



ABBØÆ ADËG DAH J KËG L MNØOE ØBABPØO



G DAH J K E L M N O P Q E A B B O E F A D

QZOFHOYA HAROdFTN qZANPHZTZOdNRHZOYAQ dVWEQ GVA OdZGFPA G EFRGF PXDEFFGHA EHAHROPFGHUAEFA
OSSONTdFGF AOSOZGCVHMAQ SERTAaHf ETGF qAHFTHNZsA dNæ HEVafæ OdZGFPA Hu ENUZAG EFRGF PASNOUdRTZA
GRHF TVGHSNDSHNTf Au FHNZATOAEHæZTHSZAQAQ SNOVHAaHæ HEVafæ FUAæTEv GOf AOYAaHOMHZGJHFTZS

BCJK

L MNOPNEQ æ RHSTQFæFUA
ROFRHS TAUHVHOSQ HFTA
YONQ ETGF AOYA
SENFHNzaGZ

BCJb

LcEdFRaHUæ HEVafæ HZCPFA
EFUaiFaEFRHUa HZGJHFTA
j HVGRHZ

BCJK

L DQZTæ HEVafæ OdZGF PA
WæFZAUHVHNU

BCJl

L DQZTæ HEVafæ OdZGF PA
nEZnDONRHROFVHF GF P

BCBCaA

LhpSEFUaHERaæFUaQ SERTA
OYæ HEVafæ OdZGF PA
DG EFRGF P

G DAH J KEG L MNBOR DS ATUNE G GRVÆ L TXXL TUAY HDEZ DAHN

g OHZAfa HAS NOS HNf Æ EVHæ HEVæ vS NOQ OTG PAJHZGF AHETd NZx

**G DAH J KEG L MNBOR DS ATUN^F E
G DAH J KEZ DNØB**

g OHZAfa HAS NOS HNf AS NOV GJHæHZGJHF TæZHVGRHZAONæHF EF TZx

**G DAH J KEG L MNBOR DS ATUNE
bBJ ABPDUIRDNUDBI E DTDØDN^F**

e DBDXI Nf
MNMHNFTCEVæ ei ANRGFP
y HNTGRETGF AROZTAHQ v dNZHU

e DBDXI Nf
MNMHNFTCEVæ ei ANRGFP
zF GCEVRHNTGRETGF AROZTAHQ v dNZHU

a L E g MAHØKf
KCÀ AOYæIF GZANHTNRTHUATOæHF EF TZæTAKCÀ æI zA

**hTLi DTI KæHTDAUKEJ ANE
J DAH J KEJDNØBBDAI MIDNæBE
i HAPDj**

Æ EGF ADGu HæV HNTGRETGF A f A
i ETHæ ORns

**hTLi DTI Kæ TDi ATBOæLE
MBUDTOLIF LUIRDJAYj**

Æ EGF ADGu HæS NæVHNTGRETGF A
v f A ETHæ ORnæF UæV TE G AdWæ
RHNTGRETGF æYTHNæHæ Evs

