



Fannie Mae®

Building Healthy and Vibrant Communities

ULI Housing Opportunity
Conference

September 2017



Affordable Rental Properties Are Cornerstones for Healthy Communities

A well designed building with enhanced resident services can have a positive impact on the health and financial stability for low income renters and their families.

- Improved physical and mental health / Lower medical & utility bills
- Increased community and neighborhood engagement / More opportunities for kids, parents and seniors

We already provide financial incentives for borrowers who are committed to keeping their property affordable or are investing to reduce their environmental footprint.

Going forward, we will be incentivizing borrowers who are committing to investing in the health and stability of their low income renters.



Fannie Mae[®] has launched Healthy Housing Rewards[™]

This program provides a financial incentive to multifamily affordable borrowers that **invest in the health and stability** of low income renters.

Phase I (launched May 2017):

15 bps interest rate reduction for multifamily affordable borrowers whose properties incorporate **health-promoting design elements**.

Phase II (Expected Fall 2017):

Financial support for multifamily affordable borrowers that demonstrate a commitment to **providing enhanced resident services functions** at their properties.



Rewards for Healthy Design

How does a Borrower qualify?

Eligible Properties:

- Multifamily Affordable Housing properties where at least **60% of the units are serving tenants at 60% of AMI** or less
- Must achieve a score of **90+ points on the Healthy Housing Index™**

The Healthy Housing Index was developed by the **Center for Active Design**. The Index provides a 140 point scoring system for active design features in multifamily affordable housing. It addresses 45 evidence-based strategies across 8 categories.



Rewards for Enhanced Resident Services

Status: Expected Rollout in Fall 2017

Goal: Encourage Borrowers to provide resident services through life of loan

Eligible Properties:

- Multifamily Affordable Housing properties where at least **60% of the units are serving tenants at 60% of AMI** or less
- Meet a certification standard under development by Stewards of Affordable Housing for the Future
- Borrower agrees to provide resident services during the loan term



Where can I find more information?

Visit the Fannie Mae website:

www.fanniemaemultifamilyaffordable.com

Visit the Center for Active Design website:

www.healthyhousingindex.com

Watch the recorded webinar on Vimeo:

<https://vimeo.com/220884363>;

password: HealthyHousing2017



THANK YOU!

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