

EXHIBIT A
SENIOR SUITES OF JOLIET
AFFORDABLE HOUSING SUMMARY

Senior Suites of Joliet is a 90-unit affordable housing community for moderate and lower income seniors at 215 Ottawa Street in downtown Joliet. The 99,830 sq. ft. community includes more than 5,500 square feet of common-area amenities including a dining room; a multipurpose lounge anchored by two historically preserved fireplaces; library space; exercise equipment; and free laundry facilities on each floor. Residents enjoy services including monthly housekeeping, planned activities, and scheduled transportation. Each apartment is equipped with a spacious bathroom, window treatments, and individually-controlled heating and air conditioning. Specially-designed features consider the changing needs of residents, such as easy-to-access cabinetry and appliances, conveniently located electrical outlets and light switches, and an Up-and-About system for residents to check-in with staff each morning.

The historic preservation and adaptive reuse of the former YMCA building was completed by the community's current owner in December of 2007. The redevelopment extensively restored and preserved the architecturally significant features of the original 1927 completed building designed by D.H. Burnham & Company and remains listed on the National Register of Historic Places. Financing for the affordable housing development included both Historic and Low Income Housing Tax Credits as well Tax Increment Financing and a variety of loans and grants from the City of Joliet, the Illinois Housing Development Authority, the Federal Home Loan Bank of Chicago, BMO, and the Joliet City Center Partnership.

In exchange for the public funding assistance, the property is obligated to adhere to certain affordable housing covenants requiring 84 of the 90 apartments to be reserved for lower income seniors and leased at various restricted rent levels to age and income qualified households through the end of 2037. Noted below is a table summarizing the affordable housing unit mix covenants and the current maximum rents and income restrictions. The rents for the six "market rate" apartments are only restricted by what the local market will bear.

<u>AREA MEDIAN</u> <u>INCOME</u>	<u>APT. TYPE</u>	<u>TOTAL</u> <u>APTS.</u>	<u>CURRENT</u> <u>MAX. RENT</u> <u>(2025)</u>	<u>MAX INCOME</u> <u>1 PERSON HH</u> <u>(2025)</u>	<u>MAX INCOME</u> <u>2 PERSON HH</u> <u>(2025)</u>
30%	Studio	5	\$ 588	\$ 25,200	\$ 28,800
40%	Studio	2	\$ 785	\$ 33,600	\$ 38,400
50%	Studio	3	\$ 981	\$ 42,000	\$ 48,000
60%	Studio	4	\$ 1,177	\$ 50,400	\$ 57,600
Market	Studio	2	\$ 1,260	N/A	N/A
30%	1BR	5	\$ 630	\$ 25,200	\$ 28,800
40%	1BR	16	\$ 841	\$ 33,600	\$ 38,400
50%	1BR	8	\$ 1,051	\$ 42,000	\$ 48,000
60%	1BR	41	\$ 1,261	\$ 50,400	\$ 57,600
Market	1BR	4	\$ 1,516	N/A	N/A
		90			