



Guide Update 22-09: Healthy Housing Rewards

Effective: 07/05/22
Retired: 01/21/25

Summary of Changes

HIGHLIGHTS

Effective for all Healthy Housing Rewards Mortgage Loans Committed on or after July 5, 2022, the eligibility and certification requirements were expanded.

Primary Changes

- For Healthy Design Mortgage Loans:
 - expanded the:
 - eligibility to MAH Properties where at least 50% of the units serve tenants with incomes of 80% of AMI or less;
 - list of recognized certifications in the new Healthy Design Certifications (Form 4248); and
 - Healthy Housing Rewards Job Aid to include updated certification steps; and
 - updated the Modifications to Multifamily Loan and Security Agreement (Healthy Housing Rewards – Healthy Design) (Form 6265).
- For Enhanced Resident Services Mortgage Loans:
 - expanded the eligibility to Properties where at least 50% of the units serve tenants with incomes of 80% of AMI or less;
 - expanded the eligible resident service providers to include a CORES-certified
 - Borrower,
 - Sponsor or Affiliate, or
 - third-party;
 - updated the Modifications to Multifamily Loan and Security Agreement (Healthy Housing Rewards – Enhanced Resident Services) (Form 6263); and



- required a Payment Guaranty (Pricing Incentive Recapture) (Form 6020.PIR) be executed for all Tiers.

Questions

Please contact Karyn Sper at (202) 752-1023, or green_financing@fanniemae.com, with any questions.