



FEDERAL HOUSING FINANCE AGENCY
Office of the Director

October 4, 2022

Mr. David C. Benson
President and Interim Chief Executive Officer
Federal National Mortgage Association
1100 15th Street, NW
Washington, DC 20005

Re: Final Determination of Fannie Mae’s 2021 Housing Goals Performance

Dear Mr. Benson:

The Federal Housing Finance Agency (FHFA) has completed its review of Fannie Mae’s performance under the Enterprise housing goals for 2021 pursuant to 12 U.S.C. 4566. FHFA has determined that for 2021, Fannie Mae met all the single-family housing goals and subgoals. FHFA has also determined that Fannie Mae met the multifamily housing goals and subgoals for 2021.

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. Fannie Mae achieves 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 Fannie Mae’s official performance on the single-family housing goals for 2021 are set forth below:

Single-Family Housing Goals	Benchmark	Market Share	FHFA Final Determination of Fannie Mae’s 2021 Performance
Low-Income Home Purchase Goal	24%	26.7%	28.7%
Very Low-Income Home Purchase Goal	6%	6.8%	7.4%
Low-Income Areas Home Purchase Goal	18%	22.9%	24.5%

Low-Income Areas Home Purchase Subgoal	14%	19.1%	20.3%
Low-Income Refinance Goal	21%	26.1%	26.2%

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 Fannie Mae’s acquisitions of purchase money mortgages, while the refinance goal is based on Fannie Mae’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 Fannie Mae’s official performance on the multifamily housing goals for 2021 are set forth below:

Multifamily Housing Goals	Benchmark	FHFA Final Determination of Fannie Mae’s 2021 Performance
Low-Income Multifamily Goal	315,000	384,488
Very Low-Income Multifamily Subgoal	60,000	83,459
Small Multifamily (5-50 unit) Low-Income Subgoal	10,000	14,409

Based on the above information, FHFA has determined that Fannie Mae achieved each of the single-family and multifamily housing goals for 2021.

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

Sincerely,



Sandra L. Thompson