

Solutions for Affordable Housing



Duty to Serve – 2017 Plan Development Process and Status



November 29, 2017

DUTY TO SERVE: OVERVIEW

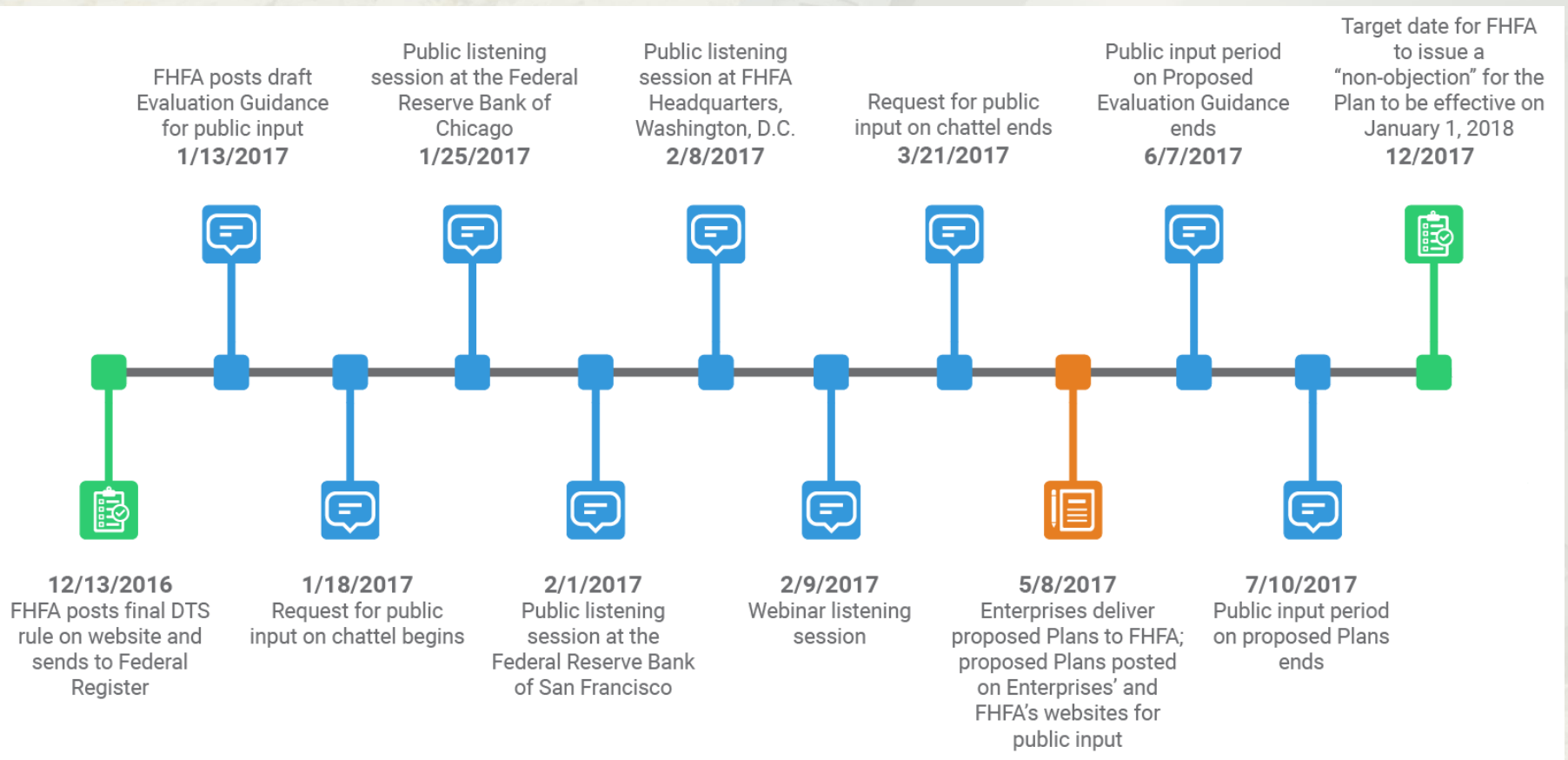
- Under the Housing and Economic Recovery Act of 2008, Fannie Mae and Freddie Mac have a Duty to Serve three underserved markets – manufactured housing, affordable housing preservation, and rural housing – in a safe and sound manner for residential properties that serve very low-, low-, and moderate-income families.
- After issuing a proposed rule in December 2015, FHFA issued a final rule on December 13, 2016 to implement the Duty to Serve requirements.
- FHFA’s final rule requires the Enterprises to develop three-year Underserved Markets Plans.
- On May 8, 2017, FHFA requested public input on the Enterprises proposed Plans. The public had 60 days to provide their input on the proposals, until July 10, 2017.
- Each Enterprise will update their Underserved Markets Plans after reviewing public input and FHFA feedback. These are due September 24.

