

From Crisis to Opportunity

Financing for Underserved Small Businesses Since COVID-19

About FinRegLab

FinRegLab is a nonprofit, nonpartisan innovation center that tests new technologies and data to inform public policy and drive the financial sector toward a responsible and inclusive financial marketplace. With our research insights, we facilitate discourse across the financial ecosystem to inform public policy and market practices.

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This report is part of a broader research project to evaluate ways to improve credit access through the use of non-traditional data sources and mission-based lenders such as minority depository institutions, community development financial institutions, and other mission- and community-based lenders. We are working with Sabrina Howell of New York University and Emmanuel Yimfor of Columbia University on related empirical analyses.

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1. EXECUTIVE SUMMARY

Just four years after the COVID-19 pandemic prompted fears of the worst round of small business closures and bankruptcies since the Great Depression, small businesses have experienced an extraordinary resurgence in the United States. Despite uneven pandemic relief programs, continuing economic volatility, and substantial credit constraints, business formation has reached exceptionally high levels, producing the largest volume of startups by entrepreneurs of color and women ever reported.¹ While loan delinquencies and business closures have increased over time, surveys underscore small business owners' resilience in the face of persistent uncertainty.²

As policymakers debate potential timelines for beginning to reduce interest rates, small business lenders face important choices about how to serve this vital component of the US economy going forward. Credit can play a critical role in helping entrepreneurs manage day-to-day cash flows and grow their businesses over time, but lending to smaller, younger businesses is particularly challenging due to higher failure rates, data limitations, and cost factors. After the 2008 financial crisis, many banks stopped issuing small business loans to companies that did not meet certain size and age thresholds, making it more difficult for startups and sole proprietors to access capital. Businesses owned by minority entrepreneurs, recent immigrants, and women are particularly affected by these credit constraints.

The decisions that lenders and other stakeholders make about whether and how to increase the scale of credit access for younger, smaller businesses could thus help to determine the extent to which the nation's recent small business resurgence produces long-term financial benefits for entrepreneurs, their communities, and the broader US economy. To inform these issues, FinRegLab has received a grant from the Minority Business Development Agency (MBDA) and support from Visa and Plaid to evaluate the potential for data and technology innovations to increase credit access among minority business enterprises (MBEs) and smaller, younger businesses more generally. The project will build on FinRegLab's past empirical evaluations of the potential for cash-flow data to improve the predictiveness and inclusion of small business underwriting models,³ as well as analyzing challenges to data and technology adoption by mission-based lenders, such as community development financial institutions (CDFIs) and minority depository institutions (MDIs).

This report lays the project's foundation by surveying the evolving market landscape of small business lending since the pandemic to identify trends that are helping to move the lending ecosystem toward a potential inflection point. Key findings include:

- 1. Pandemic relief efforts and racial justice initiatives in 2020-2021 injected unprecedented volumes of capital into the small business lending ecosystem, resulting in substantial growth and accelerating technology adoption particularly among mission-based lenders.** This marked a watershed moment for these lenders, enhancing their visibility and capabilities, and positioning them to better meet the capital needs of small businesses going forward.

- 2. Both supply and demand for small business loans have been negatively affected by economic volatility since 2022.** Higher interest rates have discouraged borrower applications, while tighter loan criteria and market consolidation have constrained the availability of credit.
- 3. Despite these pressures, small businesses have demonstrated substantial resilience over the past four years.** Formation levels rebounded rapidly in the first two years after the shutdown and remained high over subsequent years, including record levels of formation among entrepreneurs of color. Delinquencies and business closures have increased as economic conditions worsened after 2022, though they remain below levels seen in the 2008 financial crisis.
- 4. Recent data and technology developments and federal policy initiatives could help to facilitate further expansion of small business lending programs, particularly by mission-based lenders and banks, though the timing and scale of their impact is difficult to predict.** Understanding more about the makeup and needs of the businesses formed since the pandemic—particularly those formed by entrepreneurs of color and other historically underserved populations—is also important to inform and incentivize future initiatives to expand credit access.

While these trends are largely encouraging, making substantial long-term improvements in credit access for historically underserved entrepreneurs and smaller, younger businesses is likely to require sustained engagement and partnerships from the full range of ecosystem actors. As stakeholders wait for economic conditions to stabilize, this could be a productive time for banks, fintechs, mission-based lenders, philanthropic donors and investors, advocates, and policymakers to engage with each other to map options for sustaining and expanding upon the progress of the past four years.

This research project will help to facilitate such discussions by examining how data and technology can potentially expand credit access for MBEs and smaller, younger businesses more generally, particularly through mission-based lenders' efforts to scale their programs. Topics include:

- » Working with researchers from New York University and Columbia University to analyze the impacts of specific cash-flow attributes on the predictiveness and inclusion of different lenders' underwriting models.
- » Research and initiatives to determine how to better serve the businesses formed since the pandemic.
- » The evolving role of mission-based lenders in deploying capital to underserved small businesses vis-à-vis traditional banks and fintechs, including through diversifying their product offerings.
- » Efforts by CDFIs and MDIs to scale lending to minority business enterprises and other historically underserved entrepreneurs through the use of technology, automated data flows, non-traditional data sources, and partnerships with other ecosystem participants.
- » The importance of evolving mission-based lenders' customer acquisition, capital access, and technical assistance programs to support larger scale operations.
- » Opportunities for philanthropic donors, policymakers, technology vendors, intermediary organizations, and other stakeholders to support the efforts of mission-based lenders to scale small business lending.

In addition to the empirical and qualitative research, the project will explore the potential evolution of related policy, regulation, and market practices based on stakeholder engagement and policy and legal analyses. The goal is to take a broad-based look at options to improve credit access among smaller, younger businesses as a way to address racial wealth gaps, spur job creation, and expand local and national economic activity.

* * *

Part One of this report provides a primer on the crucial role that small businesses play in the US economy, outlines the factors that make it particularly challenging for lenders to underwrite younger, smaller businesses and for minority business enterprises and other historically underserved entrepreneurs to access credit, and describes how the small business lending marketplace diversified in the decade prior to the pandemic.

Part Two considers how the events of the past four years have laid the groundwork for potential long-term improvements in the lending ecosystem. Specifically, **Section 3** and **Section 4** follow recent market developments and policy initiatives, focusing on 2020-2021 and 2022-2024, respectively. **Section 5** looks forward by examining how recent shifts in technology, market dynamics, and public policy can potentially position both mission-based lenders and traditional banks to provide greater capital access to historically underserved entrepreneurs and younger, smaller businesses more generally.

Appendix A provides a glossary of key terms used throughout the report. **Appendix B** summarizes the structure, terms, and accessibility of different federal small business loan programs offered throughout the pandemic. **Appendix C** provides a deeper analysis of recent federal and regulatory policy developments that may impact small business lending.

PART ONE

THE IMPORTANCE OF SMALL AND MINORITY BUSINESS ENTERPRISES

Small businesses are a critical part of the US economy. They drive nearly half of gross domestic product, support community development, and contribute significantly to the labor market.⁴ As of 2023, there are over 33 million firms in the US that meet the Small Business Administration's definition for small business: independent businesses with fewer than five hundred employees.⁵ These businesses collectively employ 62 million Americans—half of the American workforce—and have contributed two-thirds of all net new jobs created since 1995.⁶ They pay 40 percent of the private sector payroll and create significant benefits for local economies through employment, supply chains, and innovation.⁷ They also enhance quality of life in the neighborhoods where they operate.

The landscape of small business ownership is also broadening to include more historically excluded populations. As the country moves towards a minority-majority population in the next 20 years, the US is experiencing long-term shifts in business owner demographics. In the decade before the pandemic, the number of small businesses owned by people of color nearly doubled, increasing from 6 million to more than 11 million. This represents a growth rate ten times that of all small businesses during the same period.⁸ As shown in the chart below, between 2017 and 2020, the number of Black-, Asian-American-, and Latino- or Hispanic-owned businesses each grew by over 10 percent, while the number of White-owned businesses stayed flat.⁹ Over the last ten years, minority business enterprises have accounted for more than 50 percent of new businesses.¹⁰

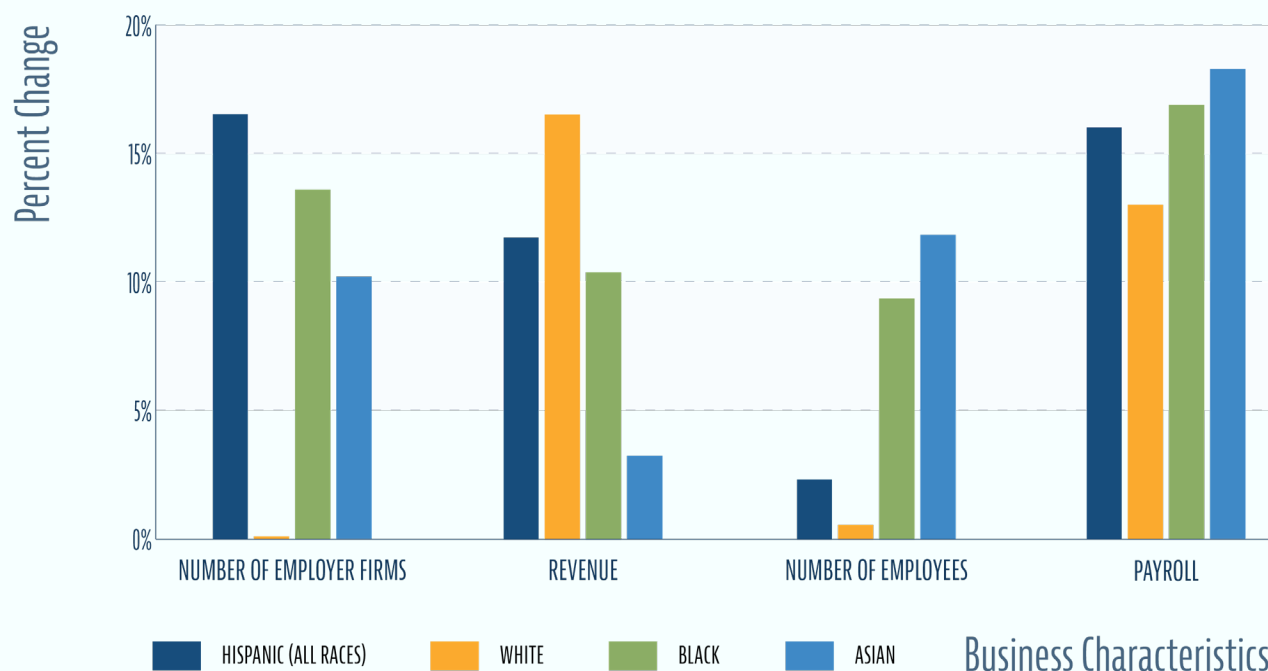
The trend in small business ownership demographics is an important development, as entrepreneurship can be a powerful vehicle to build wealth and break cycles of generational poverty.¹¹ The racial wealth gap is one of the starkest examples of socioeconomic disparities in the US: For every dollar held by median White families, median Hispanic families have 19 cents and median Black families have 11 cents.¹² These racial wealth gaps have been estimated to cost the US economy up to \$1.5 trillion per year in dampened consumption and investment.¹³

Research suggests that increasing both minority business formation and success rates are critical to closing racial wealth gaps and reducing their effect on the broader US economy.¹⁴ Black business owners have twelve times more wealth than Black wage earners, and the net worth of Latino business owners is ten times that of the general Latino population.¹⁵ Research also shows that the wealth mobility of Black entrepreneurs whose businesses succeed is equal to that of White entrepreneurs, in contrast to the economic mobility gap that persists between Black and White wage workers.¹⁶ However, particularly within the first four years of operation, closure rates have

historically been substantially higher among minority-owned businesses due in significant part to challenges in accessing capital.¹⁷

Overall, about 50 percent of small businesses close within the first five years. Thus, over the next few years, factors that impact the ability of smaller, younger businesses and MBEs in particular to access capital will determine the extent to which the record number of small businesses formed since the pandemic will translate into tangible long-term financial benefits for entrepreneurs, communities, and the broader US economy.

FIGURE 1 PERCENT CHANGE IN BUSINESS CHARACTERISTICS BY RACE AND ETHNICITY (2017-2020)



Data Source: US Census Bureau, Annual Business Survey

Note: Payroll and revenue numbers may be adjusted for inflation.

2. BACKGROUND

The following section provides an overview of the factors contributing to the credit gap for small businesses. [Section 2.1](#) outlines the particular challenges of underwriting small businesses and ways that traditional bank lenders began reducing their offerings for younger, smaller businesses in the aftermath of the 2008 financial crisis. [Section 2.2](#) describes the particular barriers that minority business owners face due to income, wealth, and credit score disparities as well as factors such as discouragement and discrimination. The final section describes the increasing role that non-bank and mission-based lenders took on in providing credit to small businesses in the decade before the pandemic.

2.1 Difficulty of providing credit access to small businesses

Access to capital is critical for the growth and survival of any business.¹⁸ Financial buffers allow small businesses to navigate unexpected liquidity shortages due to payment delays, seasonality, equipment breakdowns, natural disasters, or economic downturns. Capital also facilitates business development from the startup to the growth and maturity phases by funding the expansion of business operations, such as leasing new locations, buying equipment, hiring additional employees, or enabling entrepreneurs to compete for new opportunities, such as bigger contracts.¹⁹ Capital can also drive innovation by enabling businesses to invest in technology, research, and the development of new products or processes.

Many entrepreneurs rely on their personal savings and credit sources during the startup phase of the business and beyond, often supplementing that with financing from friends and family.²⁰ However, these enterprises ultimately require external capital, such as small business loans or equity from outside investors, to survive and grow.²¹ But small businesses are highly volatile by nature, which makes them risky customers for lenders. In particular, younger and smaller businesses are the most challenging segment to underwrite as a result of higher failure rates and default risk, difficulty assessing business and business-owner creditworthiness, and unfavorable lending economics.

2.1.1 Risk of failure

Lending to small businesses is inherently more risky than lending to larger firms. A Federal Reserve analysis found that banks that primarily focus on business loans of less than \$1 million have much higher delinquency rates than banks that focus on larger business loans, especially through recession periods such as the 2008-2010 financial crisis.²²

Even in stable economic conditions, small business failure rates are much higher than larger companies. Overall, about twenty percent of new small businesses fail in their first year, and half of small businesses fail within the first five years.²³

A lack of cash reserves is a major contributor to this pattern, making it difficult for small businesses to meet liquidity needs and smooth over cash-flow shortfalls. Over half of small businesses in the US only have reserves to cover one month of operating expenses, and one-fourth of businesses only have reserves to cover two weeks.²⁴ Cash reserves are even lower for young businesses, as they are still building out and stabilizing their revenue streams. A US Bank study showed that over 80 percent of businesses that failed did so because of inadequate cash reserves.²⁵ Younger businesses—in particular those less than two years old—face elevated failure rates compared to their larger, more established peers. Their business models are often still unstable and untested at this stage, and entrepreneurs may not be as experienced in forecasting income or cash flows, managing balance sheets, or creating financial statements, and therefore experience greater uncertainty and volatility.

FIGURE 2 SURVIVAL RATES SINCE BIRTH FOR COMPANIES FOUNDED IN 2012



Data Source: Bureau of Labor Statistics

These factors all increase the risk of default for lenders, especially in lending to startups. In response, many banks have implemented limits on the maturity or size of the businesses they lend to—for instance by requiring at least two or three years of tax returns or financial history from loan applicants. According to research by the Federal Deposit Insurance Corporation (FDIC), nearly 90 percent of large banks use business age as an underwriting criterion for small businesses loans.²⁶ This makes it difficult to find traditional lenders offering loans for startups. Other lenders use size thresholds such as limiting applications to businesses with a minimum amount of annual revenue. The 2022 Federal Reserve Small Business Credit Survey found that small businesses with annual revenues of less than \$100,000 have the lowest rates of being fully approved for business loans, lines of credit, and cash advances, with just 32 percent reporting that they received all of their requested financing, compared to over 70 percent for businesses with annual revenues over \$1M.

2.1.2 Data limitations

The lack of consistent, widely available data about small businesses also makes it difficult for lenders to assess their ability and willingness to pay back loans. The commercial credit scoring system is less standardized, regulated, and comprehensive than the consumer credit scoring system, particularly for smaller businesses. Commercial credit score coverage is much less widespread than for consumers, with lenders reporting between a 20-40 percent hit rate for small business applicants from commercial credit reporting providers such as Dun & Bradstreet and Experian.²⁷ This number is even lower for smaller and younger businesses, since commercial credit databases rely on historical tradeline information such as past business payments to vendors and creditors.²⁸ As a result, most lenders still rely primarily on the business owner's personal credit score in assessing risk for small business loans. According to surveys by the Federal Reserve Banks, 88 percent of small business owners report that they rely on their personal credit score to apply for business financing.²⁹

Small businesses are also a notoriously heterogeneous segment. This makes them difficult to group across factors such as geography, size, age, industry, experience, growth, ownership structure, financing, and business model, as well as the intended use of borrowed funds. Small business owners vary greatly in their experience levels, motivations, level of innovation, and growth plans for the business.³⁰ Lending risk diverges significantly between industries with skilled professionals such as doctors or veterinarians, who have more reliable customers and revenue-generation models, and industries like food service and retail (e.g., bars, restaurants, bodegas) that face often large, unpredictable revenue fluctuations and higher failure rates.

A small business owner may also use a loan for a variety of purposes with varying degrees of risk—such as startup costs, inventory purchases, working capital to cover general operating expenses during a cash-flow shortage, real estate costs or business expansion, investments in new equipment or machinery, or debt consolidation. To counter this degree of heterogeneity, some lenders have developed expertise in and preferences for specific industries that have lower risk or more transparent financial or accounting practices, leaving other small business borrowers with limited options.³¹ Additionally, some lenders have created products that are tailored to specific borrowing needs, such as heavy equipment or truck financing. While these strategies can lower risk, they are also expensive for lenders to develop and are narrower in scope than generalized products.

To augment personal credit scores and build a more complete picture of the business, traditional bank lenders have historically required small business applicants to submit detailed documentation, such as cash-flow statements, balance sheets, profit and loss statements, and tax returns. However, newer and less experienced business owners may not be adept at putting together these kinds of financial statements, which means they must spend substantial time and effort to complete the application process. They are also more likely to commingle their personal and business finances in transaction accounts and rely on consumer credit to start their business, creating a more complex financial picture that can make it difficult for lenders to accurately assess their business finances. With a shorter operating history, they are not likely to have an established history of payments against commercial tradelines, especially when applying for their first business loan. All of these dynamics create challenges for lenders looking to assess an applicant's expected loan performance compared to an existing small business loan portfolio.

BOX 1 CONSUMER VS. COMMERCIAL CREDIT REPORTING DATA

Credit bureaus emerged in the US more than a century ago, and in recent decades have supplied increasingly standardized data for use in automated credit scoring and underwriting systems for consumers.³² Credit scoring models developed by companies such as Fair Isaac Corporation (FICO) use historical data about lending behavior to assign individuals into bands according to a predicted likelihood of default. These scoring models help lenders predict the likelihood of borrower default by assessing historical payment behavior, debt levels, and other factors related to past loans. This offers lenders a way to compare and assess risk across credit applicants, with wide-spread coverage across the three nationwide consumer reporting agencies: Equifax, Experian, and TransUnion.³³ Research suggests these models do have some gaps in accuracy and coverage, particularly for underserved consumer segments—there are an estimated 28 million consumers who lack traditional credit files (often called credit invisibles) and 21 million consumers who lack sufficient history to generate credit scores (often called unscored or unscorable) using the most widely adopted models in the US. However, given the value of standardization in financial services, most consumer lenders have incorporated credit scores and reports into their internal underwriting models and criteria.

Commercial credit scoring, by contrast, developed later in small business lending. In the early 2000s, commercial credit scores primarily relied on business owners' personal credit scores, augmented with limited information about the business. Although business credit bureaus such as Dun & Bradstreet, Equifax, and Experian have begun to invest in standardizing business records as well as reports on business debts and repayments ("trade-line" data), many lenders today still rely on the business owner's personal credit history. This presents a barrier to entrepreneurs from underserved backgrounds, preventing them from accessing the credit needed to establish and grow their businesses, as they often do not have prime personal credit histories.

