



## Added Certainty of Execution

We're pleased to announce a temporary change to further support the creation and preservation of affordable housing in this challenging market. In response to elevated Treasury rate volatility, Freddie Mac will temporarily change the calculation of the Treasury floor for [Tax-Exempt Loans](#) (forwards and immediates), [9% LIHTC Loans](#) (forwards and immediates), and [Non-LIHTC Forwards](#) from the current 35 bps below the current Treasury rate, to **50 bps below the current Treasury rate**.

This change will become effective on new quotes issued starting April 25 until July 31 and will be memorialized in our standard hard quote forms. The calculation of the Treasury floor will remain the same (35 bps below current Treasury rate) for all other product types, and no changes will be made to those loans already under application.

Borrowers look to Freddie Mac to provide certainty of execution by holding spread and offering the ability to Index Lock. We hope this temporary change provides further certainty during this volatile year in the event that rates decrease rapidly in the months to come.

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## Investing in Affordable Housing in Our Backyard

### New Apartment Community to Replace Dilapidated Shopping Center

*Woodbridge, VA* — As a gust of wind threatens to topple the flags, the hands of our partners reach out to steady them and the Jefferson Plaza groundbreaking continues. It was an apt moment, a reminder of what it takes to make complex, at times challenging projects like this one a reality — and the team effort required to build new, affordable housing. [Read more.](#)



**Mission in Focus: Get the on-site scoop with Chris Weber and Sam Wheeler from our LIHTC equity investment production team.**

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