

## ATTACHMENT B PROJECT TERM SHEET

| Basic Project Information  |  |
|--|--|
| <b>Project Name:</b>   | Gateways Transitional Housing  |
| <b>Address</b>   | 440 North Hoover Street  |
| <b>Region and Project Area:</b>  | Hollywood & Central – East Hollywood/Beverly-Normandie   |
| <b>Borrower (Legal Entity):</b>  | Gateways Hospital and Mental Health Center   |
| <b>Developer/Sponsor:</b>  | Gateways Hospital and Mental Health Center   |
| <b>Total # of Units / Affordable</b>   | 9 / 9  |
| Project Type   |  |
| <b>New Cnstr. or Acq. &amp; Rehab.</b>   | New Construction   |
| <b>Family / Senior / Special Needs</b>   | Special Needs  |
| Project Costs  |  |
| <b>Appraised Value of Property</b>   | \$ 322,936 <span style="float: right;">Date of Appraisal _____</span>  |
| <b>Total Development Cost / Per Unit</b>   | \$ 3,076,640 / \$ 341,848  |
| Loan Terms   |  |
| <b>CRA/LA Loan Amount:</b>   | \$ 547,000   |
| Per Total Units  | \$ 60,778  |
| Per Affordable Units   | \$ 60,778  |
| <b>Source of CRA/LA funding:</b>   | Low and Moderate Housing Funds and AB1290  |
| <b>Interest Rate/Term of Loan:</b>   | 3 %; 20 years  |
| <b>For what is CRA/LA paying:</b><br><i>(check all applicable categories)</i>  | <input type="checkbox"/> Acquisition<br><input type="checkbox"/> Predevelopment/Soft Costs<br><input type="checkbox"/> Relocation<br><input type="checkbox"/> XConstruction/Hard Costs   |
| Project Financing  |  |
| <b>CRA/LA Lien Priority?<br/>Subordination of Housing<br/>Covenant?</b>  | _2 <sup>nd</sup> _ position; list all senior lenders: State of California, HCD<br><input type="checkbox"/> XYes or<br><input type="checkbox"/> No (if yes, prepare 33334.14 findings)  |
| <b>Other Project Funding Sources:</b>  | <input type="checkbox"/> TCAC – 9%<br><input type="checkbox"/> CDLAC – 4%<br><input type="checkbox"/> CDLAC/Bond Only (no tax credits)<br><input type="checkbox"/> LAHD<br><input type="checkbox"/> MHSA<br><input type="checkbox"/> XHCD: TOD____; INFILL____; MHP____; GHI ____ EHAP<br><input type="checkbox"/> City of Industry<br><input type="checkbox"/> AHP<br><input type="checkbox"/> Other: _____ |
| <b>Any special provisions/conditions precedent or subsequent?</b><br><i>Examples:</i> Allocation by TCAC within how many rounds; commitment from other funding sources (may include commitment of equity factor); timing of CRA/LA funding; non-disturbance agreement if it is a leasehold deal; any unique, project-specific issue? |  |
| <b>Consistent with CRA/LA Housing Policy?</b>  | <input type="checkbox"/> XYes<br><input type="checkbox"/> No (if No, brief justification for deviation): _____   |