

Ordinance Exhibit A

Project

BORROWER: The MARTHA HHDC LIHTC LLC LP, an Illinois limited liability company, the managing member of which is HHDC Martha Manager LLC, an Illinois limited liability company (the "**Seller**"). The Borrower will be acquiring 100% of the membership interests of The Martha HHDC LLC, an Illinois limited liability company (the "**Owner**"). Secured by a mortgage on the Project (the "**Note Mortgage**").

PROJECT: Project as described in the Ordinance

1. **BONDS** As described in the Ordinance.

ADDITIONAL FINANCING

2. **FHA SECTION 223(f) LOAN (to the Owner)**

Amount: Original principal amount \$4,194,700
Source: Northmarq Finance, L.L.C. ("**FHA Lender**")
Term: 35 years (loan made in 2022)
Interest: 2.94% per annum
Security: Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement (Illinois) dated April 1, 2022 from the Owner to the FHA Lender on the Property (the "**FHA Mortgage**")

3. **PRIOR CITY OF CHICAGO LOAN (to the Owner)**

Amount: Original principal amount of \$5,016,200, plus approximately \$3,260,233 of accrued interest (as of January 1, 2026), which interest will continue to accrue
Source: City of Chicago (HOME funds)
Term: 35 years (loan made in 2022)
Interest: 3.0% per annum
Security: Mortgage, Security Agreement and Financing Statement dated June 1, 2004 from North Center Senior Housing L.P., an Illinois limited partnership ("North Center"), as amended and assumed by the Owner pursuant to a First Amendment to Loan Documents and Assignment and Assumption Agreement dated April 1, 2022 executed by North Center, the DOH, and the Owner (the "**Prior City of Chicago Loan Mortgage**").

4. **CHICAGO LOW-INCOME HOUSING TRUST FUND LOAN (to the Owner)**

Amount: Original principal amount of \$841,400, plus approximately \$108,762 of accrued interest (as of January 1, 2026), which interest will continue to accrue
Source: Chicago Low-Income Housing Trust Fund
Term: 35 years (loan made in 2022)
Interest: 3.37% per annum
Security: Junior Mortgage, Security Agreement and Financing Statement dated

June 1, 2004, from North Center, as amended and assumed by Owner pursuant to a First Amendment, Assignment and Consent Agreement dated April 1, 2022 executed by North Center, certain affiliates of North Center, Owner, HHDC Martha Manager LLC, Housing and Human Development Corporation and the Chicago Low-Income Housing Trust Fund, which mortgage is subordinate to the Prior City of Chicago Loan Mortgage

5. **DOH HOUSING AND ECONOMIC DEVELOPMENT LOAN TO THE OWNER**

Amount: Not to exceed \$3,000,000
Term: 35 years
Interest: 0% per annum
Security: Non-recourse mortgage on the Project junior to the lien of the Note Mortgage, the Prior City of Chicago Loan Mortgage and the FHA Mortgage, and/or such other security acceptable to the Authorized DOH Officer

6. **LIHTC EQUITY**

Amount: Approximately \$[13,184,638 or such other amount acceptable to the Authorized DOH Officer, all or a portion of which may be paid in on a delayed basis
Source: To be derived from the syndication of the LIHTCs generated by the issuance of the Bonds

7. **SELLER EQUITY**

Amount: Approximately \$100
Source: Seller, as managing member of Borrower, or such other source acceptable to the Authorized DOH Officer

8. **SPECIAL MEMBER EQUITY**

Amount: Approximately \$100
Source: CREA SLP, LLC, as special investor member of the Borrower, or such other source acceptable to the Authorized DOH Officer

9. **DEFERRED DEVELOPER FEE**

Amount: Approximately \$[2,694]
Source: EREG Housing Preservation LLC and Housing and Human Development Corporation, or such other source acceptable to the Authorized DOH Officer