



Mortgage Lending Committee

July 9, 2019 Meeting

AGENDA

9:30am Welcome and housekeeping

- Minutes of the Meeting of May 21, 2019
- Back in Boston!

9:45am Updates & Announcements

10:00am MCBC Mortgage Lending Report

- Timeline & Resources
- RFP Review

May 21st MCBC MLC Meeting

**Kathryn Madden,
AICP, Professor IDCE, Clark University**

- Overview of the housing market in Worcester
- Worcester CDC Initiative: CEDAC/MHP/Clark/CDCs
- Chamber of Commerce: Worcester Housing Market Analysis:
 - Smart Growth Economics: Mahesh Ramachandran
 - Complete by August 2019
- City of Worcester:
 - Impediments to Fair Housing: HUD 5-yr plan (w/CMRPC)
 - Employee Down Payment Initiative

Curtis Wiemann, City Planner, City of Holyoke

- **"Evaluating Home Lending Patterns for Discrimination in Worcester, MA"**
 - approach to analyzing the 2015 HMDA data;
 - findings - which concluded that race and lending patterns are geographically linked by income and foreclosure rates, leading to lower home lending activities to people of color;
 - recommendations for addressing these patterns.
 - We explored how his methodology and approach might inform MCBC's analysis and reporting of mortgage lending trends.

Dates for 2019 Meetings

Mortgage Lending Committee	Location
Tuesday, January 22	MHP (Boston)
Tuesday, February 26	MHP (Boston)
Tuesday, April 9 (3-5pm)	People's United (Worcester)
Tuesday, May 21 (3-5pm)	People's United (Worcester)
Tuesday, July 9	MHP (Boston)
Tuesday, September 17	MHP (Boston)
Tuesday, October 22 (3-5pm)	People's United (Worcester)
Tuesday, December 3 (3-5pm)	People's United (Worcester)

<https://conta.cc/2R3B4WJ>

Builders of Color Coalition



Builders of Color Coalition



Events

Mass Bankers Association

- **State of HMDA in 2019**
 - Thursday, July 18, 2019, 11:00 am - 1:00 pm ET
- **CRA Nuts & Bolts - Five Steps to Pass the Exam**
 - Tuesday, July 23, 2019, 11:00 am - 1:00 pm ET
- **New England Conference**
 - September 25-27th

Mel King Institute

- **Expand the Pie: Make Boston Affordable**
 - July 18, 2019, 6:00pm, Reggie Lewis Track & Athletic Center, Roxbury, MA
- **Next Level Housing Solutions Discussion Groups**
- [Tackling Income Inequality and Driving Racial Equity](#), July 17
- [Creative Policy Solutions](#), July 30
- [Creative Financing Solutions](#), September 10
- [Aligning Leaders and Solutions Across Sectors](#), September 24
- [Building Urgency and Political Will](#), October 8
- [Next Level Housing Solutions Symposium](#), October 22

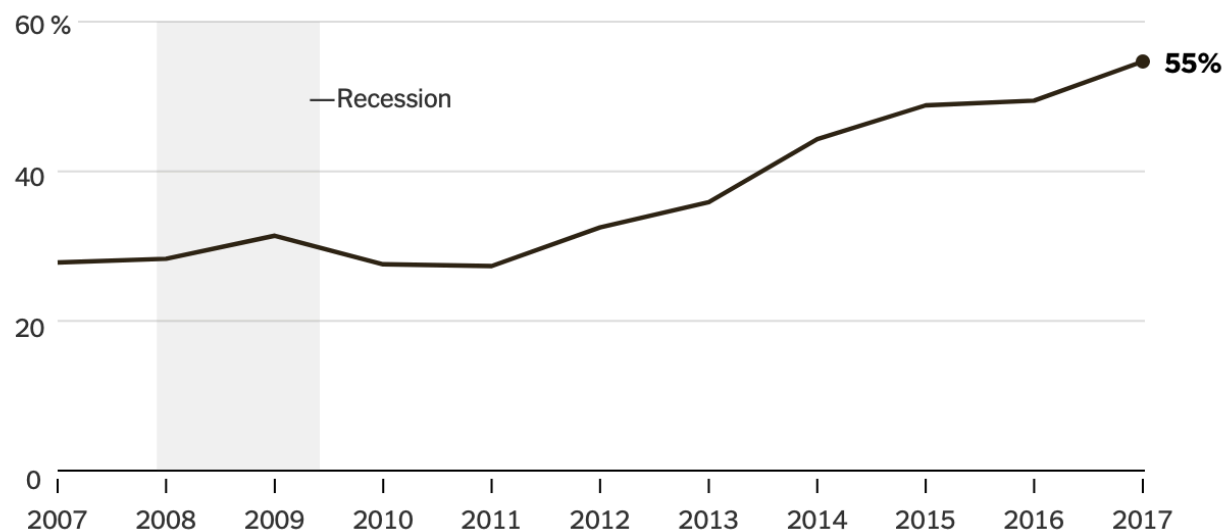
News

The New York Times

Risky borrowing is making a comeback, but banks are on the sideline

Nonbanks increased their market share of the U.S. mortgage market from 29% pre-recession to 55% as of 2017

