

### Information Summary for the Public

<b>Host Country:</b>	Israel
<b>Name of Borrower:</b>	Episcopal Church in Jerusalem & the Middle East
<b>U.S. Sponsor:</b>	Bishop of the Protestant Episcopal Church in Los Angeles
<b>Foreign Sponsor:</b>	N/A
<b>Project Description:</b>	ECJ will construct and operate a mixed use building in West Jerusalem. All of the surplus cash flows from the building shall be used to support the ECJ's health clinics and schools in the West Bank and Gaza (the "Project").
<b>Total Project Cost:</b>	\$13,565,075
<b>Proposed OPIC Loan:</b>	\$4,500,000
<b>Developmental Effects:</b>	This project, defined as the construction and development of a mixed use commercial building in East Jerusalem, will have minimal developmental impacts in Israel, a high income country. Specifically, there are no quantifiable developmental infrastructure improvements, macroeconomic, or technology and knowledge transfer impacts associated with this investment. However, it is anticipated that the project's free cash flows, totaling over \$300,000 per annum, will be used to support numerous schools and medical clinics in the West Bank and Gaza. While these activities are likely highly developmental endeavors, they are not being <i>directly</i> financed by OPIC nor does OPIC have any contractual control or formal policy review or input on these activities.
<b>Environment:</b>	Housing projects are screened as Category B projects under OPIC's environmental guidelines because impacts are site-specific and readily mitigated. Environmental

	<p>issues associated with housing projects include project siting, the need for access to potable water, proper wastewater treatment and discharge, solid waste management, and nuisance factors such as traffic, noise and dust generation.</p> <p>Applicable Standards. The project and its contractors will be required to construct and operate the facility in accordance with (i) Applicable provisions of the International Finance Corporation’s (IFC) April 30, 2007 Environmental, Health, and Safety General Guidelines; (ii) All applicable environmental, health, and safety requirements of Israel.</p> <p>Impacts and Mitigation Measures. The building will be located on Queen Heleni Street in Jerusalem, Israel. The sites are not located in a floodplain or near areas of cultural or ecological significance. The project will not result in adverse impacts on protected areas or critical habitats. The project will not result in physical or economic displacement.</p> <p>The buildings will be connected to the electrical grid, and no generators, furnaces, or boilers will be required. The project will incorporate energy efficiency measures in the design and construction of the buildings. Water, wastewater and solid waste utilities will be provided by the municipal authorities.</p> <p>The project will be required to develop and implement a life and fire safety plan and an occupational health and safety plan for construction that meet the requirements of the IFC Guidelines.</p>
<b>Workers Rights</b>	<p>OPIC’s statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age</p>

	requirements, timely payment of wages, and hazardous working situations. Standard and supplemental contract language will be applied to all workers of the Project.
<b>Human Rights</b>	In consultation with the Department of State, the project received a Human Rights Clearance on November 14, 2008.