U.S. Federal Housing
Constitution Center
400 7th Street, S.W.
Washington, D.C. 20219
Telephone: (202) 649-3800
www.fhfa.gov

September 25, 2026

Mr. Mike Hutchins
President
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22103-3107

Re: Final Determination of Freddie Mac's 2025 Housing Goals Performance

Dear Mr. Hutchins:

U.S. Federal Housing (FHFA) reviewed Freddie Mac's performance under the Enterprise housing goals and subgoals for 2025 and is providing this notice of FHFA's final determination of Freddie Mac's performance as required by 12 CFR 1282.21.

FHFA has established single-family housing goals under 12 CFR 1282.12. For each housing goal, Freddie Mac's performance reflects the proportion of the Enterprise's mortgage purchases that met the criteria for that goal. FHFA evaluated Freddie Mac's performance on the single-family housing goals for 2025 based on the following benchmarks and market shares:

Single-Family Housing Goals	2025		
	Benchmark	Market Share	Freddie Mac's Performance
Low-Income Home Purchase	25%	27.3%	27.8%
Very Low-Income Home Purchase	6%	6.6%	6.3%
Low-Income Areas Home Purchase	21%	28.3%	27.8%
Minority Census Tracts Home Purchase (Subgoal)	12%	11.9%	**11.7%***
Low-Income Census Tracts Home Purchase (Subgoal)	4%	9.3%	8.5%
Low-Income Refinance	26%	31.6%	30.2%

**Reflects goal not met.*

Based on the above information, FHFA has determined that Freddie Mac met the low-income purchase goal, the very low-income purchase goal, the low-income areas purchase goal, the low-

income census tracts subgoal, and the low-income refinance goal, and that Freddie Mac failed to meet the minority census tracts subgoal. In making these determinations, FHFA analyzed the size and composition of the conventional conforming primary mortgage market, as measured using the Home Mortgage Disclosure Act (HMDA) data for 2025.

Pursuant to section 1336 of the Federal Housing Enterprises Financial Safety and Soundness Act, 12 U.S.C. § 4566, FHFA may require an Enterprise to submit a housing plan if the Enterprise has failed to meet any of its goals and FHFA determines that the achievement of the goals was feasible. FHFA has determined that achieving the 2025 single-family minority census tracts subgoal by Freddie Mac was feasible. While this subgoal was feasible, Freddie Mac missed it by a small margin (0.2 percent). Additionally, Freddie Mac had not previously failed to meet the minority census tracts subgoal. As such, FHFA will not require Freddie Mac to submit a formal Housing Plan under 12 CFR 1282.22. However, FHFA expects Freddie Mac to continue to serve this market as part of the low-income areas subgoal in line with both housing goal requirements and FHFA's conservatorship expectations.

FHFA also established multifamily housing goals under 12 CFR 1282.13. For each housing goal, Freddie Mac's performance reflects the proportion of affordable units in properties financed by mortgages purchased by the Enterprise that met the criteria for that goal. FHFA evaluated Freddie Mac's performance on the multifamily housing goals for 2025 based on the following benchmarks:

Multifamily Housing Goals	**2025**	
	Benchmark	**Freddie Mac's Performance**
Low-Income	61%	69.7%
Very Low-Income	14%	16.7%
Small (5-50 unit) Low-Income (Subgoal)	2%	3.2%

Based on this information, FHFA has determined that Freddie Mac achieved each of the multifamily housing goals for 2025.

If you have any questions, please contact Leda DeRosa, Senior Associate Director, Office of Affordable Housing & Community Investment, Division of Housing Mission & Goals, at Leda.DeRosa@fhfa.gov or 202-649-3415.

Sincerely,

Aaron Kofsky