In partnership with our stakeholders, including investors, Fannie Mae continued to help create access to more sustainable housing opportunities for borrowers and renters in both our Single-Family and Multifamily business lines.

ENTERPRISE HIGHLIGHTS

NOTABLE REPORTS

Our 2020 Green Bond Impact Report included CUSIP and loan-level projected impact data. Important milestones included expanding our Green Bond offerings to include Single-Family Green Mortgage-Backed Securities (MBS).

Our inaugural Sustainability Accounting Standards Board (SASB) Report was released, demonstrating our commitment to the consistent, transparent sharing of ESG data.

HELPING ADVANCE INDUSTRY DIVERSITY

Last year, our ACCESS® program grew to 20 members, and we are excited to celebrate 30 years of this partnership in 2022 with diverse broker-dealers who distribute our corporate debt, MBS, and credit risk products.

MSCI ESG RATINGS

Prime

NOTABLE PUBLICATIONS

Green Bond Business At-A-Glance

Green Bond Disclosures At-A-Glance

Barriers to Entry: Closing Costs for First-Time and Low-Income Homebuyers (Dec 2021)

Spotlight on Fannie Mae’s Green Measurement and Verification Service (Nov 2021)

Increased Annual LIHTC Cap Builds on Fannie Mae’s Mission to Support Underserved Markets (Sep 2021)

Our Commitment to Reducing Appraisal Bias (Sep 2021)

We Can’t Wait 114 Years to Close the Diversity Gap in Housing (Mar 2021)

©2022 Fannie Mae
2021 SINGLE-FAMILY HIGHLIGHTS

SINGLE-FAMILY AFFORDABLE LENDING

We rolled out several initiatives targeted to underserved borrowers alongside disclosure enhancements and analytics to provide transparency for investors.

Disclosure Enhancement

**Special Eligibility Program**
MBS disclosure enhancement to provide Special Eligibility Program information at the loan and pool level. The MBS Pool Details report in Data Dynamics® also provides this information and is updated daily with new pool issuances.

Borrower Initiatives

**RefiNow™**
New refinance option with features that help address barriers to refinance, available to borrowers at or below 100% of the area median income (AMI) limit. [Learn More](#).

**Positive Rent Payment History**
New feature in Desktop Underwriter® (DU®) that helps improve borrower eligibility by enabling single-family lenders to automatically identify recurring rent payments — with permission from mortgage applicants — to deliver a more inclusive credit assessment. [Learn More](#).

**Average Median Credit Score**
For loans with more than one borrower, DU now uses an average median credit score to determine if the minimum credit score requirement of 620 is met, helping expand access to mortgage credit for qualified borrowers. [Read the Blog](#).

Issuance

In November 2021, Fannie Mae’s Whole Loan Conduit began issuing MBS backed 100% by HomeReady® collateral. We issued nearly $870 million in 2021. [View the HomeReady Comparison](#).
2021 MULTIFAMILY HIGHLIGHTS

Last year we achieved a remarkable milestone as we surpassed $100 billion in Multifamily Green Bond issuance. This, and the growth of our social bond program, signals our continued dedication to our mission to facilitate equitable and sustainable access to quality, affordable rental housing in the U.S.

MULTIFAMILY GREEN ACHIEVEMENTS

In 2021, we:

- Issued approximately $13.5 billion in Multifamily Green Bonds and $2.4 billion green Fannie Mae GeMS™ securities.
- Continued to offer Green Financing through two products: Green Rewards and Green Building Certifications with the goals of reducing whole-property annual energy and/or water usage.

MULTIFAMILY SOCIAL BOND ISSUANCE

Our first social GeMS deal, FNA 2021-M1S, saw increased participation from socially focused investors — 62% of investor orders marked as ESG/social investments, and 46% of the UPB went to ESG portfolios.

A second issuance provided financing for 4,200 units of restricted affordable housing and 2,000 affordable manufactured housing community pads, bringing total issuance in social re-securitizations to nearly $1 billion. This was alongside approximately $10.5 billion in social multifamily bond issuance.

Security disclosures were enhanced for more transparency into our social bond offerings: flags identifying social bonds, new area median income (AMI) data fields, and the creation and monthly update of our Social Issuance Excel workbook to identify Multifamily single DUS bonds (pools) and GeMS deals.

CONTACT US

www.fanniemae.com/AskCM
Phone: 800-232-6643, option 3
Sign up to receive Capital Markets news & updates: www.fanniemae.com/CMSignUp