

Affordability Test

Analysis Directions

1. Open the Affordability Test on the Freddie Mac website.
2. Open the Loan Submission Template (LST). The Affordability Test imports data from the Input Sheet and Rent Roll tabs in the LST, so please don't manipulate these tabs (including overwriting or unprotecting them) as that could result in inaccurate results.
 - a. The Input Sheet tab will need the correct State, County and Utility Structure.
 - b. The Rent Roll tab should be filled out completely noting Unit Type, Contracted Rent, etc.
 - i. If subsidies are provided at the property, be sure to populate the Contract Rent column with the combined tenant payment and subsidy payment. In the Subsidy column, populate with the subsidy amount only. The Affordability Test will net to an effective tenant-paid rent.
3. Click the "Import LST" button at the top right of the Affordability Test.

A		B	E	F	G	H	I	J	K
1		INPUTS		FHFA UTILITY ALLOWANCE TABLE		Import from LST/XML		HUD SENIORS HOUSING	
2		Select State*		# Bedrooms				# Bedrooms	
3		Select County*		Utility Estimate				VLI	
4		Use FHFA Utility Allowance*		0	\$	50.00		0	
5		Rent Restricted Unit Count (LURA)		1	\$	77.00		1	
6		Freddie Mac Preservation Unit Count		2	\$	110.00		2	
7		Manufactured Housing		3+	\$	149.00			
8		Use HUD Snrs Housing Est		Fields with * are required					
9		Select Census Tract							
10		Status (Internal Use Only) *							
11		Rent Roll Date							
12		Green Certification?							
13		Green Up & Green Up Plus							
14		LIHTC							
15		PHA/State or Local Program							
16		Co-Op/ROC							
17		501(c)(3)							
18		DTS Tenant Protection							
19									
20		MARKET/MISSION DRIVEN BREAKDOWN	Show/Hide Detail						
21		Market Type:							
22		Regulatory/Use Agreement	0%						
23		Small Property	0%						
24		Manufactured Housing	0%						
25		Seniors Housing	0%						
26		Rural Area	0%						
27		Preservation (Workforce Housing)	0%						

PRODUCT ELI

Non-LIHTC Forward

Green Up Qualification

Green Retrofits Qualificati

DUTY TO S

Persistent Poverty

Middle Appalachia

High Opportunity

Lower Mississippi Delta

Rural

Qualified Census Tract

R/ECAP

Mission Map

4. Check the Inputs section on the top left and manually enter any information not filled in by the Import button.

- a. Check the FHFA Utility Allowance row to ensure it carried over from the LST.
 - i. If the tenant is responsible for any utilities, this field should reference "Yes".
- b. If Rent-Restricted, enter the number of units.
- c. Enter info for Specialty Products listed in the Inputs section
- d. The "Status" input is for Internal Use Only

A		B	E	F	G	H	I	J	K
INPUTS				FHFA UTILITY ALLOWANCE TABLE		Import from LST/XML		HUD SENIORS HOUSING	
1	Select State*			# Bedrooms	Utility Estimate			# Bedrooms	VLI
2	Select County*			0	\$ 50.00			0	
3	Use FHFA Utility Allowance*			1	\$ 77.00			1	
4	Rent Restricted Unit Count (LURA)			2	\$ 110.00			2	
5	Freddie Mac Preservation Unit Count			3+	\$ 149.00				
6	Manufactured Housing			Fields with * are required					
7	Use HUD Snrs Housing Est								
8	Select Census Tract								
9	Status (Internal Use Only) *								
10	Rent Roll Date								
11	Green Certification?								
12	Green Up & Green Up Plus								
13	LIHTC								
14	PHA/State or Local Program								
15	Co-Op/ROC								
16	501(c)(3)								
17	DTS Tenant Protection								
MARKET/MISSION DRIVEN BREAKDOWN		Show/Hide Detail							
Market Type:									
22	Regulatory/Use Agreement	0%							
23	Small Property	0%							
24	Manufactured Housing	0%							
25	Seniors Housing	0%							
26	Rural Area	0%							
27	Preservation (Workforce Housing)	0%							

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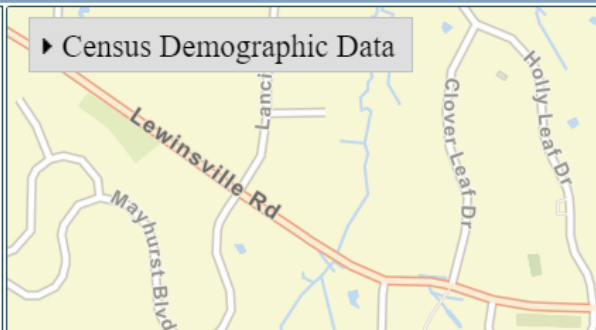
Mission Map

5. Enter census tract to see if your loan qualifies as Rural or for any Duty to Serve (DTS) areas.

- First click on the hyperlink that says Select Census tract.
- Enter the address of the property in the website to get the census tract data


Year:
Address:

Matched Address	
Address	8200 Jones Branch Dr, Mc Lean, Virginia, 22102
MSA/MD Code	47894
State Code	51
County Code	059
Tract Code	4802.04
MSA/MD Name	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV
State Name	VIRGINIA
County Name	FAIRFAX COUNTY



► Census Demographic Data

- From the search results, enter the Tract Code from the website (eliminate any leading zeros and decimals) into the Select Census Tract row of the Inputs section of the Affordability Tool.

