

**From:** Michelle Santantonio [Michelle@LIFairHousing.org]  
**Sent:** Monday, May 07, 2007 7:33 PM  
**To:** Comments, Regs  
**Cc:** ncrclist@ncrc.org  
**Subject:** FW: Comments due today on subprime guidance  
May 7, 2007

Docket No. 2007-09

Regulation Comments  
Chief Counsel's Office  
Office of Thrift Supervision  
1700 G Street NW  
Washington, DC 20552  
By email: [Regs.comments@ots.treas.gov](mailto:Regs.comments@ots.treas.gov)

Attention: Docket No. 2007-09, proposed subprime guidance.

I am writing to express opinion on proposed subprime guidance. Long Island Housing Services agrees with the National Community Reinvestment Coalition and believe that the proposed extension of guidance to subprime lenders will lessen mortgage defaults and foreclosures, lessening risks to consumers. While we feel that it would be advisable to also extend guidance to prime market lenders, we support your intention to further regulate these risky loans. We urge your agency to implement these proposed changes as soon as possible.

While your guidance encourages underwriting, it needs to go further and ensure that borrowers will be able to afford subprime adjustable rate **(ARM)** loans by requiring an assessment of the **borrower's ability to repay the loan at the maximum interest rate**. Currently, many subprime lenders are assessing repayment ability at the low, initial rate, which will cause several borrowers to default when the interest rate increases. Your proposed guidance also discourages onerous prepayment penalties and urges lender to exercise appropriate caution when using reduced documentation of borrower income.

Many borrowers who took out 2/28 and 3/27 subprime loans are subject to unpredictable future costs. "Predatory" loans, such as these, offering a two-year fixed rate which then can lead to jumps of 50% or more in monthly payments, result in payment shock, forcing borrowers in my locality to refinance or risk certain default. Often, these same borrowers could have qualified for thirty-year fixed rate loans at affordable interest rates. In order to truly expand market participation and financial access to low-moderate income families, secure and responsible means of extending credit must be encouraged.

Without strong, protective, enforced regulations, the impact of these abusive and dangerous lending practices is that 223,000 households with subprime loans lost their homes to foreclosure and 725,000 had missed mortgage payments in the third quarter of 2006, according to the Mortgage Bankers Association. The percentage of subprime mortgages delinquent by 90 days or more, in foreclosure, or resulting in seized properties, hit 10% in November of 2006. Progress made in lending to working class and minority communities during the 1990's stands to be lost.

The extension of guidelines to subprime lenders is an important measure, which is critically necessary at this time.

Thank you for your consideration of this important matter. If you have any questions, please contact our organization at 631-467-5111 or by email to [Michelle@LIFairHousing.org](mailto:Michelle@LIFairHousing.org) .

Sincerely,

**Michelle Santantonio, Executive Director**

Long Island Housing Services, Inc.

640 Johnson Avenue, Suite 8

Bohemia, New York 11716-2624

631-467-5111 / 516-292-0400

Fax: 631-467-5131 [www.LIFairHousing.org](http://www.LIFairHousing.org)

**Our mission is the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education.**

C: National Community Reinvestment Coalition

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