Apple Affordable Housing Fund RFI 2026 – Frequently Asked Questions

Updated September 1, 2026

Executive Summary

1. **Can I discuss my project with staff at the Housing Trust prior to applying?**
    a. To ensure that everyone gets the same information, please submit your questions via email to applefund@housingtrustsv.org. Answers will be added to this FAQ.

2. **How much funding is available in this round? I see the program is $150 million but that sounds like it's the total available across all rounds, not specific to this round.**
    a. The Apple Affordable Housing Fund total is $150MM and this is the 7th AAHF RFI. Per the RFI, Selection, Commitment and Loan Closing Section, in previous RFI rounds, 3 - 5 projects have been selected per round.

3. **Is there any flexibility of the 2 proposal per developer guidance?**
    a. No, submissions are limited to 2 per developer.

4. **Can you please share the other affordable housing programs funded as part of Apple's $2.5 billion commitment?**
    a. Additional information on the programs and partnerships supported through Apple's $2.5 billion affordable housing commitment is available here.

5. **Based on outcomes from previous funding rounds, what have been the most common reasons proposals were not advanced for funding consideration?**
    a. Proposals are typically not advanced when they do not meet the program's eligibility criteria or fail to provide sufficient information to assess alignment with the fund's goals. Common reasons include projects that fall outside the eligible geographic area or housing type, incomplete applications or missing required documentation, limited alignment with the program's funding priorities, such as affordability levels, impact on underserved communities, or readiness for development. All proposals are reviewed holistically, and applicants are encouraged to carefully follow the submission requirements to ensure consideration.

6. **Will the Apple Affordable Housing Fund consider projects that can be acquired and converted to Permanent Supportive Housing (PSH)?**
    a. The fund supports the creation of net new affordable units. If the acquired building had no income restrictions prior to the conversion then the project would be eligible to apply.

7. **How should a project reflect its tax credit schedule in the AAHF application if a 4% tax credit application was submitted in September 2026, but awards have not yet been announced?**
    a. In the AAHF application, the project’s tax credit schedule should note that a 4% tax credit application was submitted in the September 2026 CDLAC round. The tax credit source should be listed as “Pending Financing,” reflecting that the project has applied but has not yet been notified of an award.

8. **Sites likely to be awarded tax credits are located in high-resource zones. Those locations are typically not downtown or close to transportation centers, etc. Will a project lose points for that reason? Or will a bus stop work?**
    a. Please read the RFI for its definition of Transit-Oriented Development.

9. **Does the security lien position take into account land use restrictions that run with the land?**
    a. Land use restrictions or regulatory agreements that don’t impair the collateral beyond intended uses may be senior to the AAHF loan. We understand that regulatory agreements and use restrictions must take precedence over must-pay debt priority.

10. **Would the program consider affordable home ownership? It could either be during construction only and get repaid upon sale of homes or it could convert to a first-time homebuyer loan helping to make the monthly payment more affordable to the qualifying buyer.**
    a. The program is for multifamily rental housing only.

11. **Are loans available for affordable housing rehab and preservation projects or ground-up development only?**
    a. Loans are available for projects that create net new deed restricted units.

12. **What is the minimum number of net new affordable units you're looking for to be competitive? Does the project have to leverage tax credits to be competitive or would another source e.g. grant from the county be acceptable?**
    a. Efficient use of funds is the priority. Projects do not have to use tax credits to be competitive. There is no minimum threshold for the number of net new affordable units; however, projects must result in a net increase in affordable units to be eligible.

13. **Are projects that have closed LIHTC equity and financing qualify for this funding?**
    a. Not unless there is a clearly defined gap necessitating an AAHF loan.

14. **Is there a preference for new development over adding density to an existing site?**
    a. No

15. **The overview says the developer must apply to TCAC by 2027. Does this mean it's possible to get awarded by Apple without a TCAC award?**
    a. The project can be moved forward to underwriting prior to a TCAC award; however, if the tax credit allocation is not awarded in time to meet the AAHF readiness deadline, the project award may be withdrawn.

16. **Can a project that submitted a 4% tax credit application in 2026 Round 3 apply?**
    a. Yes

Threshold Criteria

1. **If a project is missing one item from the Threshold Criteria, will you still consider moving it forward?**
    a. Threshold Criteria are minimum requirements; they must all be met.

2. **Do we have to form the borrower entity during the RFI process, or can we wait until the project is selected?**
    a. During the RFI application process, a Sponsor/Borrower can describe the to-be-formed borrowing entity (often a single-purpose entity). For projects selected, the borrowing entity must be in place for closing.

