



FEDERAL HOUSING FINANCE AGENCY
Office of the Director

December 3, 2019

Mr. David Brickman
Chief Executive Officer
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22103-3107

Re: Final Determination of Freddie Mac's 2018 Housing Goals Performance

Dear Mr. Brickman:

FHFA has completed its review of Freddie Mac's performance under the Enterprise housing goals for 2018 pursuant to 12 USC 4566. FHFA has determined that for 2018, Freddie Mac met all the single-family goals and subgoals. FHFA has also determined that Freddie Mac met all the multifamily housing goals and subgoals for 2018.

As specified in 12 CFR 1282.12, the single-family housing goals include both a benchmark level and a market level determined by FHFA based on its analysis of Home Mortgage Disclosure Act (HMDA) data for the year. Freddie Mac meets a single-family housing goal if its official performance meets or exceeds either the benchmark level or the market level. FHFA's final determinations of Freddie Mac's official performance on the single-family housing goals for 2018 are set forth below:

| Single-Family Housing Goals | Goal Target – 2018 | Market level – 2018 | FHFA Final Determination of Freddie Mac's 2018 Performance |
|-------------------------------------|---------------------------|----------------------------|---|
| Low-Income Home Purchase Goal | 24% | 25.5% | 25.8% |
| Very Low-Income Home Purchase Goal | 6% | 6.5% | 6.3% |
| Low-Income Areas Home Purchase Goal | 18% | 22.6% | 22.6% |

| Single-Family Housing Goals | Goal Target – 2018 | Market level – 2018 | FHFA Final Determination of Freddie Mac's 2018 Performance |
|--|---------------------------|----------------------------|---|
| Low-Income Areas Home Purchase Subgoal | 14% | 18.0% | 17.3% |
| Low-Income Refinance Goal | 21% | 30.7% | 27.3% |

For each housing goal, the percentage shown above reflects the proportion of mortgages that met the criteria for that goal. The home purchase goals are based on Freddie Mac's acquisitions of purchase money mortgages, while the refinance goal is based on Freddie Mac'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 pursuant to 12 CFR 1282.13. FHFA's final determinations of Freddie Mac's official performance on the multifamily housing goals for 2018 are set forth below:

| Multifamily Housing Goals | Goal Target – 2018 | FHFA Final Determination of Freddie Mac's 2018 Performance |
|--|---------------------------|---|
| Low-Income Multifamily Goal | 315,000 | 474,062 |
| Very Low-Income Multifamily Subgoal | 60,000 | 105,612 |
| Small Multifamily (5-50 unit) Low-Income Subgoal | 10,000 | 39,353 |

Based on the above information, FHFA has determined that Freddie Mac achieved each of the single-family and multifamily housing goals for 2018.

If you have any questions, please contact Ted Wartell, Manager, Office of Housing & Community Investment, Division of Housing Mission & Goals, at Ted.Wartell@fhfa.gov or 202-649-3157.

Sincerely,



Mark A. Calabria