



Fannie Mae 2020
Affordable Housing Preservation
Loan Purchase

ACTIVITY:

G. Regulatory Activity: Finance improvements on multifamily properties: which reduce energy or water consumption by tenant or property by at least 15 percent; and where the savings generated over the improvement’s expected life will exceed its cost.

OBJECTIVE:

3. Purchase multifamily loans that finance energy or water efficiency improvements that meet the FHFA Criteria (Do What We Do Best).

SUMMARY OF RESULTS:

Following are the 2020 Actions under this Objective per the January 1, 2021 Duty to Serve Plan:

<i>Objective’s components detailed in the Plan</i>	<i>Corresponding actions taken</i>	<i>Explanation of any deviations from the Plan (if applicable)</i>
<input type="checkbox"/> Purchase 753 loans that meet the FHFA Criteria, representing approximately a 33 percent increase over the Baseline.	•N/A	•N/A

SELF-ASSESSMENT RATING OF PROGRESS:

- Objective met
- Objective exceeded
- Objective partially completed: 75-99% (substantial amount)
- Objective partially completed: 50-74% (limited amount)
- Objective partially completed: 25-49% (minimal amount)
- Objective partially completed: 0-24% (less than a minimal amount)
- No milestones achieved

PARTIAL CREDIT JUSTIFICATION:

N/A

IMPACT:

- 50 – Substantial Impact
- 40 – Between Meaningful and Substantial Impact
- 30 – Meaningful Impact
- 20 – Between Minimal and Meaningful Impact
- 10 – Minimal Impact
- 0 – No Impact



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IMPACT EXPLANATION:

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?

N/A

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

N/A

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

Infeasible for 2020.



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First Quarter Report: January 1 - March 31, 2020
Loan Purchase

ACTIVITY:

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OBJECTIVE:

3. Purchase multifamily loans that finance energy or water efficiency improvements that meet the FHFA Criteria (Do What We Do Best).

SUMMARY OF RESULTS:

Fannie Mae continues to support the purchase of loans that finance energy and water-saving property improvements through a number of activities in our Green Financing Business. The Green Financing Business is a cornerstone of Fannie Mae's enterprise-wide focus on Environmental, Social, Governance (ESG) strategy and has ongoing support from all levels of the organization. However, based on Q1 2020 loan acquisitions, Fannie Mae does not anticipate that we are on track to meet the 2020 loan purchase goal for loans that finance energy and water saving property improvements.

The Green Financing Team completed six in-person meetings and three online meetings with Lenders in Q1 as part of our annual spring marketing campaign; the ongoing pandemic will result in the remainder of this campaign being conducted through online meetings and webinars. In addition, two new pieces of Borrower-focused collateral were published; one helps Borrowers select the most appropriate energy and water efficiency measures for their properties, while the other outlines best practices for Green Mortgage Loans to make implementation and data collection easier and more accurate.

The significant reduction in loan purchases reflects the changes in the multifamily Green loan market that resulted from re-aligning our portfolio management strategy in light of the revised criteria for GSE multifamily loan purchases issued in Q4 of 2019. The 2020 Loan Purchase Objective was determined using a baseline established prior to this change, and therefore does not reflect Fannie Mae's current alignment to the mission-driven business objectives as defined by FHFA.



Fannie Mae
Affordable Housing Preservation
First Quarter Report: January 1 - March 31, 2020
Loan Purchase

Following are the 2020 Actions under this Objective:

- Purchase 753 loans that meet the FHFA Criteria, representing approximately a 33 percent increase over the Baseline.
- Plan loan purchase goals for the 2021 - 2023 Duty to Serve Plan.

SELF-ASSESSMENT RATING OF PROGRESS:

- 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):

Completion of the objective is unlikely due to the revised criteria for GSE multifamily loan purchases for 2020, and further compounded by unforeseen market challenges.



Fannie Mae
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Second Quarter Report: April 1 - June 30, 2020
Loan Purchase

ACTIVITY:

G. Regulatory Activity: Finance improvements on multifamily properties: which reduce energy or water consumption by tenant or property by at least 15 percent; and where the savings generated over the improvement's expected life will exceed its cost.

OBJECTIVE:

3. Purchase multifamily loans that finance energy or water efficiency improvements that meet the FHFA Criteria (Do What We Do Best).

SUMMARY OF RESULTS:

Fannie Mae is submitting an infeasibility assessment for this Objective, due to 2019 changes in FHFA-defined scorecard definitions.

Following are the 2020 Actions under this Objective:

- Purchase 753 loans that meet the FHFA Criteria, representing approximately a 33 percent increase over the Baseline.
- Plan loan purchase goals for the 2021 - 2023 Duty to Serve Plan.

SELF-ASSESSMENT RATING OF PROGRESS:

- 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):

Fannie Mae submitted an infeasibility assessment to FHFA on 7/2/2020.



Fannie Mae
Affordable Housing Preservation
Third Quarter Report: July 1 - September 30, 2020
Loan Purchase

ACTIVITY:

G. Regulatory Activity: Finance improvements on multifamily properties: which reduce energy or water consumption by tenant or property by at least 15 percent; and where the savings generated over the improvement's expected life will exceed its cost.

OBJECTIVE:

3. Purchase multifamily loans that finance energy or water efficiency improvements that meet the FHFA Criteria (Do What We Do Best).

SUMMARY OF RESULTS:

Fannie Mae has submitted an infeasibility assessment for this Objective, due to 2019 changes in FHFA-defined scorecard definitions.

Following are the 2020 Actions under this Objective:

- Purchase 753 loans that meet the FHFA Criteria, representing approximately a 33 percent increase over the Baseline.
- Plan loan purchase goals for the 2021 - 2023 Duty to Serve Plan.

SELF-ASSESSMENT RATING OF PROGRESS:

- 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):