



## U.S. Small Business Administration

### Community Advantage Pilot Program Analysis

June 2018

(Data reported through 5/31/2018)

Prepared By SBA Office of  
Credit Risk Management in  
Partnership with:

**dun & bradstreet**

LLMS contract GS00F022DA

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# Community Advantage Background

- Community Advantage is a pilot initiative aimed at increasing loans to underserved communities; this pilot is until 2020
- The maximum loan size is \$250,000
- Community Advantage loans are guaranteed up to 85% for loans up to \$150,000 and guaranteed up to 75% for loans greater than \$150,000
- Community Advantage loans are non-revolving.

# Community Advantage Analysis Methodology

- In order to give context to and benchmark Community Advantage (CA) performance over time, this report compares CA loans with other relevant groups of 7(a) loans. The groups are:
  - Small 7(a) loans approved for less than or equal to \$250,000 excluding CA loans
  - Underserved\*, small 7(a) loans excluding CA loans
  - The entire 7(a) Portfolio
- In this report the Community Advantage pilot program is highlighted in **RED**, the small loans group is highlighted in **GREEN**, the underserved, small loans group is highlighted in **PURPLE**, and the overall 7(a) Portfolio is highlighted in **BLUE**.

\*Underserved Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 to Minorities, Veterans, or Women Owned Businesses, excluding CA loans.

# Community Advantage Analysis Results

- Community Advantage loans continue to exhibit more risk than the overall 7(a) Portfolio and the 7(a) loan benchmark groups across time and vintage cohort years.
- The sharp uptick in Community Advantage's early problem loan rate in 2016 Q3 has begun to decline, but is still around 8% and risky compared to the overall 7(a) early problem loan rate of around 2%.
- The Early Default rate as well as the last 12 month default rate in the CA program have continued to steadily increase since 2015 and are around 2.5% and 4% respectively.
- The cumulative purchase rate for the Community Advantage program for cohort 2013 is 7.9%, over 3 times greater than the cumulative purchase rate for cohort 2013 for the 7(a) Portfolio (2.2%).
- CA Loans with an SBSS (FICO liquid origination credit score) score < 140 at origination experience larger cumulative purchase rates.
- CA Lenders that are CDFIs or micro lenders experience larger cumulative purchase rates.

# Definitions of Key Metrics

- **Early Problem Loan Rate** - the gross approval amount of young (36 months on book or less) loans that have had either a deferred, delinquent (60 or more days past due), liquidated, purchased, or charged off status within 18 months of disbursement, divided by the gross approval amount of young loans.
- **Early Default Rate** - the gross balance at default of young loans (36 months on book or less) that experienced a default event (liquidation or purchase) within the first 18 months of disbursement divided by the gross approval amount of young loans
- **Small Business Risk Portfolio Solution Score (commonly known as SBPS Score)**- an indication of the relative credit quality of the businesses and predicts a business's propensity to become severely delinquent in debt in the next 12 to 24 months. Ranges from 0-300, with 0-159 considered to be high risk and 180-300 considered to be low risk.
- **The Last 12 Month Default Rate** - the default amount (gross outstanding balance at purchase or liquidation) of all loans that have defaulted over the last 12 months, divided by the average active balance over the last 12 months plus the default amounts of the last 12 months.
- **Small Business Scoring Service (SBSS) Credit Score** -An assessment of small business credit risk at the time of origination. It is a blend of consumer and business credit information and predicts the propensity of a small business becoming delinquent or having a default in the first 18 months on book. (SBSS is sometimes referred to as the FICO liquid origination credit score.)
- **The 5 Year Cumulative Net Yield**- an annualized cumulative net cash flow (recoveries and fees minus purchases) over the last 5 years to the SBA, divided by SBA's guaranteed share of gross balance averaged over the last 5 years. It is the cash flow impact to the SBA.
- **Cumulative Purchase Rate by Vintage Year** – all purchases from loans approved in the same fiscal year, divided by all disbursement dollars of loans approved in the same fiscal year
- **Cumulative Net Yield by Vintage Year** – the net cash flow to the SBA (recoveries plus fees minus SBA purchases) from all loans in the same fiscal approval year, divided by all disbursement dollars of loans approved in the same fiscal year
- **PARRiS**– an acronym for the specific risk areas that SBA reviews for 7(a) lenders. CA Lenders are subject to risk-based reviews and examination protocols using the PARRiS methodology.