2.1.3 Unfavorable economics

The heightened risk of closure, difficulty of assessing creditworthiness, and heterogeneity of small businesses also tend to drive up lender costs, particularly for smaller loans to smaller businesses. Considering baseline economics, the fixed costs of originating and underwriting a loan regardless of loan size mean that lenders see much lower margins when offering a \$15,000 loan compared to a \$1 million loan.³⁴ Small business loans are also generally more complex to underwrite than consumer loans, and banks have traditionally relied on manual and relationship underwriting. This requires loan officers to spend substantial time working with applicants to collect and review their financial documents and often includes the banker's subjective evaluation of the applicant's likelihood to repay a loan. This kind of relationship-based underwriting frequently takes into account knowledge of local market conditions and community contacts that provide valuable input into the chances of a business succeeding, but it is substantially more labor intensive than relying on automated scoring and underwriting models.³⁵ Intermingled finances and heterogeneity among small business borrowers can also increase loan-monitoring costs for lenders in this segment, creating additional expenses even after origination.³⁶ In addition, depository institutions often depend on capital from bank deposits to support their business lending activities, but the smallest businesses do not bring in stable, large deposits for banks, as they struggle to balance cash inflows and outflows.

Conversations with lenders across traditional banks, fintechs, CDFIs, and MDIs all emphasize the fundamental challenge of making the economics work for smaller loan sizes, in contrast to larger commercial and real estate lending where the unit economics are more favorable. One stakeholder analogized small business lending to the decision between using a truck to haul a couple of large boulders, or individually picking up thousands of small pebbles by hand.

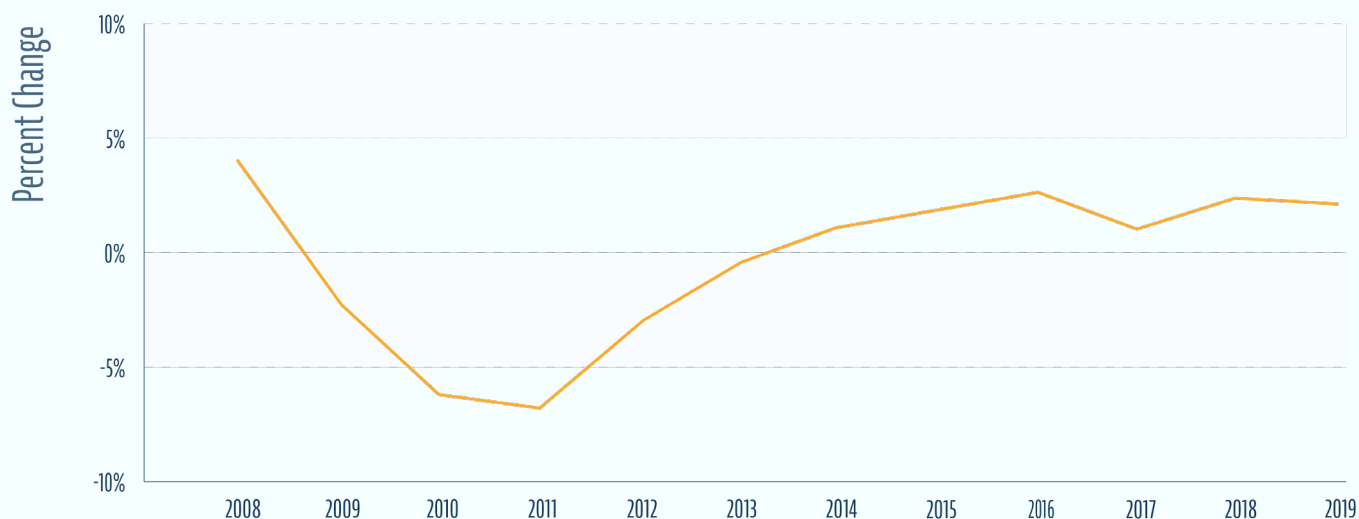
In the aftermath of the 2008 crisis, banks increasingly implemented thresholds based on loan size to improve their lending economics. For instance, many large and community banks set minimum loan requirements for small businesses and decided they would not approve loans below \$50,000 or \$100,000.³⁷ To reduce lending costs, larger banks have also implemented automated underwriting

systems leveraging quantitative models that use standard data inputs like credit scores. These systems are built to ingest “hard” data rather than the “soft” data gathered from small business owners during meetings with loan officers.³⁸ Soft or relationship-based data is harder to quantify, verify, and transmit into these models, further reducing the chances of a bank approving a loan applicant that may have otherwise been approved with a judgmental underwriting approach.³⁹

Many banks also require security or collateral for small business loans to serve as a potential second source of repayment, which lowers their risk. Secured loans require borrowers to offer up collateral such as cash, real estate, vehicles, inventory, or equipment that the lender can seize in the event of default. These loans require the business owner to have valuable assets, either owned by their business or personally. By contrast, unsecured loans allow small businesses to take out financing without backing it with collateral, which tends to be more expensive for lenders because of the higher risk of losses. To mitigate this, it is common for lenders offering unsecured loans to require a personal guarantee, where the business owners guarantee the loan with their personal assets.⁴⁰ Many lenders also require a blanket lien, or UCC-1 lien, which gives them the right to claim the borrower’s business assets in the case of default to repay the value of the debt.⁴¹ However, lenders usually do not factor liens into their underwriting processes because the likelihood of recovery is limited and highly variable depending on the circumstances, and microbusinesses and startups frequently lack sufficient assets to secure the loan amount. UCC-1 liens are therefore a last resort and do not ensure that the lender recovers default losses.

As a result of these factors, many big banks have significantly decreased lending to smaller, younger businesses. This trend began in the aftermath of the 2008 recession, when banks pulled back aggressively from the market, given poor loan performance, market volatility, and regulatory and investor pressure to stabilize their portfolios.⁴² For instance, the Big Four banks reduced their annual lending volume to small businesses by 44 percent between 2008 and 2020.⁴³ Data on loan originations across US banks shows that volumes across the entire small business lending sector were slow to recover throughout the decade after the recession, never fully returning to pre-2008 volumes.⁴⁴ As a result, small business loans as a share of total loans declined over the decade before the pandemic.⁴⁵

FIGURE 3 PERCENT CHANGE IN SMALL BUSINESS LOAN BALANCES SINCE 2008



Data Source: Call Reports FDIC, and Gross Domestic Product, BEA.

This created an inverse linear relationship between the size of a bank and their likelihood to lend to small business—the bigger the bank, the less likely they are to offer small business loans.⁴⁶ This is especially true for unsecured or lightly secured “microloans,” which are often defined as loans with balances under \$50,000, though there is no single universal threshold. Big banks have the smallest ratio of microloan holdings to assets, compared to smaller banks.⁴⁷ While other lenders have begun to step into the gaps created by bank retrenchment, as discussed in more detail in [Section 2.3](#), these factors and trends create a misalignment between credit supply and demand, especially for younger, smaller businesses. These strains are particularly severe for minority business enterprises and other historically underserved entrepreneurs, affecting patterns of business formation, longevity, and growth, as discussed in the following section.

2.2 Heightened access challenges for MBEs and other historically underserved entrepreneurs

Businesses owned by people of color, recent immigrants, women, and other socially and economically disadvantaged individuals often face substantial additional obstacles in accessing credit beyond the general challenges facing smaller, younger businesses described above.⁴⁸ These challenges are due to a combination of factors that can reinforce each other and play out over a business's life cycle, making it more challenging not only to launch but also to meet bank lending thresholds over time. While this paper focuses specifically on the challenges facing minority business enterprises, increasing access to credit for younger, smaller businesses more broadly could also provide benefits to other types of historically underserved entrepreneurs.⁴⁹

BOX 2 WHAT CATEGORIES OF SMALL BUSINESSES ARE PARTICULARLY UNDERSERVED?

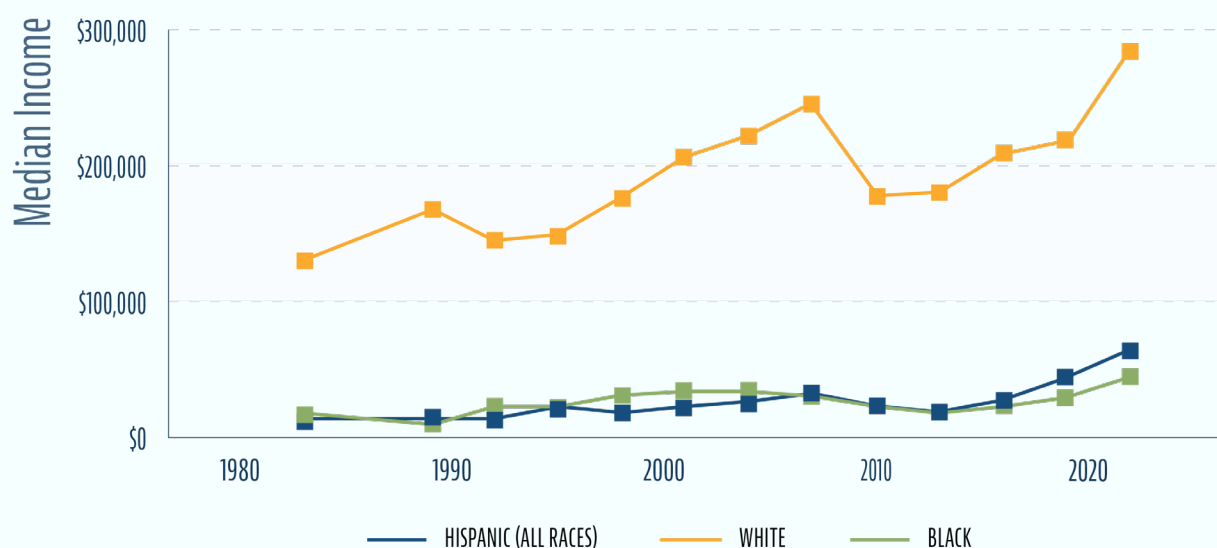
In addition to entrepreneurs of color, research suggests that firms owned by women,⁵⁰ immigrants,⁵¹ justice-impacted individuals,⁵² residents of historically redlined neighborhoods,⁵³ and to a certain extent veterans⁵⁴ and entrepreneurs in rural communities⁵⁵ can face heightened challenges in accessing credit to start or grow their businesses. Relative to their peers, business owners who belong to one or more of these groups often report higher rates of loan denials, approvals for less credit than requested, and discouragement in deciding whether to apply for credit in the first place.

A number of factors may contribute to such outcomes, including disparities in revenue and the length of business operations, lack of personal assets and collateral, credit history and scoring gaps, and other types of formal and informal barriers.⁵⁶ While some obstacles are similar across different underserved segments, others may not be. For example, somewhat similar to MBEs, women-owned businesses tend to be younger, have less equity capital, and are more likely to report discrimination and discouragement than male-owned businesses,⁵⁷ but analyses of the extent of credit score gaps between male and female entrepreneurs are mixed.⁵⁸ Immigrants often face difficulties transferring credit history from their countries of origin, as well as additional barriers to accessing financial services compared to non-immigrant groups, such as language barriers and their immigration status. Similarly, justice-impacted individuals often start small businesses because of severe challenges in finding employment, but then find that thin or damaged credit files or lender policies concerning criminal histories may limit their ability to access business loans.⁵⁹ Rural business owners tend to be more financially stable than non-rural businesses and are eligible for some specialized federal programs, but have been disproportionately impacted by bank branch closures and consolidations in their local communities.⁶⁰

Similar to MBEs, closing existing disparities for these businesses would contribute substantially to the economy, particularly given that many of these subgroups are founding small businesses at much faster rates than the US average. For example, the rate of business formation, job creation, and revenue growth among women-owned firms was roughly double the rate of men-owned firms between 2019 to 2023, and firms owned by Black women produced higher rates of job creation and revenue growth than either women- or Black-owned businesses more generally.⁶¹ One study estimates that eliminating the gaps in average revenues between firms owned by women of color and White women would increase annual revenues by \$667 billion and between women and men-owned businesses by \$8.7 billion.⁶² Other analyses find that immigrant-owned businesses make disproportionately large contributions to innovation and growth in the broader US economy.⁶³

Gaps in income and asset accumulation are important factors, as they impact the ability of entrepreneurs to invest in new businesses, obtain support from friends and family, and qualify for loans. Existing asset disparities between White and racial minority households can pose particularly significant challenges to MBEs in securing capital.⁶⁴ Over the two decades leading up to the pandemic, the median White household held between \$100,000 and \$175,000 more in assets than median Black and Latino/Hispanic households, with disparities often exceeding a factor of ten.⁶⁵ Black and Hispanic households' median incomes remained between 55 percent and 75 percent of White household income over the same time period.⁶⁶ After the pandemic, median family wealth jumped more rapidly for White households than for Black and Hispanic households.⁶⁷

FIGURE 4 MEDIAN FAMILY WEALTH BY RACE AND ETHNICITY, 1983–2022



Data Source: Urban Institute calculations from the Survey of Financial Characteristics of Consumers 1962, the Survey of Changes in Family Finances 1963, and the Survey of Consumer Finances 1983–2022.

These disparities make it harder for minority businesses to access capital, as they often lack the assets required to collateralize loans and may struggle to accumulate personal savings or to leverage their networks for funding.⁶⁸ When it comes to obtaining capital to start their businesses, minority business owners often lag behind their peers. For example, studies have shown that, on average, entrepreneurs of color start with much less capital than their White counterparts, regardless of how they enter business ownership, whether through founding, inheriting, or purchasing the business.⁶⁹ One study cites that, on average, Black-owned firms obtain just \$35,000 in startup capital in their first year of operation, compared to \$107,000 for the average White-owned firm.⁷⁰ Business owners of color are more likely to rely on personal savings, families, and friends to finance their businesses compared to their peers.⁷¹ However, due to systemic barriers and wealth gaps, these sources of equity investment are often limited, making it more difficult to sustain and grow their businesses in the long term.

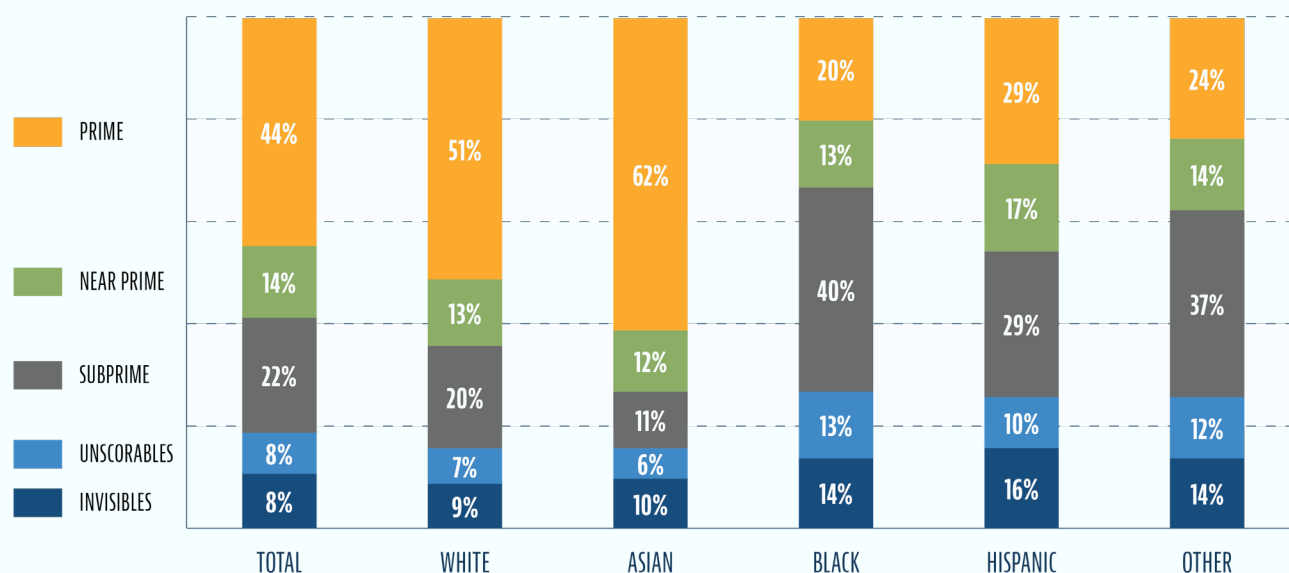
Similar disparities appear in credit scoring.⁷² Racial minorities and recent immigrants are less likely to have sufficient credit history to generate personal credit scores. Research shows that over 25 percent of Black and Hispanic adults lack scores under the most widely used models, compared to about 16 percent of White adults.⁷³ Among adults with credit scores, median FICO scores are 60 to

100 points lower among Black and Hispanic adults as compared to White adults.⁷⁴ A recent study by the Urban Institute also showed that the median credit scores of Black and Hispanic business owners were about 50 to 100 points lower than those of White business owners during the pandemic period.⁷⁵ Furthermore, Black and Hispanic adults are up to two times less likely than White adults to have prime or near prime credit scores.⁷⁶

Racial minority and female business owners also face higher rates of denial when applying for funding, even when financial factors are accounted for.⁷⁷ Minority firms are denied loans at a rate of nearly three times that of non-minority firms.⁷⁸ Even when approved, they are less likely to get the full amount they requested.⁷⁹ Surveys also show higher rates of discouragement among MBEs and women—having often faced systemic barriers, discrimination, and denial in the past, they are less likely to apply for funding in the first place out of fear of rejection.⁸⁰

FIGURE 5 ACCESS TO CREDIT BY RACE AND ETHNICITY

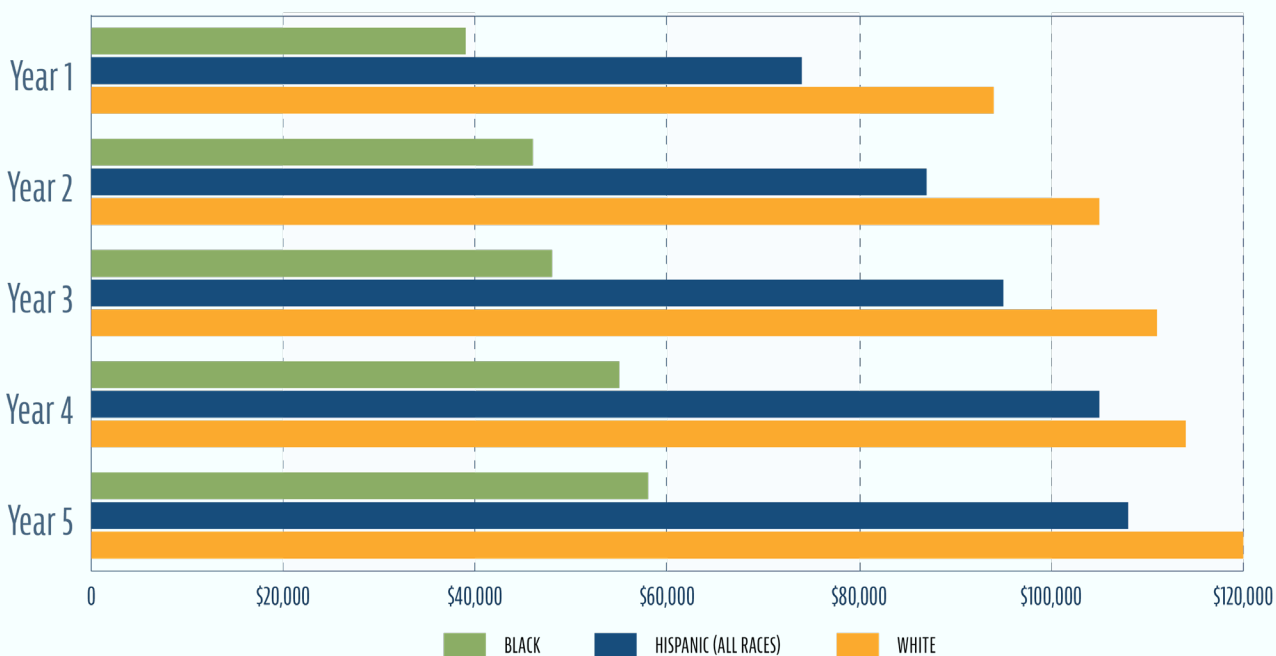
Differences in access to credit by race and ethnicity (% of total in each segment)



Data Source: Oliver Wyman Analysis

Notes: Compared to White individuals, Black individuals are 1.8x more likely to be credit invisible or unscorable. Even when scorable, they are 1.9x less likely to have access to prime or near-prime rates.