	A	B
1	INPUTS	
2	Select State*	
3	Select County*	
4	Use FHFA Utility Allowance*	
5	Rent Restricted Unit Count (LURA)	
6	Freddie Mac Preservation Unit Count	
7	Manufactured Housing	
8	Use HUD Snrs Housing Est	
9	Select Census Tract	
10	Status (Internal Use Only) *	
11	Rent Roll Date	
12	Green Certification?	
13	Green Up & Green Up Plus	
14	LIHTC	
15	PHA/State or Local Program	
16	Co-Op/ROC	
17	501(c)(3)	
18	DTS Tenant Protection	

6. The Duty to Serve table will let you know if there are census tracts in the county your property is located in that qualify for DTS.

- a. If there are qualifying census tracts in the county, the table will remind you to add a census tract.

DUTY TO SERVE	
Persistent Poverty	No
Middle Appalachia	No
High Opportunity	Add Census Tract to B9

- b. After that, the table will show you if it qualifies for a Duty to Serve area. If it doesn't qualify, it will give the reason why not.

DUTY TO SERVE	
Persistent Poverty	Yes
Middle Appalachia	No
High Opportunity	No
Lower Mississippi Delta	Yes
Rural	Yes
Qualified Census Tract	Not TAH
R/ECAP	No

- c. To see a visualization of all the places that qualify for the different Duty to Serve areas, click on the Mission Map button and enter your credentials again to use the mapping tool.

DUTY TO SERVE	
Persistent Poverty	No
Middle Appalachia	No
High Opportunity	No
Lower Mississippi Delta	No
Rural	No
Qualified Census Tract	No
R/ECAP	No

Mission Map

7. Utilize the Show/Hide Percentiles to see where the rents are in terms of percentage of MFI.

- Press the Show/Hide Percentiles button in the bottom right to display the different rent thresholds at each level.

	A	B	E	F	G	H	I	J	K	L	M	N
1	INPUTS			FHFA UTILITY ALLOWANCE TABLE								
2	Select State			# Bedrooms	Utility Estimate	Import from LST						
3	Select County			0	\$ 50.00							
4	Use FHFA Utility Allowance			1	\$ 77.00							
5	Rent Restricted Unit Count (LURA)			2	\$ 110.00							
6	Manufactured Housing			3+	\$ 149.00							
7	Seniors Housing?											
8	Select Census Tract											
9	Green Certification?											
10	Green Up & Green Up Plus											
11	LIHTC											
12												
13												
14	CAPPED/UNCAPPED BREAKDOWN		Show/Hide Detail									
15	Market Type:											
16	Regulatory/Use Agreement	0%										
17	Small Property	0%										
18	Manufactured Housing	0%										
19	Seniors Housing	0%										
20	Rural Area	0%										
21	Market Rent	0%										
22	Green Up	0%										
23	Green Certification	0%										
24	TOTAL CAPPED											
25	0.0%	0										
26	TOTAL UNCAPPED											
27	0.0%	0										
28												
29												
30	INSERT ROW(S)	RESET FORM										
31	50											
32	Total	0		\$ -	\$ -							
33	# Bedrooms	# Units	Enter Utility	Contract Rent	Subsidy	Contract Rent + Utility - Subsidy	Very Low Income	Low Income				
34						\$ -						
35						\$ -						
36						\$ -						

DUTY TO SERVE				
Persistent Poverty	No			
Middle Appalachia	No			
High Opportunity	No			
Lower Mississippi Delta	No			
Rural	No			
Qualified Census Tract	No			
R/ECAP	No			

ESTIMATES				
0	0%	0	0%	
MFI Rent Thresholds				
Very Low Income (50% MFI or below)		Low Income (80% MFI or below)		
Units Qualified	Hit Rate	Units Qualified	Hit Rate	
0	0.0%	0	0.0%	
0	0.0%	0	0.0%	
0	0.0%	0	0.0%	

MFI Rent Thresholds (By Percentile)											
50	60	70	80	90	100	110	120	130	140	150	160
\$ 559.69	\$ 671.63	\$ 783.56	\$ 895.50	\$ 1,007.44	\$ 1,119.38	\$ 1,231.31	\$ 1,343.25	\$ 1,455.19	\$ 1,567.13	\$ 1,679.06	\$ 1,791.00
\$ 671.63	\$ 805.95	\$ 940.28	\$ 1,074.60	\$ 1,208.93	\$ 1,343.25	\$ 1,477.58	\$ 1,611.90	\$ 1,746.23	\$ 1,880.55	\$ 2,014.88	\$ 2,149.20
\$ 776.10	\$ 931.32	\$ 1,086.54	\$ 1,241.76	\$ 1,396.98	\$ 1,552.20	\$ 1,707.42	\$ 1,862.64	\$ 2,017.86	\$ 2,173.08	\$ 2,328.30	\$ 2,483.52

Please note:

- Affordability Test results are preliminary estimates of the number of affordable housing units; Freddie Mac will confirm the affordability of the units upon receipt of a complete rent roll.
- Final affordability results may differ from the preliminary estimates calculated from the Tool.
- The latest version of the Affordability Test now applies to seniors housing properties with services.
- The Affordability Test does not apply to substitutions, forward commitments, and very low income (VLI) & low income (LI) for subordinate liens.

For assistance with the Affordability Test Tool or for more information, please contact your Freddie Mac Representative.