Non-bank lenders' share of the U.S. mortgage market

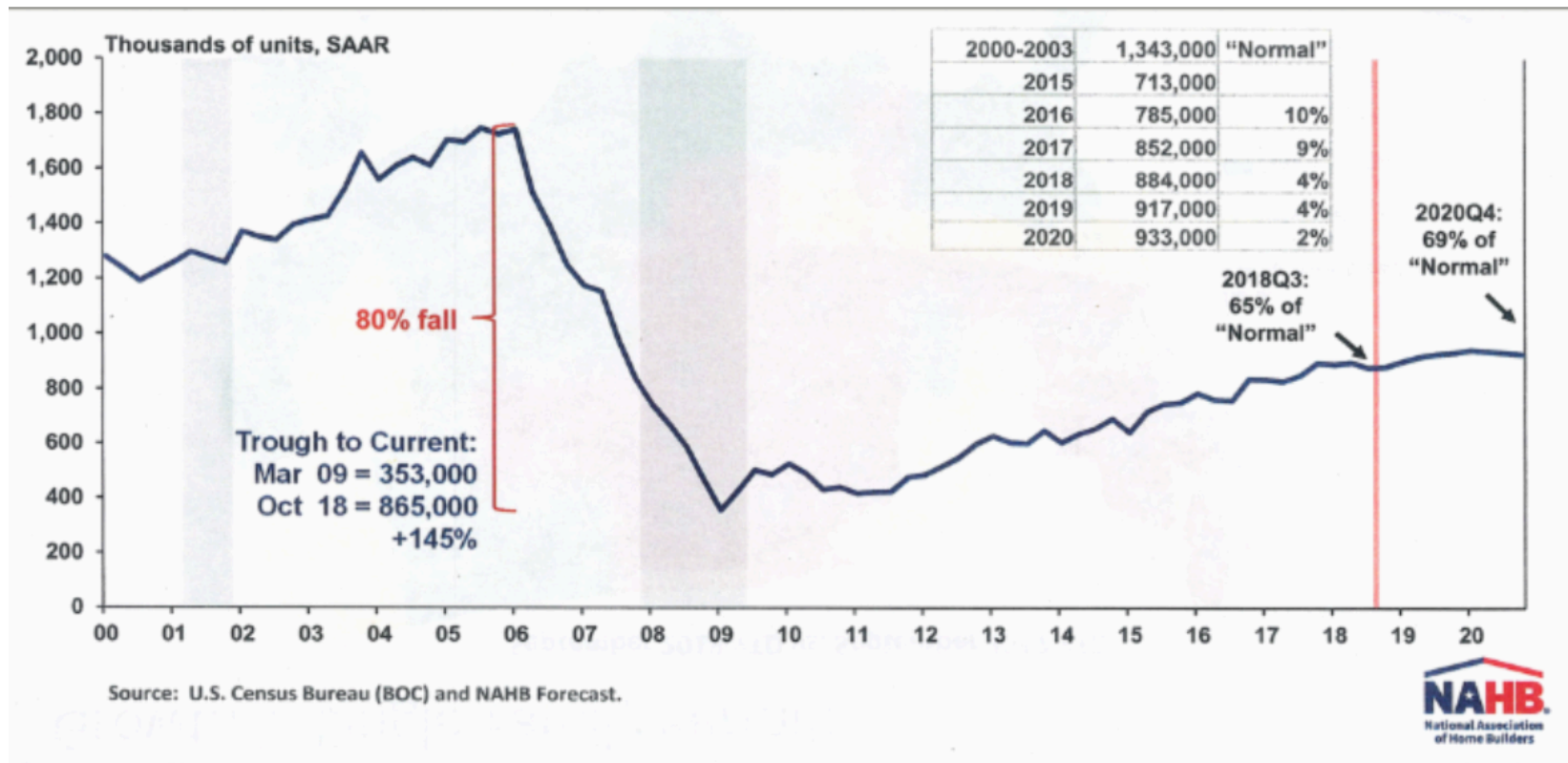


By The New York Times | Source: G. Buchak, G. Matvos, T. Piskorski and A. Seru. (2018) Fintech, Regulatory Arbitrage and the Rise of Shadow Banks, Journal of Financial Economics

