

Ordinance Exhibit A

BORROWER: Levy House Preservation Associates Limited Partnership, an Illinois limited partnership (the “**Borrower**”), of which POAH Levy House GP, LLC, an Illinois limited liability company, is the general partner (the “**General Partner**”).

PROJECT: Acquisition and rehabilitation of an eight-story building located generally at the Property containing fifty-seven (57) residential units, including fifty-six (56) one-bedroom units and one (1) two-bedroom unit. The scope of rehabilitation includes replacement of windows, roofing, HVAC, select plumbing and masonry improvements, lighting upgrades, common area finish improvements, unit renovations, and accessibility upgrades. Exterior work includes limited sidewalk and parking lot repairs.

1. MULTI-FAMILY HOUSING FINANCING

Amount: Not to exceed \$15,000,000
Source: Proceeds from the issuance of the Note
Term: Not to exceed 210 months or another term acceptable to the Authorized Officer
Interest: Not to exceed the lesser of 12% or the maximum rate of interest allowable under state law, or such other rate acceptable to the Authorized Officer
Security: The Borrower Note, and accordingly the Note, will be secured, in part, by a mortgage on the Project from the Borrower in favor of the City (which will be assigned to the Bank) (the “**Note Mortgage**”) and certain capital contributions to be made to the Borrower by the Investor Partner, and pledges and/or assignments of certain funds, personal property and contractual rights of the Borrower and its affiliates (including certain Multi-Family Program Funds). The Note Mortgage will grant the holder of the Borrower Note secured thereby a mortgage on the Project that is senior in position. The Borrower Loan shall be fully recourse against Borrower until completion of the Project rehabilitation, the Project’s achievement of stabilized occupancy, and the satisfaction of such other conditions as set forth in the loan documents executed in conjunction with the Borrower Note and the Note (such conditions, collectively, the “**Conversion Conditions**”). Upon satisfaction of the Conversion Conditions, the Borrower Loan shall be non-recourse.

ADDITIONAL FINANCING

1. The City 2026 Loan

Source: Multi-Family Program Funds, proceeds of the 2024 Bonds, and/or corporate funds
Amount: Not to exceed \$5,500,000, or such other amount acceptable to the Authorized DOH Officer
Term: 40 years from the closing date
Interest: 0% per annum, or such other rate acceptable to the Authorized DOH Officer

Security: Non-recourse mortgage on the Project junior to the lien of the Note Mortgage and the City HOME Loan Mortgage, and/or such other security acceptable to the Authorized DOH Officer (the “**City 2026 Loan Mortgage**”)

2. The CHA Loan

Source: Chicago Housing Authority
Amount: \$3,000,000, or such other amount acceptable to the Authorized DOH Officer
Term: 43 years from the closing date, or such other term acceptable to the Authorized DOH Officer that is coterminous with, or no shorter than, the City 2026 Loan term, unless otherwise approved by the City
Interest: 0% per annum, or such other rate acceptable to the Authorized DOH Officer
Security: Non-recourse mortgage on the Project junior to the lien of the Note Mortgage, the City HOME Loan Mortgage, the City 2026 Loan Mortgage and/or such other security acceptable to the Authorized DOH Officer (the “**CHA Loan Mortgage**”)

3. The Deferred Developer Fee Loan

Source: Preservation of Affordable Housing LLC
Amount: \$2,500,000, or such other amount acceptable to the Authorized DOH Officer.
Term: 18 years from the closing date, or such other term acceptable to the Authorized DOH Officer
Interest: Not to exceed the lesser of 8% or the maximum rate of interest allowable under state law
Security: Non-recourse mortgage on the Project junior to the lien of the Note Mortgage, the City HOME Loan Mortgage, the City 2026 Loan Mortgage, the CHA Loan Mortgage, and/or such other security acceptable to the Authorized DOH Officer (the “**DDF Loan Mortgage**”).

4. Seller Financing Loan

Source: POAH Levy House, LLC
Amount: \$1,200,000, or such other amount acceptable to the Authorized DOH Officer
Term: 43 years from the closing date, or such other term acceptable to the Authorized DOH Officer that is coterminous with, or no shorter than, the City 2026 Loan term, unless otherwise approved by the City
Interest: Not to exceed the lesser of 10% or the maximum rate of interest allowable under state law
Security: Non-recourse mortgage on the Project junior to the lien of the Note Mortgage, the City HOME Loan Mortgage, the City 2026 Loan Mortgage, the CHA Loan Mortgage, the DDF Loan Mortgage, and/or such other security acceptable to the Authorized DOH Officer

5. Low-Income Housing Tax Credit (“LIHTC”) Proceeds

Amount: Approximately \$10,000,000, or such other amount acceptable to the Authorized DOH Officer
Source: To be derived from the syndication of the LIHTCs generated by the issuance of the Note

6. General Partner Capital Contribution

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

Source: POAH Levy House GP, LLC

7. Construction Period Income

Amount: \$250,000, or such other amount acceptable to the Authorized DOH Officer.

Source: Levy House Preservation Associates Limited Partnership