



Updated: October 2024

Healthy Housing Financing

Permanent Loans on New Construction or Rehabilitation Projects

Healthy Housing Financing (HHF) offers borrowers financial incentives for incorporating health-promoting design and operational features into their newly constructed or substantially rehabilitated multi-family properties. Healthy Housing Financing is one of three products in MHP's suite of Green and Healthy Housing Programs.

Research shows that good design and operational policies that encourage physical activity, healthy eating, and improved air quality such as playgrounds, tobacco-free environments, stair visibility, bicycle parking, proximity to transit and grocery stores and many others, have a positive impact on the health and stability of residents. HHF provides incentives to developers that achieve a Fitwel® Certification from the Center for Active Design, WELL Certification from the International WELL Building Institute, or Enterprise Green Communities Certification from Enterprise Community Partners.

Healthy Housing Financing Benefits:

- 10 to 15 basis point reduction in the permanent loan interest rate, depending on the type of certification received – see attached Healthy Housing Certification Chart. Up to 40 basis point reduction when combined with MHP's Green Building Certification or Green Retrofit Financing Program.¹
- Reimbursement of the initial cost of the healthy housing certification, as applicable.

Required Healthy Housing Certification:

Prior to permanent loan closing, borrower must demonstrate that it has a Healthy Housing certification recognized by MHP (see attached).

Loan Type:

MHP permanent first mortgage on recently completed new developments or on existing properties being refinanced and rehabbed using any of MHP's capital sources, including bank financing, Fannie Mae or FHA Risk Sharing. MHP underwrites and services all loans regardless of capital source.

¹ MHP may limit the total interest rate discount received under the suite of Green and Healthy Housing programs to the basis point equivalent of \$20,000 in year one benefits.

Eligible Property Types: All new construction or substantial rehabilitation multifamily projects seeking MHP financing are eligible for Healthy Housing Financing benefits. Minimum project size is 5 units and minimum affordability is 20% of the units affordable to households at 50% of Area Median Income (AMI), 40% of the units affordable to households at 60% AMI, or 25% of the units affordable to households at 80% AMI provided that the maximum rents are at least 10 percent below comparable market rents.

MHP’s HEALTHY HOUSING CERTIFICATION CHART	
HEALTHY HOUSING CERTIFICATION	AWARDING ORGANIZATION
GREEN AND HEALTHY CERTIFICATIONS (15-basis-point rate reduction)²	
<ul style="list-style-type: none"> Enterprise Green Communities <i>Projects that receive this Certification also receive a WELL Certification (see below) as the result of a partnership between Enterprise Community Partners and the International WELL Building Institute.</i> 	Enterprise Community Partners
<ul style="list-style-type: none"> Combine a Healthy Housing Certification below with a Comprehensive Green certification under MHP’s Green Building Certification Financing Program 	Eligible Comprehensive Green Certification certifying organization plus a certifying organization listed below
HEALTHY HOUSING CERTIFICATIONS (10-basis-point rate reduction)³	
<ul style="list-style-type: none"> Fitwell Built Certification, Multifamily Residential <i>Properties must earn a Fitwell® score of 90 points out of a possible 144 points to receive Fitwell® certification. The Fitwell scorecard for Multifamily Residential may be accessed at https://fitwel.org/resources. MHP may consider a community-level certification as applicable.</i> 	Center for Active Design
<ul style="list-style-type: none"> WELL Certification, minimum Bronze certified <i>More information on the WELL Certification may be found at https://v2.wellcertified.com/en/wellv2/overview.</i> 	International WELL Building Institute

² Properties pursuing certification under the Green and Healthy Certifications category will be eligible for and held to the incentives and requirements of the Green Building Certification Financing program.

³ When combined with the Green Retrofit Financing Program or with a Zero Energy or Passive House certification under the Green Building Certification Financing Program, the additional discount received for a Healthy Housing Certification will be limited to 5 basis points.