PROGRAM OVERVIEW

KEY MILESTONES OF THE DUTY TO SERVE PROCESS

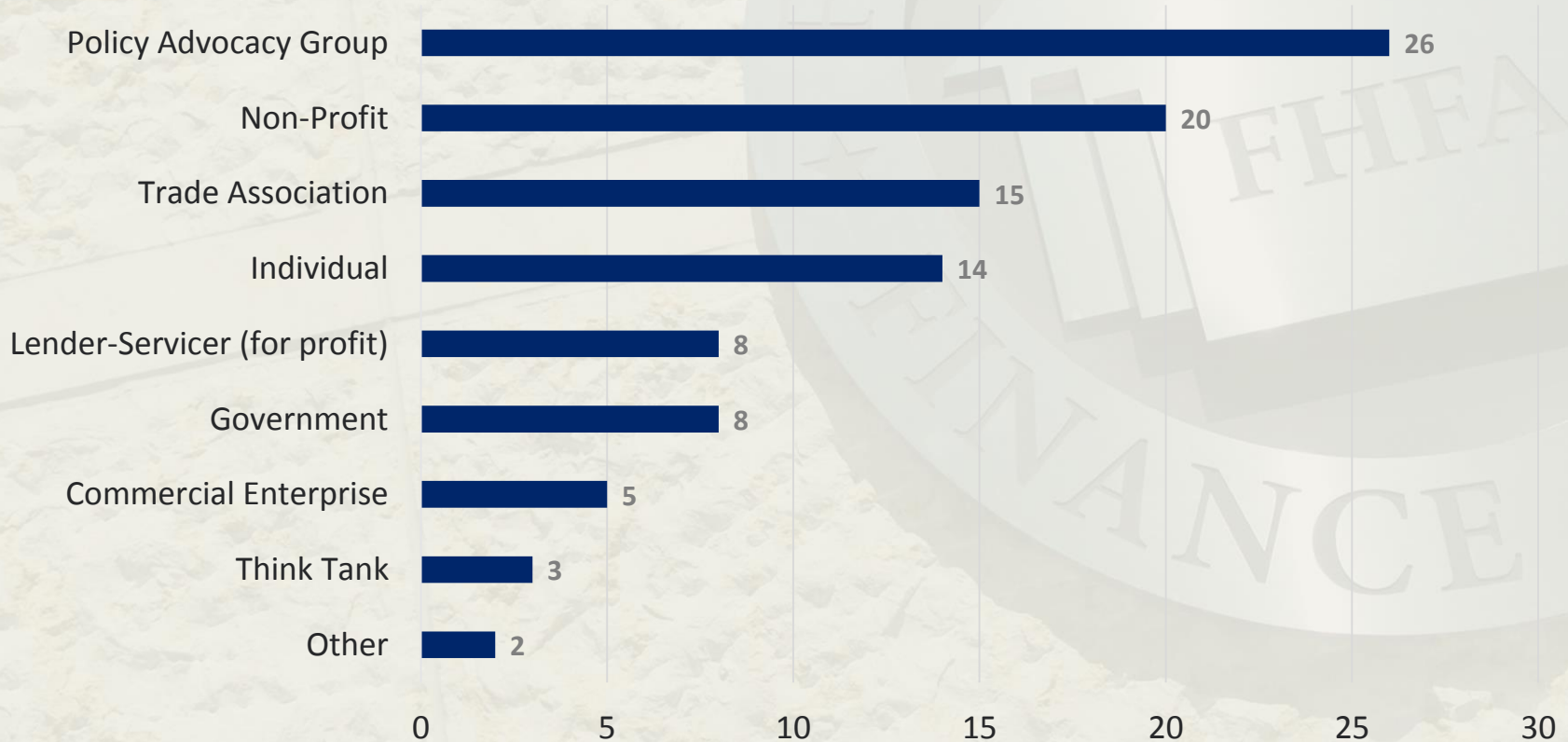


DUTY TO SERVE: IMPLEMENTATION TIMELINE



SUMMARY STATISTICS ON PUBLIC INPUT

Number of Commenters



PUBLIC INPUT HIGHLIGHTS

Manufactured Housing

- Enhance chattel pilots: 1) Pursue flow loan purchases; and 2) Provide additional detail about pilots
- Utilize CDFIs to finance MHCs
- Propose more ambitious loan purchase targets

