

MEMORANDUM

TO: Members of the Committee on Financial Services

FROM: Committee Majority Staff

DATE: February 6, 2026

SUBJECT: February 11, 2026, Subcommittee on Housing and Insurance Hearing:
“Homeownership and the Role of the Secondary Mortgage Market”

On Wednesday, February 11, 2026, at 2:00 p.m., the Subcommittee on Housing and Insurance of the Committee on Financial Services will hold a hearing in Room 2128 of the Rayburn House Office Building titled “Homeownership and the Role of the Secondary Mortgage Market.” The following witnesses will testify:

- **Mr. Edward DeMarco**, President, Housing Policy Council
- **Mr. Michael Bright**, CEO, Structured Finance Association
- **Mr. Robert D. Broeksmit**, President and CEO, Mortgage Bankers Association
- **Dr. Norbert J. Michel**, VP and Director, Center for Monetary and Financial Alternatives, Cato Institute
- **Dr. Sharon Cornelissen**, Director of Housing, Consumer Federation of America

This hearing will examine the structure, function, and evolution of the secondary mortgage market and the role the government-sponsored enterprises have on housing affordability. Unlike the primary mortgage market where lenders originate mortgages directly to borrowers, the secondary market involves the selling of completed mortgages by loan originators to third parties in exchange for a fresh flow of capital. Doing so has several potential benefits for borrowers and the economy. First, secondary market sales create liquidity for loan originators who can use that capital to offer new mortgage loans in the primary market. Second, secondary market sales help to disperse mortgage risks across the broader financial market to counterparties willing and capable of managing those risks. Both of these benefits help to lower the cost and increase the availability of mortgage credit in our system.