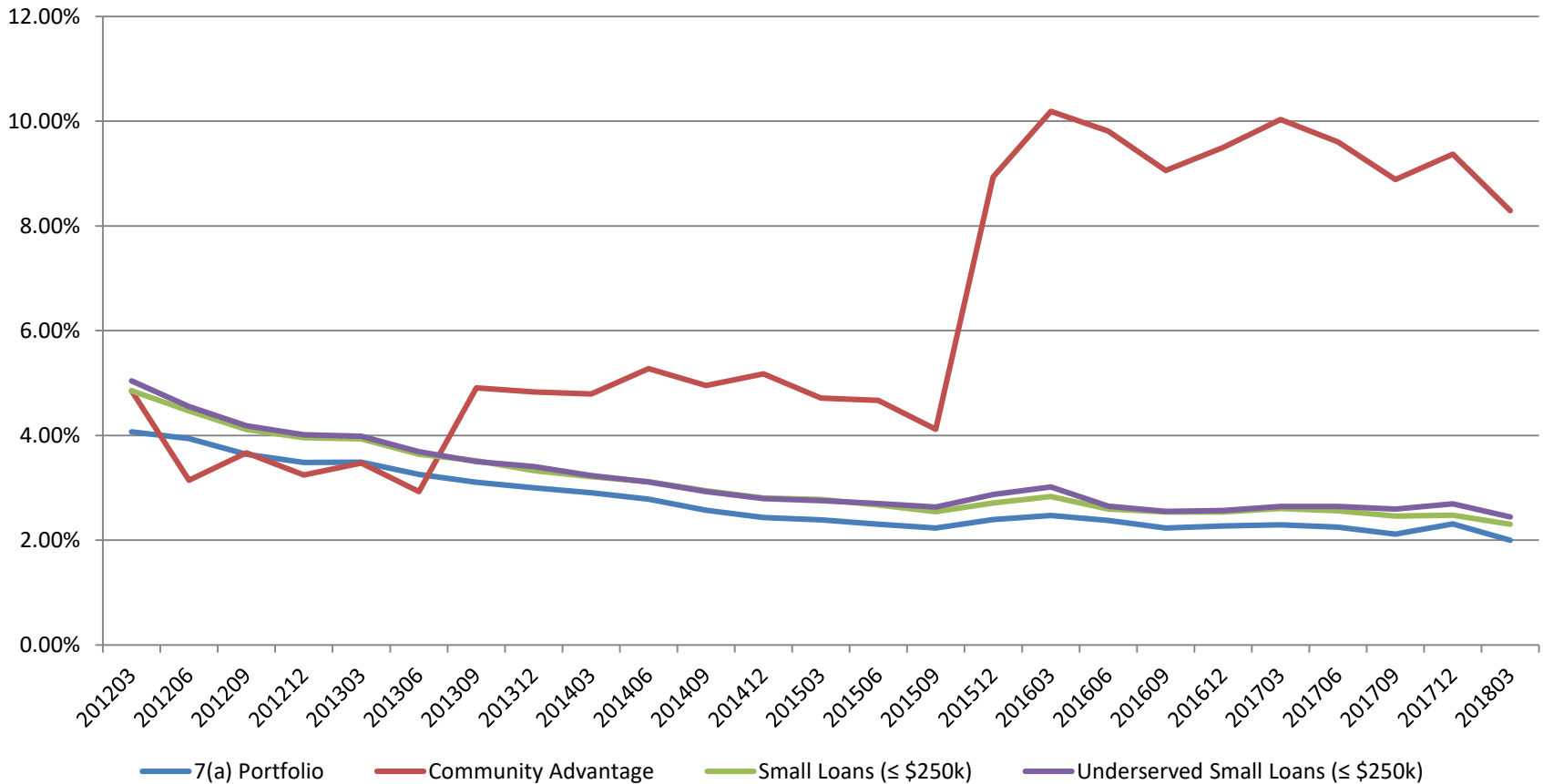
# Current State of Community Advantage

Program	Count of Lenders	Outstanding Gross Loan Count	Outstanding Gross Balance
Community Advantage	85	2,886	\$303,772,122
Small Loan (≤ \$250k)	2,885	165,554	\$9,131,639,339
Underserved Small Loan (≤ \$250k)	2,233	69,901	\$3,729,481,157
7(a) Portfolio	3,531	278,725	\$89,793,567,106

\*Count of lenders in each program are not mutually exclusive.

\*Number of Community Advantage lenders is based on the number of lenders with outstanding loans.

# Early Problem Loan Rate

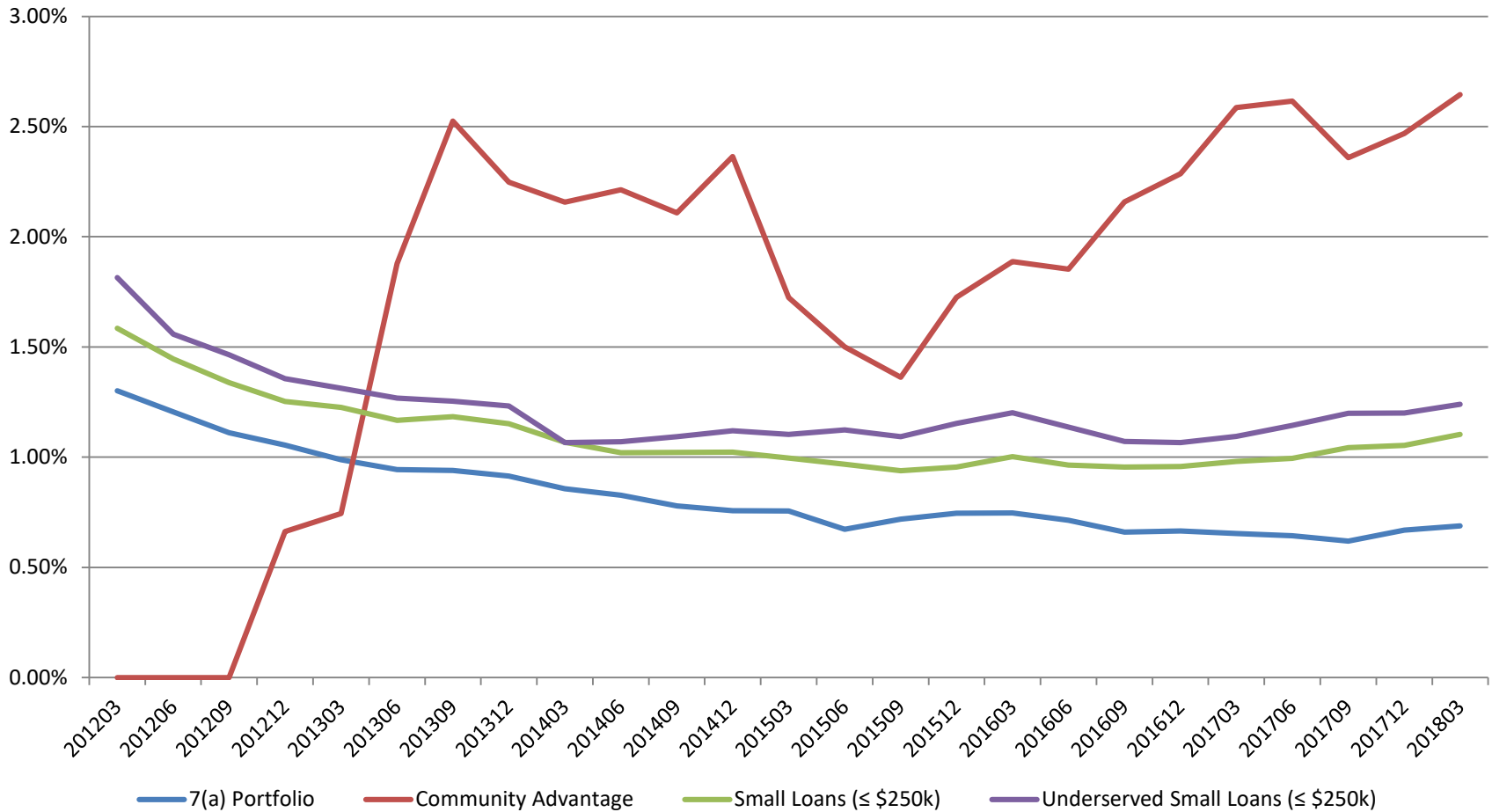


\*Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 excluding CA loans.