3. **What if I do not have audited financials?**
    a. Our expectation is that a Sponsor/Borrower will have audited financials. Exceptions may be reviewed on a case-by-case basis. Sponsor/Borrower must provide a compelling explanation and demonstrate that all other parties in the transaction have waived their requirements for audited financials.

4. **What constitutes relevant experience for the Sponsor/Borrower? Is it okay if they don't have experience across the whole spectrum of affordability?**
    a. Sponsor/Borrowers must demonstrate experience with and successful completion of similar projects and the capacity and ability to deliver and maintain excellent housing developments in California. Sponsor/Borrowers must demonstrate proven success in navigating complex financing structures with established budgets and time constraints. Should your project be selected to move forward to underwriting, we will ask for a list and resumes of key staff and Board members, noting their tenure and experience, the number of years developing and operating affordable housing projects in California; the number of completed projects in the last 5 years; and the number of completed projects like the one proposed.

5. **How do you think about the experience of key consultants for new and/or emerging Sponsor/Borrowers who may not have the experience in-house? Is it okay if a partner is based out of state and has a mix of in state and out of state experience?**
    a. We want you to submit a proposal that works best for your project. Experience of principals/key staff resumes will be required should your project be selected to move forward to underwriting. We may also consider the experience of the project team such as the general contractor, architects, and financial consultants. For any unique circumstances that require further explanation please use the "Project Description" freeform response field.

6. **Does Acquisition Rehab of an existing market rate portfolio qualify as "new" affordable units? Are funds available for NOAH (naturally occurring affordable units)? Is the fund also considering existing apartments?**
    a. Yes, we may consider funding acquisition rehab of market rate housing with naturally occurring affordable units to be converted into affordable housing with long-term rental restrictions.

7. **Are mixed use sites eligible?**
    a. Yes, mixed use projects are eligible to apply; however, the purpose of the RFI is to support net new affordable units and projects will be evaluated based on the merits of the housing that they create.

8. **The Proposal says 13 counties are eligible - is there any preference within that geography?**
    a. There is no geographic preference within the 13 eligible counties.

9. **Will you consider projects that include a long-term lease with a city?**
    a. Projects with long term leases, including a lease with a public agency may be considered. We will review on a case-by-case basis to determine an appropriate collateral/security loan structure. An appraisal may be required.

10. **Related to readiness, what does "shovel ready" mean? And, what happens if my project cannot start construction by December 31, 2027?**
    a. Please see the definition of “Project readiness” in the RFI. A project is “shovel ready” if it will be under construction, or beginning rehabilitation, by December 31, 2027. This may be demonstrated through site control, zoning, and entitlement approvals, building permit approvals, environmental readiness, financing commitments to date, final construction budget and readiness to enter a construction contract. Further, it means that a project must close its construction financing prior to December 31, 2027 with the intention for commitments to expire after December 31, 2027. The goal of the Apple Affordable Housing Fund is to un-stick projects that are shovel ready.

11. **What is the difference between Project Readiness and Advanced Readiness?**
    a. “Project readiness” is a Threshold Criteria and has a deadline of December 31, 2027. Your submission will not be eligible if it is not shovel ready by this deadline. “Advanced readiness”, as defined in the RFI as being under construction before June 30, 2027, is a priority Selection Preference. Your submission will be more competitive if it is shovel ready by June 30, 2027.

12. **What constitutes “long-term” with regards to maintaining an "affordable" unit designation?**
    a. All projects must commit to rental restrictions of at least 20 years from project completion for all proposed affordable units as a threshold criterion. Please see “Mix of Affordability” for Selection Preferences for affordable units.

13. **We have a multi-phase development. Will you view the entire project, or will you only look at the phase being financed by the Apple funds when considering distance to transit threshold?**
    a. We will review the project a Sponsor/Borrower has chosen to put forward in this RFI round. Generally, Sponsors/Borrowers request funding for one phase at a time.

14. **Are there minimum sustainability features the project needs to have to meet the threshold?**
    a. The Fund seeks to encourage sustainable building and energy efficiency. Therefore, Projects that do not employ sustainable building methods with some minimum form of energy and water efficiency will not pass threshold. Submissions should include a narrative description of features and programs such as meeting Green Point or LEED standards to enhance Selection Preference.

15. **Will renovation of existing affordable units be eligible? If units are providing new accessibility and new deeper income targeting?**
    a. Substantial rehab projects may be considered. However, a reminder that creation of net new affordable units is a Threshold Criteria.

