



Housing Trust Fund 2024 Rehabilitation RFP Questions & Answers

Updated: December 13, 2024

Q1: Does a rehabilitation project that does not involve acquisition need to supply an appraisal of the project for the application?

A: No, an appraisal is not required for a rehabilitation project that does not involve acquisition.

Q2: In the statement on page 26 which says “Developers will be allowed a fee equal to 5% of predevelopment loans that may be paid during the predevelopment period,” does the fee mean interest on any predevelopment funds the developer may have advanced to the project?

A: *Predevelopment loan* in this paragraph refers to any *new* predevelopment loans provided by the City to the project, and not predevelopment funds provided or obtained through other non-City sources.

Q3: For the Berkeley 2024 Rehab RFP, please clarify if the market study requirement applies to the type of projects listed below. Must the market study be completed before February 6th application submission, or only before loan closing?

- Applying to HTF and HOME funds
- Previous tax credit w/ a 55 year deed restriction
- No changes to AMI restrictions or unit count
- Not applying for tax credit resyndication
- Has PBVs on some of the units

A: There are two circumstances that may warrant a market study:

- Tax credit resyndication
- Changing the affordability levels

If a project warrants a market study, it may be required as a condition of closing the city loan if one is not available now. The market study does not need to be completed by the February 6th application deadline.