\*Underserved Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 to Minorities, Veterans, or Women Owned Businesses excluding CA loans.

\*Early problem loan rate is a PARRiS Metric that falls under the Asset Management category. Currently, greater than 4% is considered to be higher risk and 0% is considered to be lower risk.

# Early Default Rate



\*Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 excluding CA loans.

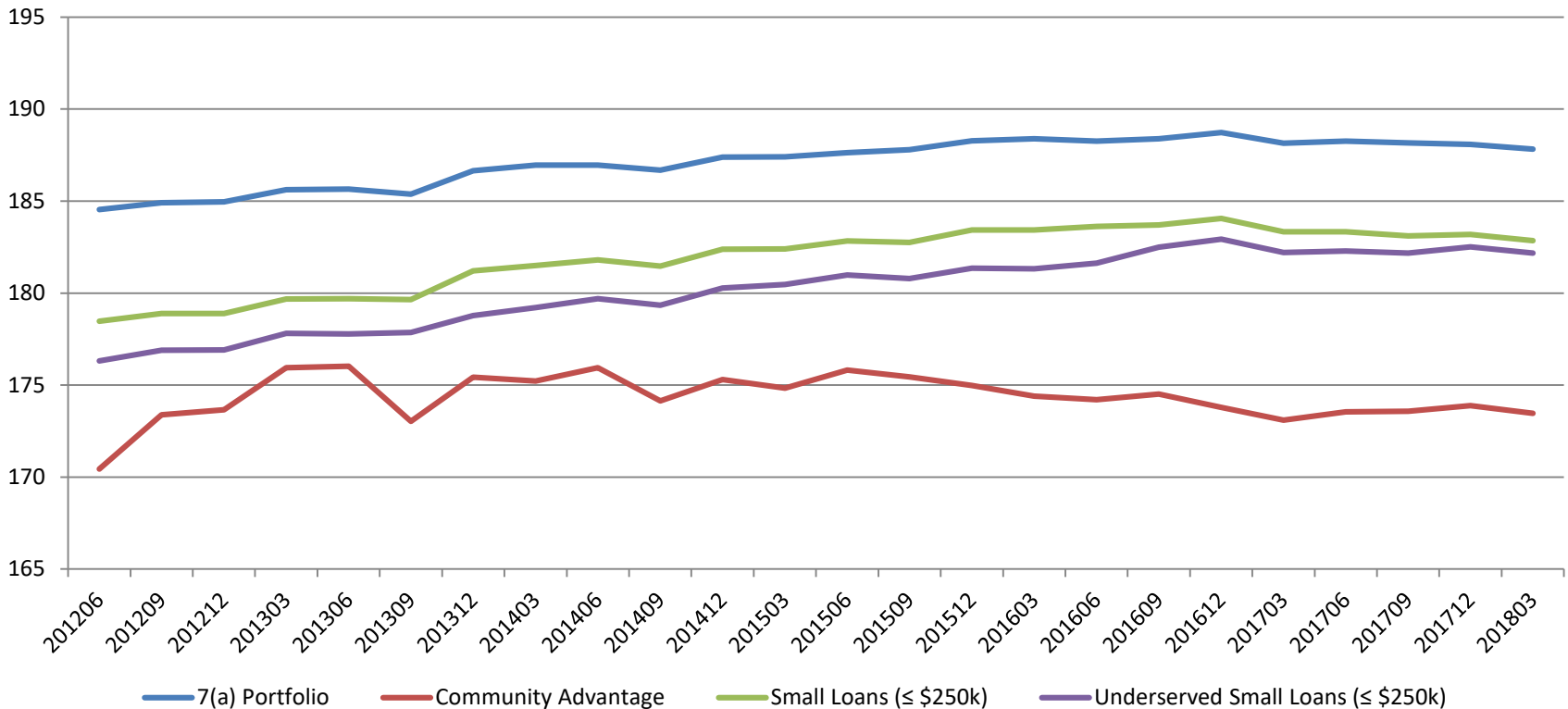
\*Underserved Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 to Minorities, Veterans, or Women Owned Businesses excluding CA loans.

\*Early Default Rate is a PARRiS Flag where > 1% is currently considered higher risk.



# Small Business Risk Portfolio Solution (SBPS) Score

The graph below shows that the credit quality in the Community Advantage pilot program has decreased since 2015 while the rest of the 7(a) program has seen an increase in credit quality.

