



Greener, healthier housing for seniors in a Section 8 property

Property: Noble Tower | Oakland, CA

Lender: Wells Fargo

Borrower: The Related Companies

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

1982 Year built

195 Units

\$74M Loan amount

\$60K Estimated annual utility savings

The challenge

Noble Tower, an age-restricted (62+) property along Lake Merritt in Oakland, CA, needed renovations to improve its functionality and aesthetics. The borrower also hoped to enhance the Section 8 property's sustainability and provide a healthier environment for residents.

The solution

Fannie Mae and DUS® lender Wells Fargo provided \$74 million in financing for the acquisition and extensive renovation. The borrower took advantage of three Fannie Mae products: Green Rewards, Healthy Housing Rewards, and M.TEB. Noble Tower was eligible for Green Rewards by electing to make significant energy and water efficiency improvements. The property is implementing health-promoting design elements to achieve the Fitwel® Certification under the Healthy Housing Rewards Healthy Design program.

Impact and benefits

By leveraging Fannie Mae's Green Bond Framework, the California Housing Finance Agency was able to issue a \$74 million green M.TEB, backed by the mortgage loan on Noble Tower. The Green Bond designation attracts environmentally conscious capital markets investors.

