

Exhibit A

New Project and Financing

BORROWER: Homan Square Apartments Phase IV Holder, LP, an Illinois limited partnership, the general partner of which is Homan Square Apartments Phase IV, LLC, an Illinois limited liability company, the manager of which is Homan Phase IV Manager, LLC, an Illinois limited liability company, the sole member and manager of which is Foundation for Homan Square, an Illinois not-for-profit corporation.

NEW PROJECT: Acquisition and rehabilitation of six residential facilities and related common facilities for low-income individuals containing approximately 107 residential rental apartment units (together with related common areas along with parking lot facilities, the "**New Project**").

ADDITIONAL FINANCING:

1. **The Note:** as described in the Funding Loan Agreement. The Note will be secured as described in the Funding Loan Agreement, including by a senior mortgage.

2. Existing City HOME Loan:

Amount: Not to exceed \$5,235,025, or such amount as may be acceptable to the Authorized DOH Officer.

Term: Approximately 30 years plus construction period, or another term acceptable to the Authorized DOH Officer.

Source: Multi-Family Program Funds loaned by the City.

Interest: Not less than the applicable federal rate, compounding, at the time of transfer of the New Project, or such interest rate as may be acceptable to the Authorized DOH Officer.

Security: Mortgage on the New Project and/or such other security acceptable to the Authorized DOH Officer. Such mortgage and/or other security shall be junior to the Note Mortgage and any Swap Mortgage (as defined below). If an interest rate swap arrangement is entered into (i) between the Borrower and the Permanent Lender, a mortgage senior to the Mortgage on the New Project in favor of the Permanent Lender to secure Borrower's obligations may be required and/or (ii) between the Borrower and the Construction Funding Lender, a mortgage senior to the Mortgage on the New Project in favor of a party through which the interest rate swap is obtained to secure Borrower's obligations may be required (each individually, a "Swap Mortgage").

3. TIF Proceeds Loan/ TIF Capital Contribution:

Amount: Approximately \$10,000,000, or such amount as may be acceptable to the Authorized DOH Officer.

Source: From proceeds of the Redevelopment Agreement.

Term: To the extent any portion is structured as a loan, approximately 30 years plus construction period, or another term acceptable to the Authorized DOH Officer.

Interest: To the extent any portion is structured as a loan, 0%, or such other interest rate acceptable to the Authorized DOH Officer.

Security: Mortgage on the New Project and/or such other security acceptable to the Authorized DOH Officer. Such mortgage and/or other security shall be junior to the Note Mortgage, the Swap Mortgage, the Existing City HOME Loan, and any mortgage securing the City Funds.

Alternate Structure: FHS may use all or part of the approximately \$10,000,000 amount to make a capital contribution to the General Partner, and then the General Partner may use such funds to make a capital contribution to the Borrower.

4. Low-Income Housing Tax Credit ("LIHTC") Proceeds:

Amount: Approximately \$11,798,480, or such amount as may be acceptable to the Authorized DOH Officer, all or a portion of which may be paid in on a delayed basis, and all or a portion of which will be applied to the payment of a portion of the Note upon the completion of the New Project.

Source: To be derived from the syndication of the LIHTCs generated by the issuance of the Note.

5. General Partner Capital Contribution:

Amount: Approximately \$4,000,000 or such other amount as may be acceptable to the Authorized DOH Officer.

Source: General Partner.

6. Deferred Developer Fee:

Amount: \$367,881 or such other amount as may be acceptable to the Authorized DOH Officer

Source: Developer Fee