Ordinance Exhibit A

Loan and Additional Financing Terms

BORROWER: 1237 N. California 9PCT HHDC, LP, an Illinois limited partnership

PROJECT: Acquisition and construction of a multifamily rental building located at 1237 North California Avenue, Chicago, Illinois to contain approximately 40 affordable residential housing units. All 40 units will be at or below 80% Area Median Income.

LOAN: Source: Multi-Family Program Funds
Amount: Not to exceed $8,706,747
Term: 40 years plus construction period, or another term acceptable to the Authorized Officer
Interest: Zero percent (0%) per annum, or another rate acceptable to the Authorized Officer.
Security: Non-recourse loan; second lien mortgage on the Property ("City Mortgage")

ADDITIONAL FINANCING:

1. SENIOR CONSTRUCTION LOAN
   Amount: $13,300,000, or another amount acceptable to the Authorized Officer ("Senior Construction Loan")
   Term: 17 years or another term acceptable to the Authorized Officer
   Source: Merchants Bank of Indiana or another source acceptable to the Authorized Officer
   Interest: 7.50%, or another rate acceptable to the Authorized Officer.
   Security: Mortgage on the Property ("Senior Construction Mortgage") senior to the lien of the City Mortgage

2. SENIOR PERMANENT LOAN
   Amount: $3,604,000, or another amount acceptable to the Authorized Officer ("Senior Permanent Loan")
   Term: 40 years or another term acceptable to the Authorized Officer
   Source: Merchants Capital Corp., Freddie Mac, or another source acceptable to the Authorized Officer
   Interest: 7.50%, or another rate acceptable to the Authorized Officer.
   Security: Mortgage on the Property ("Senior Permanent Mortgage") senior to the lien of the City Mortgage; during construction, a delivery assurance mortgage on the Property junior to the lien of the City Mortgage

3. IHDA HTF LOAN
   Amount: Not to exceed $2,978,954
   Source: Illinois Housing Development Authority
   Term: 40 years plus construction period or another term
acceptable to the Authorized Officer

Interest: 0%

Security: Mortgage on the property ("IHDA Mortgage") junior to the lien of the Senior Mortgage and the City Mortgage

4. **SELLER NOTE**

Amount: Not to exceed $190,000

Source: 1237 N. California HHDC, LLC or Hispanic Housing Development Corporation or another source acceptable to the Authorized Officer

Term: 40 years plus construction period or another term acceptable to the Authorized Officer

Interest: The long-term applicable federal rate as published by the United States Internal Revenue Service from time to time, compounding annually, or another rate acceptable to the Authorized Officer

Security: Mortgage on the property junior to the lien of the Senior Mortgage, the City Mortgage, and the IHDA Mortgage

5. **COM ED AFFORDABLE ENERGY GRANT PROCEEDS LOAN**

Amount: Not to exceed $175,000

Source: Hispanic Housing Development Corporation, from funds made available under the ComEd Energy Efficiency Program

Term: 40 years plus construction period or another term acceptable to the Authorized Officer

Interest: 7.50% or another rate acceptable to the Authorized Officer

Security: A mortgage on the Property subordinate to the lien of the Senior Mortgage, the City Mortgage and the IHDA Mortgage or other security acceptable to the Authorized Officer

6. **LOW INCOME HOUSING TAX CREDITS**

Amount: Approximately $14,273,034 or such other amount to which the Authorized Officer may consent, all or a portion of which may be paid in on a delayed basis, and used, among other purposes, to retire all or a portion of the Senior Construction Loan

Source: To be derived from the syndication of approximately $1,631,367 annual LIHTC allocation by the City

7. **GENERAL PARTNER EQUITY**

Amount: Approximately $100 or such other greater amount acceptable to the Authorized DOH Officer

Source: General Partner, or such other source acceptable to the Authorized DOH Officer
8. DEFERRED DEVELOPER FEE
Amount: $775,000 or such other amount acceptable to the Authorized Officer
Source: Developer Fee