a L E g MAHØKf
KCÀ AOYæIF GZANHTNRTHUATOæHF EF TZæTAKCÀ æI z

t vTEGF æy t i hj æFUæi j æy HNTGRETGF ZæV f A ETHæ ORn

Æ F UHNæ NGHANHZGJHF TæZHVGRHZAæpS HF ZHZAædæVæTOæONPæHETHNæFA EFA
EFF dæVæUOMæNEQ OdF TAOYS NRG PæF RHFTS V H



GREEN DAH J KEZ DNOB

DONS NOS HNTGZAF RONS ONETGF PAUHZPF ÆF UOS HNETGF EWKTNETHPGZTa ETAS NOQ OTHATHF EF Ta HEVIta ÆF UAi HMW HZZ

- **XXL TUAY GI KĀKCÀ** AOYAF GZAQ dZTA HA
NHZTNRTHUATOZHIN/HATHF EF TZAi Ga ÆF ROQ HZAETA
KCÀ ~~AI~~ zANAMZZA
- **kDTI CPAL CL BEDI MODm DBI NĀMNOS HNTf AQ** dZTA
ERa G/VHdGu HwY HNTGRE TOF ATOĀ dEWf A
 - **hTLrDPI ĀHTDAUKPLmi HDI Dj E** vTEGF dGu HwY HNTS
 - **RDJAY E TIBDS EPL BN TMPI CL Bj E** vTEGF dGu HwS NHw
RHNI ÆF UAPHTAd WdGu HwRHNTA OF RHS NOĀ RTAZA JOF Hs
- **eDBDXI NĀMNHYNHFTGVS NRG PARHNTGRE TOF A**
YHHHQ v dNZHUA ISATOĀ KĀCCAF OA ZRNU A
NHĀ dGHQ HFTZ

oi ELpqBYi NĒ TPCBOE
UQPL MBI



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Q S D H K D T I Q P A I Q L B

QZZHZZGF PÆASNDSHNIF QZAMPG QGF AONÆ HEVIAf Æ OdZGF PA Hu ENUZÄÆ HEVIAf Ag HZGF

Q S D H K D T I Q P A I Q L B

- Various health-related building aspects earn points
- Assess a project's ability to qualify: [Fitwel v2.1 Worksheet for Building Scorecards \(Excel\)](#)
- Project must obtain a minimum of 90 points on Fitwel scorecard to get certified
- Fitwel features are documented through annotated plans, maps, policy documents, test results, photos

r J A I D A T B N E L G B I N J

Examples include:

- Playgrounds
- Community gardens
- High WalkScore
- Proximity to transit
- Smoke-free policy
- Lead/asbestos safe property
- Indoor air quality
- Water quality
- Active design strategies
- Emergency preparedness



GREEN BOND STRUCTURE & TERMS

DEFINITION OF GREEN BOND: A BOND WHERE THE PROCEEDS ARE USED TO FINANCE OR REFUND QUALIFYING GREEN PROJECTS OR ACTIVITIES.

- **ISSUANCE** OF GREEN BOND: A COMPANY OR ENTITY ISSUES A BOND TO RAISE CAPITAL FOR GREEN PROJECTS OR ACTIVITIES.
- **USE OF PROCEEDS**: THE PROCEEDS FROM THE BOND MUST BE USED TO FINANCE OR REFUND QUALIFYING GREEN PROJECTS OR ACTIVITIES.
- **REPORTING**: THE ISSUING ENTITY MUST REPORT ON THE USE OF PROCEEDS AND THE ENVIRONMENTAL IMPACT OF THE FINANCED PROJECTS OR ACTIVITIES.
- **VERIFICATION**: AN INDEPENDENT VERIFICATION BODY MUST VERIFY THE USE OF PROCEEDS AND THE ENVIRONMENTAL IMPACT OF THE FINANCED PROJECTS OR ACTIVITIES.

Fannie Mae Multifamily | Green Financing

GREEN BOND STRUCTURE & TERMS

DEFINITION OF GREEN BOND

A BOND WHERE THE PROCEEDS ARE USED TO FINANCE OR REFUND QUALIFYING GREEN PROJECTS OR ACTIVITIES.



