

**WE MAKE  
HOME  
POSSIBLE**



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Every day, Freddie Mac works to provide liquidity to lenders and ensure America's families have access to affordable home financing in all corners of the housing market. It is our privilege to have done this work for more than 50 years.

We also provide consumers with resources to build their credit, tools to help them understand the complexities of buying and renting, and options if they fall on times of hardship.

The pages that follow highlight how we have put our mission into action. They also illustrate the extraordinary efforts of our dedicated team members, who are the embodiment of Freddie Mac's mission.

We know our work to support affordable, sustainable and equitable housing for families in communities across the nation is ongoing and there's much more to do. Our efforts in 2022 represent progress we will continue to build on every day to Make Home Possible for all.



**Michael DeVito**  
Chief Executive Officer

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**OVERALL**

**2.5m**

Homes made possible for families.

**\$614b**

In liquidity provided to the housing market.

**\$6.1b**

In Single-Family Green Mortgage Backed Securities and Multifamily Impact Bonds issued.

**SINGLE-FAMILY**

**1m**

Single-Family home purchases financed.

**440k**

First-time homebuyers helped.

**488k**

Minority borrower home purchases or refinances, accounting for more than 30% of Single-Family acquisitions.

**MULTIFAMILY**

**695k**

Rental units financed.

**96%**

Of apartments financed are affordable to moderate- and low-income renters.

**\$15b**

Provided in financing to nearly 139,000 rent-restricted affordable units.

**CONSUMER OUTREACH AND EDUCATION**

**27k**

Formerly credit invisible renters helped through establishing credit scores.

**300k+**

Consumers reached through Freddie Mac's education and counseling initiatives.

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2022 BY THE NUMBERS

# WHAT WE DO



Making Home Possible  
for Owners and Renters



MAKE

IT



IN

How One Homebuyer Achieved  
His Goal of Homeownership

MEMPHIS



Nicholas Whiteside's homeownership journey began after graduating from Fisk University in 2021, when he purchased his first home in the same Memphis community where he grew up.

While in college, Whiteside was introduced to money management and homebuying resources through a campus program supported by Freddie Mac. Through that program and CreditSmart®, Freddie Mac's free online financial education curriculum, Whiteside saw the resources available to him as a first-time homebuyer and used them

I want to show the people who grew up with me, the people in my community and those in similar communities who may be looking for rays of hope, that it is possible to build your life to where you want it.

**Nicholas Whiteside**  
Homeowner



to purchase his first home. He qualified for Freddie Mac's Home Possible® mortgage, a loan designed to help low- and very low-income homebuyers by requiring only a 3% down payment.

Whiteside became a homeowner at age 22 and now works to connect young borrowers like him to our free resources as well as Freddie Mac's Borrower Help Center network, offering free assistance that includes a full suite of financial education and mortgage help services.





# UNHOUSED IN

# HOLLYWOOD

How Supportive Housing is Combating Homelessness in LA



# The funding that goes into project-based buildings is pivotal for people experiencing homelessness.

**James Battee**  
Housing Counselor



The Residences on Main, a permanent supportive housing development in the Skid Row neighborhood of Los Angeles, offers safe, sustainable housing and services to people who are unhoused. The Freddie Mac-financed project provides services to help residents become self-sufficient through job counseling, career support and an array of mental and physical supportive services.

Ruth Campbell found herself caring for her six grandchildren, between the ages of 7 and 17, as well as her adopted daughter with special needs. Campbell could no longer make ends meet until she discovered The Residences on Main, where she found stability for the first time in years. With that newfound stability, Campbell now gives back by volunteering at homeless shelters and empowering those around her.





# BLOCK- BY-BLOCK

Raising Home Values by  
Investing in Overlooked  
Communities

# IN BALTIMORE



This being my grandparents' home, I was eager to take a chance. When you see work being done, and then people actually buying the houses and moving in — it was worth it for us to stay.

**Yvonne Gunn**  
Homeowner



Supported by Freddie Mac's Block-by-Block initiative, HomeFree-USA purchases blocks of neglected homes to remodel and sell at affordable prices. This increases much-needed supply by improving the values of other homes in the neighborhood. Through the initiative, 14 aging homes have been purchased on a single block in Baltimore.

After Block-by-Block's work was complete, one of the renovated homes sold for more than five times a neighboring home's recently appraised value. On top of the wealth-building benefits of the initiative, investments in often overlooked areas can make a difference in the lives of current and prospective homeowners.



WHAT WE DO

# INNOVATION

## Responsibly Expanding Access to Credit

We have worked to increase fairness and expand access to credit, particularly for historically underserved borrowers. For example, our automated underwriting system, which is currently used to verify assets, income and employment, can now look at bank account data to identify a history of on-time rent payments and positive cash flow activity as part of the company's financing decisions.

In 2023, we will continue enhance these efforts, which should result in approximately 17,000 additional Black and Latino borrowers accepted per year, relative to years past.

## Credit Building for Renters

Our credit building initiative aims to help renters improve their credit scores by encouraging multifamily property owners to report on-time rent payments to the major credit bureaus.

