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Green Building Certification Financing

Permanent Loans on Green Certified New or Existing Projects

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

Green Financing Benefits:

- 15 to 30 basis point reduction in the permanent loan interest rate, depending on the type of certification achieved – see attached Green Building Certification Chart.
- Up to \$15,000 reimbursement for fundamental systems commissioning services (must include the commissioning of HVAC systems and controls, domestic hot water systems, lighting and daylighting controls, and, if applicable, renewable energy systems).
- Free energy performance benchmarking services through WegoWise or BrightPower for the first two operating years after the closing of the loan.

Green Certification

Requirement:

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

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 project size is five units, and the project 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
PASSIVE HOUSE/ZERO ENERGY CERTIFICATIONS (30-basis-point rate reduction)	
• Certified Passive House	Passive House Institute
• PHIUS + 2018 ¹	Passive House Institute US (PHIUS)
• EnerPHit Certified Retrofit	Passive House Institute
• ILFI Zero Energy Certification	International Living Future Institute
COMBINED CERTIFICATIONS (30-basis-point rate reduction)	
• Combine a Comprehensive Green or Energy Star certification below with a Fitwel Certification under MHP's Healthy Housing Financing Program	Center for Active Design plus a certifying organization listed below
COMPREHENSIVE GREEN CERTIFICATIONS (20-basis-point rate reduction)	
• Enterprise Green Communities (2015)	Enterprise Community Partners
• LEED: Building Design and Construction (Version 4 or 4.1)	U.S. Green Building Council
• LEED for Homes Multifamily (Version 4)	U.S. Green Building Council
• Zero Energy Ready Home	US Department of Energy
• LEED Building Operations and Maintenance (Version 4 and 4.1)	U.S. Green Building Council
ENERGY STAR® CERTIFICATIONS (15-basis-point rate reduction)	
• ENERGY STAR® Multifamily New Construction ²	U.S. Environmental Protection Agency
• ENERGY STAR® for Existing Multifamily Housing	U.S. Environmental Protection Agency

¹ For projects in progress with PHIUS, the PHIUS+2015 certification will be accepted.

² While the EPA is transitioning to this new program that will cover all multifamily new construction, we will also accept EPA Energy Star Homes and EPA Multifamily High-Rise certifications.