$0	\$0	\$0		\$0
Total Land Cost / Acquisition Cost	\$30,000	\$30,000	\$0		
Predevelopment Interest/Holding Cost	\$0				
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0				
Excess Purchase Price Over Appraisal	\$0				
REHABILITATION					
Site Work	\$0				
Structures	\$0				
General Requirements	\$0				
Contractor Overhead	\$0				
Contractor Profit	\$0				
Prevailing Wages	\$0				
General Liability Insurance	\$0				
Urban Greening	\$0				
Other Rehabilitation (Specify)	\$0				
Other Rehabilitation (Specify)	\$0				
Other Rehabilitation (Specify)	\$0				
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0

Homekey+ Program
NOFA Date: 11/26/2024, as amended 01/31/2025; 08/07/2025; 03/27/2026
Project Name: Calle Real Village
Approved Date: 09/24/2025
Prep. Date: 04/10/2026

EXHIBIT E

Development Budget				per MHP 7305(b)(2)	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	70% PVC for New Construction	30% PVC for Acquisition
NEW CONSTRUCTION					
Site Work	\$2,570,000	\$2,570,000			
Structures	\$7,809,000	\$7,809,000			
General Requirements	\$290,071	\$290,071			
Contractor Overhead	\$181,496	\$181,496			
Contractor Profit	\$248,826	\$248,826			
Prevailing Wages	\$0				
General Liability Insurance	\$15,000	\$15,000			
Urban Greening	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Other New Construction (Specify)	\$0				
Total New Construction Costs	\$11,114,393	\$11,114,393	\$0	\$0	\$0
ARCHITECTURAL FEES					
Design	\$350,000	\$350,000			
Supervision	\$0				
Total Architectural Costs	\$350,000	\$350,000	\$0	\$0	\$0
Total Survey & Engineering	\$322,500	\$322,500			

Homekey+ Program

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EXHIBIT E

Development Budget				per MHP 7305(b)(2)	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	70% PVC for New Construction	30% PVC for Acquisition
CONSTRUCTION INTEREST & FEES					
Construction Loan Interest	\$0				
Origination Fee	\$0				
Credit Enhancement/Application Fee	\$0				
Bond Premium	\$0				
Cost of Issuance	\$0				
Title & Recording	\$2,500	\$2,500			
Taxes	\$0				
Insurance	\$0				
Employment Reporting	\$0				
Other Construction Int. & Fees (Specify)	\$0				
Other Construction Int. & Fees (Specify)	\$0				
Total Construction Interest & Fees	\$2,500	\$2,500	\$0	\$0	\$0
PERMANENT FINANCING					
Loan Origination Fee	\$0				
Credit Enhancement/Application Fee	\$0				
Title & Recording	\$0				
Taxes	\$0				
Insurance	\$0				
Other Perm. Financing Costs (Specify)	\$0				
Other Perm. Financing Costs (Specify)	\$0				
Total Permanent Financing Costs	\$0	\$0	\$0		
Subtotals Forward	\$11,819,393	\$11,819,393	\$0	\$0	\$0

Homekey+ Program

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EXHIBIT E

Development Budget				per MHP 7305(b)(2)	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	70% PVC for New Construction	30% PVC for Acquisition
Subtotals Forward	\$11,819,393	\$11,819,393	\$0	\$0	\$0
LEGAL FEES					
Legal Paid by Applicant	\$0				
Other Attorney Costs (Specify)	\$0				
Other Attorney Costs (Specify)	\$0				
Other Attorney Costs (Specify)	\$0				
Total Attorney Costs	\$0	\$0	\$0	\$0	\$0
RESERVES					
Operating Reserve	\$419,565	\$419,565			
Replacement Reserve	\$5,000	\$5,000			
Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)	\$0	\$0			
Transition Reserve Pool Fee	\$0	\$0			
Rent Reserve	\$0				
Other Reserve Costs (Specify)	\$0				
Other Reserve Costs (Specify)	\$0				
Other Reserve Costs (Specify)	\$0				
Total Reserve Costs	\$424,565	\$424,565	\$0		
CONTINGENCY COSTS					
Construction Hard Cost Contingency	\$750,000	\$750,000			
Soft Cost Contingency	\$200,000	\$200,000			
Total Contingency Costs	\$950,000	\$950,000	\$0	\$0	\$0

