FY2027 AHTF RFP FAQs- November 13, 2026

Does an executed lease-to-purchase agreement qualify as acceptable site control?

No, the only form of acceptable site control is full ownership or a ground lease.

Is a completed Phase I environmental report required upon application submission?

Yes, a completed Phase I is one of the required documents at application. Please see FAQ from 10/23/2026 about what to do if you do not have all the required application documents at time of application.

I have specific questions on completing the project proforma, can you provide answers?

Please complete the project proforma to the best of your ability. There are explanation notes within the proforma as well. We cannot answer questions on how to complete the project proforma.

What is required in terms of the Municipal support?

There are no templates on what should be provided. The application requirement is that you must have either municipal support either through a letter or municipal resolution.

Can AHTF be a construction loan repaid from sales?

The AHTF mortgage is structured as a soft second amortizing loan at 1% with a term equal to the affordability control period and annual repayment is 50% of positive cash flow. For homeownership projects, there is a construction mortgage with the developer on the project during construction but then a repayment mortgage is recorded with the homeowner when they purchase the affordable units.

How are you calculating the construction cost per square foot? Are you including general requirements, overhead, profit, and contingency in the construction cost?

No, general requirements, overhead, profit, and contingency are not included in the per square foot construction cost guidelines and have their own budget line items in the proforma. The construction cost per square foot is derived from HUD TDC Limits, specifically the Housing

Construction Cost (HCC) component calculated on a per square foot basis; the individual regions are then averaged together.