



FEDERAL HOUSING FINANCE AGENCY  
Office of the Director

December 19, 2012

Mr. Timothy J. Mayopoulos  
President and Chief Executive Officer  
Fannie Mae  
3900 Wisconsin Avenue, N.W.  
Washington, DC 20016-2892

Re: Final Determination of Fannie Mae's Housing Goals Performance for 2011

Dear Mr. Mayopoulos:

The Federal Housing Finance Agency (FHFA) has completed its review of Fannie Mae's performance under the housing goals for 2011. FHFA has made final determinations, pursuant to section 1336 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended (the Safety and Soundness Act) and 12 C.F.R. part 1282, that Fannie Mae achieved the low-income refinance goal, the low-income areas home purchase goal, the low-income areas home purchase subgoal, the low-income multifamily goal, and the very low-income multifamily subgoal for 2011. FHFA has also made final determinations that Fannie Mae failed to meet the low-income home purchase housing goal and the very low-income home purchase housing goal for 2011.

FHFA has further determined that achievement of the low-income home purchase housing goal and the very low-income home purchase housing goal was feasible for 2011. In determining that these single-family housing goals were feasible, FHFA analyzed the size and composition of the conventional conforming primary mortgage market as measured using Home Mortgage Disclosure Act (HMDA) data. FHFA also considered the financial condition of the Enterprises in 2011.

Although FHFA has determined that the achievement of these single-family goals was feasible, Fannie Mae will not be required to submit a housing plan with respect to these goals under section 1336 of the Safety and Soundness Act. As stated in FHFA's October 11, 2012 preliminary determination letter to Fannie Mae, a housing plan will not be required because Fannie Mae continues to operate under conservatorship. In addition, Fannie Mae missed the low-income and very low-income home purchase goals by very small amounts.

As specified in 12 C.F.R. § 1282.12, the single-family housing goals include both a benchmark level and a market level determined by FHFA based on its analysis of HMDA data for 2011. Fannie Mae meets a single-family housing goal if its official performance exceeds either the benchmark level or the market level as determined by FHFA. FHFA's final determinations for

Fannie Mae's performance on the single-family housing goals for 2011 were based on the following numbers:

<b>Single-Family Housing Goals</b>	<b>Benchmark level – 2011</b>	<b>Market level – 2011</b>	<b>Fannie Mae Official Performance Results – 2011</b>
Low-Income Home Purchase Goal	27%	26.5%	25.82%
Very Low-Income Home Purchase Goal	8%	8.0%	7.59%
Low-Income Areas Home Purchase Goal	24%	22.0%	22.35%
Low-Income Areas Home Purchase Subgoal	13%	11.4%	11.62%
Low-Income Refinance Goal	21%	21.5%	23.05%

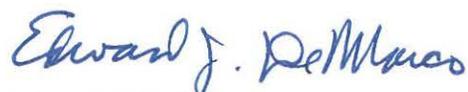
For each housing goal, the percentages shown above reflect the proportions of mortgages that met the criteria for that goal. A housing unit may count towards more than one goal or subgoal in the performance year. The home purchase goals are based on Fannie Mae's acquisitions of purchase money mortgages, while the refinance goal is based on Fannie Mae'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 in 12 C.F.R. § 1282.13. FHFA's final determinations for Fannie Mae's performance on the multifamily housing goals for 2011 were based on the following numbers:

<b>Multifamily Housing Goals</b>	<b>Goal target – 2011</b>	<b>Fannie Mae Official Performance Results – 2011</b>
Low-Income Multifamily Goal	177,750	301,224
Very Low-Income Multifamily Subgoal	42,750	84,244

If you have any questions, please contact Paul Manchester, Principal Economist, Office of Housing and Regulatory Policy, at 202-649-3115.

Yours truly,



Edward J. DeMarco  
Acting Director