

EXHIBIT A

HOUSING AUTHORITY DELEGATION OF APPROVAL AUTHORITY TO EXECUTE DIRECTOR OR DESIGNEE FOR CONSIDERATION AND ACTION

Item for Consideration and Action by Executive Director or Designee	Approval Criteria
1. Construction timeline extension	<ul style="list-style-type: none">• Shift in timelines of other financing sources; or• Construction delays beyond the control of the borrower/owner that will not compromise completion of the project
2. Subordination Agreements (Rental and Ownership)	<ul style="list-style-type: none">• Loan to value ratio remains unchanged or no higher than 150% and/or more favorable lien position;• Requirement of senior lender; and• Equal or lower rate and term refinance with no cash-out.
3. Assignment and Assumption Agreements and Change of Ownership	<ul style="list-style-type: none">• Change in ownership structure;• Limited partner exit; or• Sale or Transfer of property/project.
4. Amendment to Regulatory Agreements (Amendments, Amended and Restated Agreements, etc.)	<ul style="list-style-type: none">• To clarify language regarding rent limits and rental subsidies;• As a requirement of senior lender, federal or state law or provision;• Due to change of financing structure or project design;• To provide non-restricted units to comply with state requirements for on-site managers;• To meet current lending policies; or• If a reduction in project unit total, must be no more than 10% reduction.
5. Timeline extension for Housing Authority Option to Purchase Unused Mitigation Credits	<ul style="list-style-type: none">• No available purchasers• Compliance with all other provisions of applicable agreement
6. Compliance Monitoring Fee Annual CPI Adjustments	<ul style="list-style-type: none">• Automatic adjustment based on CPI
7. Santa Rosa Creek Commons Service Agreement annual renewal	<ul style="list-style-type: none">• Requirement of senior lender
8. Homeownership Loan Modifications	<ul style="list-style-type: none">• Term extensions up to 15 years, due upon sale, transfer, default, or certain refinances; or• Modifications from amortized monthly payments to deferred loans at 3% interest or shared appreciation with a 15-year term.
9. Modification to other Homeownership Agreements (Resale Restriction, Option, other liens of record, etc.)	<ul style="list-style-type: none">• As required by senior lender;• In the event of a refinance; or• To cure a default

