

SBL Update



We hope you all had a wonderful Thanksgiving and enjoyed quality time with family and friends.

2024 Multifamily Lending Cap, Affordable Goals and Market Designations

In case you missed it, the Federal Housing Finance Agency (FHFA) recently announced that Freddie Mac's [multifamily loan purchase cap](#) will be \$70 billion for 2024, with at least 50% of our loan purchases to be mission driven.

As we prepare for the upcoming year, please make sure to review our [2024 affordable housing goals](#) and revised [market designations](#).

Last Day to Join a Sponsor Cohort

Today, **December 1**, is the final day to complete submissions for our 2024 **Impact Sponsor** [online nominations](#) and our **Diverse & Emerging Sponsor Cohort** [interest form](#). Thank you for your interest!

Updated Full Package Submission Template

Effective today, please begin using the updated [Full Package Submission Template](#), which is posted on the Originate and Underwrite page. We added a place for you to indicate whether the transaction is brokered or direct to help streamline the check-in process, given the recent policy changes. Incomplete

Send Date: December 1, 2023

or inaccurate information may result in delays to the Draft Commitment Letter timing.

2023 Business Deadlines

For year-end close, please submit a full and complete package to our Small Balance Loan (SBL) Underwriting team today, **December 1**.

See the following deadlines to submit a full and complete package to our **Purchase team** for year-end funding:

- Non-pooled transactions: Friday, December 15
- Pools: Case-by-case basis, please coordinate accordingly

New Affordability Test

We posted a new [Affordability Test](#) (version 5.5) this week, which helps our Optigo® lenders determine the percentage of a property's units that meet FHFA's mission-driven requirements.

For further details, please visit our [Affordability Test and Other Resources](#) page. If you have questions on any of these matters, please reach out to your SBL production representative.