

MEMORANDUM

TO: Members of the Committee on Financial Services

FROM: Committee Majority Staff

DATE: February 5, 2026

SUBJECT: February 10, 2026, Full Committee Hearing: “Priced Out of the American Dream: Understanding the Policies Behind Rising Costs of Housing and Borrowing”

On Tuesday, February 10, 2026, at 10:00 a.m., the House Committee on Financial Services will hold a hearing in Room 2128 of the Rayburn House Office Building, titled “Priced Out of the American Dream: Understanding the Policies Behind Rising Costs of Housing and Borrowing.” The following witnesses will testify:

- **Mr. Brian Brooks**, Chairman and CEO, Meridian Capital Group
- **Mr. Kevin O’Leary**, Chairman, O’Leary Ventures
- **Mr. Stephen Moore**, Co-Founder, Unleash Prosperity
- **Dr. Darrick Hamilton**, University Professor, the New School, and Chief Economist, AFL-CIO

This hearing will examine how policies in the financial services and housing sectors contributed to rising cost-of-living pressures for American families by restricting access to capital and credit. The hearing will assess the impact of inflationary policies, regulatory overreach, and restrictive supervisory policies that have increased borrowing costs, weakened capital formation, and constrained housing supply. It will evaluate how these policies impact Americans’ well-being and their household budgets, savings, and economic mobility.

Legislation Noticed:

1. **H.R. __, the *Save our Shrimpers Act* (Nehls):** This discussion draft requires the Secretary of the Treasury to direct U.S. Executive Directors at the international financial institutions to use the voice and vote of the United States to oppose financial assistance for projects that support foreign shrimp farming, processing, or export. This bill also provides waiver authority to the Secretary of the Treasury and sunsets the mandate at 7 years from enactment.
2. **H.R. 6962, the *Families First Housing Act of 2026* (Harrigan):** This bill requires federal agencies selling single family homes they own to create a 180-day window in which the property is only available for purchase by “qualified first look” buyers. Those buyers are defined as a natural person intending to occupy the property as their primary residence, nonprofit housing organizations, units of local government, or community land trusts. The legislation would also require each federal agency with disposition authority

to establish and maintain a public website identifying eligible properties available for sale.

3. **H.R. __, the *UAE Accountability Act of 2026*:** This discussion draft expands the secondary sanctions regime involving Iran to include all transactions between Emirati financial institutions and sanctioned Iranian banks that handle the purchase of petroleum and petroleum products. This draft also requires an annual determination of whether Emirati financial institutions have engaged in sanctionable conduct.
4. **H.R. __, the *Exchange Rate Accountability Act of 2026*:** This discussion draft requires the Treasury Secretary to oppose an increase in shareholding for certain member countries of the International Monetary Fund if the Secretary finds that the country has failed to implement exchange rate policies important for the balanced growth of trade.
5. **H.R. __, the *American Family Housing Act (Miller)*:** This bill directs the SEC to monitor and prohibit investment firms with more than \$100 billion in assets from purchasing single-family homes or from acquiring more than a 49 percent ownership in entities that own more than 100 single-family properties.
6. **H.R. __, a bill to set restrictions on the sale of single-family homes by the federal government (Stutzman):** This discussion draft directs various federal agencies that finance single-family mortgage loans or sell real estate-owned properties to implement guidelines that restrict the guaranteeing, securitization, or transfer of single-family homes to large institutional investors and prioritize sales to individual owner-occupants. The legislation also includes narrow, tailored exceptions for build-to-rent developments that are planned, permitted, and financed as rental communities, along with other limited exceptions determined by the relevant agency head.