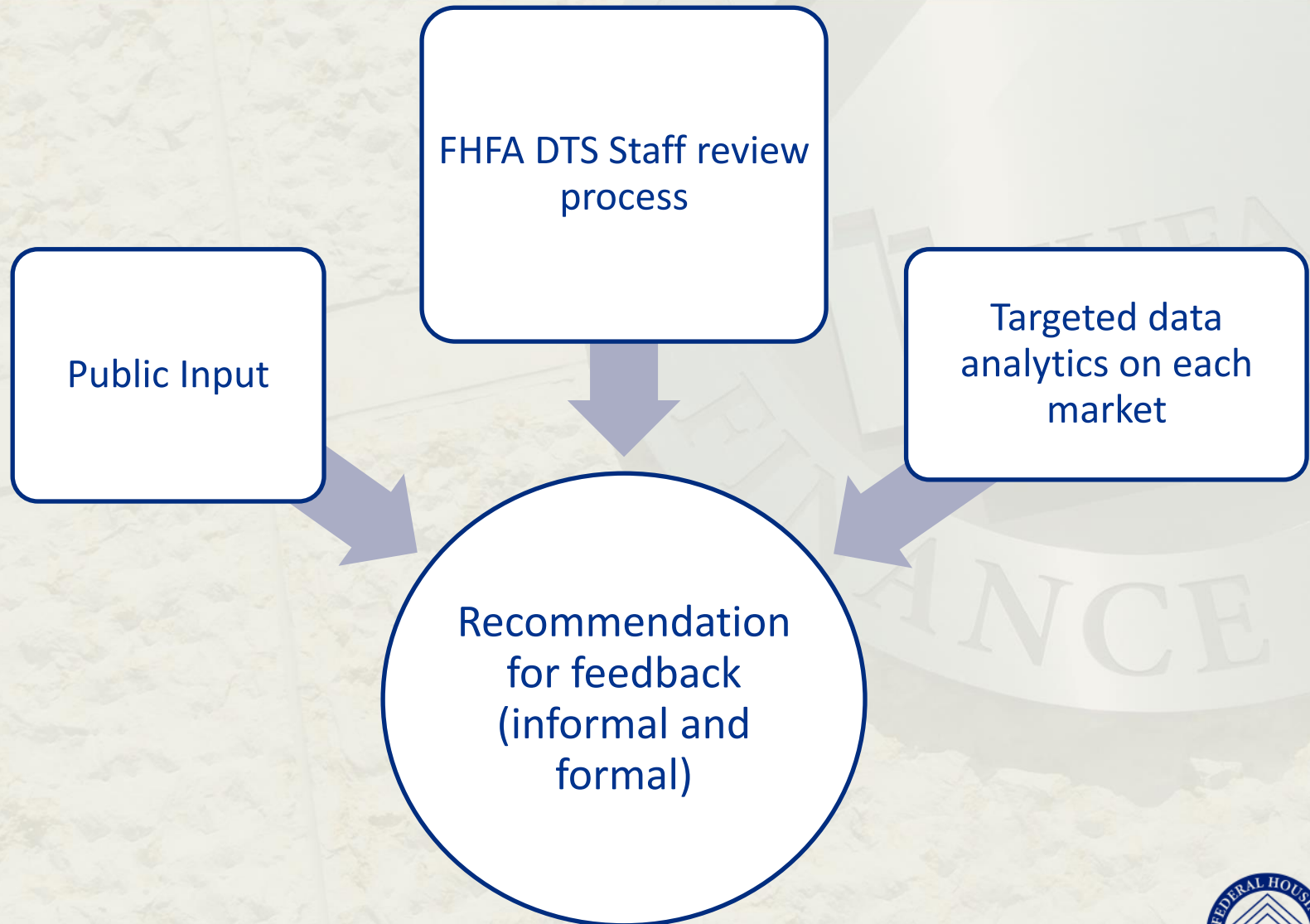
Affordable Housing Preservation

- Adopt more ambitious loan purchase targets for legacy housing programs (Section 8, LIHTC, Section 515)
- Expedite pilot launches and product changes in Year 1
- Provide more specificity describing new product features being tested

Rural Housing

- Resume LIHTC equity investments in rural areas
- Strengthen loan purchase targets and begin loan purchases sooner
- Partner with mission-driven organizations, local nonprofits, and community-based organizations

PROPOSED PLANS REVIEW PROCESS OVERVIEW



FALL TIMELINE: FORMAL FEEDBACK – NON-OBJECTION

8/17/17

FHFA provides formal feedback to Enterprises on their proposed Plans

11/3/2017

Enterprises submit final versions of their Plans

1/1/2018

Plans go into effect if FHFA issues Non-Objection decisions

9/24/2017

Enterprises submit revised Plans

12/15/2017

Target date for FHFA to issue Non-Objection decisions to each Enterprise

Thank you!

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