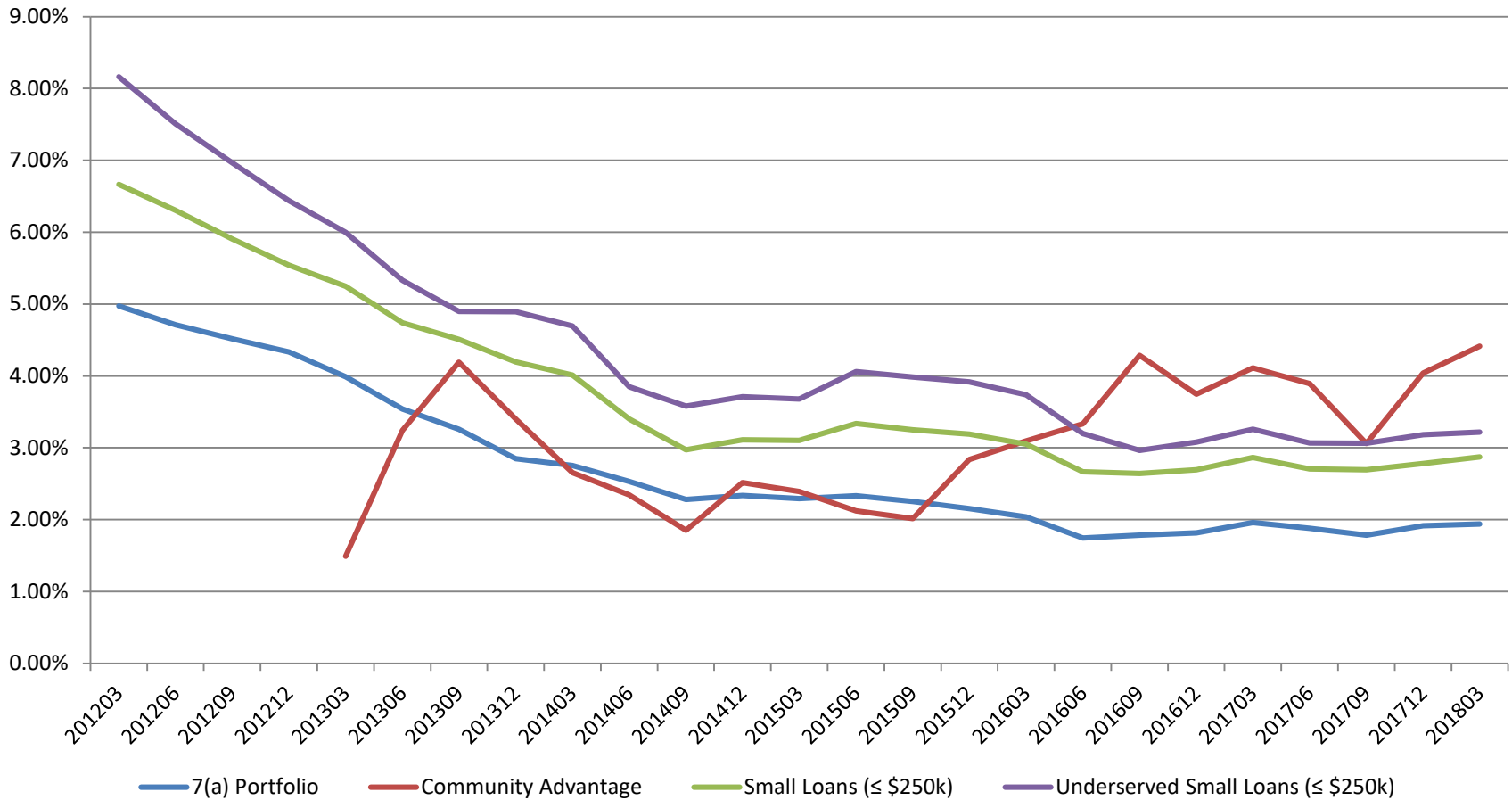


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\*Underserved Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 to Minorities, Veterans, or Women Owned Businesses excluding CA loans.

\*Average SBPS (weighted) is a PARRiS Metric that falls under the Special Items category. Currently, scores less than 180 are considered higher risk and scores greater than 203 are considered lower risk.