These dynamics help to explain why minority business enterprises are disproportionately concentrated in industries with lower barriers to entry, which often have relatively high competition, lower revenues, and thinner profit margins. Traditionally, minority-owned businesses have been overrepresented in low-growth, low-revenue industries such as food service, accommodation, small-scale retail, and other service industries such as beauty parlors, dry cleaners, laundromats, and grocery stores.⁸¹ They also tend to be smaller than non-minority owned businesses by employee count and receipts, with a gap in combined gross receipts of ten to one.⁸² This, in turn, can affect the size and availability of loans since many lenders limit loan size to twice monthly revenue, which is often under \$50,000 for minority firms.⁸³ A study by JPMorgan Chase & Co. Institute revealed that, among businesses established in 2012 and 2013, the median revenues of Black-owned firms were persistently less than half of those generated by White-owned firms, and the median revenues of Latino-owned firms were approximately three-quarters of their White counterparts, as shown in the chart below.

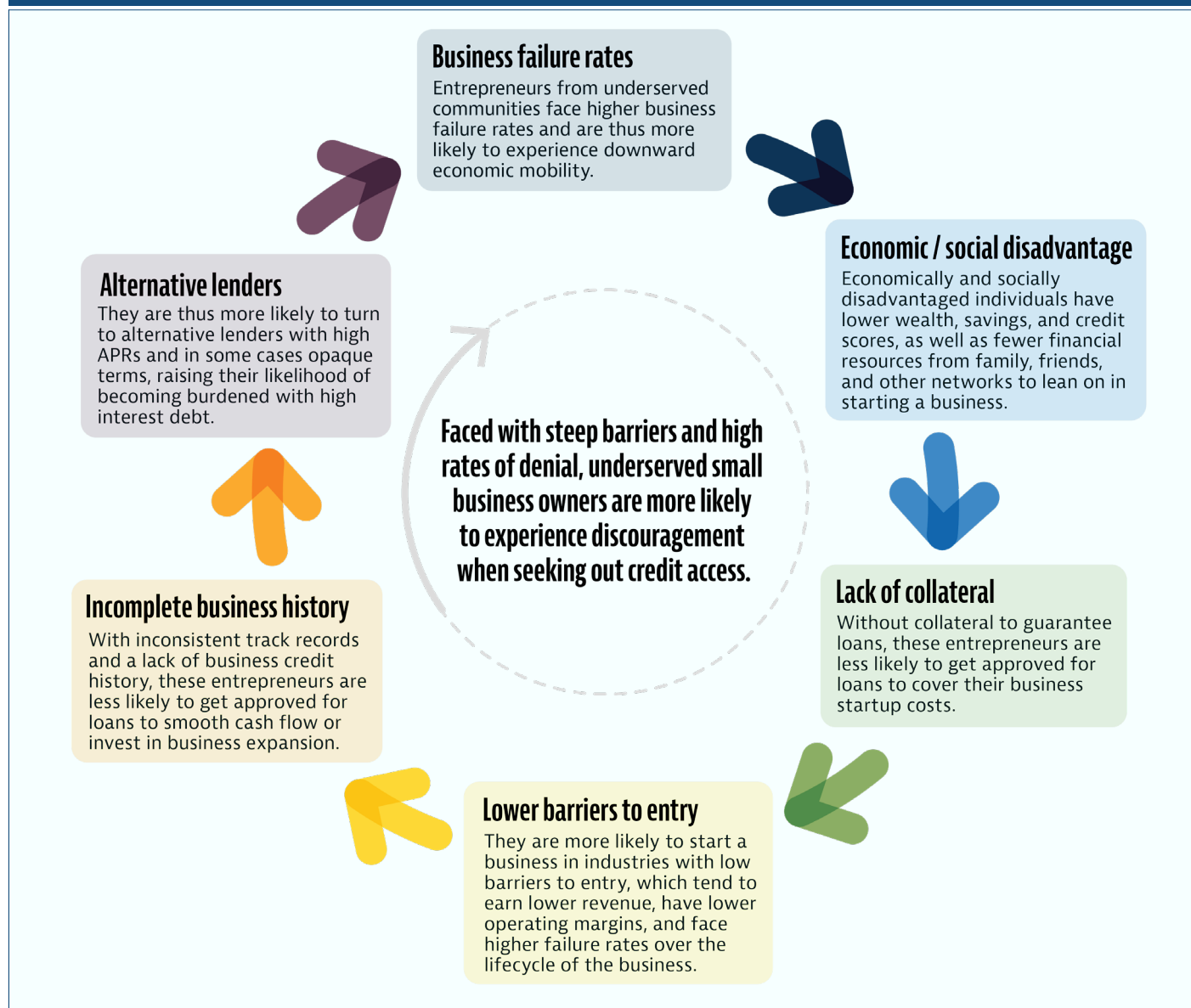
FIGURE 6 MEDIAN REVENUES IN FIRST FIVE YEARS FOR BUSINESSES FORMED 2013–2014, BY OWNER RACE

Data Source: JPMorgan Chase Institute

Note: Sample includes firms founded in 2013 and 2014.

A strong track record is important for building a successful business profile—a key determinant for accessing capital.⁸⁴ However, the disadvantages faced by minority businesses described above often continue or even compound throughout the life of the business and can make it difficult for them to meet the criteria set by traditional lenders to qualify for loans. Lack of access to credit or other capital particularly during early stages in turn can contribute to higher failure rates, particularly within the first five years of operation.⁸⁵ This means that Black entrepreneurs are more likely to experience downward economic mobility than White entrepreneurs.⁸⁶

The gaps that MBEs face in business growth and capital access present a massive opportunity cost to households, communities, and the broader US economy. A recent report by the Minority Business Development Agency calculates that \$5.3 trillion in economic potential is left untapped due to the opportunity gap between minority and non-minority-owned businesses.⁸⁷ Prosperity Now estimates that increasing the share of minority-owned businesses with \$1 million or more in revenue and bringing the share of minority-owned employer businesses into parity with White-owned employer businesses would add 13 million new jobs and more than \$3 trillion to the economy, respectively.⁸⁸ Several other studies emphasize the transformative impact that closing gaps in wealth and in the number of minority-owned employer businesses could have on the economy.⁸⁹ As discussed above, the potential to address racial wealth gaps through entrepreneurship is also substantial.

FIGURE 7 THE SELF-REINFORCING CYCLE OF UNDERSERVED BUSINESS OWNERS & CREDIT ACCESS

2.3 Role of non-traditional lenders in meeting small businesses' credit needs

Faced with these cumulative challenges, smaller, younger businesses and MBEs have increasingly turned to non-traditional lenders, especially as bank products became more difficult to obtain after the 2008 financial crisis. While banks generally maintained their small business credit card programs—which can carry interest rates three times the level of business loans and primarily rely on consumer credit reports for underwriting—many constrained the availability of small business loans and lines of credit by imposing new thresholds and criteria in the aftermath of the financial crisis as described above. In addition, more than 13,000 bank branches closed between 2008 and 2020, a 14 percent decline driven by digital adoption, mergers, shifting banking economics, and competition.⁹⁰ Because banks' small business lending programs still relied in large part on branches, these closures

affected the ability of small businesses to access credit, particularly in low-income and minority communities.⁹¹

The decline in bank lending coupled with technological innovation during the decade prior to 2020 led a variety of non-bank lenders to take on heightened roles in providing capital to small businesses.⁹² Non-bank lenders grew rapidly, including fintechs such as Funding Circle, merchant cash advance companies such as CAN Capital and RapidFinance, payment processors such as Square and Paypal, and e-commerce companies and platforms such as Amazon and Walmart. Some mission-driven lenders also began to prioritize lending to smaller, younger businesses, though at a much smaller scale. These alternative lenders have increasingly dominated the landscape of small business lending since the Great Recession, experiencing a tenfold increase in small business loan originations between 2010 and 2016 alone.⁹³ Paypal has reported that over half of the total value of its working capital and business loan originations in the US were in areas with ten or more branch closures between 2017 and 2021.⁹⁴ The Federal Reserve small business credit survey showed that over 40 percent of employer small businesses turned to alternative funding sources such as online lenders, finance companies, and non-profit lenders between 2014-2019.⁹⁵

2.3.1 Fintechs & other non-banks

Alternative lenders differ from their bank counterparts across several dimensions—including diversity of products, use of technology and data, capital sources, and risk appetite—driving shifts in the small business lending market.

Whereas banks have offered relatively similar and standard small business loan products for decades, non-bank lenders vary widely as to their product structures and business models, from standard term loans and lines of credit to revenue-based products, crowd-sourced and peer-to-peer funding, and specialized equipment or vehicle financing. Many alternative lenders offer shorter repayment schedules, opting for daily, weekly, or bi-weekly draws directly from borrower accounts instead of monthly repayments, or taking a percentage of each credit or debit card payment a small business receives. This can be challenging for small businesses as they have less time in between payments, although allowing repayment amounts to vary with revenues can also give small business borrowers greater choice in aligning repayment structures to their unique needs and financial situations.

Many alternative lenders have used technology and, in some cases, new data sources to streamline loan processes. Online lenders have developed digital platforms for application processing and funding delivery, leveraging automated screening processes to make approval decisions more quickly than traditional bank systems. While the sophistication of their underwriting and the extent to which they rely on non-traditional data sources varies, many alternative lenders have driven innovation in underwriting methods. A number of fintechs rely on automated feeds of bank account information, payment records, and credit bureau data rather than requiring applicants to submit traditional financial statements, which can be helpful to smaller, younger businesses that have less formalized accounting systems.⁹⁶ Research suggests that MBEs and other small business borrowers are drawn to fintechs and other alternative lenders in significant part because of their more rapid underwriting and funding processes enabled by data and technology. The use of online applications, technology and automation in underwriting methods, and open banking integrations often allows them to provide same-day decisions and even disbursements.⁹⁷ While historically banks have taken over one month to process a loan application and deliver funding, fintechs can offer loan approval and funding within a day to a week.⁹⁸ This can make an enormous difference for small businesses facing cash-flow shortfalls or in need of emergency funding.

BOX 3 MERCHANT CASH ADVANCES (MCAs)

MCAs operate by providing funding to small businesses and collecting repayment either through daily withdrawals from business bank accounts as a percentage of historical revenues or by taking a percentage of each credit or debit card payment the small business receives. They are known for their high fees and extractive repayment structures and are often criticized for concealing the true costs that borrowers will pay. Several MCA providers have been prosecuted by the Federal Trade Commission (FTC) for deceptive and unfair business practices.⁹⁹ While borrowers may feel that they have little alternative particularly if they have been rejected by other lenders, the higher capital cost, stringent repayment timelines, and questionable business practices of some MCA providers can pose significant risks for underserved entrepreneurs.¹⁰⁰

However, while the lenders' speed and adoption of technology and data-driven models have profoundly reshaped the financial services industry, many charge higher fees and interest on loans.¹⁰¹ Without access to customer deposits like traditional banks, alternative lenders rely on more expensive and impatient sources of funding. Their pricing is also affected by their willingness to extend smaller loans and their risk appetites.¹⁰² This has resulted in a spectrum where some lenders may offer lower rates to certain subgroups of borrowers than traditional banks,¹⁰³ while others charge annual percentage rates in the triple digits. The extent to which alternative lenders are willing to lend to applicants with substantially lower credit scores and higher risk profiles than traditional banks also varies.

Not surprisingly, given the high degree of variation among alternative lenders, stakeholders are divided as to the extent to which they are having positive impacts on small business borrowers. Online lenders often receive lower satisfaction ratings than traditional lenders, and critics argue that some claims about the sector's impact on financial inclusion are overblown. Merchant cash advances (MCAs) have been particularly controversial despite their substantial growth over the last two decades.¹⁰⁴ At the same time, alternative lenders' ability to deliver smaller loans more quickly and their openness to trying new product structures and data sources have also sparked substantial innovation in the market and provided new options to business owners that have struggled to obtain loans from traditional sources.¹⁰⁵ In a number of cases, alternative lenders have partnered with banks and mission-based lenders as a way of reaching additional customers and leveraging their lending platforms more broadly.¹⁰⁶

TABLE 1 SMALL BUSINESS CAPITAL SOURCES

LENDER TYPE	SMALL BUSINESS PRODUCTS & SERVICES OFFERED	ACCESSIBILITY	COSTS	SPEED
BIG BANKS	Standard banking products such as business checking and savings accounts, term loans and lines of credit, typically upwards of \$100k. Business credit cards with variable, risk-based double-digit APRs.	Often limited to larger, established businesses with at least 2-3 years of operating history, prime credit scores, and annual revenue over \$100K. Typically require prime credit and sometimes business credit history. Also often require collateral in the form of real estate or business assets.	Typically charge market interest rates for loans as well as standard 1-6% originations fees. Business credit cards have higher interest rates and use risk-based pricing to account for default risk.	Historically, traditional lenders take at least one week to make an approval decision, and another 1-2 months to get funds disbursed. They are also less likely to offer online applications and loan processing, requiring business owners to visit a branch or call.
MINORITY DEPOSITORY INSTITUTIONS (MDI), COMMUNITY BANKS, AND CREDIT UNIONS	Standard banking products like business checking and savings accounts, as well as business term loans and lines of credit.	Frequently offer special products and programs tailored to minority business owners, though they may still require at least 1-2 years of operating history and a prime credit score or an established business tradeline record.	Frequently offer below-market interest rates to borrowers that they offset with philanthropy and bank CRA partnerships.	As long or longer than traditional banks, smaller banks are likely to have a loan committee to manually review applications.
CDFIS	Small business term loans, microloans, and credit building loans as small as \$1000. Some CDFIs have recently begun offering lines of credit to meet the day-to-day cash-flow needs of business borrowers.	Typically offer special products and programs tailored to underserved business owners and startups. Provide technical assistance to help applicants.	Offer below-market interest rates to borrowers that they offset with philanthropy and bank CRA partnerships.	As long or longer than traditional banks, with manual loan processing and limited operations.
FINTECHS AND ONLINE LENDERS	A variety of products with varying terms and repayment options, from standard term loans and lines of credit to revenue-based products, crowd-sourced and peer-to-peer funding, and specialized equipment or vehicle financing.	Available to smaller, younger businesses with shorter operating history, smaller annual revenue. Frequently don't require owner to have prime credit history.	Often charge higher interest than traditional bank lenders, reflecting the additional risk they take on.	Known for fast turnaround, they can make an approval decision nearly instantly and sometimes get funding disbursed in the same day.
MERCHANT CASH ADVANCE (MCA) COMPANIES	Funding as an advance on future earnings and collect repayment as a share of earnings plus fees and interest.	Widely available to small business owners.	Charge high fees and interest, sometimes obscuring true costs to the borrower.	Known for fast turnaround, they are frequently a "last resort" option for business owners facing an emergency or a cash-flow shortfall with limited capital options.

2.3.2 Mission-based lenders

A number of mission-based lenders also increased the scale of their small business operations in the aftermath of the 2008 financial crisis to help fill the gaps left by traditional lenders.¹⁰⁷ Although many CDFIs and MDIs concentrate on larger-scale community development projects and larger small business loans, some have specialized in lending to smaller, younger businesses as a critical strategy for meeting the needs of minority business enterprises and other historically underserved

entrepreneurs. The international nonprofit Accion helped to encourage the foundation of US based microlending programs starting in the 1990s by licensing the Accion brand to several non-profits around the country. It later formed a non-profit called the Accion U.S. Network to help its licensed affiliates to reach greater scale.¹⁰⁸ The Aspen Institute also organized a series of programs in the decade following the financial crisis to encourage the establishment and expansion of small business microlending programs.¹⁰⁹

Mission-based lenders that offer microlending programs provide not only capital but also business advisory services (often called technical assistance or developmental services) and networking opportunities for entrepreneurs. They frequently employ specialized, relationship-driven underwriting techniques and unique credit products that cater to the needs of underserved groups like entrepreneurs of color. Some microlenders also began developing lending platforms, fintech partnerships, and more sophisticated data analytics over the course of the decade to better meet the scale of demand in this segment. However, although mission-based lenders can often access relatively low-cost capital from philanthropic organizations, bank community reinvestment partnerships, and other sources, they too struggle with the economics of making very small loans to smaller, younger businesses given relatively high fixed costs for underwriting. Indeed, the combination of these cost dynamics and mission- and funder-driven pressures to keep rates low can affect the extent to which mission-based lenders can serve borrowers with riskier profiles.¹¹⁰

BOX 4 TECHNICAL ASSISTANCE FROM MISSION-BASED LENDERS

Mission-based lenders like CDFIs typically go beyond just providing direct lending or capital to their borrowers. They often offer additional valuable support services that include business coaching, financial education, credit counseling, loan application assistance, networking opportunities, and other services. Technical Assistance (TA) generally refers to these kinds of supplemental support services, often non-financial in nature, that mission-based lenders provide. The services are intended to equip borrowers with knowledge and resources, help build capacity and improve operations, and are typically aimed at helping address some of the barriers that underserved businesses face in either starting, running or growing their businesses or in accessing capital.¹¹¹

The types of TA offered can vary widely. TA may focus on business development and operations, including assistance with business planning, budgeting, cash flow management, financial literacy and financial trauma training, marketing, sales, e-commerce, and leadership training. TA may also focus directly on lending, including assisting borrowers in preparing financial statements and completing other loan application requirements, as well as counseling with regard to prior debts in some cases. TA provided after origination may also play a role in facilitating loan repayment, and evidence suggests that CDFIs leverage it to improve client outcomes and mitigate risk.¹¹²

There is also variation in how the TA is offered. Some lenders provide formal programs, often with designated staff and curriculums.¹¹³ In other cases, the TA is more informal and ad-hoc, tailored to the needs of the borrowers as they arise. Given the resource constraints that CDFIs face, it can be challenging for a CDFI to have a full-time TA staff member. In such cases, staff members typically toggle between different roles. For example, lending staff often provide informal TA as well as processing applications. Prior to the COVID-19 pandemic, many of these TA programs were held mostly in person, requiring clients to carve out time and other resources to attend. However, the digital transformation that took place during and after the pandemic has led to a shift towards online or hybrid TA programs, to make them more accessible and convenient for business owners.

TA is viewed by many mission-based lenders as a critical component of their approach, often described as the “secret sauce” that sets them apart from fintechs and traditional banks. However, it can be time consuming, expensive, and difficult to replicate or scale.

As the small business lending market slowly began to grow again after the 2008 crisis, market share increasingly shifted toward these non-bank lenders. As mentioned earlier, overall loan volumes among banks did not return to pre-crisis levels until the middle of the decade and remained largely flat thereafter.¹¹⁴ In contrast, non-bank volumes recovered earlier and kept rising over time. Investors also concentrated on alternative lenders, with several companies reaching unicorn status, including OnDeck and CAN Capital.¹¹⁵ Across the fintech sector as a whole, venture capital funding grew from \$19.4 billion in 2015 to \$92.3 billion in 2021.¹¹⁶

FIGURE 8 BANK VS. NON-BANK LOAN ORIGINATION



Data Source: Federal Deposit Insurance Corporation (FDIC)

Heading into 2020, the small business lending market appeared to be moving toward a new equilibrium increasingly dominated by non-bank lenders. However, many small businesses—particularly MBEs and other historically underserved entrepreneurs—reported that they were still struggling to obtain credit even after the longest period of economic growth in the nation’s history.¹¹⁷ As of the end of 2019, only 1 in 2 employer firms that applied for credit received the financing they sought,¹¹⁸ highlighting a lingering credit gap that would soon be exacerbated by the COVID-19 pandemic.