16. **Is a project that has already begun construction eligible to apply?**
    a. No, projects that are already under construction are not eligible.

17. **Is there any consideration of offering a similar RFI in Southern California?**
    a. This Apple Affordable Housing Fund RFI covers the greater Bay Area counties referenced in the RFI Attachment A. We cannot speculate on the requirement of future RFIs.

18. **If the project does not have entitlements or design review completed and approved prior to an application, but anticipates receiving these approvals prior to the tax credit application, is this project still eligible to apply?**
    a. Please fill in the application with milestone status and dates/anticipated dates, as indicated on the RFI submission form. We will review this information as part of our readiness assessment.

19. **Are there any funding sources that a project has already secured or anticipates receiving that could conflict with AAHF funding?**
    a. A portion of the AAHF loan may be funded through the State of California Department of Housing and Community Development (HCD)'s Local Housing Trust Fund (LHTF) Program and will be subject to applicable LHTF requirements, including a 55-year recorded affordability restriction. If a project has already received or anticipates receiving another funding source that also includes LHTF funds, the project cannot use both sources of LHTF funding and would need to give up one of them to avoid prohibited subsidy layering under HCD requirements.

20. **Will the Housing Trust issue a recordable regulatory agreement to restrict the units at the noted AMI? And, if so, will that regulatory agreement offer enough flexibility in its drafting to work with other regulatory agreements (for example regulatory agreements associated with city entitlements or other funding sources**.
    a. All projects must meet the Threshold Requirement and ensure that the rental restrictions for all proposed affordable units are in place for a minimum of 20 years from the project's completion. Depending on structure and other regulatory agreements being placed on the deal, Housing Trust may record its own regulatory agreement. In cases where Housing Trust records its own regulatory agreement, the intent is to provide enough flexibility to work with other regulatory agreements. Please note, while there will be no prepayment penalties, the affordability restrictions will remain effective for the entire term of the regulatory agreement and will not be lifted upon repayment.

21. **How is “good standing” with Housing Trust defined, particularly for developers who have not previously partnered with the organization?**
    a. “Good Standing” is defined as developers who have not had a loan go into default with Housing Trust specifically. Developers, including any individual principals with past work experience at other firms, that have never previously borrowed from Housing Trust are considered to be in “Good Standing”.

22. **We have a project that has secured all requisite funding, and we plan to apply in Round 1 for 9% tax credits next year. We also anticipate securing permits in time to break ground before December 31, 2027. Would this be considered “shovel-ready”? If not, what evidence is required to establish shovel-readiness (e.g., building permits, final financing plan, environmental clearances)?**
    a. We do encourage projects anticipating applying for 9% tax credits in Round 1 of 2027. It is helpful to see the readiness of permits, financing assumptions, environmental clearances, and your anticipated tie breaker score to determine the potential timing of your project.

23. **What are the AAHF lien priority and subordination requirements? Can the AAHF loan be subordinate to another construction or permanent lender?**
    a. During the construction period, the AAHF Deed of Trust must be in second lien position, subordinate only to a senior construction lender’s Deed of Trust. During the permanent phase, the AAHF Deed of Trust must be in first lien position, or in second lien position subordinate only to a senior permanent lender’s Deed of Trust. In either case, the AAHF loan must be senior in lien priority to any soft debt financing.

24. **If a project has a TCAC/CDLAC award and is trying to fill a new gap based on increased construction costs, is that project allowed to apply?**
    a. Yes, as long as construction financing hasn’t closed.

Selection Preferences

1. **Are the Selection Preference listed in priority order?**
    a. Projects will be reviewed holistically and are not listed in order of preference. Please refer to the RFI for identified priorities.

2. **One Selection Preference is looking for construction innovation. How can we be truly innovative if an established track record of developing and operating affordable housing of the same type is a Threshold Criteria?**
    a. The Sponsor/Borrower track record Threshold Criteria are designed to assess experience in building and managing multifamily affordable housing. While prior experience in a particular construction innovation would be desirable, it is not required. If any of your partners are experienced in the proposed construction innovation, please include a narrative of that experience in the construction innovation response field.

3. **Is there a preference for the levels of affordability? (i.e., Is a greater percentage of ELI seen more favorable than the same percentage of LI or the same percentage of moderate?)**
    a. All projects must have at least 75% of the total project units be committed as affordable for 20 years (see Threshold Criteria, Affordability restrictions). Additionally, projects that have a higher percentage share of affordable units are preferable and projects that include a higher percentage of ELI, VLI and LI units are also preferable (see Selection Preferences, Mix of affordability).

