

Attachment No. 2**VIA E-MAIL**

September 17, 2025

Beverly Johnson
Director of Neighborhood Services
505 S Garey Ave, Pomona, CA 91766

Dear Ms. Johnson:

FUNDING COMMITMENT – MODULAR HOUSING PROJECTS
\$4,448,850

This letter serves as a formal commitment of Tri-City MHA to fund the creation of twelve (12) permanent supportive housing units within the City of Pomona. The locations are as follows;

- **Modular Housing Project #1** – 10 Units of permanent housing located at 286 E. 4th Street, Pomona, CA. - Single Double and Family (4)- Projected to cost \$2,767,800.
 - **Modular Housing Project #2** – 2 units (each with three bedrooms and three bathrooms) of permanent housing located at 464 W. 8th Street, Pomona, CA. Projected to cost \$1,681,050
- These 12 units will be designated for the exclusive use of individuals referred through Tri-City MHA programs.

Tri-City MHA will contribute a total of Four Million four hundred and forty-eight thousand, eight hundred and 50 dollars (\$4,448,850) toward the capital development of these units. Funding will be allocated from Tri-City MHA's Mental Health Services Act (MHSA) Plan. This funding has been reserved for hard construction costs of the Project.

Our partnership in this project underscores our mission to provide stable, supportive housing as a foundation for recovery and well-being. We are confident that this initiative will significantly improve housing access for those most in need, while fostering a healthier, more inclusive community.

The funding will be made available under the following terms:

- Maximum amount: \$4,448,850
- Interest rate: 3% simple, annual, deferred interest
- Term of Affordability: 30 years from the date of the Certificate of Completion.
- Term of the Loan: 30 years
- Repayment: 1/30th of principal is forgiven each year and accumulated interest is 100% forgiven at year 30.
- Collateral: Subordinate deed of trust secured by the land or leasehold interest and improvements.
- Timing: Construction and/or permanent phase

The loan is subject to normal and reasonable disbursement conditions, and Tri-City Governing Board approval of loan documents. Additionally conditioned upon your organization meeting all requirements, due diligence documentation, underwriting standards, and addressing any project deficiencies identified by Tri-City MHA, as well as in accordance with applicable guidelines and requirements.

Thank you,

A handwritten signature in dark ink, reading "Ontson Placide". The signature is fluid and cursive, with the first name "Ontson" and last name "Placide" clearly distinguishable.

Ontson Placide, MA, LMFT
Executive Director
Tri-City Mental Health Authority