PART TWO

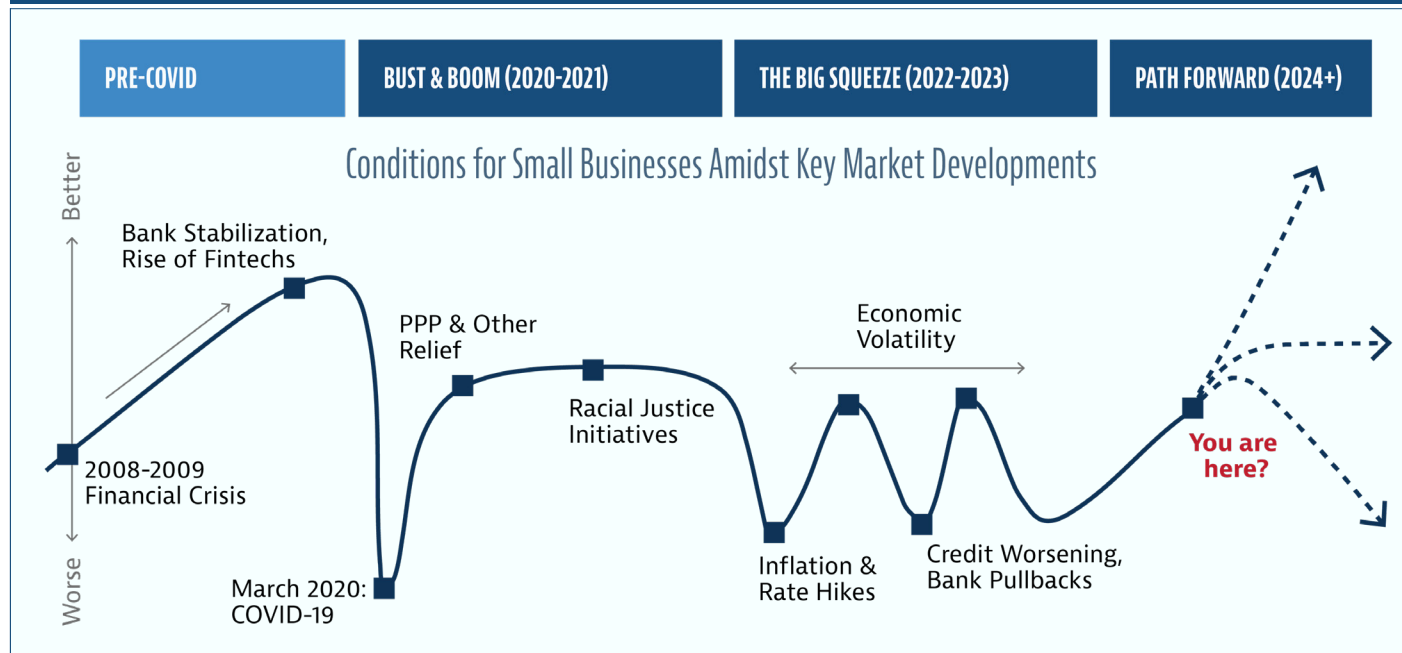
CREDIT ACCESS AND THE COVID-19 RECOVERY

When the COVID-19 pandemic struck, no one anticipated that it could lay the groundwork for long-term improvements in the credit ecosystem for historically underserved entrepreneurs and younger, smaller businesses more generally. The immediate focus was on the existential health and economic threats created by the pandemic and lockdown, and later on managing the substantial hardships created by sharp increases in inflation and interest rates. Nearly two years after inflation rates began declining in mid-2022, small businesses and lenders are still waiting to see whether the US economy makes a soft landing without triggering another recession.

Yet while managing these hardships and uncertainties continues to require substantial attention, there have been important developments with regard to the underlying composition of both the small business sector and the lending ecosystem that supports it. Depending on economic developments and the choices made by stakeholders, the lending ecosystem appears to be approaching an inflection point that will determine the extent to which recent short-term improvements can translate into substantial, longer term improvements in economic and financial inclusion.

As represented by the graphic below, there are at least three possible pathways forward. Though it is looking increasingly unlikely, there is still some risk of market conditions worsening and leading to a delayed recession. This would likely drive further credit tightening and widespread business closures among the new businesses formed since 2020. The market could continue on a middling course, with substantial involvement from alternative lenders but a continuing gap between supply and demand driven by a shortage in microlending and non-traditional underwriting methods. A third path would capitalize on the momentum developed over the last few years to increase the scale of responsible lending to younger, smaller businesses substantially, helping the enormous cohort of post-COVID businesses to sustain their momentum, with significant benefits for the economy and underserved communities.

Tracing the developments of the past four years helps to understand this potential inflection point and inform discussions about possible paths forward. In the next two sections, we examine critical economic, policy, and credit market developments between 2020-2021 and 2022 to early 2024, as well as their impacts on both small businesses and lenders. The third section looks ahead, analyzing the ways that broader technology adoption trends and additional recent policy initiatives could facilitate additional lending system improvements, as well as the importance of better understanding the businesses that have formed since the pandemic to help sustain and deepen their impacts on wealth formation, job creation, and the broader economy.

FIGURE 9 A ROLLERCOASTER OF CHANGES FOR SMALL BUSINESS

3. BUST & BOOM (2020-2021)

3.1 Market dynamics & policy response

Small business owners were among the first groups affected and, in many ways, the hardest hit by the sudden economic contraction caused by COVID, especially during the initial phases of the pandemic. Government-imposed shutdowns to reduce the spread of COVID resulted in an immediate wave of business closures. Many small business owners faced a total loss of their revenue and livelihoods. Small businesses tend to be more vulnerable to economic shocks than larger businesses generally because they are less likely to have backup capital, emergency plans, or safety nets.¹¹⁹ Not only were small businesses dealing with economic impacts from the pandemic, but many owners also bore the emotional toll of worrying about the safety of their employees, customers, and family members.

Small businesses in underserved communities were even more likely to be affected by the pandemic, subsequent government shutdowns, and directives such as stay-at-home orders, travel restrictions, and sanitation requirements.¹²⁰ While the number of total active business owners declined by 22 percent between March and May of 2020, the largest decreases were experienced by racial minority-, immigrant- and women-owned businesses.¹²¹ An estimated 41 percent of Black-owned and 32 percent of Latino-owned businesses closed.¹²² Many business owners turned to emergency loans and relief programs to sustain them.

Lenders across the board recognized the dire need for relief and began offering support to small businesses within weeks of the first stay-at-home orders. Rapidly transitioning to digital channels, banks implemented temporary customer assistance programs to defer payments, waive overdraft and late fees, and pause foreclosures, repossessions, and negative credit bureau reporting.¹²³ Consistent with past disasters, mission-based lenders such as CDFIs also stepped in ahead of government relief programs to support small businesses through the pandemic. They implemented emergency loan products, offered delayed repayment plans, partnered with local governments to roll out emergency grant programs, and provided technical assistance to help businesses navigate the crisis and apply for relief programs.¹²⁴

Federal and state relief programs were unprecedented in their size, scope, and speed relative to other downturns and disasters. With the passing of the CARES Act on March 27, 2020, the Small Business Administration (SBA) implemented the Paycheck Protection Program (PPP), updated terms of SBA 7(a) and 504 loans, and revived the Economic Injury Disaster Loan (EIDL) program.¹²⁵ The first round of PPP funding for small businesses went live just seven days later, on April 3, 2020, allocating \$349 billion in loans.¹²⁶ The second round of PPP provisioned another \$310 billion, and the third round \$284 billion.¹²⁷ Altogether, the SBA provided more than \$1 trillion in relief funds to small businesses between

2020 and 2021—over 1,000 times what the SBA sets aside annually for its entire lending program.¹²⁸ PPP, the largest SBA relief program, increased average small business cash balances by 136 percent, enough to cover nearly four weeks of expenses, and reportedly saved nearly 90 million jobs.¹²⁹

TABLE 2 STANDARD VS. PANDEMIC FEDERAL SMALL BUSINESS LOANS

	STANDARD SBA 7(A) LOANS	PANDEMIC RELIEF PROGRAMS: PPP & EIDL
PURPOSE	<ul style="list-style-type: none"> » SBA's flagship small business loan program provides financial assistance to eligible small businesses for various business-related purposes such as working capital, equipment, business expansion, etc. in the form of government guaranteed loans. » Loans are offered through participating lenders that enter into an agreement with SBA. 	<ul style="list-style-type: none"> » Pandemic relief programs were designed to help businesses keep their workforce employed during the COVID-19 crisis and provide economic relief to small businesses experiencing a temporary loss of revenue. » PPP loans were offered through participating lenders that entered into an agreement with SBA. EIDL loans were offered directly through SBA.
ELIGIBILITY	<ul style="list-style-type: none"> » Operating business (for-profit) » Located in the US » "Small" under SBA size requirements » Meet SBA's business type eligibility requirements » Inability to obtain the desired credit on reasonable terms from non-Federal, non-State, and non-local government sources » Creditworthy and demonstrate a reasonable ability to repay the loan 	<ul style="list-style-type: none"> » Eligibility criteria shifted across three rounds of PPP, but generally included: <ul style="list-style-type: none"> » Small businesses with fewer than 500 employees (or meeting SBA industry size standards) » Self-employed individuals and certain non-profit organizations » EIDL loans were designated for small businesses directly affected by COVID-19 or those in related industries likely to be harmed by losses
LOAN SIZE	<ul style="list-style-type: none"> » Maximum amount of \$5 million » Average loan size of \$500,000 for FY 2023, a decline of \$60,000 from the previous year » SBA guarantees 75% or 85% of the loan amount 	<ul style="list-style-type: none"> » Maximum amount of \$2-10 million (based on 2.5x average monthly payroll costs, with a cap of \$100K annual salary per employee) » PPP: Average loan size of \$206,000 in round 1, \$101,000 in round 2, \$42,000 in round 3. » EIDL: Average loan size of \$96,000 » Initially had a \$10,000 emergency advance program, which ended in July 2020.
INTEREST RATE; FEES; COLLATERAL; GUARANTEES	<ul style="list-style-type: none"> » Vary depending on the lender and the specific terms of the loan, but typically fall between 10-15%. Interest rates are negotiated between the borrower and the lender, but are subject to SBA maximums, which are pegged to the prime rate or an optional peg rate. Interest rates may be fixed or variable. » Lenders pay an upfront fee (SBA Guarantee Fee) for each loan guaranteed but are permitted to pass the cost of the fee on to the borrower » Lenders also pay an annual service fee which they cannot pass on to borrowers 	<ul style="list-style-type: none"> » PPP: 1% fixed for all borrowers, with 100% SBA guarantee and no collateral required » EIDL: 3.75% for small businesses, 2.75% for non-profits, with no personal guarantees for loans under \$200K » EIDL had a lien filing fee only for loans greater than \$25K
REPAYMENT TERMS	<ul style="list-style-type: none"> » The shortest appropriate term, depending upon the borrower's ability to repay. » The term varies, depending on the lender and the specific terms of the loan (usually up to 10 years for working capital and up to 25 years for real estate) 	<ul style="list-style-type: none"> » PPP: 5 years for loans made after June 5, 2020; 2 years for loans made before that date (with the possibility of deferment), but borrower can apply for forgiveness, which converts the loan into a grant. » EIDL: 30 years with payments deferred for the first 2 years
LOAN FORGIVENESS	<ul style="list-style-type: none"> » None 	<ul style="list-style-type: none"> » PPP: Up to 100% of PPP loans can be forgiven if the funds are used for eligible expenses (e.g., payroll, rent, utilities) and the borrower maintains or rehires employees » EIDL: no loan forgiveness outside of the initial \$10,000 emergency advance grant

The need to rapidly deploy vast volumes of capital to small businesses during COVID necessitated the relaxing of rules and requirements that typically accompany federal loan programs. For example, PPP substantially decreased the amount of paperwork and documentation needed from borrowers and did not require personal guarantees or collateral, which can often discourage small businesses from seeking traditional SBA-backed loans.¹³⁰ PPP loans also did not require repayment if borrowers complied with specified rules about how the funds could be used, and they applied for and met criteria for forgiveness. As of October 2023, over 90 percent of PPP loans and 96 percent of loan amounts had been forgiven, indicating the effectiveness of this policy for small business borrowers.¹³¹

The initial rollout of PPP, while extraordinary in its magnitude and crucial for saving businesses and the economy, also magnified existing inequities.¹³² The design of the first phase program and its delivery system were not well equipped to reach underserved small businesses, providing capital mainly to bigger, established businesses through traditional, larger lenders.¹³³ For example, the eligibility threshold for lenders in the first rollout of the program in April 2020 was set at \$50 million in assets, which exceeded the size of many CDFIs and made it nearly impossible for them to participate, and structural requirements also complicated fintech participation. Application of “Know Your Customer” requirements under anti-money laundering rules incentivized participating lenders to focus on existing customers, particularly in the initial rush to get first round funds out the door, and the initial fee structure incentivized larger loans.¹³⁴ Banks that were eligible prioritized existing customer relationships with larger, more established businesses.¹³⁵ Smaller businesses, the majority of whom are from underrepresented groups, were left out: in 2019, only 23 percent of Black owned businesses and 34 percent of Latino-owned businesses had used banks as a financing source in the previous five years.¹³⁶ They were also less likely to have the networks to help them navigate the complex program and application process.¹³⁷

These patterns highlighted the important role that mission-based lenders, community banks, and fintechs play in deploying capital to the small businesses that face the greatest access challenges. During the second and subsequent rounds of PPP, the government relaxed lender eligibility requirements, allowing smaller mission-based lenders and non-profits to participate. It also opened up the PPP loan portal to CDFIs and MDIs first before opening it to other lenders.¹³⁸ Together, alternative lenders gave out more than \$27 billion across nearly 500,000 loans just in the second round of PPP.¹³⁹ The contrast between the first and subsequent rounds of PPP funding illustrates the importance of designing government support programs to account for structural barriers and market failures. Without special measures to actively include smaller businesses seeking small-dollar loans and non-traditional lenders like CDFIs, these players were left out.¹⁴⁰ Recognizing the importance of non-depository institutions learned through PPP, in November 2023, the SBA expanded its loan program to new lenders for the first time in 40 years, in an effort to expand access in underserved markets.¹⁴¹

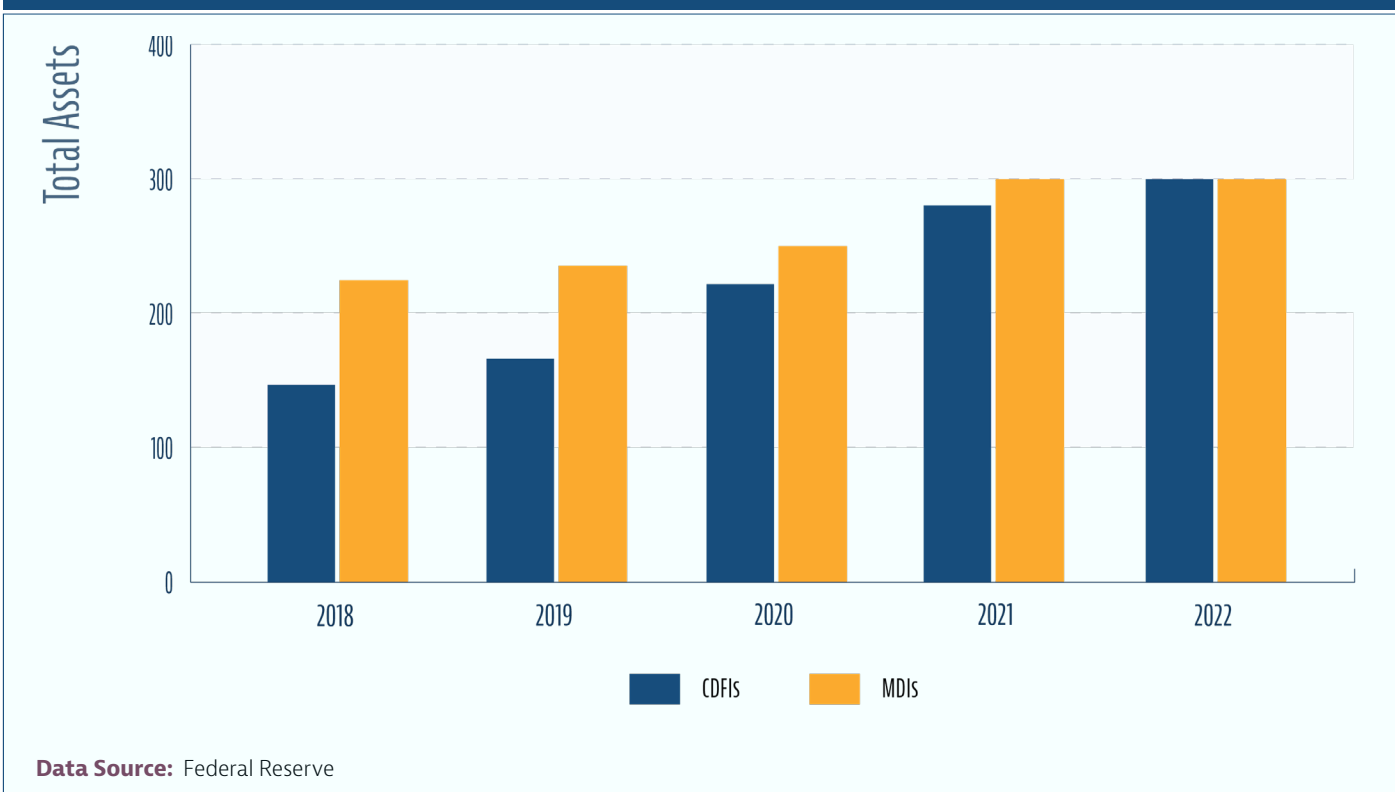
Amidst the pandemic, the killings of George Floyd, Breonna Taylor, Ahmaud Arbery, among other Black Americans sparked a public discourse on race and a social justice movement across the globe, leading to a major surge in philanthropy and private capital to address systemic racial inequities, including barriers to access to capital. America’s fifty largest public companies collectively pledged over \$50 billion towards addressing racial inequities, though over 90 percent of that funding was in the form of loans and investments, rather than grants.¹⁴² The movement also drove funding specifically targeting microlending through CDFIs and MDIs to increase capital access for minority entrepreneurs, with the largest US banks investing more than \$9 billion in CDFIs and \$500 million in MDIs since the start of 2020.¹⁴³ It also caused some banks to consider their own direct lending to underserved populations, for instance by fueling interest in special purpose credit programs as discussed further in [Section 5](#).

3.2 Lender impacts

3.2.1 Mission-based lenders

PPP and racial justice initiatives had profound impacts on the landscape of mission-based small business lenders. The changes to lender and borrower requirements and special consideration of mission-based lenders in the subsequent rounds of PPP, driven by considerable advocacy efforts, greatly increased the volume of funding distributed by CDFIs and MDIs.¹⁴⁴ These community-oriented lenders were more likely to deploy PPP funding to smaller businesses and minority business enterprises.¹⁴⁵ For example, Black-owned firms represented only 5 percent of PPP loans at large banks and 6 percent at Top Four banks, whereas they made up over 10 percent of PPP loans at CDFIs.¹⁴⁶ Underserved borrowers were also more likely to gravitate towards mission-based lenders, even in cases where they did not have a prior relationship with the institution.¹⁴⁷ There is also emerging evidence that PPP loans distributed by community banks may have been more effective at reducing unemployment compared to larger banks.¹⁴⁸

FIGURE 10 ASSET GROWTH AMONG CDFIs AND MDIs



Mission-based lenders' effectiveness in deploying PPP funding significantly increased the visibility of the sector, particularly for CDFIs.¹⁴⁹ For many mission-based lenders, the volume of PPP loans surpassed their previous scale of lending by several orders of magnitude. While the entire CDFI industry had just over \$200 billion in assets in 2020, CDFIs distributed more than \$7 billion in PPP loans in just three months.¹⁵⁰ Small banks participating in PPP also originated a disproportionately larger share of these emergency loans than their share of the total banking market.¹⁵¹ Community banks saw growth rates of commercial and industrial loans upwards of 60 percent just in 2020.¹⁵² In total, mission-based lenders and community banks together disbursed over \$34 billion in PPP loans, with underserved businesses making up a higher share of their loans than any other type of PPP lender.¹⁵³

While mission-based lenders had the community relationships to distribute pandemic relief funding to the businesses that needed it most, some faced operational challenges and capacity constraints that hampered their ability to deliver.¹⁵⁴ As a remedy, some CDFIs and MDIs developed partnerships with fintech vendors to magnify the scale of their operations.¹⁵⁵ In one example, HOPE, a CDFI serving Alabama, Arkansas, Louisiana, Mississippi, and Tennessee, partnered with software platform StreetShares to increase its ability to process PPP applications quickly.¹⁵⁶ Texas National Bank, an MDI and CDFI serving Texas, was able to disburse more than 15,000 PPP loans through a partnership with online business loan marketplace Lendio to source applications from new clients.¹⁵⁷ Fintechs and mission-based lenders also jointly advocated for the SBA to prioritize non-bank lenders in later rounds of PPP.

