

GSE Multifamily Caps (\$ volume)

	2022	2023	PSPA*
Overall caps (each)	\$78 billion	\$75 billion	[\$80 billion]
Mission-focused %	50%	50%	50%
60 AMI %	25%	N/A	N/A
Affordable standard (non-targeted, no rent restrictions)	Mission focused: <ul style="list-style-type: none"> Targeted Affordable (LIHTC, Section 8 etc.) Conventional 80 AMI (100 and 120 Cost-Burdened and Very Cost Burdened) Small Loans 5-50 units - 80 AMI (100 and 120 Cost-Burdened and Very Cost Burdened) Senior - 80 AMI (100 and 120 Cost-Burdened and Very Cost Burdened) Rural – 100 AMI Manuf. Housing – share of loan that receives credit under Duty to Serve requirements 	Mission focused: <ul style="list-style-type: none"> Targeted Affordable (LIHTC, Section 8 etc.) Workforce – affordability codified in loan agreements as rent or income restrictions (80AMI or 100/120 Cost-burdened and Very Cost Burdened) or obligated to adhere to a state/local affordability imitative Other – conventional, small loans, senior (80/100/120 AMI) and rural (100 AMI) Manuf. Housing – share of loan that receives credit under Duty to Serve requirements 	<ul style="list-style-type: none"> Current standards
Green = mission focused is Fannie Mae Green Rewards and Freddie Mac Green Up and Green Up Plus (and performance standards)	<ul style="list-style-type: none"> 50% mission driven credit if 20-50% of units have rents affordable at 60 AMI 100% mission driven credit if more than 50% of units affordable at 60 AMI 	<ul style="list-style-type: none"> 50% mission driven credit if 20-50% of units have rents affordable at 80 AMI 100% mission driven credit if more than 50% of units affordable at 80 AMI 	<ul style="list-style-type: none"> Current standards

* Based on a 52-week rolling average, adjusted annually by CPI. Currently suspended.

GSE Multifamily Affordable Housing Goals (% of units)

Multifamily Goal	Benchmark Level 2023-2024	2022 Housing Goals (units)	2021 Housing Goals to Actual % (units)	2020 Housing Goals to Actual % (units)
Low-income (80% AMI)	61%	415,000 (% TBD)	315,000 (~69%)	315,000 (~69%)
Very low-income (50% AMI)	12%	88,000 (% TBD)	60,000 (~15%)	60,000 (~15%)
Small multifamily (5-50 units) low-income subgoal (80% AMI)	2.5%	Fannie Mae – 17,000 (% TBD) Freddie Mac – 23,000 (% TBD)	10,000 (Fannie ~2.6%; Freddie ~5.9%)	10,000 (Fannie ~3.4%; Freddie ~4.2%)