



SBL UPDATE

Thanks for a Great 2022

As you likely saw from [Kevin Palmer's](#) and [Steve Johnson's](#) announcements earlier this week, the 2022 results are in. Last year, Freddie Mac Multifamily issued over \$65 billion in securities and reached \$73.8 billion in production volume. And nearly 69% of this volume was mission-driven! Most notably for Small Balance Loans (SBL), we helped Freddie Mac achieve 118% of our low-income housing goal for properties with 5 to 50 units with a total of 27,103 units.

We're proud of these accomplishments and couldn't have done it without you and the hard work of our collective teams. In light of this, we'd like to congratulate our top SBL lenders and the reigning No. 1 champ for leading the way in 2022.

1. CBRE
2. Greystone
3. Arbor
4. Lument
5. Walker & Dunlop

[Lender Appreciation](#)

Thanks for helping us make 2022 a great year!

Flood Insurance

We are working through identified challenges for our borrowers obtaining the appropriate amount of flood insurance, including excess flood and business income loss. While we continue to work with our insurance experts on an appropriate, risk-acceptable solution, please be sure you are getting in front of properties that require flood coverage and screening that coverage as early as possible.

NYC Property Taxes

As a reminder, [the New York City Department of Finance](#) will be releasing their tentative market, assessed and taxable values for the upcoming 2023/2024 fiscal tax year in the next few days. The Department of Finance also presents an estimated property tax using the previous year's (2022/2023) tax rate (12.267%). When underwriting taxes on deals within the five boroughs, be sure to underwrite to the updated assessed value and estimated property taxes on all deals going forward. Depending on the date of valuation, appraisers should take the new assessed value and estimated property taxes into consideration as well.