4. **Is there a preference for senior vs. family housing? Do recuperative care initiatives align with the goals of the AAHF RFI?**
    a. There is no preference related to senior vs. family housing. Unique partnerships to support residents and the community is one of the Selection Preferences in the RFI and should be described in the appropriate narrative field. Please note, the RFI also seeks to support permanent housing with long-term rental restrictions.

5. **Can you define anti-displacement strategies? Are you referring to permanent relocation of tenants?**
    a. The Fund seeks to address the pressures of displacement being felt most acutely by the vulnerable members of our communities and would like to understand how this project will incorporate and/or contribute to anti-displacement strategies in conjunction with community engagement. Anti-displacement strategies can help communities manage neighborhood change resulting from new investment in housing, businesses, and infrastructure representative of increased market demand. The strategies are a function of the particular project and the neighborhood. If relocation of existing tenants is applicable, please note the anti-displacement strategies associated with that relocation; if relocation is not applicable, please still describe any general anti-displacement strategies being implemented.

6. **Will affordable projects that do not use low-income housing tax credits be competitive since you're prioritizing projects with public funding?**
    a. Leveraging Public Resources is one of several listed Selection Preferences; please review the definition in the RFI. Projects are not required to have tax credits.

7. **The selection criteria note a preference/requirement for "sustainable building methods." How are these defined/scored? Are there objective standards for scoring this?**
    a. Sustainable building methods can follow recognized standards like LEED, GreenPoint Rated or Green Communities. Submissions should include a narrative describing compliance with these or other standards and detailing any additional sustainability features related to energy and water efficiency. The proposal narrative is reviewed holistically to identify and evaluate the sustainable features of the project.

8. **For mission-aligned for-profit developers, what specific documentation is required to demonstrate alignment with affordable housing goals?**
    a. A multi-year history of developing deed-restricted affordable housing.

9. **How is transit proximity weighted in the evaluation process relative to other selection preferences? Additionally, is there a preference for projects located within certain city/counties versus others in the Greater Bay Area?**
    a. Transit proximity is considered as one of several factors in the evaluation process, but it is not weighted more heavily than other selection preferences. The review process looks at the overall alignment of a project with the program's goals, rather than prioritizing a single factor. There is no preference for specific cities or counties within the Greater Bay Area. Eligible projects from across the region will be considered equally.

Loan Term Criteria

1. **What can the loan be used for? Are there restrictions on its use? Can it fund land acquisition?**
    a. The goal of this RFI is to help "unstick" or "accelerate" the project timeline for "shovel ready" projects. For specific uses and restrictions, please refer to Attachment C, "Loan Products." If you have unique circumstances or need to provide additional details to meet Threshold Criteria and/or Selection Preferences, please use the relevant free-form box in the "Project Description" section.

2. **Will there be prepayment penalties?**
    a. No. There will be no prepayment penalties.

3. **Is the maximum loan amount a hard cap? In what cases would an award that exceeds $5 million be considered?**
    a. The Loan Term Criteria are parameters. Projects will be reviewed holistically, considering all the Selection Preferences, including Apple Affordable Housing Fund loan per unit and square foot, and efficient use of Apple Affordable Housing Fund resources.

4. **The preferences document states that the loan amount is estimated to be $2 to $5 million per project, but that "Higher loan amounts may be considered based on the merits of the project" what would be the upper limit for the higher loan amount, e.g., would you consider a loan over $10 million?**
    a. There is no limit on what a project may ask for, but the per project funding maximum is $5MM. Exceptions may be allowed if projects demonstrate efficient use of funds for larger projects. Efficient use of AAHF funds on a per unit and per sf basis is an important criteria for selection.

5. **What is the timing of the AAHF loan?**
    a. AAHF loans will be closed concurrent with construction loan closing. If you have unique circumstances or need to provide additional details to meet Threshold Criteria and/or Selection Preferences, please use the relevant free-form box in the "Project Description" section.

6. **Can I pay the construction loan interest reserve out of pocket instead of funding with loan proceeds, and how will it be sized?**
    a. A full construction-period interest reserve is required and must be funded from loan proceeds at closing. During full underwriting following an AAHF award, the Sponsor/Borrower will be required to provide a monthly Draw Schedule showing anticipated draws from each project funding source. Housing Trust will use this schedule to size the interest reserve based on anticipated AAHF loan draws and interest due during construction.

