



**Fenway Community
Development Corporation**
Improving Lives and
Building Community

Fenway Community Development Corporation is a 47 year old nonprofit affordable housing developer and owner operating 400 units of affordable housing in the Fenway and South End/Roxbury neighborhoods of Boston.

We strenuously oppose the proposed changes to the Community Reinvestment Act (CRA) because they would result in significantly fewer loans, investments and services to low- and moderate-communities in Boston. This proposal would make redlining legal again, permitting banks to avoid investment in low-income and minority neighborhoods. And, it would make banks far less accountable to the communities they are responsible to serve.

Boston residents have in years past borne the brunt of redlining and racial discrimination. Minority and low income residents were disproportionately denied basic banking services and mortgage loans. Our neighborhoods became ripe for exploitation by check cashers and rent-a-centers. It is because of the Community Reinvestment Act that banks have re-established themselves in the minority neighborhoods.

The proposal dramatically and irresponsibly expands what activities would be eligible for CRA credit. CRA serves our community by driving resources we otherwise could not access, providing for the financial and community development needs that our community identifies and prioritizes. Switching to a “non-exhaustive list” of eligible activities developed in Washington, DC, to include infrastructure, transportation and even sports stadiums, removes our community’s voice to determine our own needs. The Boston real estate market already has far reaching investment options. It is the moderate income neighborhoods that need banking and investment from CRA activities not the large commercial real estate market.

Also, the proposed rule institutes a single ratio to assess how banks serve communities. This single-ratio approach completely disregards whether the community development and financial needs of the community are being served by the bank or its investments. Currently, Fenway CDC and the neighborhoods that we serve are seriously considered as part of the current CRA examination process. If these new rules go into effect we will be rendered voiceless. We would no longer be able to identify and prioritize our needs. Nor would we be taken as seriously by examiners when bank actors behave inappropriately in our community.

The single ratio is a deeply flawed concept. As I understand, that was made clear during previous public comment periods. Yet it still remains part of this proposed rule. Please listen to us during this period. The single ratio must be discarded.

Further, the rule proposes that a bank must meet investment benchmarks in only a “significant portion” of its assessment areas in order to receive a satisfactory or outstanding rating. The rule suggests that a “significant portion” be defined as something more than 50 percent.

That approach would legalize and encourage redlining! And I am afraid communities like ours will be in the areas that are left behind. Permitting such behavior would bring us back to an era where financial institutions had the option to draw red lines around—and deny financial services to—poor neighborhoods and all neighborhoods of color. Except this time it's worse because we understand, yet choose to ignore, history.

The OCC and FDIC acting without the participation of the Federal Reserve risks producing three separate sets of CRA regulations that Fenway CDC would have to learn in order to leverage resources to our community. That makes everyone's job more complicated, less transparent, and results in confusion. And in the end, our community loses.

The problems of the single ratio, the overly broad definitions of CRA-eligible investments, the gutting of communities' voices, the speedy rule-making process, the credibility gap created by the Federal Reserve's absence, and the lack of good faith and outreach from the OCC that drove this reckless proposal make it beyond repair.

CRA was originally enacted to end redlining. The first goal of CRA modernization should have been to prioritize the problem CRA was intended to fix. No matter what CRA modernization looks like, AT LEAST make sure we are preserving the original intent. Unfortunately, this proposal prioritizes policy compliance over impact and outcomes, putting numerators and denominators ahead of families and communities. As a result of the OCC and FDIC's narrow-minded search to ease compliance for financial institutions, you have proposed bringing redlining back.

On behalf of the low and moderate-income people and places that we serve, I ask that you please discard this proposal and start again.

Richard Giordano

Director of Policy and Community Planning
Fenway Community Development Corporation
70 Burbank St., Lower Level
Boston MA 02115
P. 617 267 4637 x19
F. 617 267 8591
E. rgiordano@fenwaycdc.org
W. <http://www.fenwaycdc.org>