



FEDERAL HOUSING FINANCE AGENCY
Office of the Director

October 16, 2020

Mr. David Brickman
Chief Executive Officer
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22103-3107

Re: Final Determination of Freddie Mac’s 2019 Housing Goals Performance

Dear Mr. Brickman:

The Federal Housing Finance Agency (FHFA) has completed its review of Freddie Mac’s performance under the Enterprise housing goals for 2019 pursuant to 12 USC 4566. FHFA has determined that for 2019, Freddie Mac met all the single-family goals and subgoals. FHFA has also determined that Freddie Mac met all the multifamily housing goals and subgoals for 2019.

As specified in 12 CFR 1282.12, the single-family housing goals include both a benchmark level and a market level determined by FHFA based on its analysis of Home Mortgage Disclosure Act (HMDA) data for the year. Freddie Mac meets a single-family housing goal if its official performance meets or exceeds either the benchmark level or the market level. FHFA’s final determinations of Freddie Mac’s official performance on the single-family housing goals for 2019 are set forth below:

Single-Family Housing Goals	Benchmark – 2019	Market Share– 2019	FHFA Final Determination of Freddie Mac’s 2019 Performance
Low-Income Home Purchase Goal	24%	26.6%	27.4%
Very Low-Income Home Purchase Goal	6%	6.6%	6.8%
Low-Income Areas Home Purchase Goal ¹	19%	22.9%	22.9%

¹ The preliminary determination letter sent on August 20, 2020 incorrectly listed the low-income areas home purchase goal benchmark at 18 percent. The correct benchmark was 19 percent. The error does not impact the 2019 determination.

Single-Family Housing Goals	Benchmark – 2019	Market Share– 2019	FHFA Final Determination of Freddie Mac’s 2019 Performance
Low-Income Areas Home Purchase Subgoal	14%	18.1%	18.0%
Low-Income Refinance Goal	21%	24.0%	22.4%

For each housing goal, the percentage shown above reflects the proportion of mortgages that met the criteria for that goal. The home purchase goals are based on Freddie Mac’s acquisitions of purchase money mortgages, while the refinance goal is based on Freddie Mac’s acquisitions of refinance mortgages.

Unlike the single-family housing goals, the multifamily housing goals are based solely on benchmark levels established in advance by FHFA pursuant to 12 CFR 1282.13. FHFA’s final determinations of Freddie Mac’s official performance on the multifamily housing goals for 2019 are set forth below:

Multifamily Housing Goals	Benchmark – 2019	FHFA Final Determination of Freddie Mac’s 2019 Performance
Low-Income Multifamily Goal	315,000	455,451
Very Low-Income Multifamily Subgoal	60,000	112,773
Small Multifamily (5-50 unit) Low-Income Subgoal	10,000	34,847

Based on the above information, FHFA has determined that Freddie Mac achieved each of the single-family and multifamily housing goals for 2019.

If you have any questions, please contact Ted Wartell, Associate Director, Office of Housing & Community Investment, Division of Housing Mission & Goals, at Ted.Wartell@fhfa.gov or 202-649-3157.

Sincerely,



Mark A. Calabria