



Legislation Details (With Text)

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Title: Resolution calling upon the New York State Legislature to pass legislation regulating high-cost home loans in order to eliminate predatory lending practices.

Sponsors: Leroy G. Comrie, Jr., Helen Sears, Gifford Miller, Maria Baez, Charles Barron, James E. Davis, Ruben Diaz, Helen D. Foster, Robert Jackson, G. Oliver Koppell, Hiram Monserrate, Philip Reed, Joel Rivera, James Sanders, Jr., Eva S. Moskowitz, Joseph P. Addabbo, Jr., Larry B. Seabrook, Kendall Stewart

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript, 3. Hearing Transcript - Stated Meeting 5/8

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|-----------------------------|--------|
| 3/13/2002 | * | City Council | Introduced by Council | |
| 3/13/2002 | * | City Council | Referred to Comm by Council | |
| 5/6/2002 | A | Committee on Consumer Affairs | Approved by Committee | Pass |
| 5/6/2002 | * | Committee on Consumer Affairs | Amended by Committee | |
| 5/6/2002 | * | Committee on Consumer Affairs | Hearing Held by Committee | |
| 5/6/2002 | * | Committee on Consumer Affairs | Amendment Proposed by Comm | |
| 5/8/2002 | A | City Council | Approved, by Council | Pass |

Res. No. 93-A
Resolution calling upon the New York State Legislature to pass legislation regulating high-cost home loans in order to eliminate predatory lending practices.

By Council Members Comrie, Sears and the Speaker (Council Member Miller), Baez, Barron, Davis, Diaz, Foster, Jackson, Koppell, Monserrate, Reed, Rivera, Sanders and Eva. S. Moskowitz; also Council Members Addabbo, Seabrook and Stewart.

Whereas, New York State has seen a significant increase in the number of financial institutions offering high-interest-rate home equity loans to individuals; and
 Whereas, This practice is referred to as subprime lending; and
 Whereas, The subprime refinance mortgage market rose from \$35 billion to \$160 billion from 1994 to 1999; and
 Whereas, The borrowers of these funds are considered a higher default risk; and
 Whereas, Although subprime loans can be beneficial to borrowers, it has become apparent that a portion of the subprime lending industry has engaged in conduct that is predatory in nature; and
 Whereas, Predatory subprime lenders are often assisted by unscrupulous mortgage brokers and home improvement contractors; and
 Whereas, These parties engage in high-pressure sales tactics that result in the imposition of burdensome loan agreement terms without adequate disclosure; and
 Whereas, These predatory loans result in owners being stripped of their equity and the risk of foreclosure; and
 Whereas, The groups most often targeted by predatory lenders are low-income New Yorkers in traditionally under-served neighborhoods, immigrants and seniors; and
 Whereas, Home-improvement contractors and mortgage brokers have reportedly convinced these populations who are particularly susceptible to sales coercion and deception, that their homes are in desperate need of repairs; and
 Whereas, These contractors and brokers then arrange for loans at high rates of interest which then send many homeowners into foreclosure; and
 and

Whereas, Lending patterns differ greatly in black and white neighborhoods; and
Whereas, Thirty-nine percent of the home purchase and refinance mortgages issued in upper-income predominantly black neighborhoods were issue by subprime lenders as compared to only nine percent in comparable white neighborhoods; and
Whereas, Between one-third and one-half of subprime borrowers in New York would actually qualify for prime loans; and
Whereas, The number of foreclosures in the refinance portion of the subprime market rose 42% from 1993 to 1999; and
Whereas, Existing State regulations regarding certain subprime home loans, defined as "high-cost-home loans," have been found to provide loopholes for predatory lenders; and
Whereas, The New York State Legislature is presently considering legislation on the issue of high-cost home loans that would prohibit certain loan practices that have been found to be predatory; and
Whereas, The New York State Legislature has the power to regulate the New York State banking industry, which includes New York City; and

Whereas, Borrowers need greater protections than those presently afforded; now, therefore, be it

Resolved, that the Council of the city of New York calls upon the New York State Legislature to pass legislation regulating high cost home loans in order to eliminate predatory lending practices.