

Ordinance Exhibit A

Project and Financing

BORROWER: Parkside Phase III, LP, an Illinois limited partnership (the "Partnership"), and/or Cabrini Green LAC Community Development Corporation, an Illinois not-for-profit corporation ("LAC").

PROJECT: Acquisition, leasing, construction, and equipping of low- and moderate-income residential facilities and related common facilities on the properties: (i) bounded by N. Larrabee Street on the west, W. Elm Street on the south, N. Cambridge Avenue on the east, and a prior Parkside Phase to the North, and (ii) bounded by N. Cambridge Avenue on the west, W. Elm Street on the north, N. Cleveland Avenue on the east, and W. Hobbie Street on the south, in Chicago, Illinois (the "Property") and consisting of 99 units, 65 of which will be affordable units and 34 of which will be unrestricted market-rate units (together with related common areas along with parking lot facilities, the "Project").

LOAN:

Source:	Multi-Program Funds and/or CRP proceeds
Amount:	Not to exceed \$4,250,000
Term:	Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Interest:	Zero percent per annum
Security:	Non-recourse loan(s); fourth mortgage on the Property (the "City Mortgage")

ADDITIONAL FINANCING:

1. 1st Permanent Mortgage Loan

Amount:	Approximately \$10,100,000 or such other amount to which the DOH Commissioner may consent
Term:	Not to exceed 40 years or such other term acceptable to the DOH Commissioner
Source:	An entity acceptable to the DOH Commissioner
Interest:	Not to exceed 8% or such other lesser rate acceptable to the DOH Commissioner
Security:	First mortgage lien on the Property, senior to the lien of the City Mortgage during the permanent phase

2. 1st Construction Mortgage Loan

Amount:	Approximately \$34,700,000 or such other amount to which the DOH Commissioner may consent
Term:	Not to exceed 4 years
Source:	JPMorgan Chase Bank, N.A., or another entity acceptable to the DOH Commissioner
Interest:	A variable rate not to exceed 12%, or such other lesser rate acceptable to the DOH Commissioner

Security: A first mortgage lien on the Property, senior to the lien of the City Mortgage during the construction phase

3. 2nd Construction/Permanent Mortgage Loan

Amount: Approximately \$1,000,000 or such other amount to which the DOH Commissioner may consent
Term: Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Source: An entity acceptable to the DOH Commissioner
Interest: A variable rate not to exceed 8%, or such other lesser rate acceptable to the DOH Commissioner
Security: A second mortgage lien on the Property, senior to the lien of the City Mortgage

4. CHA FUNDS 3rd Mortgage Loan

Amount: Approximately \$11,500,000 or such other amount to which the DOH Commissioner may consent
Source: Chicago Housing Authority or other funds from sources acceptable to the DOH Commissioner
Term: Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Interest: Zero percent per annum
Security: A mortgage lien on the Property, senior to the lien of the City Mortgage

5. Donations Tax Credit 5th Mortgage Loan

Amount: Approximately \$4,734,214 or such other amount to which the DOH Commissioner may consent
Term: Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Source: Illinois Affordable Housing Tax Credits allocated to the CHA in the aggregate approximate amount of \$5,156,755. The CHA will loan the proceeds from the sale of such donation tax credits to the Borrower or another entity acceptable to the DOH Commissioner
Interest: Zero percent per annum or such other interest rate acceptable to the DOH Commissioner
Security: A fifth mortgage lien on the Property, junior to the lien of the City Mortgage

6. TIF Loan 6th Mortgage Loan

Amount: Not to exceed \$16,400,000
Source: Available incremental taxes from the City of Chicago, Near North Tax Increment Financing Redevelopment Project Area, which will be used to repay a portion of the Lender Financing (as defined in the Redevelopment Agreement)
Term: Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Interest: Zero percent per annum or such other interest rate acceptable to the DOH Commissioner
Security: A sixth mortgage lien on the Property, junior to the lien of the City Mortgage

7. LIHTC Equity

Amount: Approximately \$17,866,062, or such other amount to which the DOH Commissioner may consent
Source: To be derived from the syndication by the General Partner of low-income housing tax credits generated by the Property

8. ComEd Grant 7th Mortgage Loan

Amount: Approximately \$331,415
Term: Not to exceed 40 years plus construction period or such other term acceptable to the DOH Commissioner
Source: ComEd
Interest: Zero percent per annum or such other interest rate acceptable to the DOH Commissioner
Security: A seventh mortgage lien on the Property, junior to the lien of the City Mortgage

9. General Partner Contribution

Amount: Approximately \$10,100
Source: General Partner

10. Deferred Developer Fee

Amount: Approximately \$1,000,000