



Housing Stability Discussion

2025 RAISE Texas Summit

January 23, 2025



Fannie Mae®

The Consumer Housing Journey

Fannie Mae is focused on four key obstacles to the Consumer Housing Journey.



Limited credit history

Thin, lower, or no formal credit history can lead to higher costs or denial of housing or homeownership opportunities.



Burdensome up-front costs

Burdensome up-front housing costs makes it harder for consumers to access quality, affordable housing.



Lack of financial resilience

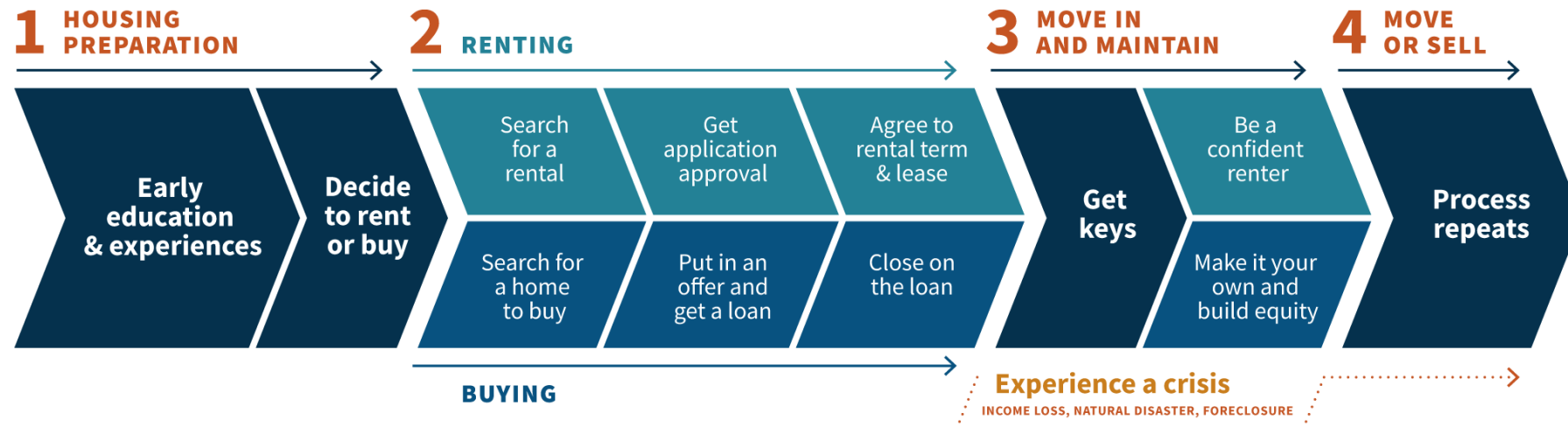
Lack of financial resilience may lead to housing instability when consumers are confronted with temporary financial hardships or unexpected expenses.



Lack of property resilience

Lack of property resilience may lead to temporary or prolonged housing instability when a property's condition, characteristics, or location create ongoing cost burdens, unexpected costs, or displacement.

Note: The key obstacles represent those that Fannie Mae can have the greatest impact at scale.



Why You're Here . . .

- **Fannie Mae is committed to facilitating sustainable access to homeownership.**
- **We want to take an outside-in approach, one that is built around the needs of consumers and the stakeholders who serve them in their housing journey. We need your input.**
- **Our focus is on common barriers where Fannie Mae can make an impact, at scale, that are experienced more often, and more acutely, by families from historically underserved communities.**
- **What new or evolving barriers should we be considering?**

Barriers For Today's Discussion



Lack of financial resilience

Lack of financial resilience may lead to housing instability when consumers are confronted with temporary financial hardships or unexpected expenses.



Lack of property resilience

Lack of property resilience may lead to temporary or prolonged housing instability when a property's condition, characteristics, or location create ongoing cost burdens, unexpected costs, or displacement.

Examples of Proposed Stability Actions and Research

- **Aim to make homeownership more sustainable by addressing two key obstacles homeowners encounter across their housing journey – lack of financial and property resilience.**
- **Focus on addressing these barriers to ongoing housing stability, especially for low- and moderate-income homeowners**
- **Leverage Fannie Mae’s relationships to collaborate with community partners to implement tailored initiatives locally and develop best practices to replicate in other markets.**

Lack of Financial Resilience

- Expand access to hardship counseling services for borrowers and renters
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Both Financial and Property Resilience

- Collaborations with community partners to clear title and rehabilitate homes for LMI households
- Increase awareness of Fannie Mae’s HomeStyle mortgage products
- New homeowner stability education
- Expand WAP (Weatherization Assistance Program) utilization through Housing counseling partners
- Energy Program Savings lookup tool

<https://yourhome.fanniemae.com/calculators-tools>

Lack of Property Resilience

- REO: Repair Fannie Mae owned properties with energy efficient and water-saving upgrades
 - Expand Community Land Trust partnerships that integrate energy and resilience features in affordable homes
 - Expand FORTIFIED roofing to strengthen homes against severe weather
 - Disaster preparedness & recovery training for Gulf Coast communities
 - Partnerships to provide sustainability/resilience skilled trade education
 - Research housing for rural agricultural workers
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Breakout Discussion Topics

1

Lack of Financial Resilience



- How should Fannie Mae lean in to help create and sustain future homeowners?
- What loan features or tools we should consider to help homeowners be successful over the long term?

2

Lack of Property Resilience



- What can Fannie Mae and lenders do to help more underserved communities upgrade and upkeep their homes?
- What loan products or policies could be improved or created that would help families own a home that is more resilient to natural disasters, healthier, and secure?