In order to deploy billions of dollars in loans to small businesses, CDFIs also needed capital themselves. The Federal Reserve's PPP Liquidity Facility (PPPLF) dedicated \$10 billion in liquidity for SBA-qualified mission-based lenders to scale to meet the needs of small businesses, as long as they had a relationship with a depository institution in the Reserve Bank system.¹⁵⁸ Almost overnight, the PPPLF gave some of the largest CDFIs access to the capital they would need to meet the volume of loan demand. Some high-volume mission-based lenders are held back from scaling lending because of inadequate equity, which they fundraise for with grants, loans, and equity investments. One CDFI explained, "It's not that we couldn't do a higher volume of lending previously, but we just didn't have the capital to do it." While the PPPLF was limited in scope, it demonstrated the impact of making long-term, low-cost debt available to mission-based lenders, allowing them to scale. The PPPLF has raised interest among some lenders in creating a permanent federal facility.

Other pandemic-relief programs also contributed to major growth among community lenders. The Treasury Department's Emergency Capital Investment Program, designed to encourage MDIs to support small businesses and minority-owned businesses disproportionately impacted by COVID,¹⁵⁹ helped MDIs grow their assets by \$67 billion between 2019 and 2021, or nearly 25 percent.¹⁶⁰ In total, pandemic-relief funding helped triple the size of CDFI assets to over \$450 billion, and grow MDI assets to over \$340 billion.¹⁶¹

Racial justice initiatives starting in summer 2020 heightened the focus on credit access for minority business enterprises across the entire lending ecosystem and prompted major banks to increase their funding for CDFIs and MDIs, filling in a gap in their portfolios where they were unwilling to lend to smaller and riskier businesses themselves.¹⁶² In 2020 alone, banks committed over \$1 billion to CDFIs and MDIs.¹⁶³ Wells Fargo, Bank of America, and JPMorgan pledged \$50 million each in capital, deposits, and equity investments in MDIs, along with technological and product strategy support.¹⁶⁴ The racial justice movement also raised the profile of CDFIs and MDIs among philanthropies, leading to substantial growth in lenders' grant revenues. The "discovery" of mission-based lenders by additional private donors and foundations led to millions in pledges and donations. At the end of 2020, CDFIs saw their non-earned revenue more than double. This included several high-profile pledges, such as the billionaire philanthropist MacKenzie Scott, who poured millions into mission-based lenders. The unprecedented interest in supporting mission-based lenders in order to increase access to capital for BIPOC entrepreneurs had lasting impacts on the landscape of mission-based lenders.

These events transformed the industry's perspectives on capital and technology by providing lending volumes and liquidity access at a scale typically unavailable to CDFIs, sparking discussions on the future of CDFI micro and small business lending programs and on supporting their capitalization, technology adoption, and growth.¹⁶⁵ A number of mission-based lenders established or expanded microlending programs, including broadening their product mix to offer working capital products and different repayment terms. The volume of pandemic emergency loan and

grant programs, together with an influx of philanthropic support and private capital, enabled mission-based lenders to make significant investments in technology to serve small business borrowers. Among CDFI loan funds alone, unrestricted operating surplus for business lenders grew by sixfold, from \$500,000 in 2019 to over \$3 million in 2020.¹⁶⁶

Because of their small scale, inadequate internal capacity, and resource-intensive lending approaches, many CDFIs have historically faced operating inefficiencies.¹⁶⁷ A small business loan at a CDFI can take between one to two months from application to close, with many manual touch points along the way by lending officers, underwriters, loan review committees, accountants, and technical assistance providers.¹⁶⁸ Credit policies and lending criteria frequently live offline in Excel spreadsheets and are manually reviewed against new applications.

Confronted in some cases with thousands of PPP applications, CDFIs quickly realized their manual processes were insufficient and those that could implemented software and platforms to assist in loan originations and processing.¹⁶⁹ As one mission-based lender put it, "We had to re-engineer the entire lending process end-to-end." Another stated, "We didn't have a choice. We went from booking a handful of loans per day to thousands. We had to automate every aspect of the workflow and streamline the entire process. It sparked a lot of creativity." Larger CDFIs that had made technology investments into loan origination platforms and automated loan processing workflows prior to COVID saw them pay off.¹⁷⁰ CDFIs that had purchased software and integrated it throughout originations, closing, and servicing processes were well-positioned to handle the volume of PPP loans demanded by small businesses, allowing them to manage the volume of loan applications and grow significantly.

Stakeholders refer to PPP as a watershed moment that moved CDFI technology adoption forward the equivalent of five years in just one year. Larger mission-based lenders made dramatic upgrades to their technology and internal systems through the pandemic. As a result of PPP, the CDFI sector and its supporters increased their focus on improving digital processes and technology adoption, especially lenders whose lack of internal capacity held them back from fully participating in PPP. This kicked off a host of technical assistance initiatives and discussions about increasing microlending and building the capabilities of mission-based lenders.

However, it is important to remember that the unique circumstances surrounding PPP defined much of the success of mission-based lenders during this period. The loans did not require lenders to deploy full, traditional underwriting processes as they were insulated from losses. In addition, loans were converted to grants through a forgiveness process, and the media and government were very effective at raising awareness of the loan program through public announcements amidst heightened news coverage and viewership during the pandemic. Together, these factors drove enormous loan volumes that mission-based lenders typically do not see through their own marketing and acquisitions strategies, while not requiring them to take on the financial risks of charge offs and losses. PPP did demonstrate the ability of many CDFIs to scale their loan origination capacity dramatically, and it remains to be seen whether this can be replicated with more standard lending programs.

3.2.2 Fintechs and other non-banks

The volatility sparked by the pandemic and PPP also upended the status quo for small business fintech lenders. This created particular challenges because fintechs lack deposits as a relatively inexpensive and stable source of capital and in some cases provide more expensive loans to riskier borrowers.¹⁷¹ Since the fintech industry was still young in 2020, many lenders had not yet tested their underwriting models and general resiliency through a major economic crisis. Fintech lenders

also rely on external funding sources like investors, who have sensitive risk appetites that shift quickly in response to macroeconomic conditions. As a result, fintechs found it difficult to continue providing liquidity as the pandemic shutdown took effect.¹⁷²

Over the course of spring 2020, fintech small business lenders faced precipitous increases in capital costs, spikes in applicant risk, and declines in loan demand as borrowers faced business shut-downs and increasingly looked to federal stimulus packages for assistance.¹⁷³ When later PPP rounds opened more widely to non-bank lenders, fintechs such as Kabbage, Square, Lending Club, OnDeck, and PayPal Working Capital jumped in to participate, leveraging their tech-driven efficiency and scalability to process substantial loan volumes and taking advantage of access to the PPPLF to overcome their other capital constraints.¹⁷⁴ Many completely paused their regular small business loan offers while focusing on the rollout of PPP.¹⁷⁵ In the second round of PPP, fintechs provided 20 percent of all loans disbursed to small businesses.¹⁷⁶ Like mission-based lenders, fintechs were more likely to deploy PPP funds to underserved businesses than big banks, as they were willing to approve applicants that did not have existing relationships with them.¹⁷⁷

Despite fintech participation in federal stimulus programs, the pandemic disrupted their normal lending volumes. The Federal Reserve's Small Business Credit Survey found that the volume of small businesses applying to online lenders dropped from 30 percent to 17 percent between 2019 and 2020.¹⁷⁸ Lenders such as Kabbage, OnDeck, and LendingClub reported significant increases in delinquencies and losses as their riskier customer segments faced business closures throughout 2020.¹⁷⁹ Some fintechs furloughed their employees as they scrambled to manage their finances. Both Kabbage and OnDeck were sold to large companies in 2020, resulting in shifts to their lending businesses. While details of the Kabbage transaction were not made public, OnDeck was acquired for \$122 million, less than a tenth of its valuation at the time of its initial public offering.¹⁸⁰

3.2.3 Banks

When the pandemic hit, medium and large banks played a significant role in offering relief to small business customers both through their own initiatives and by facilitating PPP lending. Many banks implemented customer assistance programs starting in March 2020, including temporarily allowing deferred payments without accruing interest or negative credit reporting, waiving overdraft and late fees, and pausing their collections efforts. Regulators also encouraged banks to support customers by easing requirements to allow changes in terms and policies without heightened examiner scrutiny.¹⁸¹ All Big Four banks—JPMorgan Chase, Bank of America, Wells Fargo, and Citibank—along with many others, set up public-facing COVID websites sharing guidance about their internal relief programs as well as federal and state assistance.¹⁸²

The scale of larger banks' lending and technology infrastructure together with their customer reach also meant that they were well-positioned to distribute enormous volumes of PPP loans to small businesses, particularly in the initial round of funding. Large and medium-sized banks accounted for one-third of all loans and over half of total loan volumes across the three PPP rounds.¹⁸³ Regional banks alone accounted for approximately one-fourth of all PPP loan dollars.¹⁸⁴ For some banks, this scale represented significant growth from their pre-pandemic small business and commercial lending portfolios. PPP catapulted regional banks' small business loan holdings by 30 percent from 2019 to 2020, to nearly \$200 billion.¹⁸⁵ The unique speed and volume of PPP required even big banks to redeploy non-small business banking resources toward the effort. When JPMorgan Chase put up an online form to collect information from prospective small business borrowers on day one of the first round of PPP, the bank received 75,000 responses in a single hour.¹⁸⁶ Many bank employees were recruited from other departments to "volunteer" processing PPP loan applications on top of their regular roles.

However, particularly in initial PPP rounds large banks tended to focus on existing customers and bigger, wealthier businesses over smaller businesses from outside of their networks.¹⁸⁷ As a result, average loan sizes exceeded \$100,000 for PPP loans disbursed by large and medium-sized banks, far above the average loan size of other PPP lenders.¹⁸⁸ Focusing on existing customers lowered origination costs and sped processing times, as the banks already had data about the borrowers and were receiving a flood of inquiries from customers who were fighting to keep their businesses afloat.¹⁸⁹ However, bank practices also provoked criticism as business owners shared stories of being turned away after receiving unclear messages from their banks about eligibility criteria. Congressional investigators found that several big banks processed large PPP loans for wealthier customers at up to four times the speed of smaller loans for smaller businesses.¹⁹⁰ After reports alleged that banks made billions of dollars collecting fees and interest from processing PPP loans, several lenders announced that they would reinvest PPP revenues into small business lending to underserved communities.¹⁹¹

Outside of PPP, which offered federal guarantees, banks pulled back sharply on small business lending in 2020. Many banks reduced credit lines on small business credit cards and borrowing limits on lines of credit, particularly in industries most hard-hit by COVID, such as restaurants and retail. They also quickly rolled out tighter credit policies for new borrowers that considered the industry of applicants to limit future losses.¹⁹² There was some speculation that PPP lending would encourage banks to grant additional credit access to small businesses after the program's end, but research by the Federal Reserve found limited "stickiness" in the post-PPP relationship between banks and lending to new small business customers. After PPP loans concluded, banks' small business lending volumes receded to pre-pandemic levels.¹⁹³

The pandemic also drove major shifts in digital adoption for large banks. Faced with social distancing and stay-at-home directives, banks directed customers to their digital tools and services to minimize branch engagement. Between March and April 2020, there was a nearly 90 percent increase in mobile banking traffic and 200 percent growth in mobile banking sign-ups in the US¹⁹⁴ The pandemic had a profound impact on the use of cash, and accelerated adoption of digital and contactless payments by both banks and customers.¹⁹⁵ Banks had to set up customer service agents to respond to calls and messages remotely while ensuring information security, which was particularly challenging as customers facing financial stress drove increased call volumes and more complex problems. When the pandemic hit, even some large banks were still limited in online small business lending operations. PPP forced them to adopt new digital loan application and origination processes, demonstrating that small business borrowers were content with online applications and document submission. Similar to the experience of mission-based lenders and community banks, the pandemic rapidly catalyzed digital transformation among big banks in areas that they had previously been hesitant to invest in.

Towards the end of 2020 and into 2021, with the immediate shock of the crisis over and pandemic relief funding disbursed to small businesses, financial conditions began to improve, and banks cautiously resumed lending. They were bolstered by sharply falling delinquency rates among small business borrowers starting at the end of 2020.¹⁹⁶ Small business lending volumes recovered to their pre-COVID volumes by the end of the year and even reached a 15 year high in spring 2021 as small business demand for capital remained elevated. By the middle of 2021, the net percentage of banks reporting tightening standards on small business loans had dropped for four consecutive quarters, suggesting banks' optimism about credit conditions for small business going forward.¹⁹⁷

3.3 Borrower impacts

Although small business formation and the share of US GDP generated by small businesses had declined in the aftermath of the 2008-2009 Great Recession, post-pandemic trends were markedly different.¹⁹⁸ While smaller businesses were more likely to close in the initial lockdown, they also rebounded quickly.¹⁹⁹ Dun & Bradstreet's Small Business Health Index, which aggregates data on payment and credit card delinquency and credit card use, recorded that by fall 2020 small businesses had recovered to pre-pandemic levels, likely driven in large part by the sizable government relief programs.²⁰⁰ By March 2021, small businesses had created 5.5 million jobs in twelve months, offsetting 60 percent of the sector's job losses from early 2020 and helping the US economy rebound from the pandemic-induced recession.²⁰¹

BOX 5 TRACKING BUSINESS FORMATION AND CLOSURES

Limitations in available data complicate the process of tracking small business formation and closures, particularly in real time. Weekly totals on the number of applications filed for an employer identification number (EIN)—used by business entities for tax purposes—are often tracked as an early signal of small business activity.²⁰² The Census Bureau designates a subset of business applications as “high-propensity” applications that are more likely to turn into businesses that will employ multiple people, based on characteristics such as whether the application is filed by a corporate entity, indicates that the business is hiring employees, or provides a first wages-paid date. “High-propensity” applications also include a subset of industries that typically hire employees (e.g., retail, food services).

The Census Bureau uses sophisticated models to predict how many employer businesses originate from EIN applications within four and eight quarters after the EINs are issued, but data on actual business formations as evidenced by when payroll tax liabilities begin to accrue are reported on a lagged basis. As of this report's publication, actual formation data were available only through the fourth quarter of 2021.²⁰³ While only a fraction of applications result in business formation,²⁰⁴ they are a leading indicator of both interest in entrepreneurship and actual formation trends.²⁰⁵ However, these sources focus on employer businesses rather than sole proprietorships, which may not require obtaining an EIN, depending on how they are structured.²⁰⁶

Bureau of Labor Statistics sources that build on the Quarterly Census of Employment and Wages are also often cited as a source of information about business formation, job creation, and closures. However, those sources exclude self-employed individuals and some non-profits.²⁰⁷ In addition, some sources focus at the level of “establishments,” which are typically at one physical location and engaged predominantly in one type of economic activity for which a single industrial classification is applied. Because firms can consist of multiple establishments, firm-level formations and closures are lower than changes in the number of establishments.²⁰⁸

By the end of 2021, nearly three-fourths of counties in the US had more small employer business establishments than they did before the pandemic. This is a sharp contrast to the Great Recession, five years after which only 44 percent of counties had recovered to pre-recession numbers of small businesses.²⁰⁹ Monthly applications for new employer identification numbers—which are a leading indicator of small business formation—also set a 23-year record in 2021.²¹⁰

While some sectors were hit harder than others and complete data are not yet available, business formations substantially exceeded permanent closures throughout this period. Various data sources suggest that the number of establishments that permanently closed in 2020 was roughly 200,000 higher than historical levels, but that rate was substantially better than what was expected during the initial shutdown and compared favorably to previous downturns.²¹¹ As the total number of employer firms increased, the percentage of smaller firms with 1-4 and 5-9 employees increased, while the percentage of larger firms shrank. This dynamic appears to have been a mix of new business formation and downsizing by existing firms.²¹²

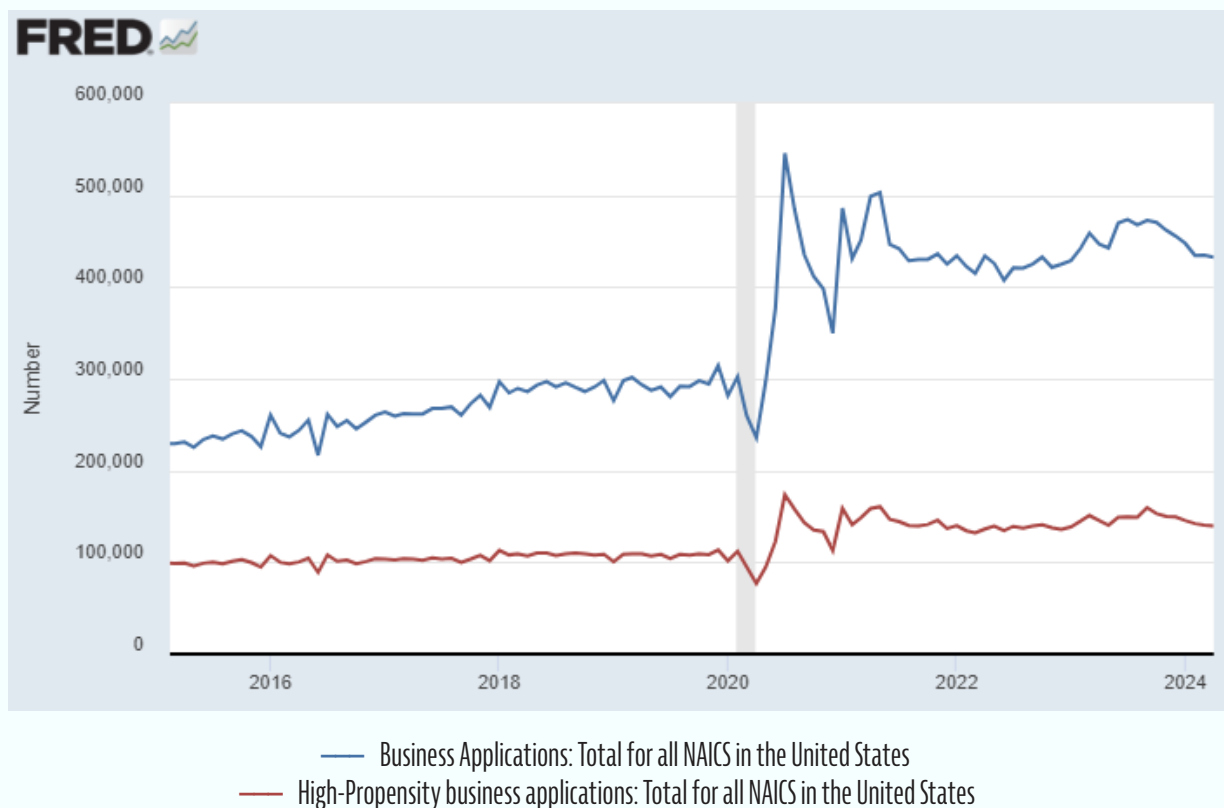
FIGURE 11 BUSINESS APPLICATIONS 2015-2024

Figure Source: U.S. Bureau of Economic Analysis (fred.stlouisfed.org)

Note: Shaded areas indicate U.S. recessions.

The landscape of minority-owned small business ownership also expanded in the aftermath of the pandemic. There was a significant increase in Black- and Latino-owned businesses compared to White-owned businesses. Between 2019 and 2020 alone, Black- owned businesses grew by 5 percent and Latino- or Hispanic- owned businesses by 8 percent, while White-owned businesses shrunk by 1 percent.²¹³ By some estimates, the share of Black and Latino households who own businesses grew by approximately 50 percent between 2019 and 2022.²¹⁴ This observation suggests that many of the newly established businesses were created by entrepreneurs of color.