# Last 12 Month Default Rate

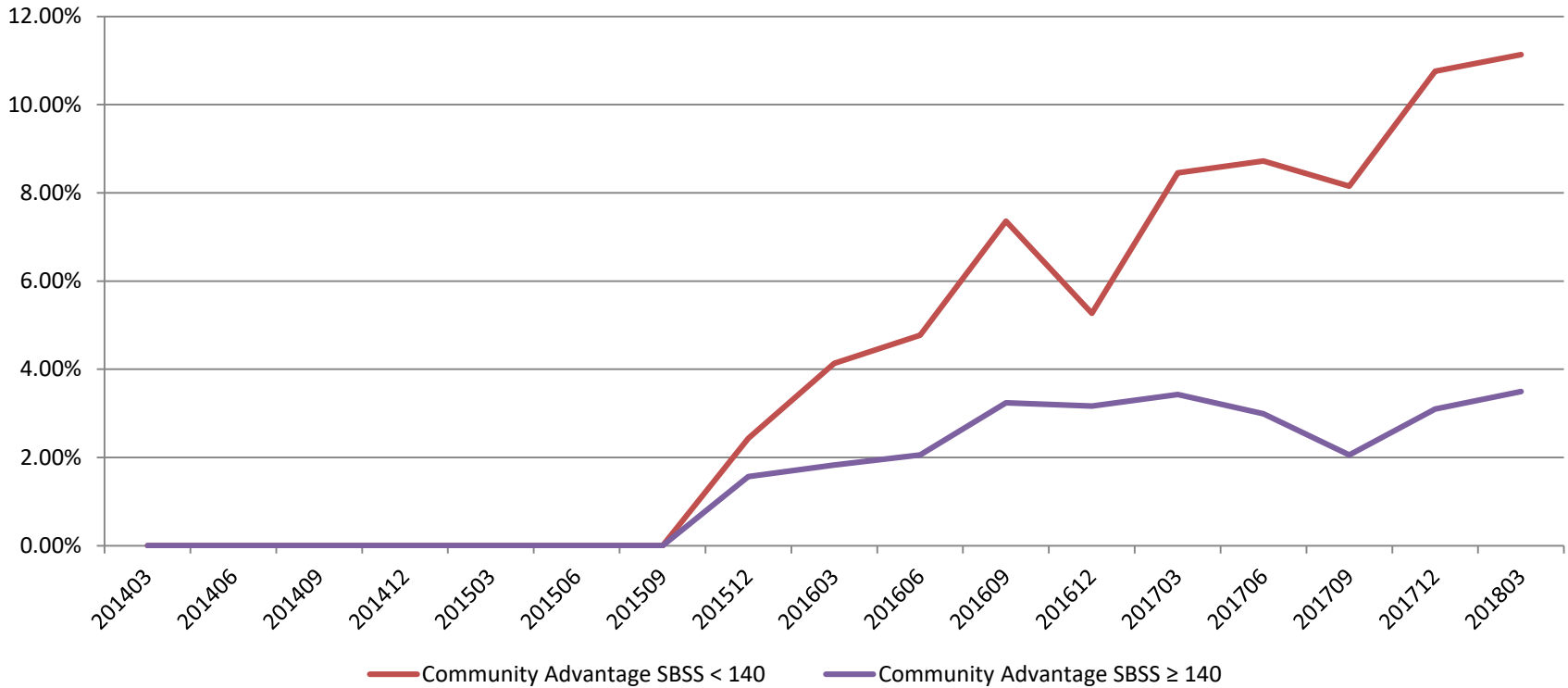


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\*Underserved Small Loans Benchmark includes all 7(a) loans approved less than or equal to \$250,000 to Minorities, Veterans, or Women Owned Businesses excluding CA loans.

\*The Last 12 Month Default Rate is a PARRiS Metric that falls under the Performance category. Currently, 0% is considered to be lower risk and greater than 4% is considered to be higher risk.

# Last 12 Month Default Rate by Small Business Scoring Service (SBSS) Credit Score

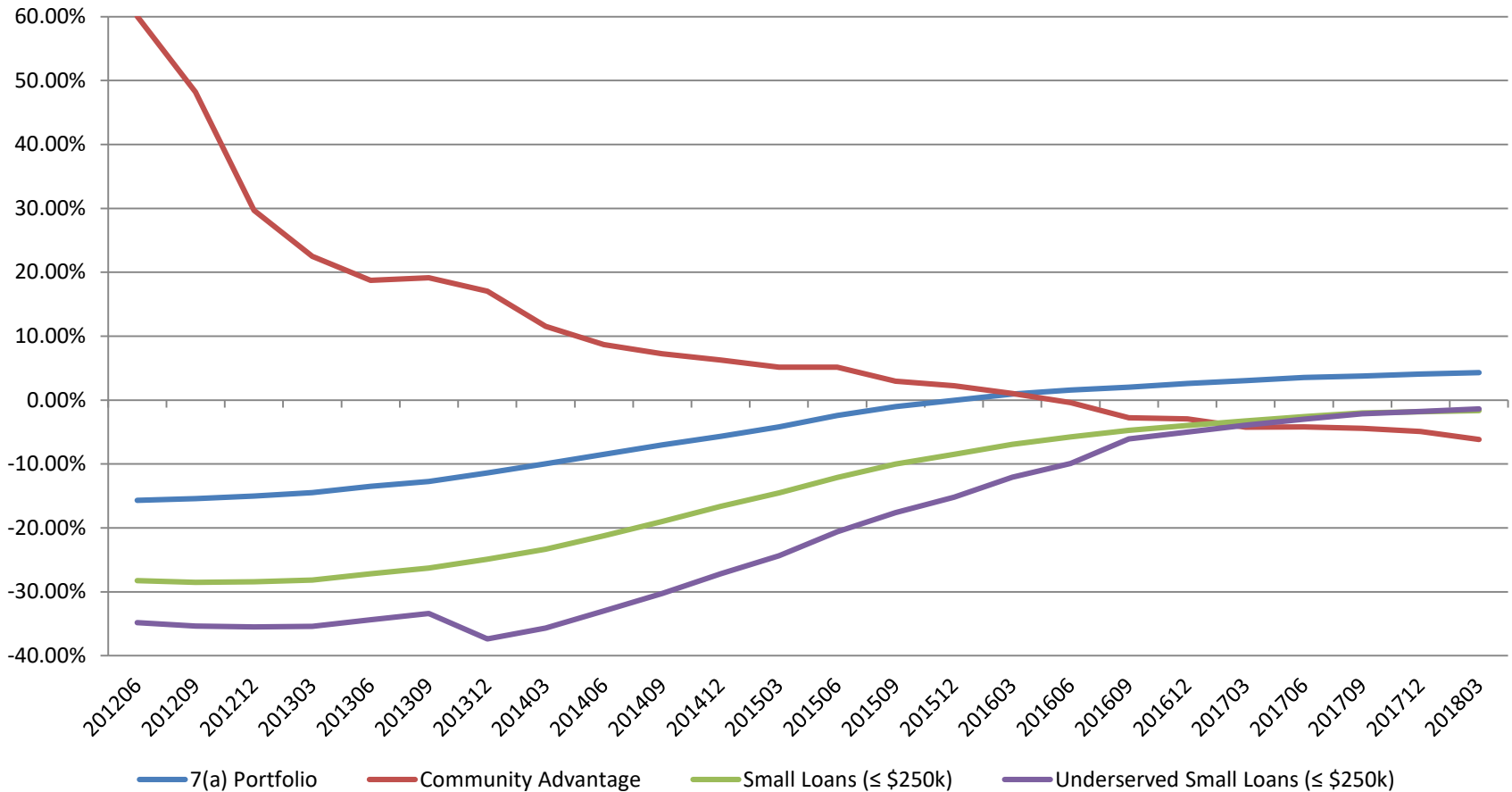


SBSS Range	Number of Approved Loans	% of Total Approved Loans	Outstanding Dollars	% of Outstanding Dollars
< 140	1189	27.8%	\$ 59,290,292.00	19.4%
≥ 140	3092	72.2%	\$ 246,875,241.00	80.6%

\*This slide compares the performance of Community Advantage loans with SBSS scores of less than 140 to Community Advantage loans with SBSS greater than or equal to 140 over time. Currently, the minimum required SBSS score for expedited processing for CA applications is 120.

\*SBSS is sometimes referred to as the FICO liquid origination credit score.

