



Updated: May 2024

Green Building Certification Financing

Permanent Loans on Green Certified New or Existing Properties

Green Building Certification Financing (GBC) offers several financial incentives for new and existing multi-family properties that have been awarded a green building certification, including but not limited to LEED, Enterprise Green Communities, and Passive House. GBC is one of three products in MHP's suite of Green and Healthy Housing Programs.

Green Financing Benefits:

- 10 to 35 basis point reduction in the permanent loan interest rate, depending on the type of certification achieved – see attached Green Building Certification Chart.¹
- Up to \$15,000 reimbursement for fundamental systems commissioning services.
- Free energy performance benchmarking services through WegoWise or BrightPower for the first two operating years after the closing of the loan.

Green Certification

Requirements:

Prior to permanent loan closing, borrower must demonstrate that it has a Green Building Certification recognized by MHP (see attached).²

All properties will be required to execute fundamental commissioning, including the commissioning of HVAC systems and controls, domestic hot water systems, lighting and daylighting controls, and (if applicable) renewable energy systems. Commissioning agent witness of distribution line pressure and refrigerant charge testing is required for any distributed refrigeration system.

Energy performance benchmarking services through an approved provider is required for the first two operating years after the closing of the loan. Properties must share their performance information with MHP during that period.

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.

² If necessary, MHP may approve the submission of an eligible Green Building Certification up to 24 months post-closing, with discount granted at submission.

Loan Type: MHP permanent first mortgage on a recently completed and stabilized new multi-family property or a refinancing or acquisition of an existing property 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.

Eligible Property Types: Minimum property size is five units, and the property must meet MHP’s minimum affordability requirements (at least 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 GREEN BUILDING CERTIFICATION CHART	
GREEN BUILDING CERTIFICATION	AWARDING ORGANIZATION
ZERO ENERGY CERTIFICATIONS (35-basis-point rate reduction)	
• Phius ZERO CORE / ZERO CORE REVIVE (2021)	Passive House Institute US (Phius)
• Living Building Challenge Zero Energy Certification ³	International Living Future Institute
• Enterprise Green Communities Plus (2020), Achieving Zero Energy ⁴	Enterprise Community Partners
• LEED Zero Energy ⁵	U.S. Green Building Council
PASSIVE HOUSE CERTIFICATIONS (25-basis-point rate reduction)	
• Certified Passive House (Version 10)	Passive House Institute
• Phius CORE / CORE REVIVE (2021)	Passive House Institute US (Phius)
ENERGY-FOCUSED GREEN BUILDING CERTIFICATION (20-basis-point rate reduction)	
• Enterprise Green Communities Plus (2020), Moving to Zero Energy: Near Zero Certification ⁶	Enterprise Community Partners

³ Discount will be awarded based on modeled energy performance. Final certification should be provided to MHP when awarded after 12 months of compliant net zero energy performance.

⁴ Properties must comply with Criterion 5.4, Achieving Zero Energy, as part of their Enterprise Green Communities 2020 certification in order to qualify under this category.

⁵ Discount will be awarded based on modeled energy performance. Final certification should be provided to MHP when awarded after 12 months of compliant net zero energy performance.

⁶ Properties must comply with Criterion 5.2b, Moving to Zero Energy: Near Zero Certification, as part of their Enterprise Green Communities 2020 certification in order to qualify under this category.

MHP's GREEN BUILDING CERTIFICATION CHART

GREEN BUILDING CERTIFICATION	AWARDING ORGANIZATION
GREEN AND HEALTHY CERTIFICATIONS (15-basis-point rate reduction)	
<ul style="list-style-type: none"> Enterprise Green Communities (2020) 	Enterprise Community Partners
<ul style="list-style-type: none"> Combine a Comprehensive Green certification below with a Healthy Housing Certification under MHP's Healthy Housing Financing Program 	Eligible Healthy Housing Certification certifying organization plus a certifying organization listed below
COMPREHENSIVE GREEN CERTIFICATIONS (10-basis-point rate reduction)	
<ul style="list-style-type: none"> LEED: Residential Building Design and Construction (Version 4 or 4.1), minimum Gold certified 	U.S. Green Building Council
<ul style="list-style-type: none"> LEED: Homes and Multifamily Lowrise or Multifamily Midrise (Version 4), minimum Gold certified 	U.S. Green Building Council
<ul style="list-style-type: none"> LEED: Building Operations and Maintenance - Existing Buildings (Version 4 and 4.1), minimum Gold certified 	U.S. Green Building Council