



CBCF EXECUTIVE ORDER TRACKER

Promoting Access to Mortgage Credit

Executive Order #14393

Date Issued: March 13, 2026

Topic: Economic Opportunity, Housing

WHAT DOES THIS EXECUTIVE ORDER DO?

- This executive order directs federal financial regulators to review and revise existing mortgage lending rules in order to expand access to credit and reduce regulatory burdens on lenders, particularly community and smaller banks.
- The order states that regulations put in place following the 2008 financial crisis, especially under the Dodd-Frank Act, have increased compliance costs, discouraged bank participation in mortgage lending, and limited access to credit for certain borrowers.
- In addition, it states that these enforcement changes are intended to reduce regulatory risk for lenders and encourage greater participation in mortgage lending, particularly among smaller institutions, while shifting oversight toward addressing material harm rather than technical violations – an approach that also weakens consumer protections for borrowers.
- The order establishes a policy framework aimed at increasing the availability and affordability of mortgage credit by promoting competition among lenders, modernizing lending practices, and encouraging greater participation by community banks in the housing finance market.



HOW WILL THIS EXECUTIVE ORDER BE ENFORCED?

- This executive order directs multiple federal agencies, including the Consumer Financial Protection Bureau (CFPB), the Federal Reserve, the Federal Deposit Insurance Corporation (FDIC), and the Office of the Comptroller of the Currency (OCC), to consider regulatory changes across the mortgage lending system.
- The order specifically calls on federal banking regulators to revise their enforcement approach for consumer financial laws. It encourages agencies to adopt policies that discourage the use of civil monetary penalties except in cases where violations are willful, knowing, or reckless.
- Additionally, regulators are directed to account for “good corporate conduct,” including whether financial institutions have made good-faith efforts to correct technical compliance errors. The order also promotes a “cure-first” framework, allowing institutions a reasonable opportunity to identify, disclose, and remediate compliance issues before facing enforcement actions.





HOW DOES THIS IMPACT BLACK COMMUNITIES?

- The impact of this executive order on Black communities presents both potential opportunities and significant risks, particularly in light of longstanding disparities in access to mortgage credit and homeownership.
- On one hand, expanding access to mortgage lending could help address persistent racial gaps in homeownership. Black homeownership rates remain **significantly lower** than white homeownership rates for multiple reasons, including limited access to affordable credit and structural barriers in the housing market. Increasing lender participation - especially among community banks - could improve access to loans for creditworthy Black borrowers.
- However, research shows that weakening consumer protections may increase risks for Black borrowers. A **report** by the Urban Institute found that Black borrowers were disproportionately targeted with predatory high-cost and subprime mortgage products prior to the 2008 financial crisis, contributing to higher foreclosure rates and significant wealth loss. The real-life impacts of predatory mortgage lending on **Black families** illustrates how these practices can lead to long-term financial instability and wealth loss.
- **Research** also highlights racial disparities in mortgage lending outcomes, including higher denial rates and less favorable loan terms for Black applicants compared to similarly situated white borrowers.
- By reducing enforcement actions and easing compliance requirements, this executive order may increase credit availability but could also **weaken** oversight of lending practices. Without strong safeguards, there is a risk that harmful or discriminatory lending patterns could be exacerbated, disproportionately impacting Black households. As a result, while the order may create new opportunities for access to credit, it may also increase exposure to financial instability if consumer protections are not maintained.



HOW DOES THIS IMPACT BLACK COMMUNITIES?

- Federal Fair Housing Policy has long recognized the risks that discriminatory and unsafe lending practices pose to Black communities. The Fair Housing Act established a national commitment to eliminating barriers to equitable housing access, including harmful and unnecessary lending practices. By [rolling back](#) key consumer protections and fair lending safeguards, alongside recent cuts and reduced enforcement capacity at the CFPB, this executive order risks undermining that commitment and may leave Black communities more vulnerable to the same predatory lending practices that contributed to the 2008 housing and financial crisis.

HOW ARE CBC MEMBERS RESPONDING?

Members of the Congressional Black Caucus (CBC) have, for decades, spoken out against the negative impacts of predatory lending and decreased consumer protections on black wealth.

- In a February 2022 statement on combating discriminatory practices in financial services, Congressional Black Caucus Foundation Board of Directors Chair, Rep. Sewell said, “Stable employment, home ownership, and financial security are essential to the American Dream and should be accessible to all people regardless of race or economic status. “I was proud to vote for the Financial Services Racial Equity, Inclusion, and Economic Justice Act to ensure every individual, every family, and every small business has an equal chance at achieving good financial health and well-being.” [Full Statement](#)
- To read more about the CBC’s legacy on fair housing, visit [Avoice](#), our virtual library.