



# Federal Housing Finance Agency

Constitution Center  
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May 17, 2022

Cynthia K. Waldron  
Vice President – Research and Analytics  
Freddie Mac  
1551 Park Run Drive  
McLean, VA 22102-3110

Dear Ms. Waldron:

On December 28, 2021, the Federal Housing Finance Agency (FHFA) published a final rule in the *Federal Register* establishing housing goals for 2022 for Freddie Mac.

The final rule provides that the overall low-income areas benchmark goal shall include the sum of the 10 percent benchmark for the minority census tracts subgoal and the 4 percent benchmark for the low-income census tracts subgoal, plus an increment for families in disaster areas with incomes no greater than area median income (AMI). This disaster areas increment for 2022 is 6 percent, resulting in an overall benchmark of 20 percent for the low-income areas home purchase goal for 2022.

The disaster areas increment to the low-income areas home purchase subgoal was calculated by determining all counties that were designated by FEMA as adversely affected by a major disaster where housing assistance payments were authorized during the 2019-21 period, but were not already included in the minority census tracts subgoal and the low-income census tracts subgoal.

Home purchase mortgages to families in these areas with incomes no greater than 100 percent of area median income, but which were not already included in the minority census tracts subgoal or the low-income census tracts subgoal, were calculated as a share of all home purchase mortgages, based on FHFA analysis of Home Mortgage Disclosure Act (HMDA) data for 2016-20. This yielded the 6 percent disaster areas increment for 2022. The details underlying the calculation of the 2022 disaster areas increment are contained in the enclosed document, “Methodology for Establishing Designated Disaster Areas.”

If you have any questions, please contact Ted Wartell, Associate Director, Office of Housing & Community Investment, at [Ted.Wartell@fhfa.gov](mailto:Ted.Wartell@fhfa.gov) or (202) 649-3157.

Sincerely,

Naa Awaa Tagoe  
Deputy Director, Division of Housing Mission and Goals

Enclosure