

## ORDINANCE EXHIBIT A

### Project and Additional Financing Terms

**BORROWER:** TCB Humboldt 4 LLC, an Illinois limited liability company, the Managing Member of which is TCB Humboldt 4 MM LLC, an Illinois limited liability company, the sole member and manager of which is The Community Builders, Inc., a Massachusetts non-profit corporation.

**PROJECT:** The Project shall consist of (i) the creation of the Humboldt Elementary Condominiums pursuant to the Condominium Declaration upon the real property located generally at 1417 N. Talman Avenue/2620 West Hirsch Street, Chicago, Illinois; and (ii) approximately 75 residential units for rental to persons and families of very low income and extremely low income separately owned by TCB Humboldt 4 LLC, an Illinois limited liability company. TCB Humboldt Village will also own Unit 3 of the condominium, which will not be financed with bond proceeds of the Bonds.

### CITY LOANS:

#### 1. 4% City MFP Loan:

**Amount:** Approximately \$6,769,454, or such amount as may be acceptable to the Authorized Officer.

**Term:** Approximately 50 years plus construction period, or another term acceptable to the Authorized Officer.

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

**Interest:** 0% or such interest rate as may be acceptable to the Authorized Officer.

**Security:** Mortgage ("**City Mortgage**") on the Project and/or such other security acceptable to the Authorized Officer. Such mortgage and/or other security shall be junior to the Senior Construction Mortgage and, with consent of the Authorized Officer, 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 City Mortgage on the 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 City Mortgage on the 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**"). Any Swap Mortgage will be junior to the Senior

Construction Mortgage unless otherwise provided in the Senior Construction Mortgage.

**2. HED Bond Loan:**

**Amount:** Approximately \$32,860,059, or such amount as may be acceptable to the Authorized Officer.

**Term:** Approximately 50 years plus construction period, or another term acceptable to the Authorized Officer.

**Source:** HED Bond proceeds issued by the City.

**Interest:** 0% or such interest rate as may be acceptable to the Authorized Officer.

**Security:** Mortgage on the Project and/or such other security acceptable to the Authorized Officer. Such mortgage and/or other security shall be junior to the Senior Construction Mortgage.

**3. The Bonds:** as described in the Indenture. The Bonds will be secured as described in the Indenture.

**ADDITIONAL FINANCING**

**1. Bank of America Loan:**

**Amount:** Approximately \$20,870,000 or such amount acceptable to the Authorized Officer.

**Term:** Approximately 40 months plus a 6-month extension or such other term acceptable to the Authorized Officer.

**Source:** Bank of America, N.A., or such other lender acceptable to Authorized Officer (“**Construction Funding Lender**”).

**Interest:** Daily SOFR Rate plus 240 bps or such other rate acceptable to the Authorized DOH Officer.

**Security:** A mortgage lien on the Project (the “**Senior Construction Mortgage**”).

**2. Low-Income Housing Tax Credit (“LIHTC”) Proceeds:**

**Amount:** Approximately \$27,870,177, or such amount as may be acceptable to the Authorized 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 Bonds upon the completion of the Project.

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

**3. Managing Member Capital Contribution:**

**Amount:** Approximately \$100 or such other amount as may be acceptable to the Authorized Officer.

**Source:** Managing Member.