



OFFICE OF INSPECTOR GENERAL

Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

December 3, 2025

Skye Perryman
Democracy Forward Foundation
P.O. Box 34553
Washington, DC 20043
By Electronic Mail: foia@democracyforward.org

RE: Freedom of Information Act Request 2026-FOIA-00013

Dear Ms. Perryman:

This letter responds to your November 20, 2025, request pursuant to the Freedom of Information Act (FOIA), 5 U.S.C. §552, which was received by the Federal Housing Finance Agency Office of Inspector General (FHFA-OIG) on November 20, 2025. Your request was assigned tracking number 2026-FOIA-00013 and seeks the following information:

All electronic communications (including email messages, complete email chains, calendar invitations, or attachments thereto, as well as any text messages or messages sent on messaging platforms such as Microsoft Teams, Skype, WhatsApp, Signal, or GChat) between (1) any of the FHFA-OIG officials listed below and (2) anyone communicating from an email address ending in fhfa.gov, eop.gov, fanniemae.com, or freddiemac.com concerning the investigation of Representative Eric Swalwell for mortgage fraud.

FHFA-OIG Officials:

John “Joe” Allen, former Acting Inspector General, or anyone communicating on his behalf such as a chief of staff

Brian W. Baker, Deputy Inspector General

James Hodge, Deputy Inspector General for Audits

Karen Van Horn, Senior Investigative Counsel

Adrienne Freeman, Investigative Counsel

Any Special Agent in Charge tasked with working the investigations of Eric Swalwell

This request seeks records from March 14, 2025, until November 21, 2025.

FHFA-OIG has conducted a search and has determined that it possesses 11 pages of records responsive to your request, they are attached.

Pursuant to FOIA, certain records and/or information contained in these records is exempt and has been withheld under the following FOIA Exemption(s):

- (b)(5), Permits withholding information under the deliberative process privilege, including the pre-decisional documents, or information that could be withheld under civil discovery, attorney-client, or attorney-work product privileges.
- (b)(6), Permits withholding of records and information about individuals when disclosure would be a clearly unwarranted invasion of personal privacy.
- (b)(7)(C), Permits withholding of records when an unwarranted invasion of personal privacy could reasonably be expected.

In withholding information, we have considered that agencies “shall withhold information” under FOIA “only if the agency reasonably foresees that disclosure would harm an interest protected by an exemption” or “disclosure is prohibited by law.” *See* 5 U.S.C. § 552(a)(8)(A).

This is the final decision on your request. You may contact us for any further assistance at foia@fhfaioig.gov. Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows: Office of Government Information Services, National Archives and Records Administration, 8601 Adelphi Road-OGIS, College Park, Maryland 20740-6001; e-mail at ogis@nara.gov; telephone at 202-741-5770; toll free at 1-877-684-6448; or facsimile at 202-741-5769.

If you are not satisfied with the response to your request, you may submit an appeal within 90 days to the FOIA Appeals Officer via email, U.S. mail, or delivery service. Your appeal must include a copy of the initial request, a copy of the letter denying the request in whole or in part, and a statement of circumstances, reasons, or arguments you believe support your appeal. Your appeal must also be clearly marked “FOIA Appeal: FHFA-OIG.” The email address is: foia@fhfaioig.gov. The address for U.S. mail or delivery service is: FOIA Appeals Officer, Federal Housing Finance Agency – Office of Inspector General, 400 7th Street, SW, Washington, DC 20219. Your appeal must be postmarked or electronically transmitted within 90 days of the date of this final response to your request.

Sincerely,
FOIA Office
FHFA-OIG

Case Referral

From: William Pulte (b) (6), (b) (7)(C)
To: James.Hodge (b) (6), (b) (7)(C), (b) (6), (b) (7)(C) Jones III, Clinton
(b) (6), (b) (7)(C), Hodge, James (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:03:39 PM EST
Received: November 12, 2025 2:03:50 PM EST

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Please direct any future questions to the FHFA General Counsel.

<https://www.thegatewaypundit.com/2025/11/disqualified-congressman-eric-swallow-names-washington-dc-home/>

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RE: Case Referral

From: (b) (6), (b) (7)(C)
To: (b) (6), (b) (7)(C)
Cc: Schaefer, Mary (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:54:02 PM EST
Received: November 12, 2025 2:54:05 PM EST
Thanks. (b)(5)

Thanks.