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EXHIBIT E

Development Budget				per MHP 7305(b)(2)	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	70% PVC for New Construction	30% PVC for Acquisition
OTHER PROJECT COSTS					
TCAC App/Allocation/Monitoring Fees	\$0				
Environmental Audit	\$0				
Local Development Impact Fees	\$0				
Permit Processing Fees	\$60,000	\$60,000			
Capital Fees	\$0				
Marketing	\$0				
Furnishings	\$0				
Market Study	\$0				
Accounting/Reimbursable	\$0				
Appraisal Costs	\$0				
Broadband Readiness	\$0				
Other Costs (Specify)	\$0				
Other Costs (Specify)	\$0				
Other Costs (Specify)	\$0				
Other Costs (Specify)	\$0				
Other Costs (Specify)	\$0				
Total Other Costs	\$60,000	\$60,000	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$13,253,958	\$13,253,958	\$0	\$0	\$0
DEVELOPER COSTS					
Developer Overhead/Profit	\$500,000	\$500,000			
Consultant/Processing Agent	\$200,000	\$200,000			
Project Administration	\$0				
Broker Fees Paid to a Related Party	\$0				
Construction Oversight by Developer	\$0				
Other Developer Costs (Specify)	\$0				
Total Developer Costs	\$700,000	\$700,000	\$0	\$0	\$0
TOTAL PROJECT COST	\$13,953,958	\$13,953,958	\$0	\$0	\$0
			Eligible Basis:	\$0	\$0
			Total Eligible Basis:		\$0

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☐ **RUSH** (Check box and [Expedite Request](#) form MUST be attached.)

CONTRACT NO.

25-HK+-18921

AMENDMENT NO.

FUND SOURCE: ☒ State ☐ Federal

CONTRACTS OFFICE ANALYST: null

ORIGINAL CONTRACT AMOUNT \$ 11,706,000.00

AMENDMENT AMOUNT

TOTAL CONTRACT \$ 11,706,000.00

CONTRACTOR(S): County of Santa Barbara Community Services
Department, and DignityMoves

CONTRACTOR'S E-MAIL ADDRESS: jarmas@countyofsb.org
lboss@county ofsb.org

DIVISION: FA PROGRAM: HK+

SECONDARY E-MAIL ADDRESS: elizabeth@dignitymoves.org
jack@dignitymoves.org

PROGRAM MANAGER: Connor Leahy

CONTRACT MANAGER/PROG. REP: Noah Lane

DIVISION, LEGAL, ACCOUNTING AND CONTRACTS APPROVAL

OFFICE	DATE	SIGNATURE	COMMENTS
1. Program Manager (To Section Chief)			
2. Section Chief (To Legal Affairs Division: LADHelpDesk@hcd.ca.gov)			
3. Legal Affairs Division (Suite 525) (To Accounting Office: Accounts.Payable@hcd.ca.gov) Initial for Resolution Clearance _____			
4. Accounting Office (To Contracts Office: LoanGrantContractsIntake@hcd.ca.gov)			
5. Contracts Office (Analyst Review) (To Contractor)			
6. Contractor (To Contracts Services Section)			
7. Contracts Services Section (Analyst Check) (To Contracts Services Section Manager)			
8. Contracts Services Section Manager (Final Review) (To Analyst- closeout/distribution)			

PO # (s): _____

SPECIAL INSTRUCTIONS FROM PROGRAM:

Upon Approval/Execution, please send a copy to MultifamilyGrants@hcd.ca.gov