# Cumulative 5 Year Net Yield Rate

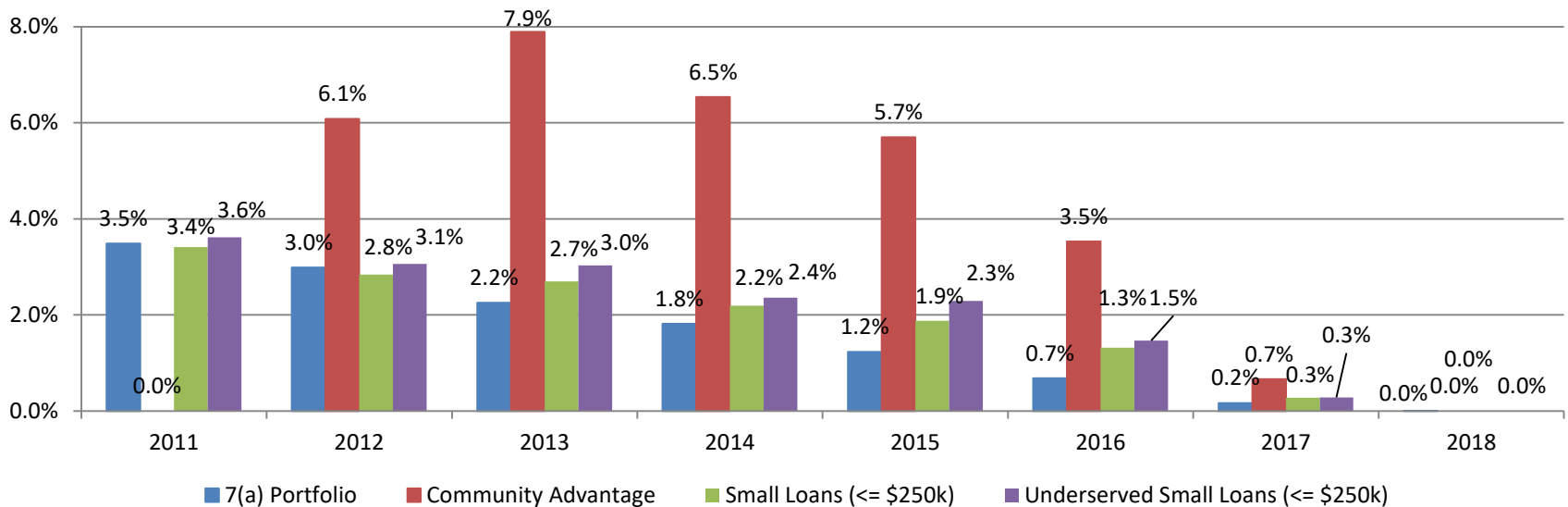


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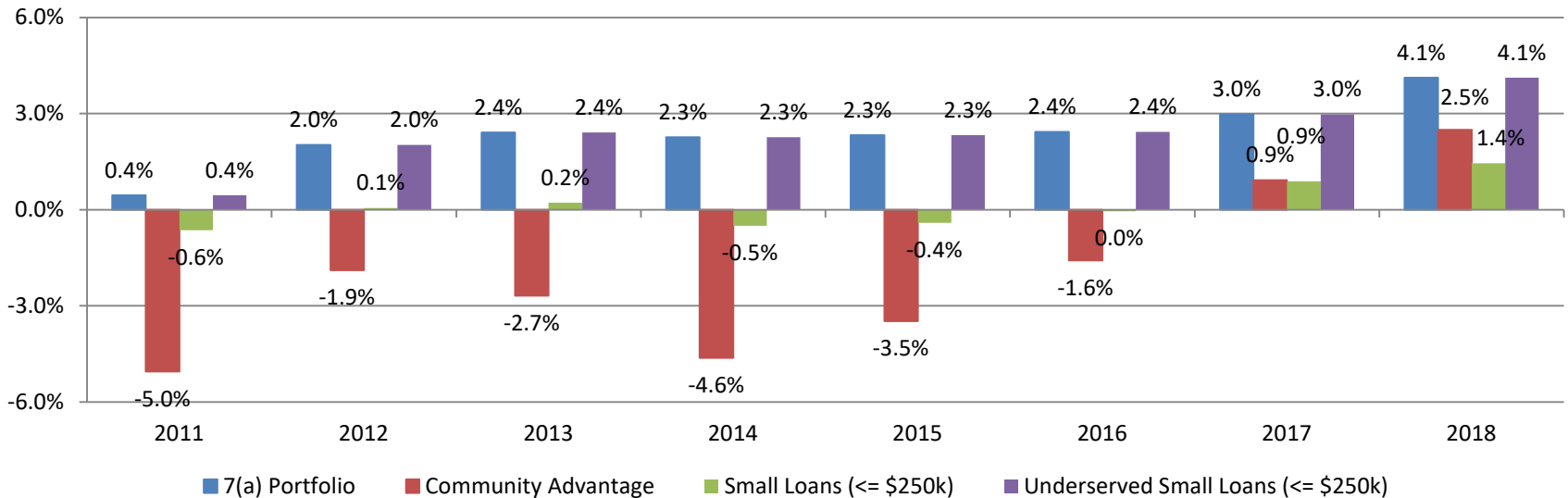
\* The 5 Year Cumulative Net Yield is a PARRiS Benchmark that falls under the Performance category. Currently, > 2% is considered to be lower risk and lower than -1% is considered to be higher risk.

