



U.S. Federal Housing FHFA

Constitution Center
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May 7, 2025

Katrina Jones
Vice President
Fannie Mae
1100 15th Street, NW
Washington, DC 20005

Dear Ms. Jones:

On December 30, 2024, U.S. Federal Housing FHFA (“FHFA”) published a final rule in the *Federal Register* establishing housing goals for 2025-2027 for Fannie Mae.

The final rule provides that the overall low-income areas housing goal benchmark shall include the sum of the 12 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 2025 is 5 percent, resulting in an overall benchmark of 21 percent for the low-income areas home purchase goal for 2025.

The disaster areas increment for the low-income areas home purchase goal was calculated by determining all counties that were designated by the President as adversely affected by a major disaster where housing assistance payments were authorized by the Federal Emergency Management Agency during the 2022-2024 period. The calculation excludes areas that were included in the minority census tracts subgoal and the low-income census tracts subgoal.

Home purchase mortgages in these areas to families 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 2019-2023. This yielded the 5 percent disaster areas increment for 2025. The details underlying the calculation of the 2025 disaster areas increment are contained in the enclosed document, “Methodology for Establishing Designated Disaster Areas.”

Sincerely,

Leda DeRosa-Bloomfield
Associate Director, Office of Affordable Housing & Community Investment

Enclosure