News

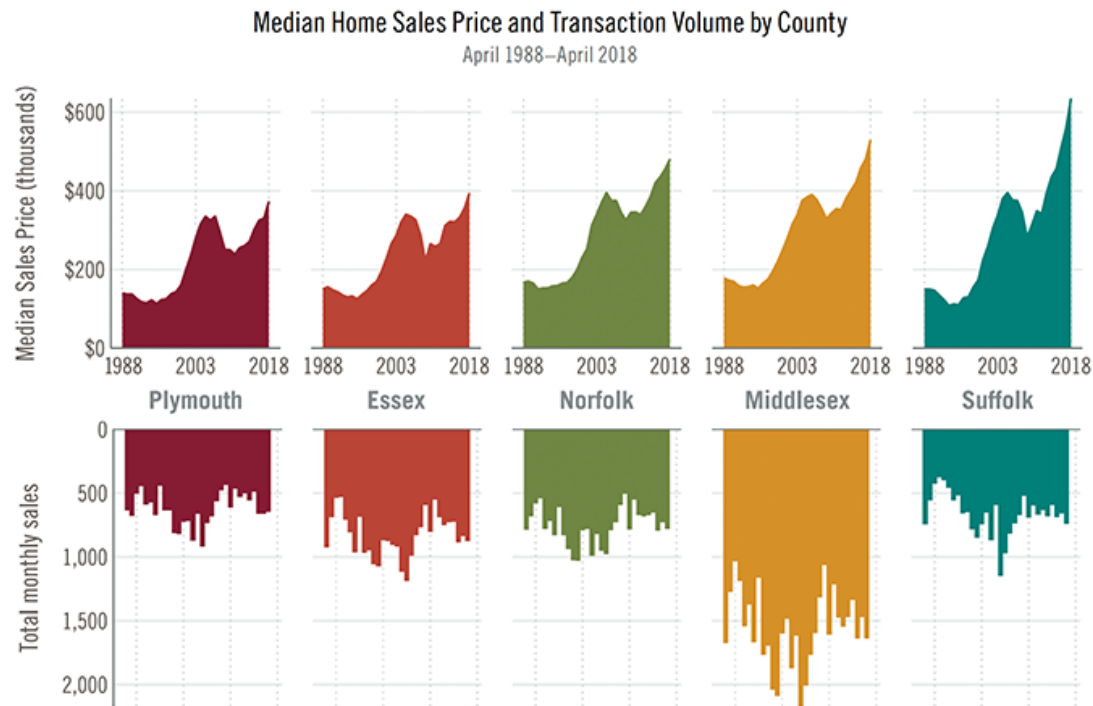
Joint Center for Housing Studies – State of the Nation's Housing report

U.S completed 1.2 million new housing units last year (on par for the decade since the housing crisis), but is 65-70% lower than annual production since anytime between 1982-2008



News

Greater Boston Housing Report Card



Neighborhood Homes Investment Act

- The Neighborhood Homes Investment Act calls for the creation of a new federal tax credit that will produce new equity investment dollars for the development and renovation of 1-4 family housing in distressed urban, suburban, and rural neighborhoods.

MCBC Mortgage Lending Report Update

- **May 21st:** Overview of the existing report and new HMDA data
 - HMDA data
 - Changing Patterns report, other examples –
 - Demo of MCBC's Small Business Lending Data Project in Tableau
- **June 13th** – Data in Society
 - Data literacy, digitization, & visualization
 - Data inclusion (controlling for bias; using an equity inclusion lens w/ big data sets)
- **July 9th** - Mortgage Lending Committee Meeting
 - Pen to paper edit a draft RFP/RFQ
 - RFP Issuance July 12th - responses due by July 26th
- **August 9th** - Announce Mortgage Lending Report RFP Selection
 - Status meetings: August 14th, August 21st, September 11th, September 17th
- **October 1st** – Final Draft of Mortgage Lending Report
- **October 16th** – Mortgage Lending Report Release
- **October 30th** - Mortgage Lending Forum
- **Fall/Winter 2019** – MCBC Mortgage Lending Report **on the Road**

MCBC Mortgage Lending Report Update

- Overview of the existing report and new HMDA data
 - HMDA data
 - HMDA Data Submissions were due March 1, 2019
 - HMDA Modified Loan Application Registers (LARs) data published April 2, 2019
 - Later this year additional information will be published: a complete loan level dataset, HMDA aggregate data reports, HMDA individual institution disclosure reports.
 - [HMDA Reporting Getting it Right](#)
 - Goals for MCBC Mortgage Lending Report
 - Reimagining the report with a racial equity & digital inclusion lens
 - Streamlining the main report: clarity, benchmarking, impact/engagement
 - Digitizing data & Opportunities for focused white papers and collaboration
 - Mortgage Lending Report **on the road**
 - Mortgage lending trends/HMDA data reports – The Basics
 - [CFPB's 2017 Mortgage Market Activity & Trends](#)
 - [Urban Institute's The Community Reinvestment Act Lending Data Highlights](#)
 - [Association for Neighborhood & Housing Development – New York City](#)
 - Mortgage lending trends/HMDA data reports – Additional Analysis
 - [Urban Institute Housing Finance Policy Center](#)
 - [Evaluating Home Lending Patterns for Discrimination in Worcester, MA](#)
 - Demo of MCBC's Small Business Lending Data Project in Tableau