# Cumulative Purchase Rate by Vintage Year



Disbursement FY	7(a) Portfolio			Community Advantage			Small Loans (≤ \$250k)			Underserved Small Loans (≤ \$250k)		
	Approval Amount	Cumulative Purchase Amount	Cumulative Purchase Rate	Approval Amount	Cumulative Purchase Amount	Cumulative Purchase Rate	Approval Amount	Cumulative Purchase Amount	Cumulative Purchase Rate	Approval Amount	Cumulative Purchase Amount	Cumulative Purchase Rate
2011	\$15,314,898,433	\$533,661,103	3.5%	\$460,500	\$0	0.0%	\$2,365,397,185	\$80,627,445	3.4%	\$893,717,436	\$32,291,684	3.6%
2012	\$13,444,921,950	\$401,539,101	3.0%	\$15,382,900	\$935,225	6.1%	\$2,116,182,611	\$60,107,958	2.8%	\$795,678,471	\$24,326,550	3.1%
2013	\$15,364,604,802	\$345,698,644	2.2%	\$30,250,800	\$2,388,117	7.9%	\$2,149,354,441	\$57,924,308	2.7%	\$824,752,105	\$24,976,460	3.0%
2014	\$17,375,361,385	\$315,293,166	1.8%	\$46,702,817	\$3,051,656	6.5%	\$2,426,265,529	\$53,209,056	2.2%	\$912,069,389	\$21,511,303	2.4%
2015	\$19,949,913,486	\$245,046,946	1.2%	\$81,749,206	\$4,660,563	5.7%	\$2,809,429,538	\$52,677,986	1.9%	\$1,092,812,300	\$25,023,023	2.3%
2016	\$22,041,573,795	\$149,985,442	0.7%	\$109,302,325	\$3,857,813	3.5%	\$2,909,921,637	\$38,254,153	1.3%	\$1,168,800,001	\$17,125,677	1.5%
2017	\$23,397,635,008	\$38,265,876	0.2%	\$117,150,440	\$775,526	0.7%	\$2,935,596,771	\$8,045,239	0.3%	\$1,193,057,670	\$3,342,936	0.3%
2018	\$9,635,353,976	\$214,283	0.0%	\$48,582,900	\$0	0.0%	\$1,231,175,953	\$0	0.0%	\$499,318,445	\$0	0.0%

# Cumulative Net Yield Rate by Vintage Year

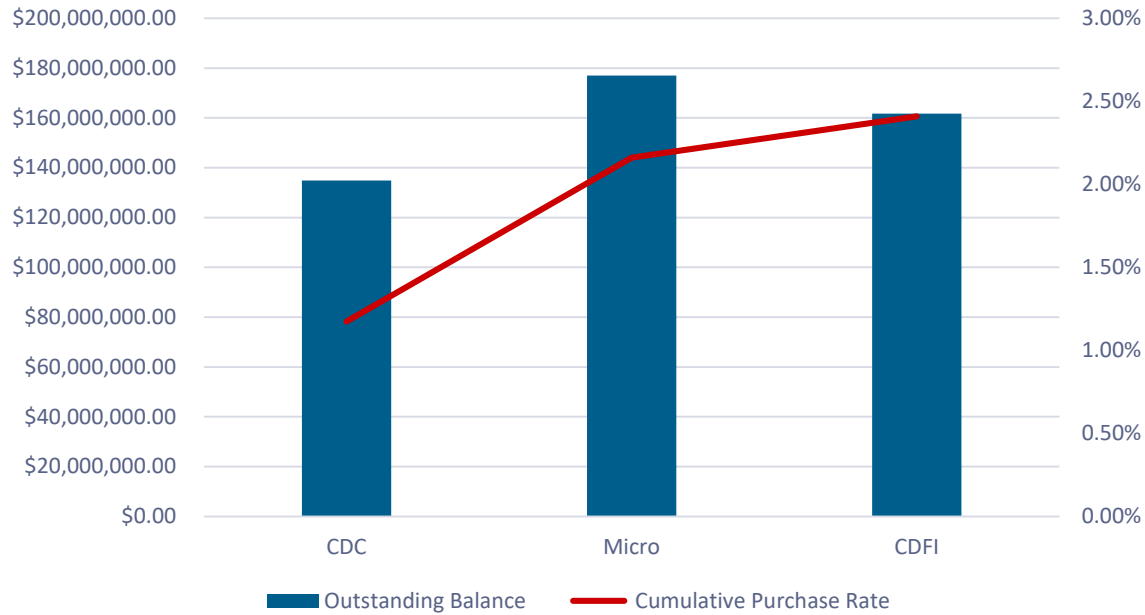


Approval FY	7(a) Portfolio			Community Advantage			Small Loans (<= \$250k)			Underserved Small Loans (<= \$250k)		
	Disbursement Amount	Cumulative Net Cash Amount	Cumulative Net Yield	Disbursement Amount	Cumulative Net Cash Amount	Cumulative Net Yield	Disbursement Amount	Cumulative Net Cash Amount	Cumulative Net Yield	Disbursement Amount	Cumulative Net Cash Amount	Cumulative Net Yield
2011	\$18,363,596,342	\$82,621,436	0.4%	\$1,831,900	-\$92,501	-5.0%	\$3,421,493,253	-\$21,825,542	-0.6%	\$1,239,328,213	-\$8,624,069	-0.7%
2012	\$15,216,341,086	\$307,473,251	2.0%	\$20,400,517	-\$384,882	-1.9%	\$2,997,050,309	\$1,647,500	0.1%	\$1,094,949,839	-\$249,866	0.0%
2013	\$17,279,981,861	\$416,622,281	2.4%	\$31,720,225	-\$851,381	-2.7%	\$2,935,850,933	\$6,387,623	0.2%	\$1,100,846,363	\$1,877,008	0.2%
2014	\$18,502,637,952	\$417,825,767	2.3%	\$49,569,673	-\$2,292,013	-4.6%	\$3,293,223,703	-\$16,591,944	-0.5%	\$1,213,486,681	-\$7,397,569	-0.6%
2015	\$21,887,730,331	\$509,145,748	2.3%	\$90,500,416	-\$3,147,211	-3.5%	\$3,708,492,331	-\$15,383,072	-0.4%	\$1,425,648,493	-\$9,589,422	-0.7%
2016	\$22,352,850,840	\$542,991,333	2.4%	\$104,308,440	-\$1,654,456	-1.6%	\$3,463,223,423	-\$1,684,023	0.0%	\$1,373,068,731	-\$2,653,741	-0.2%
2017	\$21,890,025,364	\$649,744,293	3.0%	\$109,500,969	\$1,010,522	0.9%	\$3,107,051,233	\$27,407,931	0.9%	\$1,268,922,434	\$10,944,500	0.9%
2018	\$6,297,648,449	\$259,177,968	4.1%	\$27,485,071	\$684,020	2.5%	\$879,173,611	\$12,737,774	1.4%	\$353,965,889	\$4,844,596	1.4%