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From: (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:38 PM
To: (b) (6), (b) (7)(C)
Subject: FW: Case Referral

(b) (6), (b) (7)(C) and (b) (6), (b) (7)(C) –

See below. I forwarded to (b) (6), (b) (7)(C) and (b) (6), (b) (7)(C) to process through the hotline.

From: Hodge, James (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:06 PM
To: (b) (6), (b) (7)(C) Schaefer, Mary (b) (6), (b) (7)(C) Allen, John
"Joe" (b) (6), (b) (7)(C)
Subject: Fw: Case Referral

FYI

From: William Pulte (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:03 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
Subject: Case Referral

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RE: Case Referral

From: (b) (6), (b) (7)(C)
To: Hodge, James (b) (6), (b) (7)(C), Schaefer, Mary (b) (6), (b) (7)(C)
Allen, John "Joe" (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:34:02 PM EST
Received: November 12, 2025 2:34:04 PM EST
Thanks, James.

From: Hodge, James (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:06 PM
To: (b) (6), (b) (7)(C) Schaefer, Mary (b) (6), (b) (7)(C); Allen, John
"Joe" (b) (6), (b) (7)(C)
Subject: Fw: Case Referral

FYI

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Sent: Wednesday, November 12, 2025 2:03 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
Subject: Case Referral

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From: Hodge, James (b) (6), (b) (7)(C)
To: William Pulte (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
Sent: November 12, 2025 4:13:57 PM EST
Received: November 12, 2025 4:13:53 PM EST
Received; thank you.

From: William Pulte (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:04 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
Subject: Case Referral

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From: (b) (6), (b) (7)(C)
To: (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:34:48 PM EST
Received: November 12, 2025 2:34:54 PM EST
Hi –

Hotline referral from Director Pulte.

From: Hodge, James (b) (6), (b) (7)(C) >
Sent: Wednesday, November 12, 2025 2:06 PM
To: (b) (6), (b) (7)(C); Schaefer, Mary (b) (6), (b) (7)(C); Allen, John "Joe" (b) (6), (b) (7)(C) >
Subject: Fw: Case Referral

FYI

From: William Pulte (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:03 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
Subject: Case Referral

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FW: Case Referral

From: (b) (6), (b) (7)(C)
To: (b) (6), (b) (7)(C)
Cc: (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:48:38 PM EST
Received: November 12, 2025 2:48:40 PM EST
Good afternoon,

(b)(5); (b) (6), (b) (7)(C)

(b) (6), (b) (7)(C)

Thanks

(b) (6), (b) (7)(C)

From: (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:35 PM
To: (b) (6), (b) (7)(C)
Subject: FW: Case Referral

Hi –

Hotline referral from Director Pulte.

From: Hodge, James (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:06 PM
To: (b) (6), (b) (7)(C); Schaefer, Mary (b) (6), (b) (7)(C) >; Allen, John "Joe" (b) (6), (b) (7)(C) >
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From: Hodge, James (b) (6), (b) (7)(C)
To: (b) (6), (b) (7)(C); Schaefer, Mary (b) (6), (b) (7)(C)
Allen, John "Joe" (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:06:29 PM EST
Received: November 12, 2025 2:06:29 PM EST
FYI

From: William Pulte (b) (6), (b) (7)(C)
Sent: Wednesday, November 12, 2025 2:03 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
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Sent: November 12, 2025 2:05:23 PM EST
Received: November 12, 2025 2:05:23 PM EST

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Sent: Wednesday, November 12, 2025 2:03:39 PM
To: Hodge, James (b) (6), (b) (7)(C); Jones III, Clinton (b) (6), (b) (7)(C)
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From: (b) (6), (b) (7)(C)
To: (b) (6), (b) (7)(C)
Sent: November 12, 2025 2:37:34 PM EST
Received: November 12, 2025 2:37:33 PM EST
(b) (6), (b) (7)(C) –

See below. I forwarded to (b) (6), (b) (7)(C) and (b) (6) to process through the hotline.

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