

Ordinance Exhibit A

4% Project

BORROWER: 5853 N Broadway 4 LP, an Illinois limited partnership, the general partner of which will be Rockwell Community Development, Inc., an Illinois not for profit corporation, and the limited partners to be hereafter selected.

PROJECT: 4% Project as described in the Ordinance

1. **BONDS** As described in the Ordinance.

ADDITIONAL FINANCING:

2. **CITY LOAN**

Amount : \$3,855,235 or such amount as may be acceptable to the Authorized DOH Officer
Source: Multi-Family Program Funds loaned by the City
Term: 44 years or such lesser term acceptable to the Authorized DOH Officer
Interest Rate: Zero percent per annum or such other interest rate acceptable to the DOH Authorized Officer
Security: Non-recourse loan; junior mortgage on the 4% Facility (including the undivided interests in the common elements) (the "City Mortgage"); the Loan and City Mortgage will not be cross-collateralized or cross-defaulted with any separate financing for the 9% Project

3. **CITY TIF GRANT ***

Amount: \$22,000,000, or such amount acceptable to the Authorized DPD Officer
Source: The City's TIF funds from available incremental taxes from the Hollywood/Sheridan Project Area and, if the Bryn Mawr/Broadway TIF Amendment Ordinance is approved, additional amounts transferred from the Bryn Mawr/Broadway Project Area, pursuant to the Redevelopment Agreement, which funds may be advanced to Bickerdike to be loaned to the Borrower as set forth below for reimbursement of the TIF eligible project costs incurred by the Borrower
Security: Recapture Mortgage (the "City TIF Mortgage"), junior to the lien of Construction Mortgage, Permanent Loan Mortgage and City Loan Mortgage; and/or such other security acceptable to the Authorized DOH Officer

4. **JPMORGAN CHASE BANK, N.A. CONSTRUCTION LOAN**

Amount: \$19,500,000, or such other amount(s) acceptable to the Authorized DOH Officer
Source: JPMorgan Chase Bank, N.A.. or such other source acceptable to the Authorized DOH Officer
Term: 36 months plus one (1) 6-month extension option, for the construction period, to be taken out by the Permanent Loan provided by the Permanent Lender, or such other term acceptable to the Authorized DOH Officer

Interest: A variable rate equal to one-month SOFR, plus 2.35%, or such other rate acceptable to the Authorized DOH Officer
Security: Construction mortgage on the 4% Facility; and/or such other security acceptable to the Authorized DOH Officer (the "Construction Mortgage")

5. **CEDAR RAPIDS BANK & TRUST PERMANENT LOAN**

Amount: \$4,000,000, or such other amount acceptable to the Authorized DOH Officer, to be funded at the time of the mandatory tender of the Bonds at conversion from the cash collateralized mode to the permanent mode
Source: Cedar Rapids Bank & Trust Company, or such other source acceptable to the Authorized DOH Officer
Term: 18 years, or such other term acceptable to the Authorized DOH Officer
Interest: A variable interest rate per annum based upon the Secured Overnight Financing Rate ("SOFR") over a rolling 30-calendar day period equal to the sum of (i) 30-day Average SOFR plus (ii) One and twenty-five hundredths percent 1.25%, or such other rate acceptable to the Authorized DOH Officer
Security: Permanent loan mortgage on the 4% Facility, or such other security acceptable to the Authorized DOH Officer (the "Permanent Loan Mortgage")

6. **LOW-INCOME HOUSING TAX CREDIT ("LIHTC") PROCEEDS**

Amount: \$17,446,904 or such amount as may be acceptable to the Authorized DOH Officer.
Source: To be derived from the syndication of the LIHTCs generated by issuance of the Bonds.

7. **ILLINOIS DONATION TAX CREDIT ("DTC") PROCEEDS LOAN***

Amount: \$1,869,750 or such other amount as may be acceptable to the Authorized DOH Officer
Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer
Source: From proceeds derived from transfer of Illinois Affordable Housing Tax Credits allocated by the City
Interest: Zero percent per annum or such other interest rate acceptable to the DOH Authorized Officer
Security: Recourse Mortgage junior to the lien of Construction Mortgage, Permanent Loan Mortgage, City Loan Mortgage and City TIF Mortgage or such other security as may be acceptable to the Authorized DOH Officer

8. **COMED GRANT PROCEEDS LOAN***

Amount: \$542,863 or such other amount as may be acceptable to the Authorized DOH Officer
Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer
Source: From proceeds of a grant funded by the ComEd Energy Efficiency Program
Interest: Zero percent or such interest rate acceptable to the Authorized DOH Officer
Security: Recourse Mortgage junior to the lien of Construction Mortgage, Permanent Loan Mortgage, City Loan Mortgage and City TIF Mortgage or such other security as may be acceptable to the Authorized DOH Officer

9. **SELLER NOTE**

Amount: \$2,692,440 or such other amount as may be acceptable to the Authorized DOH Officer
Source: Bickerdike or other source acceptable to the Authorized DOH Officer
Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer
Interest: Long Term Applicable Federal Rate as of the closing date, or such interest rate acceptable to the Authorized DOH Officer
Security: Recourse Mortgage junior to the lien of the City Mortgage or such other security as may be acceptable to the Authorized DOH Officer

10. **GENERAL PARTNER EQUITY**

Amount: \$100, or such other amount acceptable to the Authorized DOH Officer
Source: General Partner

*City TIF Grant, the Illinois Donation Tax Credits Proceeds Loan and the ComEd Grant Proceeds Loan may be combined into a single loan, which will then be loaned to the Borrower.