



Federal Housing Finance Agency

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May 31, 2024

Michael T. Hernandez
Vice President
Fannie Mae
1100 15th Street, NW
Washington, DC 20005

Dear Mr. Hernandez:

On December 28, 2021, the Federal Housing Finance Agency (FHFA) published a final rule in the *Federal Register* establishing housing goals for 2022-2024 for Fannie Mae.

The final rule provides that the overall low-income areas benchmark goal shall include the sum of the 10 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 2024 is 5 percent, resulting in an overall benchmark of 19 percent for the low-income areas home purchase goal for 2024.

The disaster areas increment for the low-income areas home purchase goal was calculated by determining all counties that were designated by FEMA as adversely affected by a major disaster where housing assistance payments were authorized during the 2021-2023 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 2018-2022. This yielded the 5 percent disaster areas increment for 2024. The details underlying the calculation of the 2024 disaster areas increment are contained in the enclosed document, "Methodology for Establishing Designated Disaster Areas."

If you have any questions, please contact Padmasini Raman, Supervisory Policy Analyst, Office of Housing & Community Investment, at Padmasini.Raman@fhfa.gov or (202) 649-3633.

Sincerely,

Theodore Wartell
Associate Director, Office of Housing & Community Investment

Enclosure