

Exhibit A
Affordability Terms

1. A borrower under the SRO Preservation Fund must be the owner of an SRO in the City of Chicago. "SRO" has the meaning it has in Section 5-15-020 of the Municipal Code. "Owner" has the meaning it has in Section 14A-2-202 of the Municipal Code.
2. "Area Median Income" or "AMI" has the meaning given in Section 2-44-085(B) of the Municipal Code. "AMI Rent" means the maximum rent at a given AMI as determined by the City of Chicago Maximum Affordable Rents Tables, published yearly by the City and available upon request to DOH.
3. In connection with the Loan, the borrower must enter into a mortgage and a regulatory agreement that keeps a minimum of 30% of the units in the SRO (the "Affordable Units") restricted to any combination of the following:
 - (a) the rent for the unit is capped at a maximum of 50% AMI Rent;
 - (b) the rent for the unit is capped at a maximum of 80% AMI Rent for each offsetting unit with a rent cap at 30% AMI Rent; or
 - (c) the rent for the unit is capped at a maximum of 80% AMI Rent if the tenant concurrently receives a rental subsidy from the Chicago Housing Authority (or a similar transferable subsidy) such that the tenant's portion of the total rent constitutes no more than 30% of the tenant's adjusted gross monthly household income or, in the alternative, no more than 30% of the rent at 80% AMI Rent.
4. The amount of the Grant per unit shall determine the percentage of Affordable Units in an SRO as follows:

Level of Program Assistance Per Unit	% of Units That Must Remain Affordable Units
\$1 – \$5,000 per unit	30% of the units in the SRO
\$5,001 – \$10,000 per unit	40% of the units in the SRO
\$10,001 – \$15,000 per unit	50% of the units in the SRO
Over \$15,000 per unit	Determined on deal-by-deal basis

5. The restrictions set forth in 3 and 4 above are the "Affordability Covenants."
6. The SRO owner must maintain the Affordability Covenants for the Affordable Units for a minimum of fifteen years from the closing date of the Loan.
7. The Affordability Covenants shall be made to run with the land.