

From: [Brett Yang](#)
To: [#FHFA.REG-COMMENTS](#)
Subject: [EXT] Public Comment - New Product Notice for Freddie Mac Second Mortgage Proposal
Date: Tuesday, May 14, 2024 12:00:10 PM

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Hello FHFA,

The new second mortgage proposal from Freddie Mac is very exciting and I'd like to make some recommendations.

My family pools as a homeowner and would be eager to use this product to access equity in our family home and build an Accessory Dwelling Unit (ADU). As you may be familiar, in the DC metro region, ADU construction and related fees often add up to \$350,000 so I hope that the max loan value will be conducive.

There are many homeowners in my position who have equity in our homes but can't access it without refinancing our first position mortgages. If you allow for high maximum loan values, this product will be very appealing and will help create more missing middle housing around the country, especially multigenerational housing (as is my case). My earnings, while about the median here in the DC metro region, are sorely insufficient in accessing even the bottom decile median house price here in Potomac (\$650k). We cannot remain in the region without ADUs or renting, meaning that the community here is largely transient as almost none of us can lay down roots and contribute on a multigenerational basis. This is especially true for those of us in the federal service, rather than those who live here as old money.

The risks should be mitigated by the LTV limit of 80% and the fact that Freddie owns the primary mortgage. Thank you for your time and I hope this feedback was useful to you.

All the best,

Brett Yang

Resident of Potomac, MD