

available for low- and moderate-income families; and

(6) The need to maintain the sound financial condition of the GSEs.

(d) *Consideration of factors.* The Secretary fully considered these factors in establishing the goals in this section. A statement documenting the Secretary's considerations and findings with respect to these factors, entitled "Secretarial Considerations to Establish the Low- and Moderate-Income Housing Goal," is Appendix A of this part.

(e) *Goals.* Based on the Secretary's consideration of the factors in paragraph (c) of this section, the Secretary has established the following goals for each GSE's purchases of conventional mortgages on housing for low- and moderate-income families:

(1) The annual goal for 1995 shall be 38 percent of the total number of dwelling units financed by that GSE's mortgage purchases in 1995;

(2) The annual goal for 1996 shall be 40 percent of the 1996 purchases;

(3) The annual goal for 1997 shall be a number ranging from 40 percent of the 1997 purchases to the proportion or percentage of mortgages qualifying under the goal that are originated by that year's market ("the amount of the market") or the amount of the market plus an additional percentage;

(4) The annual goal for 1998 shall be a number ranging from 40 percent of the 1998 purchases to the amount of the market or the amount of the market plus an additional percentage; and

(5) The annual goal for each succeeding year after 1998 shall be a number ranging from 40 percent of that year's purchases to the amount of the market or the amount of the market plus an additional percentage, or, if the Department does not set an annual goal for such succeeding years, the goal for such years shall be the same as the most recent goal established by the Secretary, pending further adjustment by the Secretary through rulemaking.

(f) The Secretary shall monitor the GSEs' performance under this goal and the GSEs' performance shall be measured as set forth in this subpart.

§ 81.13 Central cities, rural areas, and other underserved areas housing goal.

(a) *Authority.* Section 1334 of FHEFSSA requires the Secretary to establish an annual goal for the purchase by each GSE of mortgages on housing located in central cities, rural areas and other underserved areas.

(b) *Purpose of the goal.* This goal is intended to achieve increased purchases by the GSEs of mortgages financing housing in areas that are underserved by mortgage credit.

(c) *Factors.* In establishing the central cities, rural areas, and other underserved areas goals, the Act requires the Secretary to consider:

(1) Urban and rural housing needs and the housing needs of underserved areas;

(2) Economic, housing, and demographic conditions;

(3) The performance and efforts of the GSEs toward achieving the central cities, rural areas, and other underserved areas housing goal in previous years;

(4) The size of the conventional mortgage market for central cities, rural areas, and other underserved areas relative to the size of the overall conventional mortgage market;

(5) The ability of the GSEs to lead the industry in making mortgage credit available throughout the United States, including central cities, rural areas, and other underserved areas; and

(6) The need to maintain the sound financial condition of the GSEs.

(d) *Consideration of Factors.* The Secretary fully considered these factors in establishing the goals in this section. A statement documenting the Secretary's considerations and findings with respect to these factors, entitled "Secretarial Considerations to Establish the Central Cities, Rural Areas, and Other Underserved Areas Housing Goal" is Appendix B of this part.

(e) *Goals.* Based on the Secretary's consideration of the factors in paragraph (c) of this section, the Secretary has established the following goals for each GSE's purchases of conventional mortgages on housing located in central cities, rural areas, and other underserved areas:

(1) The annual goal for 1995 shall be 18 percent of the total number of dwelling units financed by that GSE's mortgage purchases in 1995;

(2) The annual goal for 1996 shall be 21 percent of the 1996 purchases;

(3) The annual goal for 1997 shall be a number ranging from 21 percent of the 1997 purchases to the proportion or percentage of mortgages qualifying under the goal that are originated by that year's market ("the amount of the market") or the amount of the market plus an additional percentage;

(4) The annual goal for 1998 shall be a number ranging from 21 percent of the 1998 purchases to the amount of the market or the amount of the market plus an additional percentage; and

(5) The annual goal for each succeeding year after 1998 shall be a number ranging from 21 percent of that year's purchases to the amount of the market or the amount of the market plus an additional percentage, or, if the

Department does not set an annual goal for such succeeding years, the goal for such years shall be the same as the most recent goal established by the Secretary, pending further adjustment by the Secretary through rulemaking.

(f) *Measuring performance.* The Secretary shall monitor the GSEs' performance under this goal. The GSEs shall determine on a mortgage-by-mortgage basis, through geocoding or any similarly accurate and reliable method, whether a mortgage finances dwelling unit(s) located in a central city, rural area, or other underserved area.

§ 81.14 Special affordable housing goal.

(a) *Authority.* Section 1333 of FHEFSSA requires the Secretary to establish a special annual goal designed to adjust the purchase by each GSE of mortgages on rental and owner-occupied housing to meet the then-existing unaddressed needs of, and affordable to, low-income families in low-income areas and very low-income families.

(b) *Purpose of the goal.* This goal is intended to achieve increased purchases by the GSEs of mortgages meeting the needs of low-income families in low-income areas and very low-income families.

(c) *Factors.* In establishing the special affordable housing goals, the Act requires the Secretary to consider:

(1) Data submitted to the Secretary in connection with the special affordable housing goal for previous years;

(2) The performance and efforts of the GSEs toward achieving the special affordable housing goal in previous years;

(3) National housing needs within the categories set forth in this section;

(4) The ability of the GSEs to lead the industry in making mortgage credit available for low-income and very low-income families; and

(5) The need to maintain the sound financial condition of the GSEs.

(d) *Consideration of Factors.* The Secretary fully considered these factors in establishing the goals in this section. A statement documenting the Secretary's considerations and findings with respect to these factors, entitled "Secretarial Considerations to Establish the Special Affordable Housing Goal" is Appendix C of this part.

(e) *Goals.* Based on the Secretary's consideration of the factors in paragraph (c) of this section, the Secretary has established the following annual special affordable housing goals for each GSE:

(1) *Rental housing.* For purchases of conventional mortgages financing rental housing units meeting the then-existing,