



Green Rewards and Healthy Housing Rewards leveraged to finance sustainable, affordable housing

Property: Amani Place | Atlanta, GA

Lender: Capital One

Borrowers: Jonathan Rose Companies and Columbia Residential

Financing: Green Rewards, Healthy Housing Rewards™, MBS as Tax-Exempt Bond Collateral (M.TEB) with 4% LIHTC

1950 Year built

222 Units

\$23.1M Loan amount

\$175K Estimated annual water/energy savings

The challenge

The borrowers acquired Amani Place (originally named Edgewood Court) in 2017. In order to preserve the community as affordable housing and provide a healthier environment for residents, they planned extensive updates, including energy and water efficiency improvements and the construction of 18 new units.

The solution

Fannie Mae and DUS® lender Capital One provided \$23.1 million in financing for Amani Place. The borrowers took advantage of Green Rewards and Healthy Housing Rewards Healthy Design, as their respective efficiency upgrades and renovations qualified Amani Place for both programs. The borrowers introduced energy-efficient appliances, gardens, fitness facilities, and other features that promote a healthier and more sustainable community for residents.

Impact and benefits

The renovations reduce energy and water costs by an estimated \$175,000 per year, cut water usage by a projected 39 percent, and provide affordable, healthier living for workforce families. The community was so improved, residents voted to rename it Amani Place — “Amani” means peace in Swahili.

For more information about our Green Financing options, contact your DUS lender or visit fanniemae.com/mfgreen.

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