

Exhibit E:
Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
 AFFORDABLE HOUSING PRESERVATION
 2022
 PURCHASE

ACTIVITY:

2 - Section 8: Statutory Activity

OBJECTIVE:

A - Provide Liquidity and Stability Through Section 8 Loan Purchases

INFEASIBILITY:

Check here if the Enterprise is submitting an infeasibility request for the objective.

If applicable, provide a concise summary of the underserved market conditions or other extenuating circumstances outside of the Enterprise’s control that substantially interfered with accomplishment of the objective.

SUMMARY OF RESULTS:

Provide a concise summary of the actions undertaken under this objective.

Include in the summary a list of any actions or deliverables specified in the objective that were not completed, or actions or deliverables that deviated from the Plan.

In 2022, Freddie Mac exceeded our annual target for purchases of Section 8 mortgages, which includes project-based and tenant-based Housing Choice Voucher units, by 20.4% for a total of 32,629 units—the most we have supported in a single year. The baseline goal of 27,100 units already exceeded the 3-year average number of units from 2017 to 2019.

Freddie Mac has long been a significant source of capital in the Section 8 market. In 2022, we redoubled our efforts to provide substantially greater liquidity to the market without sacrificing market discipline. Our innovative loan offerings and securitizations were critical to exceeding our goal despite a shrinking originations market and turbulent capital markets.

Freddie Mac leveraged its credit risk transfer platform to distribute risk away from Freddie Mac and ultimately taxpayers. More than 59% of Section 8 mortgage purchases in 2022 have been or will soon be securitized.

Freddie Mac also continued its work to support public housing agencies’ efforts to leverage public and private debt and equity to reinvest in public housing stock through HUD’s Rental Assistance Demonstration (RAD) program. In total, Freddie Mac provided financing for 21 properties benefiting from RAD, all of which included Section 8 units.

<i>Objective’s components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>	<i>Any deviations from the Plan (if applicable)</i>
27,100 Section 8 units	32,629 Section 8 units	N/A

SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the year.

- Target met
- Target exceeded
- Objective partially completed
- No milestones achieved

IMPACT:

Provide a self-assessment of the level of impact that actions under the objective have accomplished.

- 50 – Very Large Impact
- 40
- 30 – Meaningful Impact
- 20
- 10 – Minimal Impact
- 0 – No Impact

IMPACT EXPLANATION:

Answer the following questions.

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?

Section 8 is a critical resource for low- and very low-income renters who rely on the program to access affordable housing. Freddie Mac’s purchase activity in this market ensures that properties with Section 8 units have access to consistent debt capital, which ensures their continued availability even as market conditions shift.

Freddie Mac’s business model allows us to develop and foster strong and effective partnerships with lenders, which are critical to our ability to meet and exceed Section 8-unit purchase goals. We are also able to hold our spread from quote to closing which offers borrowers greater predictability.

We greatly exceeded our target in the face of market headwinds, including a rising interest rate environment, a shrinking originations market and turbulent capital markets. Despite these factors, we provided record liquidity in support of Section 8 housing.

Our support of the Section 8 market in 2022 was national in scope comprising 533 properties, spanning 45 states and Washington, DC. The geographic diversity of our support was distributed across primary, secondary, and tertiary markets, with property purchases in large cities, like San Francisco and New York, midsize cities like Annapolis, MD, and small towns like Reedsburg, WI. Additionally, we supported diverse property types, ranging from a 173-unit property with eight Section 8 units in Washington, DC to a property in Chicago, IL where all 798 units are Section 8. Having a large spread in both geography and property types increases the program’s reach, positively impacts more low- and very low-income renters, and enhances best practices—all of which improve the viability of Section 8 housing.

Examples of Freddie Mac’s high impact Section 8 transactions include:

- Freddie Mac supported financing for the preservation of PACT Harlem River I and II (Harlem River Houses I and II), which is a 693-unit housing complex located in Harlem, New York. This effort blended HUD’s Section 18 and Rental Assistance Demonstration (RAD) program to fund the acquisition, rehabilitation, and recapitalization of 693 units, all of which are rent and income restricted. This transaction will add 614 units to State and Local programs, which are Section 8 eligible. The sponsor is Permanent Affordability Commitment Together (PACT), which is a partnership between the New York City Housing Authority (NYCHA), residents, development

teams, and community and housing advocates. The redevelopment of the property is part of New York City’s comprehensive plan to preserve public housing.

- Kinneret Apartments is a 280-unit low-income and Section 8 senior apartment community in Orlando, FL. The loan financed the acquisition and rehabilitation of the development. All of the units are rent and income restricted. A total of 164 units will receive Section 8 voucher assistance.

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

Freddie Mac’s history of support for the affordable housing preservation market, including Section 8 provides us with an institutional knowledge base that allows us to continually meet the liquidity needs of this market. We consistently leverage our experience to develop programs and interventions that proactively respond to shifting needs and dynamics. Even as rising interest rates and turbulent capital markets affected the 2022 multifamily market, we were able to continue and even increase our presence in the Section 8 market.

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

Not applicable