



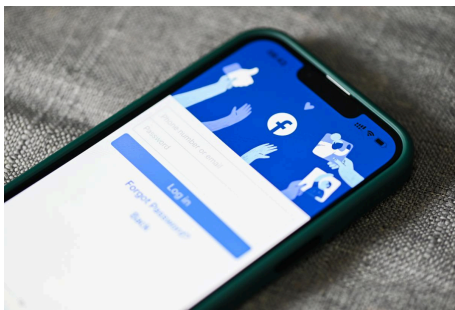
## Topics in this issue:

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- New Report: Escalating Housing Costs, Hidden Listings
- Private Equity is Gobbling Up Subsidized Housing Loans
- CFA Supports FTC Renewing Click to Cancel Rule



Registration for Consumer Assembly is now OPEN! Join us on June 3 & 4 in Washington, DC for panel discussions, fireside chats, keynote addresses, and networking opportunities, covering an array of issues affecting affordability for consumers at CFA's cornerstone conference.

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### **CFA Sues Meta for Failing to Protect Users from Scam Advertisements**

CFA, on behalf of itself and a proposed class of D.C. Facebook users, has filed a class action complaint and jury trial demand, in the Superior Court of the District of Columbia Civil Division, against Meta Platforms, Inc for



### **New Report: Escalating Housing Costs, Hidden Listings**

A new CFA report, in collaboration with the National Urban League (NUL), examines the aftermath of the 2024 National Association of Realtors (NAR) \$418 million settlement that aimed to increase commission transparency and allow buyers to negotiate fees directly rather than relying on

misleading D.C. consumers about its detrimental role as “a pillar of the global fraud economy.” Invoking the D.C. Consumer Protection Procedures Act (CPPA), in which a nonprofit or public interest organization may seek an injunction against the use of an unlawful trade practice, CFA seeks to recover damages, illegal profits, and injunctive relief for D.C. consumers and to prevent Meta from benefiting from its violations of D.C. law.

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seller-offered compensation. Based on a national survey and interviews with housing counselors, the report finds that Realtor commissions have not significantly fallen, first-time homebuyers continue to face broader affordability challenges, and “pocket listings,” an anti-competitive real estate practice in which homes are privately marketed to a select group of agents and buyers instead of being publicly listed, are an emerging threat to fair access and transparency in the housing market.

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## Private Equity is Gobbling Up Subsidized Housing Loans

Private credit is showing signs of strain, with rising defaults and investor withdrawals raising broader financial risks. A new CFA blog explains how the taxpayer-subsidized Federal Home Loan Bank System has drifted from its housing mission and now provides cheap funding to insurance companies and private equity firms



## CFA Supports FTC Renewing Click to Cancel Rule

CFA submitted a comment thanking the Federal Trade Commission (FTC) for renewing its trade regulation rulemaking concerning the Click to Cancel Rule. Consumers are being harmed every day by predatory subscription practices that impose billions of dollars in unauthorized charges, create needless frustration, and erode

pursuing higher-risk strategies. Concentrated borrowing by firms like Apollo (via its parent company Athene), which use these advances to invest in opaque private credit markets, presents risk to all FHLBanks and all their members, including the community banks and credit unions that the System purports to serve. Regulators should increase transparency, address risk concentration, and refocus the FHLBanks on housing.

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trust in the marketplace. CFA petitioned the FTC in November to restart this rulemaking, and is heartened to see the progress that has been made so quickly on this important issue. This current effort corrects for the concerns of the Court, and should result in a final rule as quickly as the law allows.

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