



## Frequently Asked Questions (FAQs)

# Healthy Housing Rewards™ Healthy Design

Healthy Housing Rewards provides a pricing break for Borrowers who incorporate health-promoting design and operational features in their newly constructed or rehabilitated Multifamily Affordable Housing (MAH) Properties. Borrowers who incorporate healthy design features that encourage physical activity, healthy eating, and improved air quality – such as playgrounds, community gardens, and tobacco-free policies – may be eligible for a pricing discount.

**Q1. What is Healthy Housing Rewards Healthy Design?**

Research has shown that certain building design elements, operational policies, and resident services have a measurable positive impact on the health and stability of low-income renters. Incorporating health-promoting elements at the property level represents one of the best ways to influence positive change.

**Q2. How does the Borrower benefit from using Healthy Design?**

Borrowers that incorporate healthy design features will benefit from a pricing incentive. Mortgage Loans secured by a qualifying MAH Properties will receive up to a 15-basis point pricing discount.

**Q3. Which deals qualify for this incentive?**

MAH Properties with rent or income restrictions in place where at least 60% of the units are serving tenants earning incomes of 60% of Area Median income (AMI) or less that also meet the certification requirements of the Fitwel® Certification System are eligible. Borrowers may use this incentive only once per Property.

The Borrower cannot combine Healthy Housing Rewards Healthy Design pricing benefits with Healthy Housing Rewards Enhanced Resident Services pricing benefits.

**Q4. Can the Healthy Design incentive be used in conjunction with other Fannie Mae products?**

There are several products that could offer attractive opportunities when used together with Healthy Design such as Green Financing, Forward Commitments, Mod Rehab, and Supplemental Mortgage Loans.

**Q5. What is the Fitwel Certification?**

Fitwel is a building certification that was developed to set standards for design features and operational policies that improve health outcomes of residents at multifamily residential properties. Properties must earn a Fitwel score of at least 90 points out of a total possible 144 points to receive a Fitwel certification. Provided the Borrower obtains the certification prior to Rate Lock of the Mortgage Loan, and the Property meets the minimum affordability requirements for the Healthy Design program, the Mortgage Loan will be eligible for the discount.

**Q6. Will certifications from organizations other than Fitwel be accepted to receive this incentive?**

Currently only the Fitwel certification is accepted. In the future we may accept alternate certifications from other organizations.

**Q7. Will Fannie Mae reimburse the cost of Fitwel Certification?**

Yes. Upon delivery the Lender may request reimbursement of the certification fee, up to \$6,500.



**Q8. How does the process work?**

1. If the Property meets Healthy Housing Rewards affordability criteria, the Borrower reviews the Fitwel for Multifamily Residential Scorecard to determine if Fitwel certification is appropriate for the project. The Scorecard is available to download free at <https://fitwel.org/resources>.
2. To begin the Fitwel certification process, the Borrower creates a free login on the Fitwel Portal by visiting [www.fitwel.org](http://www.fitwel.org) and clicking on the green “Account” button in the upper right corner of the webpage, or by directly visiting the Fitwel Portal at [www.app.fitwel.org](http://www.app.fitwel.org).
3. The Borrower registers the Property on the Fitwel Portal (registration fee required) by completing a short survey about the project. Once the property is registered, the Borrower completes the Fitwel Scorecard, uploads all required documentation and submits the project for review (certification fee required). If the project is an existing building that has already incorporated healthy design elements, the Borrower will obtain the “Built” certification. If the project is new construction or undergoing renovation to incorporate healthy design elements, the Borrower will obtain the “Design” certification by Rate Lock and the “Built” certification after improvements are complete. Projects pursuing this pathway must pay both the Design and Built certification fees upfront.
4. The Fitwel Certification Team (led by the Center for Active Design) reviews submitted documentation and provides certification within 6 weeks, pending timely response from the applicant to any clarifying questions. The project review process and timeline are as follows:
  - a. Borrower submits project documentation for review via the Fitwel Portal.
  - b. Fitwel Team performs an initial review and provides comments (2 weeks).
  - c. Borrower responds to the Fitwel Team’s initial review comments and provides additional documentation, if needed (2 weeks).
  - d. Fitwel Team performs a final review and awards a numerical score and Fitwel Star Rating Certificate for the project (2 weeks).
5. The Lender will register the deal and obtain the Healthy Housing Rewards Quote in DUS Gateway<sup>®</sup> by selecting Pricing/Fees category, then Healthy Design Certification sub-category.
6. Prior to Rate Lock, the Lender must upload the following documents to DUS Gateway:
  - a. Fitwel Star Rating Certificate;
  - b. Invoice or payment receipt from Fitwel; and
  - c. Lender-completed Fannie Mae [Form 4829](#).

The documents must be submitted as Third-Party Reports with Document type set to “Healthy Design Certification”.
7. After the Lender delivers the Mortgage Loan to Fannie Mae, the Lender requests the reimbursement from its Deal Team via chatter in DUS Gateway.

**Q9. Are there any additional requirements in C&D?**

Yes. When submitting Healthy Housing Rewards deals to C&D, the Lender must select Special Feature Code 845.

**Q10. Is Additional Disclosure required?**

No. Additional Disclosure is not required.