



Healthy Neighborhoods Inc  
Special Purchase Program  
Developer Application  
October 2023

## Overview

The Healthy Neighborhood, Inc. (HNI) Special Purchase Program offers developers pre-approval of renovation and new construction of houses developed for sale to owner-occupants. Pre-approval offers qualified homebuyers access to purchase the properties with competitively priced mortgage loans through the HNI Loan Pool.

There are two parts to the program. Developers submit an application to Healthy Neighborhoods for "pre-approval" of properties and development plans. To purchase a pre-approved property, homebuyers then apply for an HNI Special Purchase Program mortgage loan from M&T Bank as the administrator of the HNI Loan Pools. Loans approved through the Special Purchase Program will be made to homeowners who intend to occupy the property, not to the developer, under terms of the Healthy Neighborhood Loan Pool.

Please see attached Developer Application and Loan Term Sheet. It is advised to discuss the project with HNI prior to completing the application.

Completed applications should be returned to

Rahn Barnes

Healthy Neighborhood Inc.

[rbarnes@healthyneighborhoods.org](mailto:rbarnes@healthyneighborhoods.org)

Feel free to contact HNI with questions at 410-332-0387, Ext 1005.

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*Please respond to each question and provide signed digital file to HNI. HNI does not specify file format or length but please provide complete, yet concise replies and only additional documentation needed to provide a full understanding of the project.*

1. Developer Information

Provide all relevant contact information including principals of the applicant organization and reachable contact for the specific project.

2. Project Information

Please provide a brief overview of the project for which you are requesting “Special Purchase Program” approval. Include all addresses, status of project, detailed sources and uses development budget including projected after construction sales value.

Provide a narrative justifying any assumptions in the development budget.

Please provide a justification for the after-construction value of the home such as an appraisal or broker price opinion or other form subject to HNI approval. Alternatively, please include a \$500 fee payable to HNI.

Please provide a timeline of project by address from start through obtaining Occupancy Permit, and the current status of the project.

3. Developer Capacity

Is your organization an existing partner of HNI? (Existing partners are those with contracts with HNI, and/or are HNI partners in promoting HNI loans in their neighborhoods. If yes please skip to Question 4.

Please provide a description of development capacity. Provide detailed information including addresses of previously completed projects which are commensurate with the current activity. Also provide references.

4. HNI Neighborhoods

Projects must be in a designated Healthy Neighborhood or an Exception would need to be requested. See question 5. Be advised that properties literally adjoining or across the street from an HNI area will be eligible. Letters of support from HNI partner organizations in the area of development are encouraged, or, be advised that HNI will consult with local partner regarding applications received in their neighborhoods.

5. Loan Term Exceptions

Does your project require any special considerations or Exceptions to the Loan Term Sheet attached? If so, please use the Exception form provided on the HNI website in order to provide justification for the request and rationale for HNI to make the investment.

6. HNI Review

HNI will review the project for economic feasibility, community impact, suitability for HNI Mission and it reserves the right to accept, reject or request additional information, conduct site visits or interviews, or request revisions to any proposal. HNI will typically review and respond to complete proposals within seven days.

7. Term Sheet

See Attached.

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