

# Amani Place

Fitwel Rating: ★

Photo courtesy of Columbia Residential and Jonathan Rose Companies

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## Jonathan Rose Companies



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## Columbia Residential



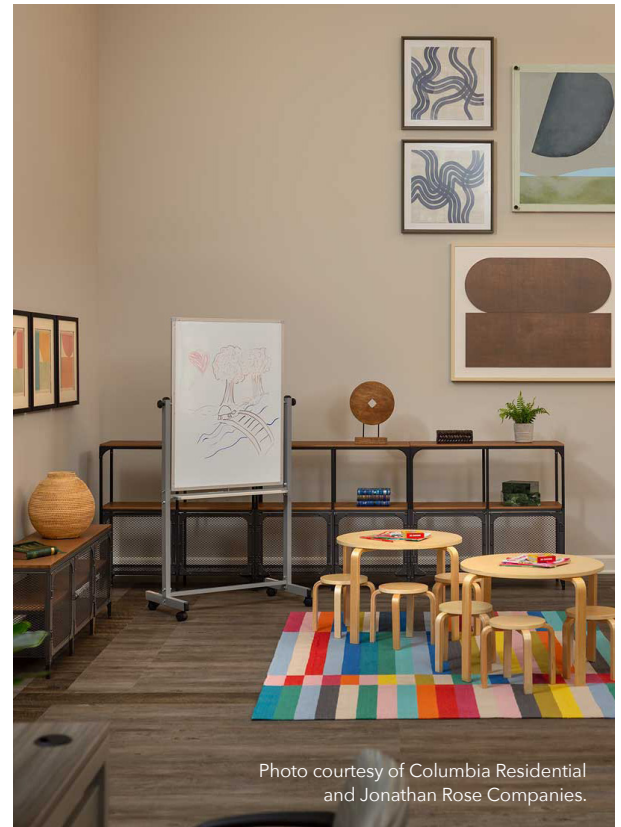
**Jonathan Rose Companies and Columbia Residential have teamed up to redevelop Amani Place in Atlanta, GA, closing on the very first Healthy Housing Rewards™ deal to help finance the project.** This garden-style development features 222 units reserved for low-income households at or below 60% of the area median income (AMI).

Fannie Mae's Healthy Housing Rewards (HHR) initiative provides financial incentives for borrowers who incorporate health-promoting design and operations features in their newly constructed or rehabilitated multifamily affordable rental properties. To qualify, borrowers must meet or exceed Fitwel<sup>®</sup> certification standards. Amani Place took advantage of Fitwel's two-step New Construction pathway in order to raise the financing needed for major renovations. When using the New Construction Pathway, Fitwel offers HHR projects a preliminary Design certification review within six weeks, followed by a final, Built certification review once renovations or construction have been completed. Thanks to this pathway, the Amani Place development team received a lower interest rate on their loan to fund the project's health-promoting renovation plans.

## Why Amani Place was a good candidate for Fitwel + Healthy Housing Rewards

As leaders in innovative affordable housing, Jonathan Rose Companies and Columbia Residential are constantly working to enhance the quality of their developments to support resident wellbeing. Experienced in green building certifications, both developers saw the overlap between their efforts to promote sustainability and Fitwel's focus on health promotion. HHR presented an opportunity for both developers to expand their commitment to resident health and receive financial benefit in the process. As such, Amani Place features a range of amenities designed to promote physical, mental, and social health, including the following:

- **Pedestrian network + safe street infrastructure** across the development encourage residents to walk and promote pedestrian safety
- **Indoor air quality and integrated pest management** policies reflect a longtime commitment to sustainability through the use of environmentally-friendly products that contribute to improved indoor air quality for residents
- **An outdoor fitness circuit** features a range of permanent fitness equipment and compelling signage that encourages residents to engage in regular physical activity
- **A communal kitchen** provides space for residents to participate in regularly-scheduled cooking classes and healthy eating demonstrations
- **A central community center** provides common spaces where residents can socialize and engage in on-site programming, including health and wellbeing programs
- **A community garden** offers residents access to fresh produce and a place for social interaction



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At a crucial moment when Atlanta and the rest of the country is facing an affordable housing crisis, **it's more important than ever to create and preserve quality and affordable communities for an underserved population.** We're committed to delivering sustainable, state-of-the-art housing and accessible community services that will enhance lives and serve families for years to come.”

- **Jim Grauley**, Co-Founder & Partner Columbia Residential

## Key Milestones in the Certification Process

- Capital One, a Fannie Mae DUS® Lender, reaches out to the Center for Active Design, the operator of Fitwel, to express interest in Fitwel and Healthy Housing Rewards. **Capital One pitches Healthy Housing Rewards to Jonathan Rose Companies and Columbia Residential.**
- Jonathan Rose Companies and Columbia Residential decide to move forward with Fitwel and Healthy Housing Rewards. **Project team registers Amani Place on the Fitwel Portal and submits for a preliminary certification review.**
- **Fitwel sends an initial review of Amani Place to Jonathan Rose Companies and Columbia Residential.** Borrowers submit additional documentation in response to request from the Fitwel Certification Team.
- Fitwel team awards Amani Place a 1 Star Rating under the Design Certification pathway, which is based on the planned renovations to the property. **Step One of Certification Review is complete and a confirmation letter for the certification of Amani Place is submitted to Capital One.**
- Jonathan Rose Companies and Columbia Residential close on their loan, receiving a lower interest rate from Fannie Mae through Healthy Housing Rewards. **Over the next year, Jonathan Rose Companies and Columbia Residential implement upgrades to Amani Place,** using the Fitwel Scorecard as a tool to prioritize design and operational enhancements to promote health.
- Once property upgrades are complete, **Jonathan Rose Companies and Columbia Residential undergo a second round of certification review** for Amani Place under Fitwel's Built Certification pathway. Amani Place achieves a Fitwel 1 Star Rating under the Built Certification pathway.

## Press


**Multihousing Pro:** [Jonathan Rose Companies and Columbia Residential celebrate grand reopening of affordable housing community following \\$18 million redevelopment](#)

**BisNow:** [To solve the affordable housing crisis, Multifamily lending is getting innovative with financing](#)

## How Amani Place is achieving Health Impact through Fitwel's design and operations strategies:

 **72%** of selected strategies Increase Physical Activity

 **64%** of selected strategies Promote Occupant Safety

 **62%** of selected strategies Reduce Morbidity + Absenteeism

 **71%** of selected strategies Support Social Equity

 **68%** of selected strategies Instill Feelings of Well-Being

 **61%** of selected strategies Impact Surrounding Community Health

 **22%** of selected strategies Provide Healthy Food Options

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Amani Place represents a terrific opportunity to work with residents and local stakeholders to revitalize and preserve this community amidst a rapidly transforming neighborhood.”

- **Nathan D. Taft**, Managing Director of Acquisitions at Jonathan Rose Companies