Exhibit G:

Annual Loan Products Narrative Reporting Template

FREDDIE MAC

AHP

2020

PRODUCT

ACTIVITY:
9 - Support for Residential Economic Diversity: Additional Activity: Regulatory Activity

OBJECTIVE:

F - Develop a Tool to Identify LIHTC Properties and Section 8 Properties in Areas of Residential Economic Diversity for Preservation Around the Country

ACTIONS:

In 2020, we created a new tool designed specifically for our seller/servicers that includes analytical features and owner data to allow our seller/servicers to more efficiently pursue affordable housing preservation opportunities in high opportunity areas and other markets nationwide.

Objective's components detailed in the Plan	Corresponding actions taken	Explanation of any deviations from the Plan (if applicable)
1) Create a tool designed specifically for the preservation of LIHTC and Section 8 subsidized properties. Initiate a technology project that will ultimately deliver an interactive analytical tool to identify LIHTC and Section 8 properties in areas of residential economic diversity. The tool will include: a) Duty to Serve Areas: Rural, Middle Appalachia, Lower Mississippi Delta, Persistent Poverty County, ACP, High Opportunity Area b) Program name or subsidy type associated with the property c) Use of LIHTC subsidy (new construction, acquisition and rehab, existing) or Section 8 d) Start year and end date of the subsidy e) The subsidy status of the property f) Type of ownership of the property g) Standard property geography, including metropolitan and micropolitan areas h) Fully restricted properties i) Name of property owner(s) j) Number of units and subsidized	**Complete** We created a tool designed for our seller/servicers that includes fields for all data elements identified in our plan as applicable and available. This tool has capabilities to search and identify properties with LIHTC and Section 8 subsidies across high opportunity areas and other DTS geographies.	n/a

k) Any additional programs the property is subsidized with Note that some filters in the tool are specific to only LIHTC or Section 8 properties.		

(Character limit: 3,000 characters, including spaces)

SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the year.

- ☒ Objective met
- ☐ Objective exceeded
- ☐ Objective partially completed:
  - ☐ 75-99% (substantial amount)
  - ☐ 50-74% (limited amount)
  - ☐ 25-49% (minimal amount)
  - ☐ 1-24% (less than a minimal amount)
- ☐ No milestones achieved

IMPACT:

Provide a self-assessment of the level of impact that actions under the objective have accomplished.

- ☐ 50 – Substantial Impact
- ☒ 40
- ☐ 30 – Meaningful Impact
- ☐ 20
- ☐ 10 – Minimal Impact
- ☐ 0 – No Impact

IMPACT EXPLANATION:

Answer the following questions.

1. How and to what extent were actions under this objective impactful in addressing underserved market needs, or in laying the foundation for future impact in addressing underserved market needs? (limit: 3,000 characters, including spaces)

   By developing this tool, we made it easier for our seller/servicers to find and finance subsidized properties in need of preservation. This is especially important for properties in high opportunity areas and for properties that are reaching the end of their LIHTC compliance period and may be eligible for sale and conversion to market rate. Between 2020-2025, 4,222 properties will reach year 30 of the LIHTC compliance period and potentially leave the program and become unrestricted, and 226 of these properties are in High Opportunity Areas—a number that will grow over time. These properties are at even higher risk, as they are likely in greater demand and market rents in high opportunity areas could be materially higher than restricted rents, causing rapid increases and displacement for low-income tenants living in these properties if they are converted to market rate.

   This tool is instrumental in providing lenders with the opportunity to work with owners in order to refinance and recapitalize properties using Freddie Mac loans offerings and other programs to preserve affordability for the

long term. The tool also consolidates public information of property ownership with the other analytical features to allow lenders to more easily reach the owners to pursue substantial preservation opportunities.

Our lenders are now able to search for properties based on specialized high opportunity areas definitions and will be able to search for properties based on specific features such as subsidy type, subsidy status and subsidy use, as well as subsidy begin/end dates. Through using this tool, we are able to help our lenders source properties and devote more capital to this underserved market, promoting the preservation of affordable housing and creating opportunities to promote economic and social mobility for tenants in the properties we preserve.

Our commitment to bringing liquidity to underserved markets such as high opportunity areas extends beyond Freddie Mac capital. While we intend to devote capital wherever possible, we recognize that we cannot be the only source of capital, and that our lenders also offer other financing products that could also be a good fit for these properties. As such, the tool can help our lenders match any capital source at their disposal to these properties.

2. What did the Enterprise learn from its work about the nature of underserved market needs and how to address them? (limit: 1,500 characters, including spaces)

Prior to the creation of this tool, there was no simplified way to search for properties reaching the end of their LIHTC compliance period while also searching for the owner of the property, geographic area, and Duty to Serve designated area. This tool consolidates all the information lenders would need in order to pursue a refinance opportunity they are interested in.
We recognize that loan origination in our lenders is a relationship-driven business and growing and maintaining a strong client base is important for loan originators. This tool can help originators identify opportunities and develop their client base while focusing on preservation opportunities. Often individual transactions can beget more transactions, spreading the impact over time as relationships deepen. This is important, as developers do not limit themselves to specific DTS geographies. Even if a lender develops a relationship with a developer and completes a transaction in a non-DTS geography, it can lead to future transactions in DTS geographies. Additionally, lenders are often unaware of LIHTC preservation opportunities for properties reaching the end of their compliance period, as that data is not often at their fingertips. This tool also brings awareness to the market regarding the susceptibility of affordable properties that are at risk of losing their affordability if they reach the end of their compliance period with no renewed subsidy.

3. **Optional**: If applicable, why were all components of this objective not completed? (limit: 1,500 characters, including spaces)

Not applicable

Attach the information detailed in the list of documentation specific to the objective that was provided by FHFA.