

TAH Update



Peter Lillestolen

Vice President

Targeted Affordable Housing Production & Sales



Catherine Evans

Vice President

Underwriting & Credit (LIHTC equity, TAH, SBL)

TAH Amortization & Section 8 DCR Updates

To further align with the current market, we've adjusted our credit policy:

- Amortization terms for Low-Income Housing Tax Credit (LIHTC) loans is increased to 40 years, up from 35 years.
- Non-LIHTC loans are now eligible for 35-year amortization based on market location. Please contact your relationship manager to discuss.
- Properties with a Section 8 contract covering at least 50% of the units are eligible for a -0.05x DCR downward adjustment.

Legal Contact Update: Joint Counsel Form

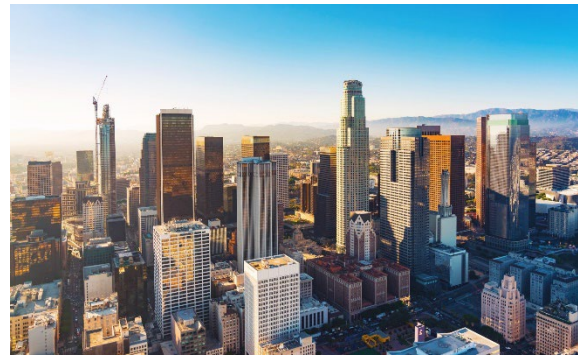
Send Date: February 14, 2025

Our TAH lawyer [Guy Nelson](#) has taken on a new role as vice president & deputy general counsel for Freddie Mac Multifamily's Real Estate Legal division.

Previously, lenders sent Conflicts Forms for Joint Counsel, required for Tax-Exempt Loans, to Guy. Going forward, please send these to [Maggie Everson-Fisher](#), associate general counsel.

Natural Disaster Guidance

Our thoughts are with those impacted by the Los Angeles wildfires. As a reminder, please refer to the Freddie Mac *Multifamily Seller/Service Guide* [Chapter 11.8](#) for guidance. We appreciate your assistance in this matter.



If you have questions or information about impacted properties, please reach out to the following contacts:

- **Underwriting:**
 - Conventional: [Pamela Bates](#)
 - Seniors Housing: [Kathy Ryser](#)
 - Small Balance Loan: [Jessica Gonzalez](#)
 - Structured: [Lawrence Washington](#)
 - Targeted Affordable Housing: [Elizabeth Lawson](#) and [Michael Roberts](#)
- **Asset Management:**
 - Surveillance: [Laurie Kadavy](#)

Look out for additional guidance as needed.

Send Date: February 14, 2025

Optigo® Essentials: TAH Workshop

Save the date! Our TAH workshop will be held in McLean, Virginia on **Tuesday, May 13**. The workshop is geared toward all TAH Optigo lenders.

Meet the Team



Chris Weber



Production
18 years at Freddie Mac
(all in Multifamily)

HOMETOWN
Falls Church, VA

COLLEGE TEAM
James Madison University

WHAT I LOVE
Champagne and Popeyes Fried Chicken

MOST MEMORABLE PLAY 2024
Record year for LIHTC equity platform: Over \$1 billion invested in 2024, and \$5 billion representing over 33,000 units since re-entering the market in 2018.

2025 SCOUTING REPORT
Taking a new role with TAH Retail Production team. Excited to work with new business partners, Optigo lenders and sponsors

WALK-UP SONG
Talking Heads – This Must Be the Place

CURVEBALL
Previously, Freddie Mac underwriter who has closed affordable, conventional, structured and seniors housing deals.

Freddie Mac
MULTIFAMILY

© 2025 Freddie Mac
8200 Jones Branch Drive, McLean, VA 22102