

Sponsor Speed Reads



Welcome to *Sponsor Speed Reads*, a summary of news, research and product highlights from Freddie Mac Multifamily. Is there content you'd like to see in future issues? [Give us feedback](#). Know a sponsor who'd like to be on this email list? They can [sign up here](#).

New Borrow-Up Feature for Lease-Up Loans

We've made our [Lease-Up Loans](#) even better as part of our ongoing efforts to support the supply of rental housing. Now borrowers can access additional proceeds at first mortgage pricing within the first 24 months of initial loan origination.

For this feature:

- Freddie Mac will have a streamlined underwriting process and will rely on third-party reports obtained in connection with the initial origination. No new appraisal will be required.
- The borrower must provide updated financials, and we'll establish a new net operating income.
- We'll continue to use the As-Stabilized value from initial origination of the initial lease-up mortgage loan.

Credit and pricing posture will be commensurate with standard conventional — with a focus on sponsorship, property performance, and market dynamics.

You can find out more on the [Lease-Up Loan term sheet](#) or reach out to your [Optigo® lender](#) for details.

LIHTC Equity Cap Doubled to \$2 Billion

Send Date: September 17, 2025

When we double our investment, we double our impact! We're excited to announce that the cap on Low-Income Housing Tax Credit (LIHTC) equity investments will be doubled to \$2 billion in 2026.

Learn how this investment will support the creation of tens of thousands of new housing units and the preservation of affordable rental housing in communities nationwide.

[Read the Press Release](#)

Affordable, Seniors Housing in the Heart of Asheville

Originally built as a hotel in the 1920s, Battery Park Seniors Apartments in North Carolina was converted into a high-rise apartment building in the 1980s and is now home to the historic Asheville Pinball Museum — and senior residents in need of affordable housing.

[Read Here](#)

Product Spotlight: Workforce Housing Preservation

With Workforce Housing Preservation, borrowers are leading the effort to preserve rent for middle-income residents, helping to provide attainable housing.

[Learn More](#)

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