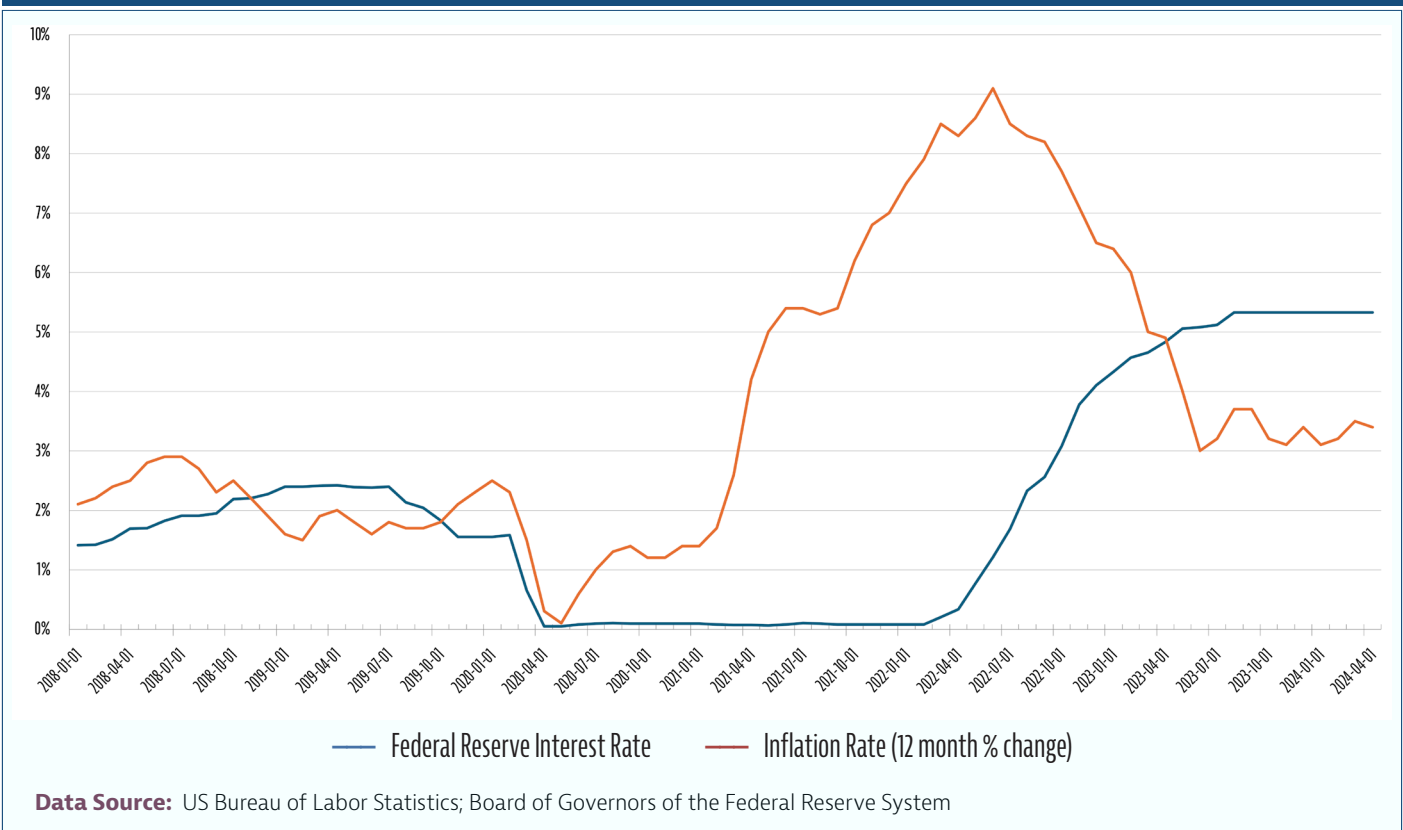
Government relief programs for both households and small businesses clearly played a significant role in these trends, with nearly 75 percent of existing small businesses applying to government relief programs during the pandemic, according to data from the Census Bureau's Annual Business Survey.²¹⁵ As COVID vaccines rolled out in spring 2021 and the third round of PPP funding ended in May, small business sentiment and demand for traditional loans began to pick up as the nation entered the second year of the pandemic.²¹⁶ By the fall, most household-focused relief and stimulus programs had concluded and focus increasingly shifted to inflation as the next big challenge facing the US economy.

4. THE BIG SQUEEZE (2022-2023)

4.1 Market dynamics & policy response

While the COVID-19 pandemic triggered a major shock to global markets, the US economy rebounded faster and stronger than expected. In 2021, the US experienced the fastest real GDP growth rate since 1984.²¹⁷ However, despite continuing signs of recovery, in the “post-pandemic” period that followed (which we define as 2022 to the present), the economy has been characterized by substantial volatility and deep uncertainty about the possibility of a second recession.²¹⁸

FIGURE 12 CHANGES IN INFLATION AND FEDERAL RESERVE INTEREST RATES (2018-2024)



Several factors contributed to these unstable conditions, including lingering fear about COVID variants with new public health impacts, the residual effects of government pandemic relief response, supply chain disruptions, inflation, high interest rates driven by federal efforts to lower inflation, and global conflicts including Russia's invasion of Ukraine, U.S.-China tensions, and Hamas's attack on Israel.

Prices for commodities began rising in 2020, driven by the pandemic's immediate disruption of global supply chains. Geopolitical events drove further increases in global prices of energy, food, and raw materials.²¹⁹ By 2022, consumer prices had jumped by over 9 percent, the largest increase in 40 years.²²⁰ In response to high inflation, the Federal Reserve began raising interest rates to levels not seen since the dot-com boom in 1990-2000.²²¹ This increased the cost of capital for lenders, creating a liquidity crunch that affected lenders across all segments. While inflation rates began declining that same year, the Federal Reserve continued raising rates through July 2023 as prices for various categories of goods and services remained elevated.

At the same time, however, unemployment rates fell to 3.6 percent with continued job growth beating expectations, while labor productivity, consumer spending, and corporate profits rose significantly.²²² In 2023, continued strong labor market growth and climbing consumer wages and spending contributed to another year of high GDP growth, beating expectations in the face of interest rate hikes.²²³

FIGURE 13 THE CONFERENCE BOARD LEADING ECONOMIC INDICATOR RECESSION FORECAST



Figure Source: Conference Board

The cumulative effects of these developments have triggered substantial fluctuations in stock markets and repeated waves of concern about triggering a further recession. The three most-followed stock market indices in the US—the S&P 500, the Dow Jones Industrial Average, and the Nasdaq Composite Index—hit record highs in January 2022 but over the subsequent 12 months experienced their worst year since 2008.²²⁴ Federal economists and major investors, as well as chief economists and business executives at large banks, issued stark warnings about a looming economic downturn.²²⁵ A survey of CEOs by the Conference Board in August 2022 found that 81 percent expected a recession within the coming twelve months.²²⁶ Even though the predictions did not materialize in 2022, the warnings continued through the following year. A January 2023 survey of economists by the Wall Street Journal found a 61 percent probability of recession in the following 12 months.²²⁷ Through mid-2023, the Conference Board continued to predict an imminent recession, pointing to its Leading Economic Index continuing a two-year declining record.²²⁸ Toward the end of 2023 and early 2024, many of these leaders began to offer a more positive outlook.²²⁹

The complex economic turbulence that has played out in the years following the immediate pandemic crisis has called into question the ability of traditional macroeconomic indicators to accurately assess the unique dynamics of the COVID recovery era, with lasting impacts on lender, consumer and small business sentiments.²³⁰ Beyond the direct financial impacts of heightened inflation and interest rates on both small businesses and lenders, broader uncertainty about the economy has also affected both supply and demand in small business lending markets.

4.2 Lender impacts

4.2.1 Mission-based lenders

After pandemic relief funding waned, many mission-based lenders felt they were coming out of a “PPP hangover.” The sheer volume of PPP and the speed required to get funds in the hands of borrowers, along with the influx of philanthropic capital, had upended their small business lending status quo. When government-guaranteed pandemic loan programs ended along with the PPP liquidity fund, mission-based lenders were left wondering how they could maintain and build on this momentum to continue supporting small businesses in the post-pandemic economic environment.

By some measures, mission-based lenders’ balance sheets were in the best shape ever after COVID, helping to mitigate economic headwinds. Small business lenders had seen over a year of enormous growth in earned revenue, driven by higher lending volumes and income earned through their participation in government emergency programs, as well as contributed revenue from philanthropic sources. Some of the benefits of PPP were drawn out across several years after loans were originated, as lenders continued to collect fees and residuals. The largest CDFI small business lenders experienced near exponential asset growth, and smaller CDFIs saw assets grow by 40 to 50 percent.²³¹ Many mission-based lenders came out of the pandemic with stronger capital structures and liquidity than ever before.

The unique blended capital approach of non-bank CDFIs also helped insulate them from increasing interest rates. CDFIs typically rely on a capital stack of earned revenue, equity, philanthropic capital, and traditional debt capital. While interest rates rose to above 7 percent in 2022, CDFIs’ diversified funding sources allowed them to maintain a cost of debt around 3 percent.²³² MDIs, which historically rely more on deposits as a source of capital, experienced net interest margin compression as they struggled to drive interest income against interest paid to depositors.²³³ While MDIs saw huge capital infusions in 2020, as interest rates rose, they faced new competitive pressure to

maintain and grow core deposits in order to leverage that capital into additional loans.²³⁴ Some of the largest CDFI and MDI small business lenders looking to significantly scale small business lending after PPP through debt capital faced challenges with higher interest rates, as they were hesitant to pass the increased costs on to borrowers.

In the worsening economic environment, mission-based lenders also began to see deterioration in their small business lending portfolios. Starting in 2022, CDFI business lenders reported rising 30-day delinquencies, though they remained far below 2015-2019 levels.²³⁵ In response, many mission-based lenders tightened their lending standards, though interviews with stakeholders suggest that the tightening process generally started later and was less severe compared to other lender segments. Many CDFIs had maintained large cash reserves as precautionary allowances for loan losses during the pandemic, which they subsequently began to draw from starting in 2022.

Faced with growing demand for small business products and services, many mission-based lenders have worked to manage risk in the post pandemic environment. Some believe that COVID-related funding may have masked underlying weaknesses in their portfolios and are cautious about the level of risk in new originations, fearing that they could see further portfolio deterioration over the next eighteen months.²³⁶ New research analyzing fraud patterns in PPP loan data—including in the portfolios of some CDFIs that partnered with fintechs or ran substantial online loan operations themselves—has also heightened concerns about risk management.²³⁷ Without government guarantees, mission-based lenders are confronted with the challenge of building out long-term sources of capital while accurately underwriting for risk and driving access to capital for underserved segments.²³⁸ More recent anecdotal evidence suggests that raising long-term capital may continue to be a challenge for CDFIs looking to scale, as existing capital sources reach maturity or renewal. Many CDFIs will need to go out and raise more capital, but with interest rates starting at 7 percent, this may be substantially more expensive for mission-based lenders to do than in prior rounds of funding.

4.2.2 Fintechs & other non-bank lenders





Shifting market conditions in the two years post-COVID also sparked disruption among small business fintech lenders. After playing a large part in the rollout of PPP, many fintechs saw sustained low demand for small business loans, degradation in applicant quality, and heightened risk in their portfolios.²³⁹ Portfolio quality declines started in 2022, partly driven by the effects of government relief loan programs ending and partly by inflationary pressures on borrowers, making it more difficult for them to meet payment obligations.²⁴⁰ While surveys indicate that the percentage of small businesses applying to online lenders has recovered somewhat from a 2020 low, it remains far below pre-pandemic levels.²⁴¹ This may be due to the additional pressure of the higher rate environment, where borrowers are wary of higher priced loans.

At the same time, rising interest rates also led to a squeeze in online lenders' margins and reduced interest from investors.²⁴² One fintech lender described venture capital investors as wary of the small business market after the pandemic shocks, noting that they have moved on to areas like payments, reg-tech, and insurance. The post-pandemic period has been marked by significantly fewer IPOs and unicorn startups in small business online lending than before 2022.²⁴³ The liquidity shortage, combined with economic volatility, led to continued consolidation in the fintech sector as a whole, with many companies shutting down or selling their business, and others forced to significantly change their business models.

Regulatory and legislative scrutiny of the sector also increased substantially. In small business lending specifically, much of this scrutiny was driven by analyses of fraud patterns in PPP lending

as observers began to question choices made by both policymakers and lenders in rushing to push funding out across the three rounds of the program.²⁴⁴ According to a report from the Senate Committee on Small Business and Entrepreneurship, the SBA's Office of Inspector General (OIG) reported over 100,000 leads on fraud cases, and estimates of the total scale of fraud range from \$36 billion to \$200 billion.²⁴⁵ More broadly, in the wake of issuing new guidance on third-party relationships in June 2023, federal banking regulators have prioritized investigating "banking as a service" partnerships. Banks that partnered with fintechs made up one third of federal banking regulators' public enforcement actions in 2023, even though they only represent 3 percent of US banks.²⁴⁶

TABLE 3 NOTEWORTHY SMALL BUSINESS LENDING FINTECH EXITS POST-COVID

LENDER	PRE-2020 PERFORMANCE	POST-2020 OUTCOME
	Amazon had been increasing lending to third-party sellers leading up to the pandemic, lending over \$1 billion per year to over 10,000 sellers. ²⁴⁷	In March 2024, Amazon discontinued its in-house business loan underwriting, though it will continue working with third party lenders and funders like Lendistry. ²⁴⁸
	Originated over \$2B in small business loans per year before COVID. ²⁴⁹	Acquired by Enova in 2020 for far below market capitalization, after experiencing a sharp stock price drop. ²⁵⁰
	Originated over \$1B in small business loans per year before COVID. ²⁵¹	Acquired by American Express in 2020, though its \$1.3 billion small business loan portfolio stayed independent and filed for bankruptcy after the opening of federal investigations concerning PPP fraud. ²⁵²
	Originated over \$500M in small business loans per year before COVID. ²⁵³	Announced in spring 2024 that it was selling its US small business lending arm after reporting growing losses. ²⁵⁴

In the face of challenging conditions, some fintechs have consolidated or decided to leave the market. In fall 2023, Fundation announced a merger with the CDFI Camino Financial.²⁵⁵ In early 2024, Amazon announced that it was ceasing its business financing program and Funding Circle announced that it was putting its US operation up for sale just as it was issued a license by the Small Business Administration to originate 7(a) loans, citing poor profitability.²⁵⁶ It remains to be seen whether new startups will enter the market to meet the scale of demand for capital by small businesses, launching a new era of fintechs.

4.2.3 Banks

Historically, banks have tightened lending during uncertain economic conditions, instituting guardrails such as stricter lending policies and criteria, higher loan-size thresholds, and greater reliance on standardized credit reporting data, making borrowing more difficult for businesses and consumers. Following the end of the federal relief and economic recovery programs in 2021, banks faced increasing risk in their small business lending portfolios. Across the board, banks reported worsening credit quality starting in the second quarter of 2022.²⁵⁷

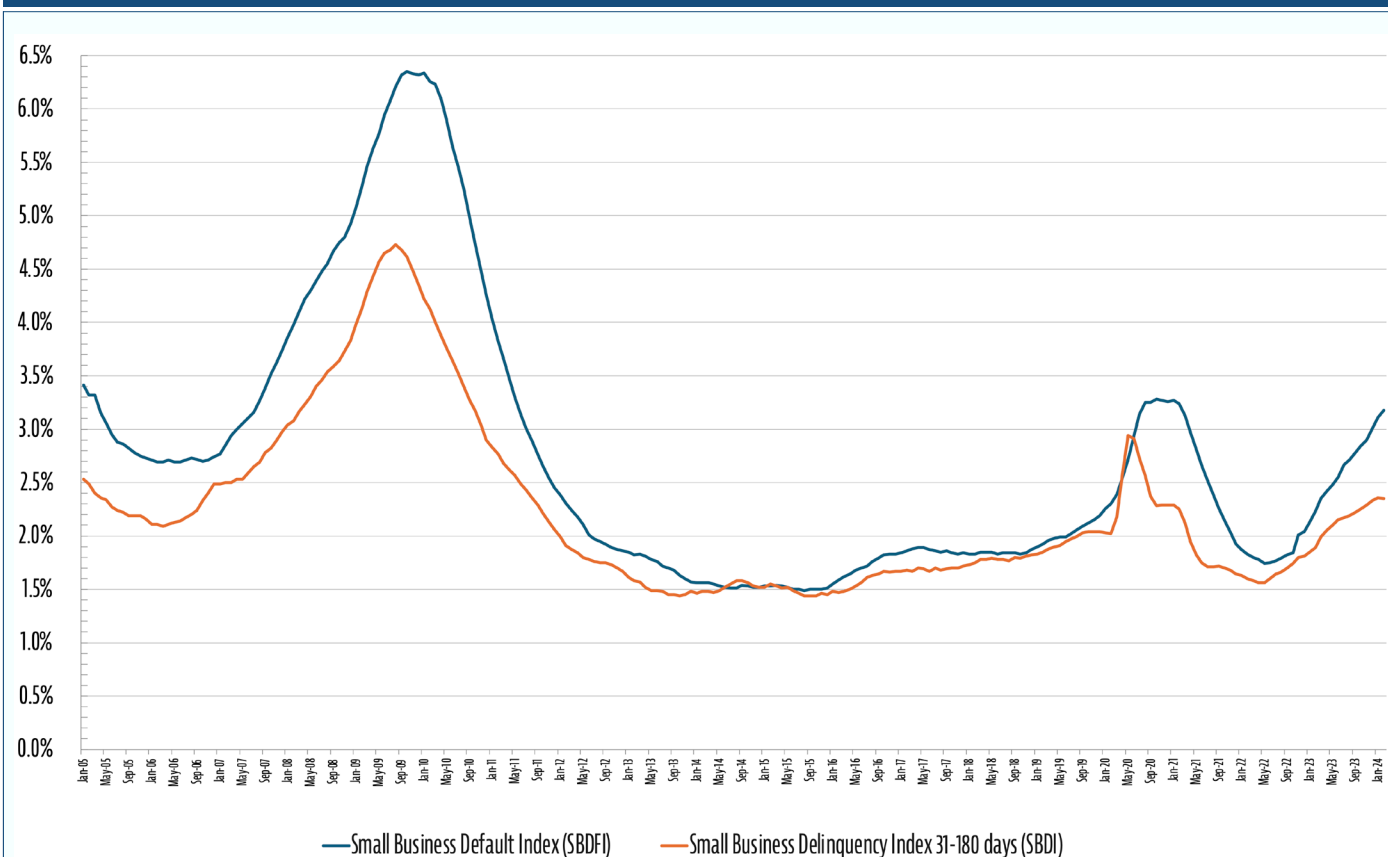
FIGURE 14 SMALL BUSINESS LOAN DELINQUENCIES AND DEFAULTS (2005-2024)

Figure Source: PayNet/Equifax

This was followed by rising delinquencies starting in October 2022, returning to pre-COVID levels by early 2023.²⁵⁸ Many stakeholders believe that government relief loan programs had skewed small business loan outcomes from early 2021 through the fall of 2022, buoying borrowers' financial health and delaying the realization of losses. Increasing delinquencies raised concerns about a potential recession.

