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MORTGAGE BANKERS ASSOCIATION

June 23, 2026

The Honorable Mike Johnson  
Speaker  
U.S. House of Representatives  
The Capitol  
Washington, D.C. 20515

The Honorable Hakeem Jeffries  
Minority Leader  
U.S. House of Representatives  
The Capitol  
Washington, D.C. 20515

The Honorable Mike Bost  
Chairman  
Committee on Veterans' Affairs  
U.S. House of Representatives  
364 Cannon House Office Building  
Washington, D.C. 20515

The Honorable Mark Takano  
Ranking Member  
Committee on Veterans' Affairs  
U.S. House of Representatives  
364 Cannon House Office Building  
Washington, D.C. 20515

Dear Speaker Johnson, Leader Jeffries, Chairmen Bost, and Ranking Member Takano:

On behalf of the Mortgage Bankers Association (MBA)<sup>1</sup> I write to you regarding H.R. 9237, the *Take Care of America's Veterans Act*, which is scheduled to come before the full House (subject to a rule) for a floor vote later this week.

As you well know, H.R. 9237 is a comprehensive veterans' package that includes more than 60 bipartisan bills designed to modernize, improve, and reform the delivery of healthcare and many other benefits services at the Department of Veterans' Affairs (VA). As such, the legislation contains changes to veterans' mental and physical healthcare, tax/pension, reeducation, and reemployment options, as well as several other needed changes to VA information technology (IT), disability benefits, appeals modernization, budget and contracting procurement, new facilities construction, and leasing processes.

To be clear, MBA understands and fully supports the laudable goals of this legislation – including (and especially) the changes designed to ensure affected veterans receive the enhanced disability and survivor benefits they so richly deserve. However, MBA cannot fully support the bill in its current form, given the harmful impact the VA Home Loan program funding fee increases contained in the bill's Section 104 would have on veterans' access to affordable home financing.

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<sup>1</sup> The Mortgage Bankers Association (MBA) is the national association representing the real estate finance industry, an industry that employs more than 275,000 people in virtually every community in the country. Headquartered in Washington, D.C., the association works to ensure the continued strength of the nation's residential and commercial real estate markets, to expand homeownership, and to extend access to affordable housing to all Americans. MBA promotes fair and ethical lending practices and fosters professional excellence among real estate finance employees through a wide range of educational programs and a variety of publications. Its membership of more than 2,000 companies includes all elements of real estate finance: independent mortgage banks, mortgage brokers, commercial banks, thrifts, REITs, Wall Street conduits, life insurance companies, credit unions, and others in the mortgage lending field. For additional information, visit MBA's website: [www.mba.org](http://www.mba.org).

**Accordingly, MBA urges Members to revise, remove, or substantially modify the proposed fee increases and extensions contained within Section 104 prior to the bill's floor consideration.** Previous versions of Section 104 derive from H.R. 6047, the *Sharri Briley Eric Edmundson Veterans Benefits Expansion Act of 2026*, which passed the full House as a freestanding measure last month.

Revisions to the language of H.R. 6047 (now included as Section 104 within H.R. 9237) would create even greater challenges for veteran homeowners and homebuyers by removing the 10-year sunset of funding fee increases. Consequently, MBA recommends that House leaders seek alternative offsets to the legislation, including designated appropriations and/or the use of unobligated or unutilized funds previously authorized by Congress for related programs.

Veterans today face one of the most challenging affordability environments in decades, marked by elevated interest rates and limited home inventories/rising home prices within certain U.S. housing markets. As Congress readies to pass the *21<sup>st</sup> Century ROAD to Housing* legislation (a comprehensive package geared towards improving housing availability and affordability), the funding fee offsets in Section 104 of H.R. 9237, if enacted, would have an inverse and negative impact on veteran homeowners/homebuyers (and other eligible servicemembers) who rely on their earned VA Home Loan benefit to achieve the American Dream of homeownership.

Moreover, an increase in mandatory fees on the earned VA Home Loan benefit will disproportionately harm eligible households with modest incomes – many of whom rely on the VA program precisely because it offers lower upfront costs and no down payment requirement. Rather than expanding access, these increased fees will heighten the risk of diminished VA program utilization.

As far back as 1982, MBA expressed concerns (and opined at the time) *“that if Congress chooses to impose a [funding] fee...these funds should be paid directly to the VA and targeted for use by the VA in the administration of the program,...[as] MBA is most concerned that there will be no effort to match the user-fee paid by the veterans to the service provided and the expenses incurred under the VA home loan guaranty program.”*<sup>2</sup>

MBA's specific concerns regarding the offsets in Section 104 are consistent with our association's longstanding position on the VA funding fee, and include:

- **Extending the VA Home Loan funding fee** - MBA has consistently urged Congress to avoid prolonging temporary fee increases originally authorized to offset VA home loan expenses. Continuing this pattern places a disproportionate budgetary burden on Veteran homebuyers instead of funding broader policy priorities through general appropriations.
- **Impact on Interest Rate Reduction Refinance Loans (IRRRLs)** - Raising the IRRRL-related fee to 1.4% will significantly increase the cost of a VA loan relative to comparable products, undercutting the very program designed to reduce refinancing barriers for Veterans.
- **Raising the rate for assumptions** - In a high-interest rate environment where assumptions are most valuable, veterans already face difficulty covering the equity gap. Increasing assumption fees will only raise further barriers to utilizing this important benefit.

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<sup>2</sup> U.S. Congress, House Committee on Veterans' Affairs, Subcommittee on Housing and Memorial Affairs, VA Home Loan Guaranty Program, hearing, 97th Cong., 2nd sess., March 23, 1982, p. 108


**Homeownership is a foundational component of long-term financial stability, and it should not be treated as a primary source of revenue to fund policy changes – no matter how well intended – outside of the Home Loan program.**

**Conclusion**

MBA thanks the bipartisan leadership of the House, including the Veterans' Affairs Committee, for the open and collaborative dialogue regarding Section 104 of H.R. 9237 to date. Our association and its members would welcome the opportunity to continue collaborating with you and other key stakeholders to help fashion alternative funding solutions that preserve affordable access to the VA Home Loan program.

Thank you in advance for the consideration of the views expressed within this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Killmer", with a stylized flourish extending to the right.

Bill Killmer  
Senior Vice President  
Legislative and Political Affairs

cc: The Honorable Derrick Van Orden, Chairman, Subcommittee on Economic Opportunity,  
House Committee on Veterans' Affairs  
The Honorable Chris Pappas, Ranking Member, Subcommittee on Economic  
Opportunity, House Committee on Veterans' Affairs  
All Members, U.S. House of Representatives