ku Rbc ~~ik~~ DTI ~~OK~~ PAI ~~Q~~ B

~~ZZZZZZ~~ P/EA/ ONDu HNZAMPG ~~Q~~ AOMe HEVtaf Ae OdZGF PA Hu ENUZÄÄnfa EFRHUA HZGJHF TA HNVGRHZ

ku Rbc ~~ik~~ DTI ~~OK~~ PAI ~~Q~~ B

- i HROPF G HZA ONPEF G ETQF ZATa ETa EVHÆA
NOvdZTARQ Q GQ HF TAOXRES ERGF AF XÆF UA
ROQ SHTHFRf AF ASNOVGJF PAHZGJHF TA
ZHNVGRHZARONUG ETQF AF AEYONU Ev WMA
NHTEVAS NOS HNTGZ
- y HNTGRETQF AS NORHZZA VEWIETHZÆFA
ONPEF G ETQF ~~q~~ ANHZGJHF TAZHNVGRHZA
ROONUG ETQF ~~z~~ ZTHQ Xa a GRa AF RMIUHZA EWV
YdFRTOF ZATGUATOQ SVMQ HF TG PAHZGJHF TA
ZHNVGRHZA AF RMIUG PÄA
 - y ONS ONETHÆF UZGHA EZHUÆTEY
 - nHRa FOWPf ~~z~~ ZTHQ Z
 - j HNVGRHZA EF UASNOPNEQ Z
 - i HZENRa EF UA VEWIETQF
 - t NPEF G ETQF EWVFOU WJUPH
 - nOOVZATOZdSSONIAHZGJHF TAZHNVGRHZ

r JAI ~~IN~~ BDDUDUELE ~~E~~ MAHOKELTIku Rbcj

- ÄoA HENZA OVAHPSHNGF RHASNOVGJF PAHZGJHF TA
ZHNVGRHZARONUG ETQF
- t FÆZGHÆTEYÆTAQ ONHATa EF ADF HAS NOS HNTf AF A
ROQ SEff ~~q~~ AS ONIYOMD
- i HPQF EWRONS ONETHÆTEYATa ETASNOVGJHA
OVHNGPa TAOYAS NOS HNTf w EZHUANHZGJHF TAZHNVGRHZ
- hVEWIETQF AESSNDERa ATOATNERnXÆFEWVrHXÆFUA
NHSONTAQ SERT
- y OQ Q dF Gf ~~z~~ REFZÆF UANHZGJHF TÆ HHUZA
EZZHZZQ HF TZATOAF YONQ AS NOS HNTf AZHNVGRHZA SVF
- DdWÆSSWRETQF AEVE ~~q~~ v WMAETÄA
a TTSZÄÄRONHZOF Wf HsONPÆSSW





m ABC h APD Ept E CHL BE I LTK

ma HA ONDu HNZAO ~~NQ~~ EF ~~AM~~ RHA
 WWHNEPHUAÑ NHFA Hu ENUZÆF UA
 e HEVtaf Æ OdZG PA Hu ENUZAe HEVtaf A
 g HZCPF Ā ATO PHTÆ APN HETÆ THA a ~~GMA~~
 Q SNOVG PATa HAS NOSHINTf qZÆYHTf A
 EF UAZdZTEG Ev ~~GOT~~ s

ABC ~~DBC~~ EF

- cHFUHNĀ ESGEV FH
- ĀONDu HNZĀ ĀOF E Ta EFA
i OZH y OQ SEF GZÆF UA
y OWIQ v GE A HZGJHF TÆW
- g HEV ~~NQ~~ OdFTĀ ĀBĀSJ
- ĀFGZĀBB
- ĀHENĀ d ~~GV~~ Ā ĀC
- cORE TOF Ā ~~NTV~~ F TEXĀ ~~Q~~

GHI EJ ~~KH~~ F

- I snhĀ Ā Ār E p v n p HQ STA
ĀOF UZÆFUĀ Ā Āc z e ny
- ĀNHFA Hu ENUZ
- e HEVtaf Æ OdZG PA
i Hu ENUZAe HEVtaf A
g HZCPF Ā





