

Massachusetts Housing Partnership



Mission: MHP works with communities to create innovative policy and financing solutions that provide affordable homes and better lives for the people of Massachusetts.



25,000+
Affordable and
mixed-income
apartments
financed



21,000+
Loans to
first-time
homebuyers



300+
Communities reached



\$5 billion
in financing
delivered

MHP's Green and Healthy Housing Programs:

- Green Building Certification Program
- Green Retrofit Program
- Healthy Housing Financing Program

MHP's Green Building Certification Program

- 15 to 30 basis point interest rate discount
- Up to \$15,000 reimbursement for fundamental systems commissioning
- Free energy performance benchmarking for the first two operating years
- For buildings certified within the past 5 years



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Eligible Green Building Certifications:

PASSIVE HOUSE/ZERO ENERGY CERTIFICATIONS
30-basis-point rate reduction



COMPREHENSIVE GREEN CERTIFICATIONS
20-basis-point rate reduction



ENERGY STAR® CERTIFICATIONS
15-basis-point rate reduction



MHP's Green Retrofit Program

- MHP will underwrite up to **75%** of the projected owner savings and up to **25%** of the projected tenant savings
- 15 basis point interest rate discount
- Free energy audit up to \$15,000
- Free energy performance benchmarking for the first two operating years



MHP's Healthy Housing Financing Program

- For health-promoting design and operational features in new or existing properties
- 15 basis point interest rate discount; combine with MHP's green financing for up to 30 basis point discount
- Free healthy housing certification through Fitwel® provided by the Center for Active Design



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What is Fitwel® Certification?

Fitwel offers over 50 evidence-based design and operational strategies to optimize the health promoting impact of multifamily housing.

Fitwel offers two efficient pathways for achieving certification in as little as 6 weeks.



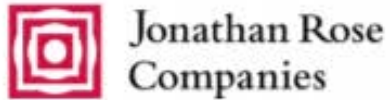
Fitwel® certification overview:

- Goals: encouraging physical activity, healthy eating, and improved air quality for residents
- Measures can include playgrounds, tobacco-free environments, stair visibility, bicycle parking, locations with high Walk Scores, proximity to transit, grocery stores, open space, etc.
- Points are awarded based on health impacts across 12 dimensions
- Must score 90 points out of 144 possible points; no mandatory requirements

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Who is using Fitwel?



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MHP's Green and Healthy Housing Programs are available across all of our capital sources:

- MHP's funding banks (\$1.3 billion and growing!)
- MHP's full suite of Fannie Mae multifamily loan programs
- MHP's FHA MAP and risk-sharing programs



Fannie Mae®

