

## HCR Multifamily Finance 9% RFP – Fall 2022

### Questions and Answers #3

#### Underwriting:

**Q1: Is there a maximum allowable cost for access agreements with neighboring properties during construction?**

A: HCR has no maximum for access agreements. The cost of such agreements will be evaluated for reasonableness on a project basis.

#### EAU:

**Q1: We have a Phase I that is dated November 17, 2021 and a Phase II that is dated April 8, 2022. Since the Phase II is less than 12 months old, does that mean a new Phase I is not necessary?**

A: Since there is a Phase II ESA, there does not need to be an updated Phase I ESA at this point. However, if the Phase II ESA revealed conditions that need remediation, the applicant should submit either a remedial action plan or, at the very least, a narrative for how they will address the remediation, including cost estimates in the budget.

#### CEI:

**Q1: If a project installs onsite solar PV, which would therefore directly offset utility costs, can that savings be taken into account when calculating the annual whole building energy costs?**

A: On-site solar may be included when considering the cost of utilities per apartment for Boost eligibility, but it must be shown as a deduction in the material submitted. This is because this does not change the 'ASHRAE Path: Certified + 30% source energy savings, pre-V' for the third party certification requirement, as an example.

**Q2: For off-site solar, where there is a monetary value of the generation applied to each monthly utility bill, can this be used to reduce the annual whole building energy costs?**

A: HCR does not accept off-site solar as an option for considering Boost eligibility on the New Construction term sheet.