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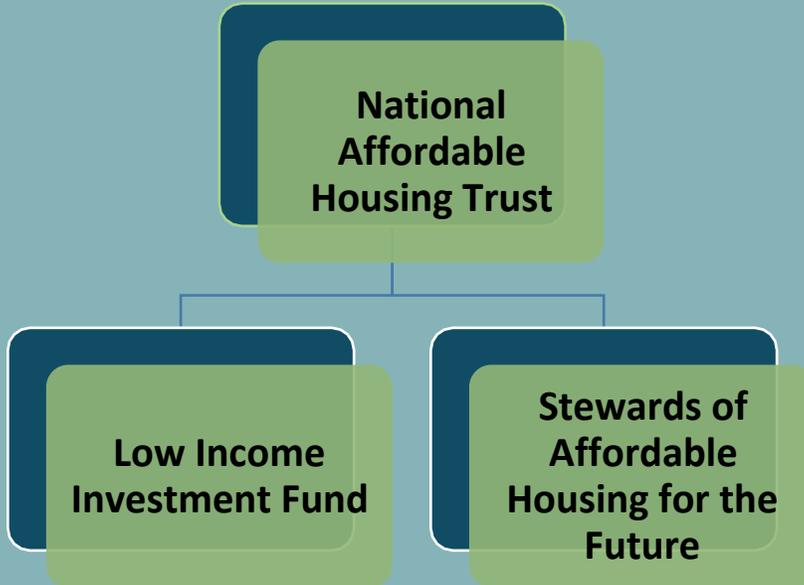


NATIONAL AFFORDABLE HOUSING TRUST

NCSHA – OCT 2020

HOPE MANOR II APARTMENTS
6002 S. Halsted St. 58

NATIONAL AFFORDABLE HOUSING TRUST



Announced
October 6th

Mission First focus on
Capital & Advocacy for
Affordable Housing



HELPING CREATE &
PRESERVE HOMES
FOR THOSE IN NEED

\$1.4 BILLION
IN EQUITY PLACED

171 PROPERTIES
IN 33 STATES
+ PUERTO RICO

22,000+
RENTAL HOMES FOR FAMILIES,
SENIORS, AND SPECIAL POPULATIONS



\$100 MILLION IN AFFORDABLE HOUSING INVESTMENTS

- Announced in June 2020 - **\$100 million** Health & Housing Fund
 - **United HealthCare** in conjunction with the **National Affordable Housing Trust (NAHT)** and **Stewards of Affordable Housing for the Future (SAHF)**
 - **More than 1,000 new affordable housing units across numerous states and Washington, DC.**
- **\$1 million grant investment to support services and other supports** focused on improving the health of residents.
- **Supportive services, case management**, and connections to primary and behavioral health integrated into every housing development
- **Developing outcomes tracking metrics** to measure and analyze the impact housing has on resident health.



SERVICES & OUTCOMES COMMITMENT

Using data from CDC's Behavioral Risk Factor Surveillance Survey (BRFSS) development of key health related questions and services.

1. Food Insecurity
2. Enrollment in Early Childhood Education
3. Self reported feelings of physical health
4. Self reported feelings of mental healthy



HEALTH AND HOUSING



LESSONS LEARNED ON PARTNERSHIPS

- Understand your partners context and language: Challenges, Opportunities, Goals
- Be creative and flexible. Doing it the same old way will deliver same old result
- Think bigger and make longer-term commitments
- Establish common goals and then identify strategies together to achieve them



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Housing For Health Fund & Health Action Plan

NCSHA Annual Conference | October 2020
Enhancing Health Outcomes in Multifamily Housing





ABOUT ENTERPRISE

OUR VISION & MISSION

ONE DAY every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life.