As anticipated, big banks responded by tightening their credit boxes.²⁵⁹ While loan approval rates had stabilized post-2020, they began declining in 2022. Responses from the Federal Reserve's Senior Loan Officer Survey showed that lenders tightened standards for small businesses for the sixth consecutive quarter at the end of 2023, with a net 30 percent of lenders reporting tightening standards for small firms.²⁶⁰ This amounted to the highest level of tightening since the initial COVID pullback and the 2008 global financial crisis.²⁶¹

The rates of commercial lending to small firms sharply declined across US banks, reaching levels similar to those seen during the 2008 recession by mid-2023.²⁶² Some banks also faced liquidity challenges in the higher interest rate environment. According to the Federal Reserve's Small Business Lending Survey, in Q3 of 2023, 17 percent of small banks indicated that their small business lending volumes were constrained by their own liquidity, particularly among small and mid-sized banks.²⁶³ It wasn't until the end of 2023 that some community banks' approval rates started to edge up again, driven by lower than expected charge-off rates and a strong economy.²⁶⁴

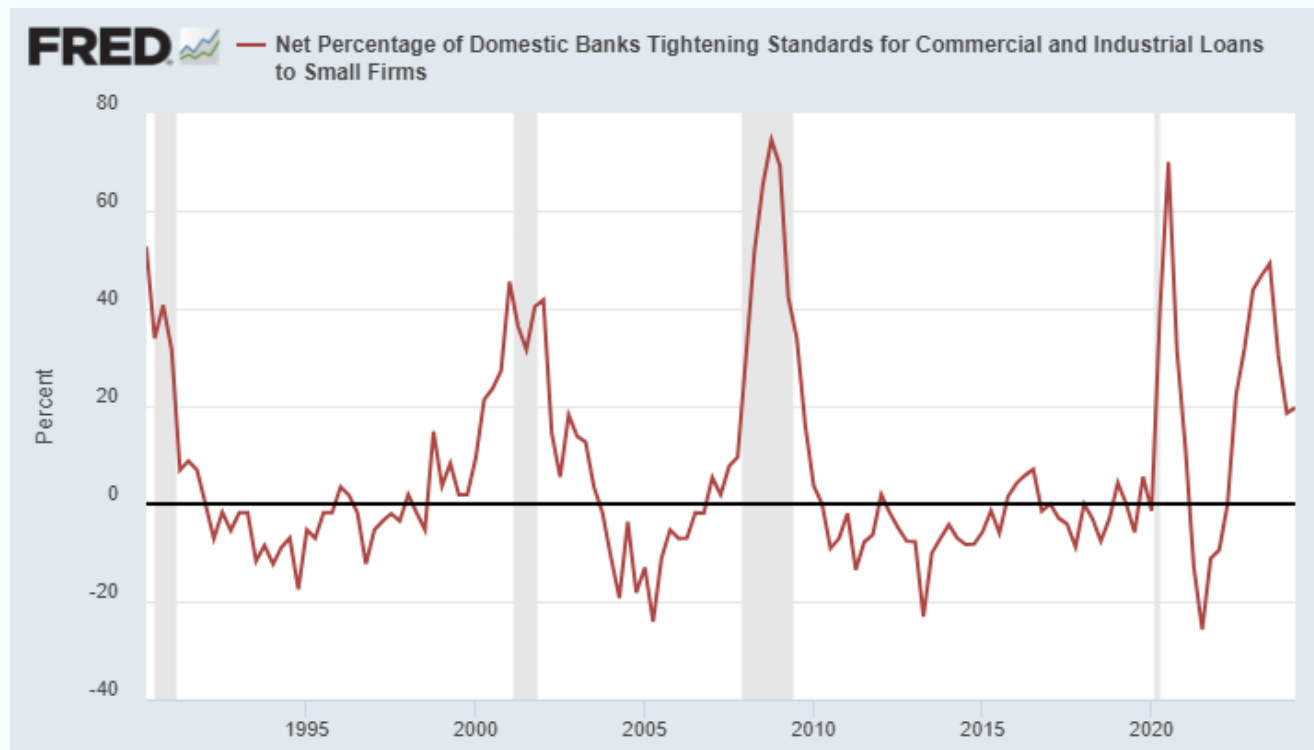
FIGURE 15 NET PERCENT OF DOMESTIC RESPONDENTS TIGHTENING STANDARDS FOR COMMERCIAL AND INDUSTRIAL LOANS

Figure Source: Board of Governors of the Federal Reserve System (US)

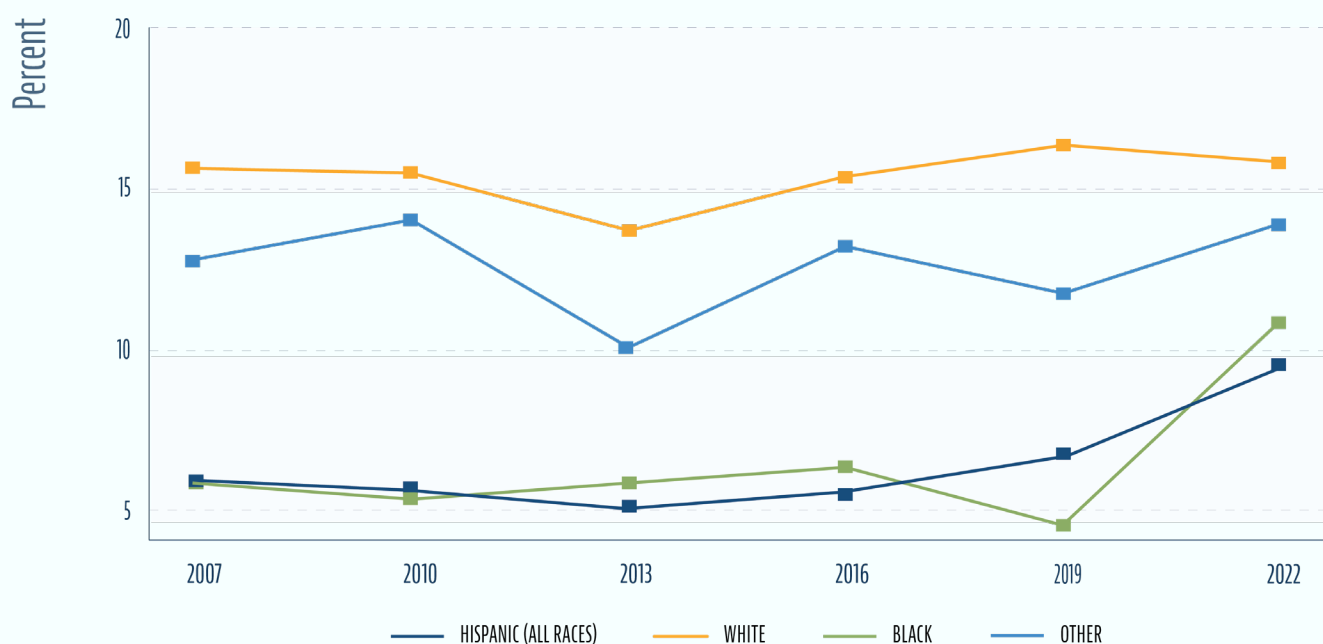
The collapse of several small and regional banks, including Silicon Valley Bank, Signature, and First Republic, in the spring of 2023 added to the uncertainty about the trajectory of the economy and set off fears of additional bank failures.²⁶⁵ In addition to affecting the risk and strategy calculations of individual lenders, the crisis prompted federal regulators to reexamine their supervisory requirements for mid-sized banks that had been excluded from the oversight put in place after the 2008–2009 recession.²⁶⁶ In the aftermath of the bank failures, regulators considered stricter requirements for banks with assets between \$100 billion and \$250 billion, particularly related to stress testing, creating additional pressure to manage risk in their portfolios and practices.²⁶⁷ Uncertainty around the stability of small and regional banks also prompted changes in business deposit activity, as many companies shifted their transaction accounts from smaller to larger banks.²⁶⁸ Small banks lost \$108 billion in deposits in the days after the Silicon Valley Bank collapse, raising concerns about impacts to community lending and the availability of credit to small businesses in an already-tightened environment.²⁶⁹

4.3 Borrower impacts

High inflation and interest rates have had serious impacts on the nation's small businesses over the past two years, but the sector has responded with substantial resiliency in the face of financial hardships. In 2023, the Census Bureau recorded a record-breaking 5.5 million business applications—a leading indicator of business formation as discussed in [Section 3.3](#).²⁷⁰ Filings for new businesses were still about 40 percent higher that year than pre-pandemic levels²⁷¹ and remained elevated through the beginning of 2024, despite recurring skepticism about how long the surge would last.²⁷²

As overall business applications increased, there was also continued growth in business formation among underserved segments. According to data from the Federal Reserve's Survey of Consumer Finances, the share of Black households that own a business more than doubled between 2019 and 2022, to 11 percent, and Latino business ownership grew at the fastest pace in a decade, to 10 percent.²⁷³ While these business ownership rates still fall below the national average of 20 percent, they represent striking progress in closing the gap to White family business ownership and signal a potential shift towards wealth-building assets for minority households.²⁷⁴ Between 2019 and 2023, the growth rate of women-owned businesses was also almost 100 percent greater than that of men-owned businesses. Data from Yelp on new business listings on their review platform also suggests that racial minorities and women started small businesses at significantly higher rates in 2023 than in 2022, indicating sustained growth in pandemic-era business formation by entrepreneurs of color.²⁷⁵ Between 2022 and 2023, Yelp listings of Latino-owned businesses grew by 28 percent, Black-owned businesses by 25 percent, and Asian-owned businesses by 16 percent.

FIGURE 16 HOUSEHOLD BUSINESS OWNERSHIP RATES BY RACE AND ETHNICITY (2007-2022)



Data Source: Board of Governors of the Federal Reserve System (2023).

At the same time, inflation may have impacted small businesses more severely than larger companies. As prices for goods and services rose, small businesses faced increased operational costs, including higher staffing costs due to rising wages. Their customers also experienced the pressure of higher expenses and cut back spending on non-essential categories, which further strained small businesses' already limited cash flows.²⁷⁶ Some stakeholders observed that small business owners often find it challenging to pass on increased costs to customers as they fear that raising prices may force them out of business or they are not sophisticated enough to implement such changes effectively. This dynamic has likely lessened since 2022, as small businesses have had more time to adjust to these challenging conditions. Nevertheless, surveys of entrepreneurs through early 2024 identified inflation as a persistent key challenge for small businesses.²⁷⁷

Higher interest rates have also increased the cost of repaying existing loans with variable rates and raised the cost of new borrowing for businesses, which dampened demand for loans. According to a small business lending survey by the Federal Reserve Bank of Kansas City, the size of outstanding balances grew modestly at the end of 2023 but new originations have been declining for nearly two years.²⁷⁸ As discussed above, early delinquencies and defaults have exceeded pre-pandemic levels. Some businesses are also facing delinquencies on pandemic-relief loans that, unlike PPP, were not subject to forgiveness. As of 2023, 28 percent of small business EIDL borrowers still reported having an outstanding balance, including more than 1 million EIDL loans under \$100,000 that were past due, delinquent or in liquidation.²⁷⁹ After Congressional and watchdog criticism, the Biden Administration announced at the end of the year that it would step up efforts to collect unpaid pandemic loans.²⁸⁰

Although available data on small business closures is limited, signs suggest that they have begun to increase relative to earlier in the pandemic. For instance, despite record numbers of new employer establishments in 2022 and 2023, the percentage net loss in such establishments has also been increasing. In the twelve months leading up to March 2023, net establishment losses exceeded 10 percent, the highest rate since the end of the Great Recession.²⁸¹ In addition, although small business bankruptcies initially fell during the pandemic, they have since been rising year over year since 2020, indicating that small businesses are still on a long-term road to recovery from the pandemic crisis.²⁸²

FIGURE 17 NFIB SMALL BUSINESS OPTIMISM INDEX

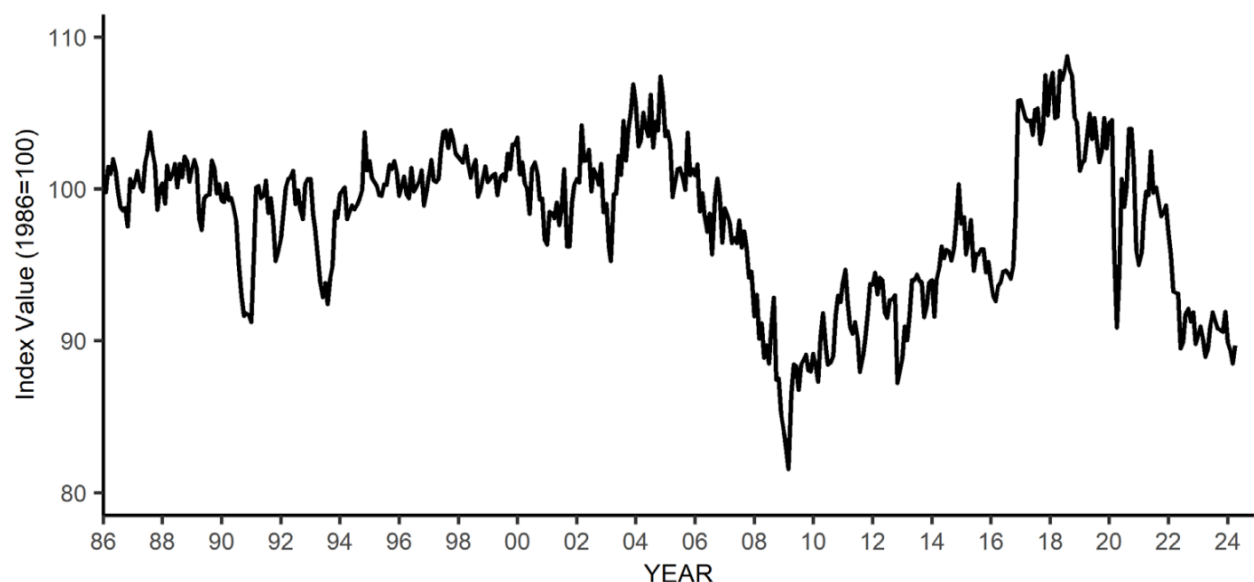


Figure Source: National Federation of Independent Business (NFIB)

Notes: Based on ten survey indicators. Seasonally adjusted (1986=100).

Faced with these financial pressures, business owner sentiments throughout this period have been mixed. Results from a PNC survey in early 2024 showed that business owner optimism reached a 22-year high, as fears of a recession began to wane.²⁸³ By contrast, while far from the lows of the 2008 financial crisis, data from an NFIB survey of over 10,000 small businesses in March 2024 revealed declining optimism about the economy, reaching an eleven-year low before rebounding somewhat in April.²⁸⁴ Results from other surveys in spring 2024 also showed some improvement in small business sentiments over 2023.²⁸⁵ Like so many other stakeholders, small businesses are watching local conditions and interest rates closely for signs of stabilization and improvement.

5. SEIZING THE OPPORTUNITY AHEAD (2024+)

As small businesses and small business lenders wait for greater clarity about the direction of the economy, broader trends in technology adoption and recent public policy initiatives have created the potential to facilitate greater credit access for historically underserved entrepreneurs and younger, smaller businesses generally. Beyond simply easing current credit constraints, a soft landing for the economy would raise important questions for stakeholders about whether and how much to invest in long-term program and systems changes to small business lending going forward, relative to other organizational priorities.

This section traces both of these potential acceleration factors as well as the importance of better understanding the nature and needs of pandemic-era startups. As stakeholders begin to look beyond the current phase of continuing economic uncertainty, these issues will be critical to shaping the lending ecosystem and the impact of recent small business cohorts on wealth formation, job creation, and the broader US economy.

5.1 Continuing evolution in data and technology for small business lending

As discussed above, technology and the increasing availability of digitized banking information and other data sources played a significant role in the growth of fintech lenders in the aftermath of the 2008 financial crisis. Technology adoption further accelerated early in the pandemic as lock-downs and emergency relief funding made it necessary for both customers and lenders alike to shift financial services online.²⁸⁶ Customers have become increasingly comfortable using technology to manage tasks such as applying for financial products, budgeting, investing, and online shopping. They are also more accustomed to providing financial institutions access to account data through data aggregators such as Plaid and Finicity. This is prompting banks and mission-based lenders to rethink the implications of this “open banking” system for increasing operational efficiency, reducing frictions from data intermediation, and expanding product and service offerings.²⁸⁷

The architecture for customer-permissioned data flows has continued to expand and mature over the past four years. Data sources that are transmitted through customer-permissioned channels include bank account information as well as feeds from business accounting software systems. For individual borrowers who are still hesitant to authorize electronic access to information due to privacy or other concerns, Optical Character Recognition technology is widely used to extract data from PDF bank statements or other documents, reducing the need for manual processing. As studies increasingly document the benefits of incorporating these types of alternative data sources into underwriting to extend greater credit access to underserved populations, better predict risk, and allow lenders to offer more competitive pricing, additional lenders are considering investments to

facilitate use of automated data flows and technology more generally to improve the scale, inclusiveness, and efficiency of their underwriting.²⁸⁸

The Consumer Financial Protection Bureau (CFPB) is currently developing regulations to govern transfers of data from consumers' transaction and credit card accounts.²⁸⁹ Although the CFPB is not addressing transfers of business account data directly, the rules may shape the practices, norms, and technological infrastructures of data providers, aggregators, and lenders and other data recipients for small business as well as consumer applications. It is also unclear whether the finalized rule would apply in cases where business lenders (such as some mission-based lenders) obtain permission to access data from entrepreneurs' personal accounts to assess their global (combined household and business) finances.

Recent interest in adopting machine learning and artificial intelligence in the lending context could accelerate interest in data and technology innovations for small business credit in the years ahead. Machine learning underwriting models can potentially detect more nuanced relationships in underwriting information than traditional statistical modeling techniques.²⁹⁰ Particularly when combined with data sources that go beyond traditional credit report information, machine learning offers the potential to increase predictiveness and inclusion—though lenders, advocates, and regulators are still in the process of developing new norms to manage explainability, fairness, and performance concerns. While many fintech lenders and large banks such as JPMorgan Chase, Bank of America, Wells Fargo, and Capital One have been using machine learning models for underwriting purposes,²⁹¹ adoption is much less common among community and mission-based lenders due to resource constraints and other limitations.

5.1.1 Mission-based lenders

Mission-based lenders' data and technology adoption has shifted in multiple ways during and since the pandemic, and stakeholders are considering the extent to which further changes could advance access to capital, particularly for underserved segments. By reducing costs, technology and automation can potentially help mission-based lenders effectively serve the smaller end of the market and make the economics of lending to this segment more feasible. Lenders are also considering the extent to which technology can help them reach more underserved entrepreneurs efficiently at scale. As one stakeholder described, "The 'mission' of mission-based lenders can go much further with good technology." Some mission-based lenders are also considering the increased speed of delivering products and services through technology as a path to competing with predatory lenders, helping underserved customers avoid high-cost capital that may burden them with debt.

The technology vendor landscape in the mission-based sector has grown substantially over the last decade. Before the pandemic, few vendors catered specifically to mission-based lenders. Given the difficulty of trying to capture the nuance of their lending approaches in a single technology, there were few vendors willing to tailor solutions and pricing to this sector, and even fewer investing in end-to-end platform offerings. Some CDFIs chose to develop their own bespoke technology solutions internally. However, with more CDFIs interested in adopting technology and vendors looking to expand their customer bases, there are growing numbers of vendors that are actively seeking to serve the CDFI market at lower prices. There is also enormous diversity among technology vendors. Some vendors that serve traditional banks have begun to adapt their offerings to better serve mission-based lenders. Other vendors have emerged that focus their products specifically on the mission-based market segment. These vendors see an opportunity to capture market share among the estimated 1500 existing CDFIs, more than 600 MDI banks and credit unions, and other mission-based lenders, given the challenges those lenders have faced in finding appropriate technology solutions.²⁹²

The emergence of vendors that specialize in the mission-based space has also made it possible to outsource technology maintenance to these providers, reducing costs and allowing lenders to focus on their core mission. For example, some stakeholders noted that in the past, CDFIs typically had to raise funding to hire, manage, and train project teams to build a technology solution, and then raise additional funding to cover these salaries and ongoing staff training and platform maintenance. The option of outsourcing the maintenance function has the potential to concentrate resources on core mission activities. Despite growth in this space, however, mission-based lenders still report challenges finding vendors that cater to small business lending specifically.

Some mission-based lenders are also beginning to work with marketplace platforms as a means of customer acquisition across a broader geographical footprint. The role of these platforms can vary from basic lead generation to providing substantial assistance in application processing and sometimes even facilitating application of the mission-based lenders' credit criteria.

While interest in data and technology innovation has increased substantially in the mission-based sector over the past four years, stakeholders also emphasize that it is not a silver bullet. Significantly scaling mission-based lenders' operations depends on customer acquisition, capital liquidity, and other complementary systems changes in addition to technology adoption. Stakeholders also emphasize that even with substantially more efficient operations, some level of subsidy will likely always be necessary to work with the full spectrum of borrowers. Accordingly, technology initiatives frequently intersect with other mission-based lender programming. FinRegLab's next report in this series will focus in greater detail on the issues surrounding technology adoption by mission-based lenders.