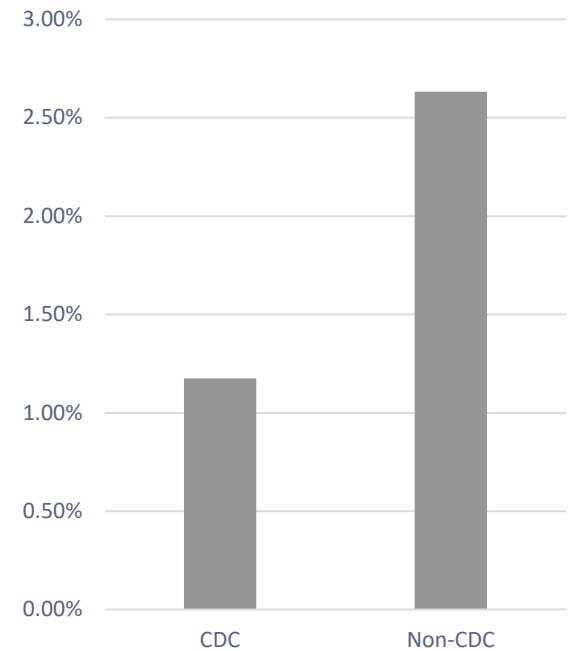
\* The cumulative net yield is the cash flow impact to the SBA.

# CA by Lender Type

Outstanding Balance and Cumulative Purchase Rate by Lender Type



Cumulative Purchase Rate

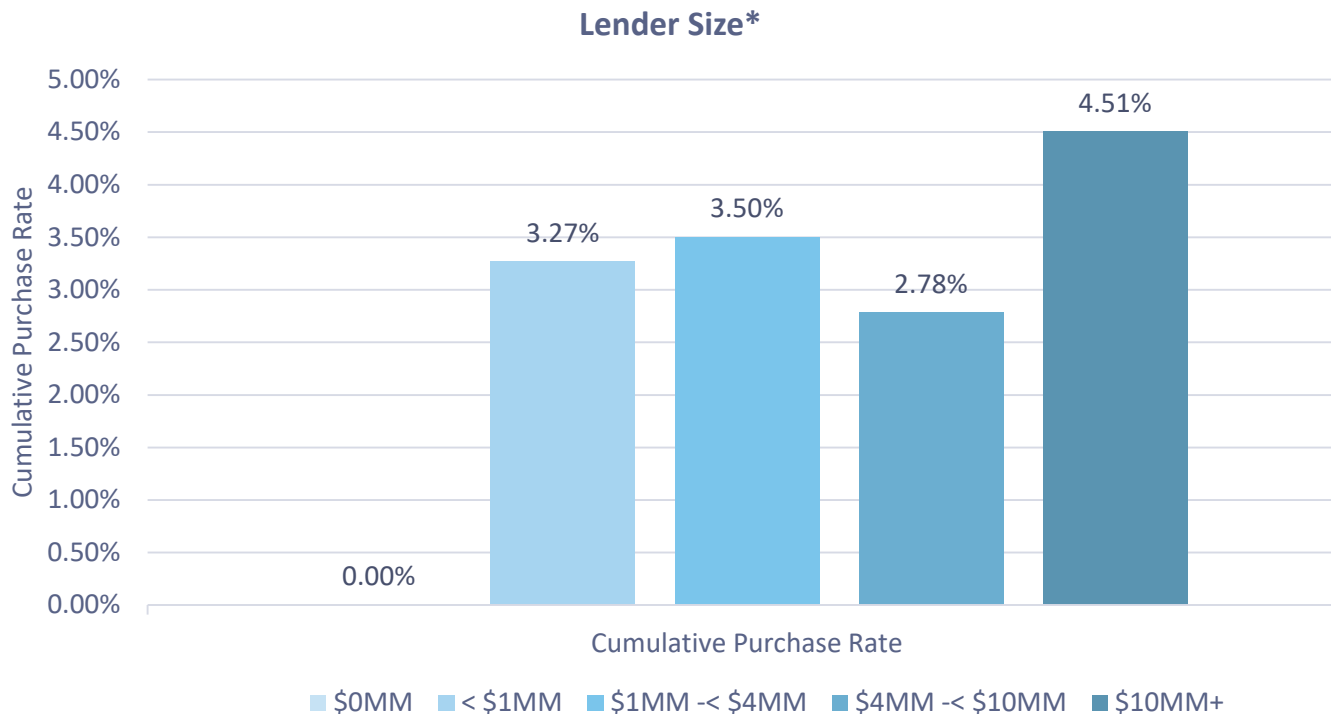


Lender Type	Outstanding Balance	% of Total Outstanding	Cumulative Purchase Rate
CDC	\$134,869,580.00	44%	1.17%
Micro	\$177,016,901.00	58%	2.16%
CDFI	\$161,712,724.00	53%	2.41%
<b>Total CA</b>	<b>\$303,772,122.00</b>		

\* The lender types are not mutually exclusive. Some lenders may fall under more than one category and % will not equal 100.

# CA by Lender Size

Larger more established lenders experience the largest purchase rates in the Community Advantage Pilot Program.



Lender Size*	Lender Count	Outstanding Balance	Cumulative Purchase Rate
\$0MM	6	\$0	0.00%
< \$1MM	40	\$13,357,841	3.27%
\$1MM -< \$4MM	25	\$60,297,766	3.50%
\$4MM -< \$10MM	14	\$88,673,578	2.78%
\$10MM+	7	\$139,743,962	4.51%

\*Lender Size is determined by outstanding CA dollars.