



Duty to Serve: Meeting Our Community Mission



► For more information

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duty-to-serve/](https://www.FreddieMac.com/about/duty-to-serve/)

Freddie Mac's Duty to Serve Plan builds on our longstanding, extensive efforts to increase rental and homeownership opportunities in underserved markets across the nation. At its core, our multifaceted three-year Plan calls for working with the mortgage industry, housing groups and other stakeholders to increase financing for rural housing, manufactured housing and the preservation of affordable housing for very low-, low- and moderate-income families.

The Plan focuses on increasing loan purchases, developing inventive new loan products and tools¹, and conducting research across these underserved markets. It also expands Freddie Mac's extensive homebuyer education, community engagement and local outreach. This work builds on our comprehensive community mission, which starts with our efforts to support affordable housing—including through affordable housing goals and contributions to national affordable housing funds—and extends to our efforts to stabilize communities, prevent foreclosures, responsibly expand credit and educate consumers.

Read on for highlights of the key efforts within Freddie Mac's Duty to Serve Plan.

1. Any new activities or products will be assessed consistent with FHFA's rule on new activities and new products.

Rural Housing



- Increase the availability of affordable housing in rural areas by expanding financing options for homebuyers and rental housing developers.
- Help lenders easily and more consistently identify rural properties to finance by creating a first-of-its-kind mapping tool.
- Bolster efforts to rehabilitate aging rural housing stock by developing a renovation mortgage product.
- Preserve affordable multifamily units by providing liquidity to the U.S. Department of Agriculture's (USDA) housing programs.
- Support the creation and preservation of affordable rental housing for low- and very low-income households by investing in the Low-Income Housing Tax Credit (LIHTC) market, consistent with FHFA limits; publish research on optimal ways to use LIHTC to finance properties in high-needs markets.
- Improve consumer and lender understanding of the rural housing market through education programs for homebuyers and technical training for industry professionals.

DID YOU KNOW?

68%
of U.S.
counties are
considered
rural.

Manufactured Housing

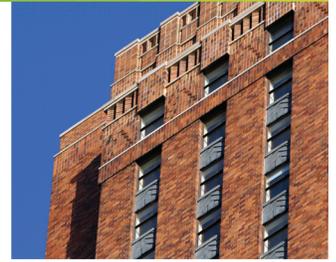


- Provide homebuyer education resources to help navigate the process of purchasing manufactured housing of all types.
- Increase responsible support for manufactured housing considered real property:
 - Help lenders originate real-property loans on manufactured homes by enhancing product flexibilities.
 - Promote meaningful manufactured housing standards by increasing technical assistance and information sharing across the market.
- Support manufactured housing considered personal property:
 - Develop sustainable capabilities to purchase and securitize personal property manufactured housing loans, subject to FHFA approval.
 - Increase research and data capabilities in support of personal property manufactured housing mortgages.
- Help strengthen tenant protections for residents of manufactured housing communities (MHCs) through expanded understanding and support of standards:
 - Increase understanding of existing tenant protections through a comprehensive state survey.
 - Conduct a pilot to explore tenant-protection solutions for buyers.
- Increase the number of resident-owned communities (ROCs) through increased support:
 - Lead efforts to better understand ROCs through data-driven research.
 - Conduct a pilot offering to provide liquidity to ROCs.

DID YOU KNOW?

61%
of all
manufactured
home
communities
are in
10 states.

Affordable Housing Preservation



- Increase support for rental property developers that use federal affordable housing programs such as LIHTC, Section 8 vouchers or those qualifying for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration:
 - Create offerings to help preserve affordable rental housing and offset reductions in LIHTC equity as well as federal and local subsidies.
 - Explore ways to support USDA's Section 515 program.
- Buy more multifamily loans originated by small financial institutions—which are well positioned to serve their communities—thereby providing the liquidity necessary to finance more small, unsubsidized rental properties.
- Continue to motivate energy and water efficiency improvements, which improve affordability by lowering operating costs and tenant utility bills.
- Support residential energy-efficiency improvement initiatives and shared-equity programs to help preserve home affordability:
 - Standardize program implementation and financing.
 - Provide data and underwriting guidance to market participants.
 - Streamline processes and incorporate automation.
 - Test new product features and underwriting flexibilities.
 - Educate consumers and lenders on Freddie Mac product features and financing options.
- Conduct research on Residential Economic Diversity (RED), create a mapping tool to increase market understanding of RED and purchase loans on properties that support RED.

DID YOU KNOW?

**Nationally,
there are only
7.3 million
affordable
rental units
to serve
11.2 million
households
living on very
low incomes.**