OUR MISSION is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities



ABOUT ENTERPRISE

Connecting Capital

Enterprise Community Investment

Conventional Equity – Housing for Health Fund

Loan Fund - RX

National Initiatives

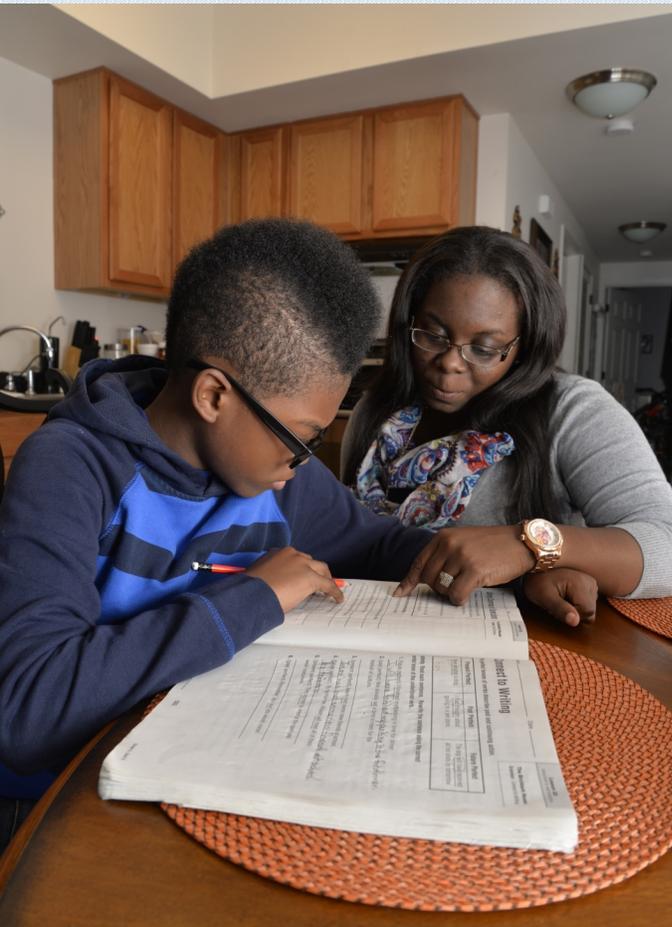
Health Action Plan

Green Communities Criteria

Knowledge, Impact and Strategy

Outcomes Measurement

Research



Housing for Health Fund

Enterprise is mobilizing investors, developers, and service providers to preserve & improve affordable stock.

- Provide acquisition capital with modest return requirements.
- Joint-venture with experienced, mission-driven developers.
- Renovate to improve the physical condition for the long-term.
- Implement programs & policies to improve health outcomes and quality of life for residents.

Housing For Health Fund

For each investment, we will create a Health Action Plan that identifies & responds to community needs.

- Launched in 2015 as part of *Enterprise Green Communities*, the Health Action Plan is a framework that equips developers renovate and operate in ways that support resident stability, quality of life and measurable health improvements.
- A public health professional will collect and analyze data, survey residents, then work with the developer to develop tailored solutions.
- Throughout the investment term, Success Measures, an evaluation group affiliated with NeighborWorks America, will monitor progress of the Health Action Plan.

