Exhibit A

Project and Financing

BORROWER: Harvest Homes II Apartments, LLC, an Illinois limited liability company, of which Harvest Homes II Manager, LLC, an Illinois limited liability company, is the managing member (the "Managing Member"), and others to be hereafter selected as the limited partners. The Managing Member is wholly owned by The NHP Foundation, a District of Columbia not-for-profit corporation ("NHPF"), its managing member, and The People's Community Development Association of Chicago, an Illinois not-for-profit corporation ("PCDAC" and, together with NHPF and the Borrower, the "Developer").

PROJECT: Acquisition of land generally located at 3415–3449 West Jackson Blvd., Chicago, Illinois 60624 and 3414–3456 West Fifth Ave., Chicago, Illinois 60624, and legally described on Exhibit B (the "Property") and construction of an approximately 65,733 square-foot three-story, walk-up elevator building that will house 50 affordable one-, two- and three-bedroom rental units, tenant amenities, on-site parking spaces and indoor/outdoor bicycle spaces, along with certain preliminary construction of ground floor commercial space thereon (the "Project").

AFFORDABLE HOUSING LOAN:

Source:	Multi-Family Program Funds
Amount:	Not to exceed $11,000,000
Term:	30 years plus construction period or such other term acceptable to the Authorized DOH Officer
Interest:	Zero percent per annum or such interest rate as may be acceptable to the Authorized DOH Officer
Security:	Non-recourse loan(s); second mortgage on the Property (the "City Mortgage")

ADDITIONAL FINANCING[1]:

1. Construction Loan (the "Construction Loan")[2]

Amount:	$25,000,000 or such other amount acceptable to the Authorized DOH Officer
Term:	30 months plus one optional 6 month extension for the construction period, to be taken out by the Senior Loan, or

[1] Refinancing of a permanent period loan is permitted provided the principal amount does not exceed the principal amount of the loan at the time of refinancing (excluding any amounts having been advance by senior lender for the protection of its security interest); the interest rate does not exceed the market rate of interest for comparable loans at the time of refinancing; and the projected debt service coverage ratio exceeds the debt service coverage ratio required (if any) to be maintained under the City's Loan.

[2] A portion of the City's TIF Grant/Sponsor Loan will be bridged by the Construction Loan and will be a source of repayment of the Construction Loan.

such other term that is acceptable to the Authorized DOH Officer

Source: BMO Bank N.A., or such other source acceptable to Authorized DOH Officer

Interest: A to-be-determined rate acceptable to the Authorized DOH Officer

Security: Construction Mortgage on the Property and/or other security acceptable to the Authorized DOH Officer, senior to the lien of the City Mortgage

2. Permanent Loan (the "Senior Loan")

Amount: $2,000,000 or such other amount acceptable to the Authorized DOH Officer

Term: 17 years after the construction period or such other term that is acceptable to the Authorized DOH Officer

Source: Cinnaire Lending Corporation, or such other source acceptable to the Authorized DOH Officer

Interest: A to-be-determined rate acceptable to the Authorized DOH Officer

Security: Permanent Mortgage on the Property or such other security acceptable to the Authorized DOH Officer, senior to the lien of the City Mortgage

2. TIF Grant/Sponsor Loan

Amount: Not to exceed $11,500,000

Source: TIF Funds granted to NHPF pursuant to a redevelopment agreement, which funds will then be loaned by NHPF to the Borrower as set forth below

Interest: Ten percent (10%) per annum or such interest rate as may be acceptable to the Authorized DOH Officer

Security: Mortgage on the Property junior to the lien of the City Mortgage, or other security acceptable to the Authorized DPD Officer

Term: 30 years after the construction period or such other term that is acceptable to the Authorized DOH Officer

3. Energy Grant/Sponsor Loan

Amount: $323,733 or such other amount acceptable to the Authorized DOH Officer

Term: 30 years after the construction period or such other term that is acceptable to the Authorized DOH Officer

Source: ComEd grant to NHPF or to a to-be-determined grantee acceptable to the Authorized DOH Officer; provided that the funds will then be loaned to the Borrower, or another source acceptable to the Authorized DOH Officer

Interest: Ten percent (10%) per annum or such interest rate as may be acceptable to the Authorized DOH Officer

Security: Mortgage on the Property junior to the lien of the City Mortgage, or other security acceptable to the Authorized DOH Officer

4. Tax Credit Equity
   Amount: $15,840,000 or such other amount acceptable to the Authorized DOH Officer
   Source: To be derived from the syndication of low-income housing tax credits allocated by the City

5. General Partner Equity
   Amount: $100
   Source: General Partner

6. Illinois Donation Tax Credit ("DTC") Proceeds Loan
   Amount: $322,803 or such other amount as may be acceptable to the Authorized DOH Officer
   Term: 30 years after the construction period or such other term acceptable to the Authorized DOH Officer
   Source: PCDAC, to be derived from Illinois DTCs, or such other not-for-profit entity approved by the Authorized DOH Officer, which funds will then be loaned to the Borrower, or another source acceptable to the Authorized DOH Officer
   Interest: Ten percent (10%) per annum or such other interest rate acceptable to the DOH Authorized Officer
   Security: Mortgage junior to the lien of the City Mortgage or such other security as may be acceptable to the Authorized DOH Officer

7. Seller Note
   Amount: $729,497 or such other amount as may be acceptable to the Authorized DOH Officer
   Source: PCDAC or other source acceptable to the Authorized DOH Officer
   Term: 30 years after the construction period or such other term acceptable to the Authorized DOH Officer
   Interest: Ten percent (10%) percent per annum, or such interest rate acceptable to the Authorized DOH Officer
   Security: Mortgage junior to the lien of the City Mortgage or such other security as may be acceptable to the Authorized DOH Officer