7. **At or before the end of the 20-year period, would you consider re-syndication or refinance as a take-out source assuming the loan is not fully amortizing?**
    a. Take-out financing source will be reviewed based on feasibility and reasonableness of the assumption on the proposed terms of the take-out source. Any source identified should include narrative to that extent.

8. **Will the funds require prevailing wages?**
    a. While the Fund does not specifically require prevailing wage, other funding sources in the capital stack may. Please indicate in the application if the project will be subject to prevailing wages from another funding source - see question "Project subject to Prevailing Wages (Y/N)".

9. **Will interest accrue during construction?**
    a. Yes, interest will accrue during construction and a full interest reserve for the construction period will be required. The interest reserve must be capitalized from the loan.

10. **Can you please confirm whether the stated interest rate will be charged on a simple or compound basis?**
    a. The interest rate will be charged on a simple basis.

11. **Does the maximum term of 20 years include the construction period? For example, if our construction period is 2 years, would we then have 20 more years to pay it off, or would we have 18 years?**
    a. The maximum term of 20 years is over the construction period and the permanent period combined.

12. Is **there a typical range of request amounts, or a list of past awardees?**
    a. Please see: https://housingtrustsv.org/tag/apple-affordable-housing-fund/ to learn about some previous awardees.

13. **During permanent phase is the Sponsor/Borrower only required to make monthly payments on principal and interest, or is the Sponsor/Borrower also required to make additional payments out of net cash flow/ ___% of residual receipts until the loan is repaid?**
    a. Principal and interest payments are required, and Sponsors/Borrowers are not required to make additional payments from net cash flow.

14. **Are there any caps on developer fees that may be included in the project's financing structure?**
    a. No

15. **Is Apple okay with a non-binding LOI from a credible permanent lender that says they'd take out the funding? RFI just says "proposed take-out source". What evidence of a proposed take-out financing is required to include in our application?**
    a. A binding take-out loan commitment is not required at the RFI stage. Applicants should identify the proposed take-out financing source and provide the anticipated loan terms used in the project's take-out analysis assumptions. Projects selected to advance to full underwriting will be required to provide additional information and documentation regarding the proposed take-out financing, and the take-out financing assumptions will be evaluated as part of underwriting.

16. **Guarantor: Can you confirm that the guarantees are limited to Sponsor and will not require a Principal guaranty?**
    a. Repayment and completion guarantees during construction are expected from principals of for-profit applicants in addition to corporate guarantees from for-profit and non-profit applicants.

17. **What are the AAHF loan's recourse and guaranty requirements during the construction and permanent phase?**
    a. As with a traditional construction loan, the AAHF loan requires completion and repayment guarantees during the construction phase. The loan is recourse during the construction phase, with specific guarantor requirements determined as part of underwriting. During the permanent phase, the loan is non-recourse, subject to customary non-recourse carveouts.

18. **Third-party costs: can HT/Apple piggyback onto the other lenders/investors third-party reports to avoid duplication of reports and costs (i.e., Phase 1, appraisal, lender advisor review, etc.)?**
    a. Yes, whenever possible.

19. **Is the $2 million minimum loan amount firm? Can you repay the principal at year 15 with a refinance of the 1st mortgage**
    a. Developers can propose smaller loans, but they should represent an efficient use of Apple and HT's time and funds. The principal can be repaid by refinancing in year 15.

20. **What is the longest amortization you will consider?**
    a. Applicants may propose what the project needs. Partial amortization will be considered based on the merits and economics.

21. **Would you consider a $1 million subordinate loan for acquisition only as a bridge to a future LIHTC execution? We will put a regulatory agreement in place upon acquisition.**
    a. No

22. **How does the fund work with long term ground leases that are either a) private and/or b) public.**
    a. Ground leases may be allowed provided they are able to be underwritten from a cashflow basis and have a 75+ year term. Interest in leaseholds qualifies.

Application Process

1. **Are there a specific application and checklist of required supporting documents needed?**
    a. Yes. Mandatory supporting documentation at time of application include project renderings and site plan; project proforma (MUST include phased Sources & Uses, 20-year cash flow projections, Operating Budget, Total Development Budget, and Unit Mix); commitment letters for all committed public funds, including rental/operating subsidy; and three years of Sponsor Financials, including balance sheet, income statement and cash flow statement. Should your project be selected to move forward with underwriting, we will be providing a due diligence checklist that includes typical lender requirements, such as updated Sponsor/Borrower's audited financials, project renderings, unit mix, project proforma including phased sources & uses, total development budget, 20-year projections, Operating Budget, appraisal and environmental reports, as well as specific items unique to your project.

