



# Guide Update 22-03: Multifamily Affordable Housing Properties

Effective: 03/18/22

Retired: 04/03/23

## Summary of Changes

### HIGHLIGHTS

**Effective for Mortgage Loans Committed on or after March 18, 2022**, Part III, Chapter 7: Multifamily Affordable Housing Properties was updated to

- clarify requirements,
- expand delegation for Florida property tax exemptions, and
- remove delegation for not-for-profit multi-asset Borrowers.

### Primary Changes

- Eliminated the 30% rent restriction requirement for Special Public Purpose Properties.
- Clarified gross rental income underwriting for vacant units.
- Expanded the delegated Florida state affordable housing property tax exemption.
- Removed delegation for multi-asset not-for-profit Borrowers.
- Clarified Subordinate Financing requirements, including
  - loan terms,
  - collateral and credit support,
  - soft financing,
  - Subordination Agreement, and
  - LIHTC Equity Bridge Loans.

### Questions

Please contact Georgia Hessick, at [georgia\\_p\\_hessick@fanniemae.com](mailto:georgia_p_hessick@fanniemae.com) or Sos Klu, at [sosthenes\\_klu@fanniemae.com](mailto:sosthenes_klu@fanniemae.com), with any questions.