

ORDINANCE EXHIBIT A

Additional Financing Terms

Project: Developer shall redevelop a building located at 1539 North Pulaski Road, Chicago Illinois 60651 into an approximately 63,370 square-foot residential development consisting of adaptive re-use of a vacant historic property and attached new construction, providing 60 affordable rental housing units containing (58) one- bedroom units, (2) two-bedroom units, plus one (1) two-bedroom non-rental manager's unit and supportive services.

TIF Grant **Source:** Tax Increment Financing
Amount: Not to exceed \$13,244,690

ADDITIONAL FINANCING:

1. CONSTRUCTION EQUITY BRIDGE LOAN - SECURED

Amount:	Approximately \$11,800,000 or such amount acceptable to Authorized DPD Officer
Source:	Associated Bank or such other source acceptable to Authorized DPD Officer
Interest Rate:	Approximately 8% (variable) or such interest rate acceptable to Authorized DPD Officer
Term:	Approximately 42 months or such term acceptable to Authorized DPD Officer
Security:	First Lien Priority Mortgage, Pledge of Investor Equity and such other security acceptable to Authorized DPD Officer

2. CONSTRUCTION TIF BRIDGE LOAN

Amount:	Approximately \$12,300,000 or such amount acceptable to Authorized DPD Officer
Source:	Associated Bank or such other source acceptable to Authorized DPD Officer
Interest Rate:	Approximately 8.5% (variable) or such interest rate acceptable to Authorized DPD Officer

Term:	Approximately 30 months or such term acceptable to Authorized DPD Office
Security:	Assignment of Redevelopment Agreement

3. CONSTRUCTION AND PERMANENT LOAN

Amount:	\$6,000,000 or such amount acceptable to Authorized DPD Officer
Source:	United States Department of Housing and Development pursuant to its Section 202 Supportive Housing for the Elderly program. These Capital Advance funds will be initially received by Charitable Corporation and subsequently contributed to the Owner as a general partner capital contribution.
Interest Rate:	Approximately 8% or such interest rate acceptable to Authorized DPD Officer regarding recapture promissory note by Charitable Corporation in favor of HUD
Term:	Approximately 42 years (2 construction and 42 years permanent) or such other term Acceptable to Authorized DPD Officer
Security:	Second Lien Priority Mortgage granted by Owner in favor of HUD to secure HUD recapture of Capital Advance proceeds or such other security acceptable to Authorized DPD Officer

4. SPONSOR LOAN CONSTRUCTION AND PERMANENT

Amount:	Approximately \$13,200,000 or such amount acceptable to Authorized DPD Officer
Source:	Charitable Corporation
Interest Rate:	Approximately 0% or such interest rate acceptable to Authorized DPD Officer
Term:	Approximately 42 years (2 construction and

	42 years permanent) or such other term acceptable to Authorized DPD Officer
Security:	Fourth Lien Priority Mortgage granted by Owner, which will be subordinate to the Third Lien Priority Mortgage granted by Owner in favor of the City to secure City's recapture right set forth in the Redevelopment Agreement

5. SPONSOR LOAN CONSTRUCTION AND PERMANENT

Amount:	Not to exceed \$510,000 or such amount acceptable to Authorized DPD Officer
Source:	Adopt-A-Landmark grant by DPD to Hispanic Housing and subsequent loan to Owner
Interest Rate:	Approximately 7% or such interest rate acceptable to Authorized DPD Officer
Term:	Approximately 42 years (2 construction and 42 years permanent) or such other term acceptable to Authorized DPD Officer
Security:	Fifth Lien Priority Mortgage granted by Owner, which will be subordinate to the Third Lien Priority Mortgage granted by Owner in favor of the City to secure City's recapture right set forth in the Redevelopment Agreement

6. SPONSOR LOAN CONSTRUCTION AND PERMANENT

Amount:	Approximately \$225,000 or such amount acceptable to Authorized DPD Officer
Source:	ComEd Energy Efficiency Program For Affordable Housing grant to Hispanic Housing and subsequent loan to Owner

Interest Rate:	Approximately 7% or such interest rate acceptable to Authorized DPD Officer
Term:	Approximately 42 years (2 construction and 42 years permanent) or such other term acceptable to Authorized DPD Officer
Security:	Sixth Lien Priority Mortgage granted by Owner, which will be subordinate to the Third Lien Priority Mortgage granted by Owner in favor of the City to secure City's recapture right set forth in the Redevelopment Agreement

7. EQUITY

Amount: Approximately \$16,198,170 or such other amount acceptable to the Authorized DPD Officer
Source: Owner (via its federal low-income housing tax credit investor limited partner)

8. EQUITY

Proceeds: Approximately \$ 10,100
Source: Owner (via its general partner)