184K renter households have enrolled in the program since it launched in late 2021.

27K new credit scores were created for renters who were previously credit invisible.

46pts average increase in existing credit scores for renters participating in the initiative.



# CONSUMER EDUCATION

## Borrower Help Centers

We work with borrower help centers and renter resource organizations to provide housing assistance, financial counseling, legal aid and training. These efforts focus on people of color through in-person workshops and interactive one-on-one coaching.

**Through these initiatives, we served over 300,000 consumers in 2022, nearly 80% of whom were people of color.**

## CreditSmart®

For more than 20 years, Freddie Mac has been at the forefront of borrower education with our CreditSmart suite of financial capability and homeownership education resources. More than 5 million consumers at various life stages have benefitted from this free, multilingual resource. Last year, nearly 140,000 more consumers benefited from CreditSmart and in the coming year, our new Spanish curriculum will reach even more consumers in underserved communities.

# OUR PEOPLE



Investment in Our People  
and Broader Communities



OUR PEOPLE

# INTERNALLY

Freddie Mac’s diversity, equity and inclusion (DEI) efforts seek to further our mission by cultivating a united, engaged community of diverse individuals who see and embrace the value in one another’s differences.

Our employees define the character of our workplace community. In fact, 44% of the company belongs to at least one Business Resource Group — smaller communities or groups that provide people a sense of home while driving business results.

**We are a majority-minority company, with 57% of the company identifying as a racial or ethnic minority, and 44% of our employees are women.**



## “GREENING” OUR OFFERINGS



### Impact Bonds

Comprising of Green, Social and Sustainability Bonds, Multifamily Impact Bonds target a specific impact area that relates to environmental or social challenges.

As of December 2022:

**Green:** Environmental impact in workforce housing - \$5 billion total issuance.

**Social:** Looking deeper into our mission of supporting affordable housing by supporting social impact financial institutions - \$4.6 billion total issuance.

**Sustainability:** Supporting sustainable communities by financing affordable housing - \$5.4 billion total issuance.

# COMMUNITY CREW

Freddie Mac's corporate community engagement and volunteerism program is committed to serving the communities where we live, play and work.

1k+

Charities supported

60k+

Meals donated (Capital Area Food Bank via U.S. Hunger)

120+

Stuffed backpacks donated (DC Area Schools)



2.2m

In matching gifts

2k+

Meal kits (Capital Area Food Bank)

4.5k+

Hours volunteered



# HISTORICAL IMPACT AT A GLANCE

For over five decades, we have provided more than \$13 trillion to make home possible for nearly 90 million owners and renters.

20.9m

Affordable homes  
financed since 1990

\$833.8b

Multifamily rental  
funding since 1993

\$15b

In Impact Bonds  
issued since 2019

7.3m

Affordable rental units  
financed since 2010

\$12.7t

Single-family loan  
funding since 1970

6.9m

First-time homebuyers  
served since 1990

1.7m

Foreclosure prevention  
provided since 2012

75.7m

Single-family homes  
financed since 1970

12.7m

Multifamily rental units  
financed since 1993

To learn more about our impactful work, the following reports are available.

[Annual Housing Activities Report 2022](#)

This report details our annual housing activities and performance set against the housing goals established by the Federal Housing Finance Agency. It describes our 2022 impact, including the ways in which Freddie Mac made home possible for renters and borrowers; supported the creation, preservation and rehabilitation of affordable and workforce housing; and increased opportunities for diverse and emerging lenders and market participants.

[Diversity Equity and Inclusion \(DEI\) Strategic Plan 2023–2025](#)

This three-year strategic plan enhances Freddie Mac’s DEI foundation, cultivating DEI both within our doors and throughout the housing industry. We are doing this by focusing on three areas: reflect the people we serve, increase equitable opportunities and build community.

[Duty to Serve Plan 2022–2024](#)

This plan was developed under the guidance of the Federal Housing Finance Agency to make financing of manufactured housing and rural housing easier for families with very low, low and moderate income, and to preserve the affordability of these homes over time.

[Equitable Housing Finance Plan Performance Report 2022](#)

In this performance report, we review the actions taken and results attained through our Equitable Housing Finance Plan initiatives, which seek to improve equitable and sustainable housing outcomes for renters and potential homeowners throughout the country.

[Multifamily Impact Bonds Report 2022](#)

This annual report details the Multifamily division’s successful efforts to issue Green, Social and Sustainability Bonds. These bonds continue to support multifamily properties that address persistent housing challenges, particularly environmental and social issues, and provide additional transparency to investors.

[Single-Family Green MBS Impact Report 2022](#)

This report demonstrates the impact of Freddie Mac’s Single-Family issuance of Green mortgage-backed securities (MBS) and Green MBS Framework. These tools promote environmentally sustainable single-family housing to help reduce climate-related risks and increase affordability.

[Sustainability Report 2022](#)

This report provides details about the company’s 2022 sustainability strategy, management, activities and performance, and describes how we bring our mission of Making Home Possible to life.



The logo for Freddie Mac, featuring a white house icon above the text "Freddie Mac" in a white sans-serif font, centered on a blue background.