

Exhibit G:
Annual Loan Products Narrative Reporting Template

FREDDIE MAC
 RURAL HOUSING
 2022
 PRODUCT

ACTIVITY:

7 – Develop Loan Offerings to Finance the Rehabilitation of Affordable Rental Housing: Additional Activity

OBJECTIVE:

A – Expand Preservation Rehab Loan Offering

INFEASIBILITY:

Check here if the Enterprise is submitting an infeasibility request for the objective.

If applicable, provide a concise summary of the underserved market conditions or other extenuating circumstances outside of the Enterprise's control that substantially interfered with accomplishment of the objective.

SUMMARY OF RESULTS:

Provide a concise summary of the actions undertaken under this objective.

Include in the summary a list of any actions or deliverables specified in the objective that were not completed, or actions or deliverables that deviated from the Plan.

In 2022, Freddie Mac conducted research and stakeholder outreach to expand our Preservation Rehabilitation Loan offering to include properties that are not receiving new Low-Income Tax Credits (LIHTC) in order to provide them with liquidity for financing substantial rehabilitation. Previously, Preservation Loans were only available to properties that were receiving new LIHTCs. These loans support rehabilitation of units and preserve long-term affordability.

Our research and outreach identified a gap in the market for rehabilitation loans for properties not receiving new LIHTCs. To address this problem, we identified additional public programs that could be included in the eligibility criteria of our offering. Additionally, we created a credit policy for our Preservation Rehabilitation loans to include those additional public programs and their associated credit parameters. The updated Preservation Rehabilitation loan term sheet was published and shared with our Optigo lender network, thus allowing us to provide critical liquidity for rehabilitation of units that were previously ineligible for the loans.

<i>Objective's components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>	<i>Any deviations from the Plan (if applicable)</i>
(1) Identify additional public programs that could be included in our Preservation Rehabilitation loan offering	Complete We identified additional public programs that could be included in our Preservation Rehabilitation loan offering	N/a
(2) Identify credit parameters necessary to include to provide Preservation Rehabilitation loans to these properties not receiving new LIHTC	Complete We created a credit policy for our Preservation Rehabilitation offering	N/a

(3) Update Preservation Rehabilitation loan term sheet to include additional eligible public programs and associated credit parameters	Complete We updated the Preservation Rehabilitation loan term sheet to include additional eligible public programs and associated credit parameters	N/a
(4) Publish term sheet on our website and share with our Optigo lender network	Complete We published the term sheet on our website and shared it with our Optigo lender network	N/a

SELF-ASSESSMENT RATING OF PROGRESS:

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

- Target met
- Target exceeded
- Objective partially completed
- No milestones achieved

PARTIAL CREDIT JUSTIFICATION:

If the self-assessment above indicated that the objective was partially completed, briefly explain the basis for the share of the objective that was completed. In the explanation, include a discussion of the level of effort expended for the completed actions compared to the level of effort required to complete the entire objective.

IMPACT:

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

- 50 – Very Large 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?

By expanding the Preservation Rehabilitation loan offerings to include properties that were undergoing substantial rehabilitation but were not receiving new LIHTC, we were able to establish a pathway to deliver important liquidity that will increase the number of affordable housing units and help preserve long-term affordability.

A robust affordable housing market requires both the creation of new units and the preservation and rehabilitation of affordable units. Properties that provide affordable rent-restricted housing can benefit greatly from loans like those supported by the Freddie Mac Preservation Rehabilitation Loan program, which provides valuable financing tools that are critical for making rehabilitations possible.

By expanding the eligibility parameters to include properties that are not currently receiving LIHTC, we are able to increase the number of rehabilitated affordable units. The expansion process also gave us insight into other public programs that can be included in the Preservation Rehabilitation offering, which allows for increased liquidity across the market. This expansion will have a positive impact on the volume of affordable units available and on the long-term preservation of these units, thereby meeting a critical market need.

2. What did the Enterprise learn from its work about the nature of underserved market needs and how to address them?

Expanding the Preservation Rehabilitation loan offering required Freddie Mac to conduct research and outreach to understand gaps in the market and to identify the most effective and efficient ways to expand the loan program's impact. This research and outreach demonstrated that the existing Preservation Rehabilitation Loan offering had significant positive impacts on preserving affordable housing units, but limiting eligibility to properties receiving new LIHTC meant that the offering could not reach its full impact potential.

Through our work in expanding the Preservation Rehabilitation Loan offering, we were able to identify other valuable public programs that would be well-suited for this type of loan offering. Engaging with stakeholders and researchers allowed us to better understand a market gap that reduced the potential for preserving rehabilitated units and allowed us to identify new strategies and parameters for engaging with additional programs.

Preserving and rehabilitating affordable units is essential for maintaining overall market affordability, and our work in expanding the Preservation Rehabilitation Loan offering provided us with deeper insight into the market dynamics that make this type of rehabilitation possible.

3. **Optional:** If applicable, why were all components of this objective not completed?

Not applicable.

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

Exhibit C:

Second Quarter Loan Products Narrative Reporting Template

FREDDIE MAC

AFFORDABLE HOUSING PRESERVATION

Q2: JANUARY-JUNE 2022

PRODUCT

ACTIVITY:

7 – Develop Loan Offerings to Finance the Rehabilitation of Affordable Rental Housing

OBJECTIVE:

A – Expand Preservation Rehab Loan Offering

SUMMARY OF RESULTS:

Currently, Freddie Mac offers a Preservation Rehabilitation loan that provides liquidity for financing on properties receiving new LIHTC to support rehabilitation and to preserve long-term affordability. Through our research and outreach, we noticed a gap in the market to support the rehabilitation of properties not receiving new tax credits that are not eligible for our existing loan offering. We are working on expanding our Preservation Rehabilitation loan offering eligibility criteria to support these properties engaging in substantial rehabilitation even if they are not receiving new tax credits. We are in the process of identifying additional public programs that could be included in our offering, and we will update our loan term sheet to include these eligible programs and associated credit parameters in the second half of 2022. By doing so, we will provide much-needed liquidity for housing not receiving new LIHTC.

Actions	2022 Achievements through 2Q
1) Identify additional public programs that could be included in our Preservation Rehabilitation loan offering	In Progress <ul style="list-style-type: none"> • We are currently in the process of identifying additional public programs that could be included in our Preservation Rehabilitation loan offering
2) Identify credit parameters necessary to include to provide Preservation Rehabilitation loans to these properties not receiving new LIHTC	Not Started
3) Update Preservation Rehabilitation loan term sheet to include additional eligible public programs and associated credit parameters	Not Started
4) Publish term sheet on our website and share with our Optigo lender network	Not Started

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

SELF-ASSESSMENT RATING OF PROGRESS:

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

- On-target to meet or exceed the objective
- Progress delayed and/or partial completion of the objective expected
- Unlikely to achieve any milestones of the objective

ADDITIONAL INFORMATION (IF APPLICABLE):

N/A