



United States House of Representatives  
One Hundred Eighteenth Congress  
Committee on Financial Services  
2129 Rayburn House Office Building  
Washington, DC 20515

December 16, 2024

The Honorable Sandra Thompson  
Director  
Federal Housing Finance Agency  
400 7th Street, SW  
Washington, D.C. 20219

Dear Director Thompson:

We write to reiterate requests made to the Federal Housing Finance Agency (FHFA) by House Committee on Financial Services (Committee) to preserve information and refrain from partisan rulemaking as a new administration enters. During the 118<sup>th</sup> Congress, the Committee initiated investigations into the expedited approval of the “Title Acceptance Pilot” and the decision to circumvent the Prior Approval for Enterprise Products process.<sup>1</sup> To date, the FHFA has failed to provide fulsome responses to the Committee’s requests. Therefore, please produce the entirety of the requested materials as soon as possible but no later than January 2, 2025. The Committee’s investigations are consistent with its obligation pursuant to Article I of the Constitution to conduct oversight over the application, administration, and execution of relevant laws, and to ensure federal agencies are properly organizing and operating under those same laws.<sup>2</sup>

This letter serves as instruction to the FHFA to preserve all existing and future documents, communications, and other information, including electronic information and metadata, that are or may potentially be responsive to a congressional inquiry, request, investigation, or subpoena that may be initiated or otherwise undertaken by a committee of Congress or any other investigative entity.

For purposes of this request, “preserve” means securing and maintaining the integrity of all relevant documents, communications, and other information, including electronic information and metadata, by taking reasonable steps to prevent the partial or full destruction, alteration, testing, deletion, shredding, incineration, wiping, relocation, migration, theft, mutation, or negligent or reckless handling that could render the information incomplete or inaccessible. This includes preserving all compilations of documents that have already been gathered in response to

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<sup>1</sup> *FHFA Oversight: Protecting Homeowners and Taxpayers: Hearing Before the H. Comm. on Financial Services*, 118th Cong. (2023); *Housing Oversight: Testimony of the HUD and FHFA Inspectors General: Hearing Before the H. Comm. on Financial Services*, 118th Cong. (2024); Letter from Patrick McHenry, et. al, Chairman, H. Comm. on Financial Services, to Sandra Thompson, Director, Fed. Housing Finance Agency (March 15, 2024). Letter from Bill Huizenga, Subcommittee Chairman, H. Comm. on Financial Services, to Sandra Thompson, Director, Fed. Housing Finance Agency (April 30, 2024).

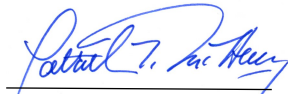
<sup>2</sup> Rule X 2(b)(1)(A-D), Rules of the House of Representatives, 118th Cong. (2023).

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requests. Please advise in writing as to how you will ensure all records relevant to the enclosed matters will be preserved, as soon as possible, but no later than December 31, 2024.

Additionally, this letter cautions the FHFA against finalizing partisan rulemaking over the next several weeks. The Congressional Review Act (CRA) authorizes Congress to disapprove rulemakings, including those finalized toward the end of the Congress. The financial system, its institutions, consumers, and the FHFA itself do not benefit from last-minute partisan rulemaking attempts. Thus, we encourage you to refrain from additional rulemaking.

Sincerely,



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Patrick McHenry

Chairman



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French Hill  
Chairman-Designate

**Enclosure**

## OUTSTANDING REQUESTS

### April 30, 2024

1. All documents and communications referring or related to the “Title Acceptance Pilot” program, between and among FHFA staff, employees, and officials, since January 1, 2023.
2. All documents and communications referring or related to the “Title Acceptance Pilot” program, between and among FHFA staff, employees, and officials and any official or employee of the Fannie Mae, since January 1, 2023.
3. All documents and communications referring or related to “Title Acceptance Pilot” program, between and among FHFA staff, employees, and officials, and any official or employee of the Executive Office of the President, since January 1, 2023.
4. All documents and communications referring or related to the “Title Acceptance Pilot” program, between FHFA staff, employees, and officials and any official or employee of the National Economic Council, since January 1, 2023.
5. All documents and communications referring or relating to the FHFA’s analysis of the approval of the “Title Acceptance Pilot” program as it relates to the Prior Approval of Enterprise Products Rule, since January 1, 2023.