Key Points

Investors

Evidence-based process to promote health in residents

Prioritizes most impactful strategies based on needs

Pathway to monitoring / evaluation of health metrics

Developers

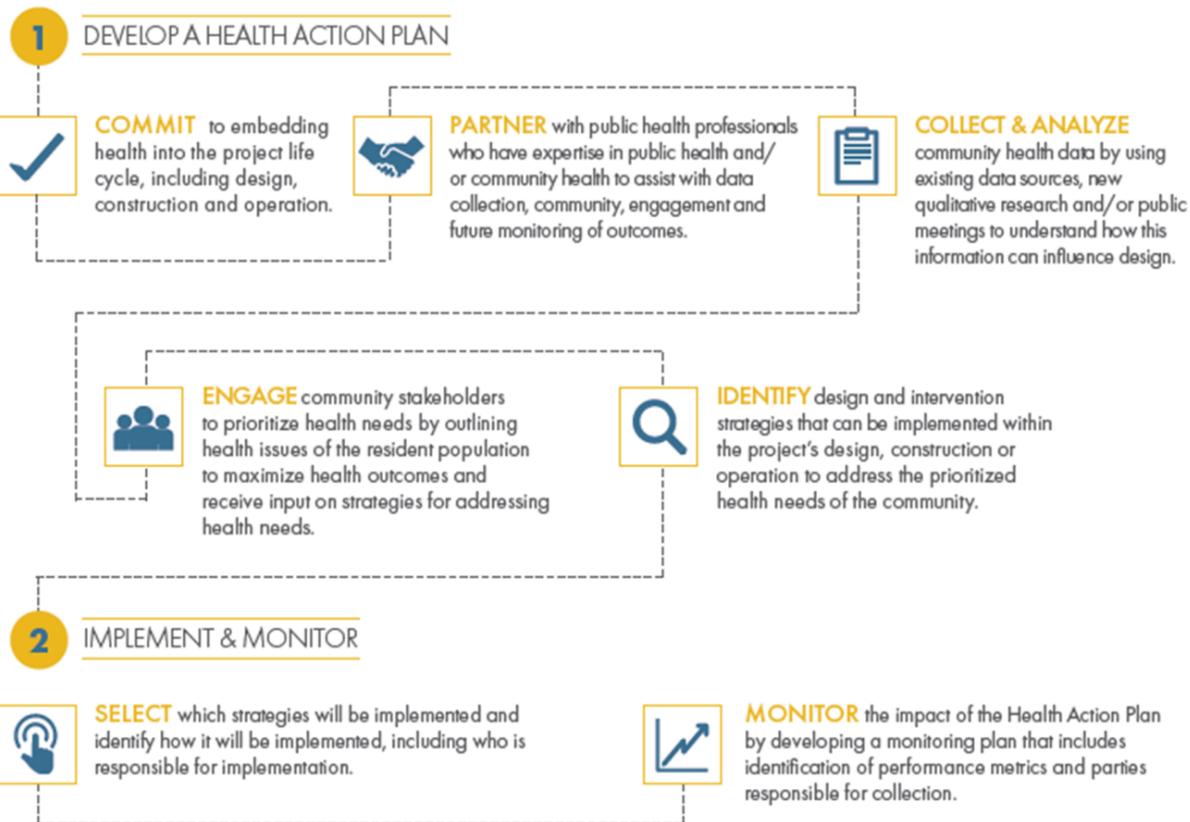
Prioritizes residents needs

Opportunity to use findings for additional funding or leadership support of healthy housing strategies

Stronger relationships with residents and community

Improved health is connected to increased resident stability

Health Action Plan



Injury and accessibility	Asthma and respiratory health	Chronic diseases (obesity, diabetes, cardiovascular diseases)	Cancer and toxin exposure	Mental health, trauma, and healing
Physical accessibility of the site and building	Indoor air quality, humidity, and temperature (central air, AC, ventilation)	Proximity to essential goods and services	Material selection	Views of nature
Safety and access points for mobility (walking, biking, transit)	Controlling for mold	Proximity and access to public transportation	Exposure to toxins through site selection and products used	Noise levels
Access to health and community services and supports	Use of toxic / carcinogenic products	Indoor air quality, humidity, and temperature (central air, AC, ventilation)	Indoor and outdoor water quality testing and control	Opportunity for social connection
Fall prevention features (stair gates, window guards, handrails, grab bars, flooring, and improved lighting)	Smoke-free policies	Access to safe, affordable places to be active	Indoor air quality, humidity, and temperature (central air, AC, ventilation)	Natural light
Access to affordable transportation services	Pests mitigation	Smoke-free policies	Access to safe, affordable places to be active	Promotion real and perceived safety
Appropriate lighting for household tasks and movement	Site selection	Proximity and access to affordable, healthy food	Proximity and access to affordable, healthy food	Flexible spaces
Methods of wayfinding	Material selection	Walkability, pathways, stairs	Smoke-free policies	Integration of art, culture, and history

Key Take-Aways

Improving resident health outcomes should be a priority in the financing and design of affordable housing.

Residents experience a building that is designed, operated, and maintained to positively impact their health needs.

Contributes to strong relationships between public health professionals, developers, and the community.

Reduced turnover in units and improvements in care of units and maintenance needs.

Many resident health strategies are low cost / high impact and draw on assets in the community.