2. **We have already been in contact on these loans – will I automatically be considered for these funds? We applied in a previous Apple Fund RFI round and were not selected. Can we request feedback on the final scoring and decision?**
    a. No. You need to apply by submitting the RFI online form. The RFI updates from round to round. While we do not conduct debriefs, we do recommend looking carefully at the RFI document and evaluating the fit of your project. Please note that this year, there is a Threshold Requirement that projects start construction no later than December 31, 2027.

3. **When you say no more than two applications per Sponsor/Borrower, does that include Joint Ventures and 50% administrative GP roles with various non-profit MGP Sponsor/Borrowers?**
    a. There is no limit on how many times an organization can appear as a partner. If applying as a partnership, the lead organization should be listed on the form as the Sponsor/Borrower. An organization can only apply as a lead organization twice. All communications will be to the lead organization.

4. **How should non-profits that are "owned" or "led by" respond to MBE/WBE or Veteran status as non-profits are not owned?**
    a. For a non-profit, please select minority-owned business or minority led business, women-owned-business or women-led-nonprofit, or veteran-owned business or veteran led non-profit, if the executive director and at least 50% of the board of directors identify as Minorities, Women, or Veterans.

5. **Would you recommend we mention that our project will require 10% of our contractors and sub-contractors be Veteran-owned businesses due to Veterans Housing and Homelessness Prevention funding in our application?**
    a. In the Project Description response field, we encourage applicants to share any project features as an affordable housing project, including unique partnerships to support residents and the community.

6. **Funding Sources, are we to list foundation/corporate/government grants along with debt sources?**
    a. Please share all sources of funding for the project, including grants and loans.

7. **How will I receive confirmation that my application was submitted? And, what is the process for troubleshooting if I encounter technical issues with my online submission?**
    a. Upon submitting the Apple RFI form, you will receive two confirmations. First, a confirmation message will appear on your screen, and second, you will receive a confirmation email with a copy of your submission. If you encounter technical issues or receive an error message while submitting your online application, please send an email to applefund@housingtrustsv.org. The inbox will be monitored during regular business hours, Monday – Friday, 9am to 5pm.

8. **What do we need to do to add additional associates' email addresses to ensure that they all receive all further emails for this year's AAHF round?**
    a. For the RFI, we will correspond with the Contact provided by the applicant. If a project is selected to move forward, additional contacts can be added at that time.

9. **Will Sponsors/Borrowers be required to submit additional information during the application review when selecting projects to move forward to underwriting?**
    a. Housing Trust reserves the right to reach out to Sponsors/Borrowers for clarifying information during the review period. Requests will include specific questions and/or documentation needed and a deadline to submit.

10. **Will you share a recording of the webinar and/or slide deck?**
    a. We will share a copy of the presentation and will post the video to our website after the webinar.

11. **For projects that move into the underwriting phase, will Housing Trust provide a loan commitment letter that can be used for an upcoming tax credit application?**
    a. The intent is to have projects selected in December 2026 and so initial commitment letters suitable for submission to CDLAC/TCAC to be issued by Housing Trust in January 2027.

12. **Is technical assistance available for the Apple RFI program, specifically to help us review the loan terms and provide information on how the Apple RFI fund has worked in the past?**
    a. Please refer to the Apple RFI document and Attachments for details. A recording of the Apple RFI Information Session will be available online after the webinar. The deadline to submit questions to applefund@housingtrustsv.org is September 16, 2026 and final FAQs will be posted on September 23, 2026. Technical assistance on project-specific loan terms is not available.

13. **For the bond and tax credit pools, not all pools are listed. Please advise what to include for a New Construction: Non-Targeted project type.**
    a. If you do not see your pool listed, please enter “n/a” and list the pool you are applying for simply in the “Project description” answer entry.

14. **With the $15,000 application fee due at underwriting, is that at full underwriting (aka selection) or an interim review period before we know if our project is selected?**
    a. The Application Fee is due upon the project being selected to move forward to underwriting.

15. **Is there an ongoing annual monitoring fee associated with the Apple RFI funds?**
    a. Yes, the Annual Monitoring fee is 0.15% of the total awarded loan amount. Housing Trust may consider waiving the fee if Housing Trust also provides the corresponding first-lien mortgage or if the AAHF loan is fully amortizing.

16. **Is there a scoring rubric available to assess competitiveness, included in the RFI documents?**
    a. No