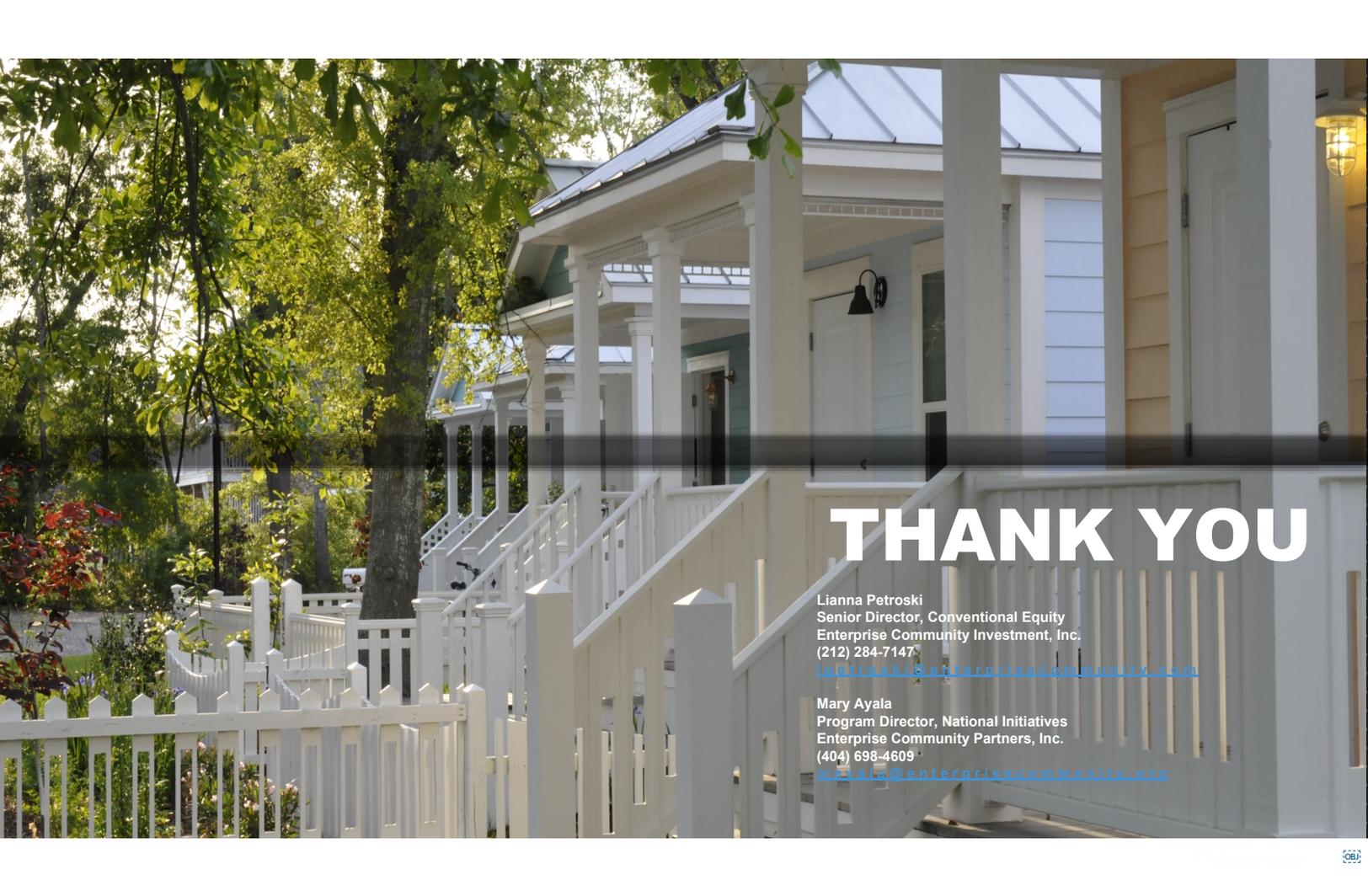
Resources

Health Action Plan www.enterprisecommunity.org/healthactionplan

The Impact of the Steps and Strategies of the Health Action Plan (summary report) <https://www.enterprisecommunity.org/resources/impact-steps-and-strategies-health-action-plan-10651>

Prioritizing Health Outcomes in Affordable Housing: A Guide on State Qualified Allocation Plans & Health Action Plans (guide) <https://www.enterprisecommunity.org/resources/prioritizing-health-outcomes-affordable-housing-guide-state-qualified-allocation-plans>





THANK YOU

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