5.1.2 Banks

Recent technology improvements also hold promise for banks both in facilitating closer collaboration with mission-based lenders and in expanding their direct lending programs, depending on their appetite for serving the small business market.

The emergence of small business second look loan marketplaces has created an opportunity for banks to engage with mission-based lenders beyond philanthropy. The Community Reinvestment Fund (CRF) launched Connect2Capital in 2018 as a marketplace connecting financial institutions to mission-based lenders, so that banks could refer applicants to CDFIs while maintaining a connection to these business owners for future service offers. Connect2Capital leverages a matching algorithm to pair applicants with the lenders and technical assistance providers that best fits their needs and applicant profile. US Bank was an early adopter of Connect2Capital, engaging with CRF to be part of a national referral partnership to CDFIs, but interest has grown since COVID.²⁹³ In 2021, Connect2Capital announced that it had reached \$100 million in loan volume through its platform, made to over 3,200 small businesses.²⁹⁴

There is also some interest from banks in tailoring these referral platforms for their customers. In 2022, Wells Fargo released the Small Business Resource Navigator, an internally branded version of Connect2Capital that matches small business loan applicants to CDFIs with the right product fit.²⁹⁵ This allows the bank to maintain a cohesive customer experience for applicants while directing them to other lenders, built on the premise that eventually those borrowers will come back to the bank for larger loans. While it remains to be seen how well these platforms deliver on their promise to increase responsible credit access, the ability to generate substantial volume from bank referrals has the potential to address the need for marketing and lead generation that mission-based lenders need to achieve scale post-PPP.

Banks' continuing internal technology investments also have the potential to impact their direct lending programs to small businesses, depending on their business strategy. To adopt digital banking, banks have had to navigate outdated and complex legacy core systems and tech stacks that underpin their operations, hampering innovation and technology adoption.²⁹⁶ Outdated systems and processes put banks behind fintechs in adapting to the speed of digital innovation after the 2008 financial crisis.²⁹⁷ Yet today nearly three-quarters of global interactions with banks are taking place digitally.²⁹⁸ Banks have been investing billions in digital transformation initiatives, launching mobile apps with customer-friendly features, working to increase the speed of their processes, and forming extensive partnerships with fintechs.²⁹⁹

Some banks have focused their technology adoption efforts specifically on scaling small business lending, building on the momentum coming out of PPP and other pandemic relief programs. Others have returned to pre-pandemic lending practices relying on traditional processes and channels, or have upgraded digital platforms without changing the data and models they use for underwriting or the products offered. Banks may also turn to small business technology improvements as a follow on to innovations for consumer segments that they consider to have greater revenue potential. For instance, consumer bank divisions may lead efforts to build out open banking integrations to external consumer financial accounts, but the technology applications, customer marketing, and internal regulatory and compliance processes can then be leveraged by small business lending programs to build cash-flow underwriting capabilities.

Various fintechs and vendors are also offering to partner with banks to use their platforms to develop specialized programs, such as models that can pre-screen banks' existing transaction account data to evaluate current small business customers for loan eligibility and second-look programs to further evaluate applicants who do not meet the banks' general criteria. While enforcement activity around "banking as a service" relationships has increased as discussed above, the overall dynamic between banks and fintechs has diversified to encompass a range of partnership models. As the prospect of a recession becomes less likely, banks will face decisions about whether to go beyond relaxing some of their current small business credit criteria to make further investments in data and technology adoption and to expand their basic thresholds for business age and loan sizes to better reach underserved businesses.

5.2 Policy developments

As lenders decide their appetite and capacity for small business lending in an improved economic environment, several federal initiatives have the potential to incentivize and facilitate credit access among historically underserved entrepreneurs. These include the ten-year State Small Business Credit Initiative (SSBCI), banks' Community Reinvestment Act (CRA) obligations, recent rulemakings focused on the collection and reporting of data about small business lending, and guidance to clarify the use of Special Purpose Credit Programs (SPCPs) to increase credit access for historically underserved populations. As discussed in further detail in [Appendix C](#), while each program has potential to expand access to credit for small businesses, they also face unique implementation questions and challenges. Their net impact is therefore difficult to forecast and may vary depending on lender type and other factors.

In March 2021, Congress revived the State Small Business Credit Initiative with \$10 billion in federal funding that was designed to leverage up to \$100 billion from private sources to help states increase capital access for small businesses over a ten-year period. SSBCI was first developed in response to the 2008 financial crisis and passes federal funds to states to provide loans and equity capital to small businesses.³⁰⁰ The program gives states the discretion to decide how funds are

used and administered, which has created a fragmented landscape.³⁰¹ While banks are likely to be a primary conduit for SSBCI funds, the ability of alternative lenders such as fintechs and CDFIs to participate depends on states' implementation decisions and individual lenders' capacities and strategic decisions. Each program has its own parameters, requirements, documentation standards, and timelines, so lenders have to consider each one individually and determine whether and how they can take part. CDFIs and MDIs are seeking to participate in many states where eligibility criteria permit, but the lack of standardization across SSBCI programs has placed a burden on them. Mission-based lenders already struggle with capacity, and in order to take part in these programs and scale, they will need to adapt their products, policies, and processes for each state's program.

In October 2023, federal regulatory agencies released the final rule to modernize the Community Reinvestment Act, a 1977 law that encourages banks to meet the financial services needs of low- and moderate-income (LMI) neighborhoods. The updated CRA rule emphasizes smaller loans and investments that can have higher impact and are more responsive to the needs of LMI communities, and encourages partnerships with certified CDFIs.³⁰² For certain loans to small businesses that meet a size and purpose test, the regulation allows them to be considered as both community development loans and retail loans for purposes of banks' CRA examinations. However, the potential full impact of the rule is currently difficult to assess in light of industry lawsuits challenging other aspects of the new standards and staggered implementation periods through 2027.³⁰³

In March 2023, the CFPB issued a final rule to implement Section 1071 of the Dodd-Frank Act, which requires financial institutions to track and report demographic data on applications for business credit. The intent of the law is to drive transparency about lending to women-owned and minority-owned small businesses and to facilitate enforcement of fair lending laws. Implementation of the rule was delayed pending a constitutional challenge to the CFPB's funding structure that was rejected by the Supreme Court in May 2024, although challenges to the rule on other grounds are still pending.³⁰⁴ The CFPB announced soon after the Court decision that it will extend data collection deadlines to begin between July 2025 and October 2026 for different tiers of lenders, with public release of the data to follow in subsequent years.³⁰⁵

Regulators also recently issued guidance to facilitate lenders' use of special purpose credit programs, which were first authorized by Congress through an amendment to the Equal Credit Opportunity Act (ECOA) in the 1970s. SPCPs authorize lenders to develop special pricing or underwriting requirements to extend credit to underserved groups that face barriers to credit access.³⁰⁶ This includes the consideration of factors such as race, ethnicity, or religion in credit applications, allowing banks to expand fair access to credit for communities impacted by discrimination. Despite their promise, SPCPs have not been widely adopted by lenders due to uncertainty and concerns about potential fair lending challenges. However, with heightened focus on building wealth among marginalized communities, addressing financial disparities, and promoting equity and inclusion since 2020, SPCPs have received growing attention. In 2021 the CFPB issued more guidance on the requirements for a SPCP and provided examples, and in 2022 several federal agencies put out a statement encouraging lenders to consider SPCPs.³⁰⁷ Several large banks including US Bank and Zions Bank now offer SPCPs targeted to underserved small businesses.³⁰⁸ Recently, the Office of the Comptroller of the Currency (OCC) has been working with the American Bankers Association as part of its Project REACH initiative to compile resources and technical insights for banks and other stakeholders about SPCPs for small businesses, with the goal of encouraging more widespread adoption.³⁰⁹

As different lenders consider the potential impacts of these initiatives and the trajectory of the broader economy, they will weigh the benefits of increasing investments to facilitate greater lending to smaller, younger businesses and to historically underserved populations against other

strategic priorities. In making this calculation, lenders may consider factors such as potential financial and societal benefits, the degree of financial and legal downside risks, and general capacity constraints. For mission-based lenders, for example, the availability of large amounts of federal funding for green initiatives is drawing increased attention as a potential means of accessing new sources of capital, although its impact on small businesses in particular would vary widely. For banks, continuing evolution in capital standards, competing demands for technology resources across a wide range of business lines—particularly at a time of increasing interest in adopting machine learning and artificial intelligence—and assessments of business opportunities will all help to shape these downstream decisions. The potential for competition from other strategic priorities may make it particularly important for small business stakeholders to begin mapping out potential paths forward even ahead of greater clarity about future trends.

5.3 Meeting the needs of pandemic-era businesses

As lenders consider their next steps with regard to small business lending, the unprecedented growth in entrepreneurial activity since the pandemic could also shape the future of the small business lending ecosystem. Stakeholder responses over the next few years will help determine whether the momentum in entrepreneurial activity can be sustained and deepened to translate into long-term economic growth and community development. Understanding the drivers of small business growth, the makeup of these new cohorts, and how they compare to prior generations of entrepreneurs will be crucial to assess their future capital needs and borrowing demand.

5.3.1 Growth drivers

Although the initial surge of pandemic business formation was thought to be temporary, as small businesses were reopening their doors following the spring 2020 shutdowns and laid-off employees turned to entrepreneurship and self-employment out of necessity,³¹⁰ the surge in business applications picked back up in January 2021 and has remained at elevated levels for the past three years. This trend continued even after the labor market returned to low, pre-pandemic unemployment levels below 4 percent by early 2022.³¹¹ This indicates that other factors, such as new market opportunities, might be driving a longer-term shift beyond the immediate response to pandemic shutdowns.³¹²

There is evidence that the substantial market and consumer shifts brought on by the pandemic created new business opportunities and contributed to business formation. For example, the highest numbers of new business applications have been concentrated in industries connected to pandemic-era changes to work and lifestyles, such as the adoption of remote work, online shopping, and delivery services, which have fundamentally changed how Americans engage with businesses and their communities.³¹³ Researchers have also noted a trend in the geography of new formations. New businesses since the pandemic have emerged primarily in the neighborhoods surrounding residential and suburban areas, and less so in core downtown areas, where they have historically been concentrated. This “donut effect” aligns the surge in business formation with pandemic-driven shifts such as the rise in remote work and migration of people away from major cities.³¹⁴ The same kinds of businesses that previously provided services in downtown areas, such as restaurants, gyms, and laundromats have also shifted to surrounding neighborhoods, in line with the changing needs of workers who spend less time near urban workplaces.

Research has also connected the rise in business formation to “job-to-job” flows, where entrepreneurs start a business from a place of employment rather than after layoffs or an extended

period of unemployment. Since 2021, there has been a strong correlation between the rise in business applications and employees quitting salary or wage jobs. This suggests workers are starting their own businesses driven by market opportunities, rather than resorting to self-employment to replace lost income.³¹⁵

5.3.2 Make-up of the new cohort of businesses

Stakeholders are also studying and debating the composition of the new businesses formed since the pandemic. While current data are limited, recent cohorts likely encompass a mixture of previous business owners rebounding from the pandemic and new entrants, as well as gig and side-hustle businesses and businesses with the potential to generate new jobs and significant growth.³¹⁶ For example, the number of Etsy sellers globally more than doubled during the pandemic, which may consist primarily of small, individual online vendors and other side hustles.³¹⁷ However, the volume of applications from businesses designated by the Census Bureau as having a “high propensity” to create substantial numbers of new jobs also increased.³¹⁸ High propensity applications account for about one-third of total new business applications.³¹⁹ The Bureau of Labor Statistics tracks the rate at which new business applications translate into actual businesses and jobs, and has shown promising signals from earlier post-2020 cohorts creating millions of jobs.³²⁰

Data on the makeup of these new businesses also shows substantial concentrations in innovation-intensive and technology-driven industries, such as professional and technical services.³²¹ This is particularly noteworthy because historically, highly innovative startups in these industries have been responsible for driving economic and productivity growth. When new innovative businesses enter the market, there is often a period of disruption and experimentation—those who effectively adopt new technologies grow and scale, leading to productivity growth in the economy.

5.3.3 Demand for capital from this cohort of businesses

Given lenders’ tightening of their credit policies at multiple points since the pandemic and high interest rates over the past two years, pandemic-era startups likely relied less on credit to cover initial costs. However, stakeholders are eagerly seeking to understand their demand for credit as these businesses mature.

Some research suggests that savings from stimulus programs and unemployment insurance played a role in funding the startups.³²² Stimulus funding allowed Americans to grow their incomes and savings, creating a cushion that could provide seed funding for new businesses. The checks also provided a safety net that made it easier for people to absorb the risk of starting new businesses, which might have otherwise been more difficult to do. However, any such effects have likely waned as research shows that cumulative savings levels turned negative in late 2021 and that excess savings had been depleted by March 2024.³²³

Many business owners often start without external capital such as debt or venture funding. A 2019 study by the Kauffman Foundation found that two thirds of entrepreneurs rely on personal savings or funding from friends and family.³²⁴ Given the high cost of capital since 2022, it would not be surprising if these new entrepreneurs were hesitant to turn to debt financing and tapped into personal funding sources. But as these businesses mature, they may be exploring new ways to secure funding. For example, according to a Goldman Sachs survey of 1,700 small businesses in April 2023, nearly 80 percent reported concern about their ability to access capital, which might signal a shift towards more demand for capital in the future.³²⁵

In thinking about the future prospects of these businesses, some stakeholders are drawing a comparison to the mid to late 1990s—the last time that innovation sparked significant growth in business formation in the US. In the dotcom boom of the 1990s, businesses leveraged the novelty of the internet and digital tools for productivity gains.³²⁶ The quick growth and scaling of a small segment of innovation-intensive and technology-driven companies such as Amazon and eBay founded during this period contributed to sustained economic growth.³²⁷ Some stakeholders are pointing to the substantial concentration of post-pandemic startups in innovation- and technology-driven industries as a potential parallel, suggesting that these businesses could have a similarly sizable impact on the economy.³²⁸ Others have identified early signs of productivity growth among post-pandemic startups, citing the impact of recent market shifts such as the shift to remote work, the boom in artificial intelligence, and the expansion of e-commerce that could potentially alter market dynamics in the long term.³²⁹

The trajectory of the economy will be a critical determinant of the survival and growth of these newly formed businesses, since either continuing high inflation and interest rates or an outright recession could place significant stress on both the businesses and capital sources such as lenders. Another important factor is the extent to which lenders and investors will focus on both high-propensity and high-tech businesses with the potential for rapid growth and scale, as well as the majority of less growth-oriented but important businesses that contribute to overall economic stability. One idea circulating is the need to focus on strategies that prioritize younger businesses. Existing strategies, such as lending programs, credit policies, and regulatory policies, often focus on small businesses in general, rather than specifically targeting younger businesses. Some stakeholders are advocating for a shift toward prioritizing these younger businesses to help ensure their survival and sustain the current momentum.³³⁰

6. CONCLUSION

The small business sector and the lending ecosystem that supports it have been permanently impacted by the events of the last four years. Despite the permanent closing of hundreds of thousands of businesses and major consolidation in lenders, there has also been tremendous rebirth and expansion, particularly in the formation of minority business enterprises and growth in the mission-based lending sector. The choices that stakeholders make in the next few years will help to determine whether this momentum can be further sustained and deepened to make long-term improvements in credit access for younger, smaller businesses in general and for entrepreneurs of color and other historically disadvantaged groups in particular.

Improvements in data and technology for loan originations and recent government initiatives to encourage greater lending to underserved populations are encouraging steps toward meaningful change, yet the path forward is uncertain. Macroeconomic conditions and the extent to which different stakeholders are willing and able to make significant investments and maintain focus on this market niche are unclear.

Moreover, while using technology to facilitate access to more representative, insightful data and faster, more accurate decision-making is critical to improving credit access, other issues and relationships within the ecosystem are also important to address. These include such topics as whether banks will decide to expand their direct lending activities and/or referral programs to mission-based lenders, how to fund and facilitate data and technology adoption among mission-based lenders, how mission-based lenders adjust their organizations and culture as the scale of their lending programs increase, and the development of secondary markets to help lenders cycle funds to more borrowers more quickly.

Upcoming FinRegLab reports will assess the potential benefits and challenges of data and technology adoption by mission-based lenders in greater detail, including lessons learned to date from historical and current initiatives, and provide an empirical analysis of the impacts of cash-flow data on lending predictiveness and inclusion. More broadly, we are engaging with a wide range of stakeholders to assess ways that advancements in research, technology, market practice, and policy can support long-term improvements in business formation and credit access.

As critical as the last four years have been, the next four could be even more important to improving the inclusion, fairness, and efficiency of lending to younger, smaller businesses. Better meeting the capital needs of this historically unserved sector—and even more so, entrepreneurs of color and other business owners who face structural challenges in accessing credit—has the potential to unlock substantial wealth formation, job creation, community development, and growth in the broader US economy.

APPENDIX A

Glossary: Key Terms Used in the Report

Small business: Different government agencies and stakeholders use different definitions of small business in different contexts that typically consider the number of employees and annual revenue as key criteria. The most commonly used definition is a firm or enterprise with fewer than 500 employees.³³¹ The Small Business Administration (SBA) defines small businesses as independent businesses with fewer than 500 employees and annual revenue under \$7.5M.³³² However, the SBA has also established size standard exceptions to tailor these employee and annual revenue thresholds by industry. This means for some industries, the criteria for small business varies from 100 to over 1,500 employees and from less than \$1M to over \$40M in annual revenues.³³³ Some lenders differentiate between small business and commercial lending in their product offerings using thresholds of annual revenue, such as below and above \$20M per year. Bank Call Reports and Community Reinvestment Act regulations use a loan size threshold of \$1 million to differentiate between small businesses and larger companies.

Using the SBA's definition, as of 2023, there were 33.2 million small businesses in operation, representing 99.9 percent of all firms in the US.³³⁴ Over 80 percent of these businesses are non-employers, or firms with no paid employees except the owner(s). Of the more than 6 million small businesses with employees, nearly 90 percent have fewer than twenty employees, yet they still represent over 60 million jobs.

Minority Business Enterprise (MBE): The term "minority business enterprise" has a very specific definition in the context of federal government contracting but is also often used more generally to refer to businesses that are owned by entrepreneurs of color. The formal definition focuses on a company that is at least 51 percent owned, managed and controlled by a member(s) of a qualified minority group. To be considered a member of a qualified minority group, a person must be a United States citizen who is at least 25 percent Asian-Indian, Asian-Pacific, Black, Hispanic, or Native American. Ownership by qualified minority individuals means the business is at least 51 percent owned by such individuals or, in the case of a publicly owned business, at least 51 percent of the stock is owned by one or more such individuals.³³⁵

Microloan / microlending: Some stakeholders use the term "microloan" to refer to loans to small businesses that have relatively small balances and that are unsecured or lightly secured. Although there is no universally accepted threshold for microloans within the industry, some stakeholders use the term to refer to loans of \$50,000 or less, following the SBA's microloan program.³³⁶ SBA microloans are often directed to support underserved communities, such as women and minority business owners. However, some lenders may classify microloans as those up to \$100k.³³⁷ Overall, our emphasis is broadly on loans at the smaller end of the scale, which are generally within this threshold.

Mission-based lender: A non-profit or for-profit lender with a mission focus, which often prioritizes social outcomes alongside or beyond traditional profit-focused lending. These include lenders such as CDFIs, MDIs, and other mission-driven lenders. Community banks, which are often defined as banks with less than \$5B in assets and a small, local geographic footprint, are not always classified as mission-based lenders but may share similar characteristics and challenges.

Fintech: This term is used by many stakeholders to refer to non-bank companies that leverage technology and innovative business models to deliver financial products and services. Some fintechs have developed credit underwriting models that incorporate electronic cash-flow data and other non-traditional information sources. They operate primarily online, with automated underwriting models and no physical retail space. They can be direct lenders, keeping most loans on their balance sheets, or platform lenders, partnering with banks to originate and match loans to investors.³³⁸

Alternative data: Alternative and non-traditional data are broad umbrella terms that are often used to refer to any information that is not contained in traditional credit reports and/or credit applications (such as annual income). For example, the terms are sometimes used to refer to cash-flow data, although particularly in the small business credit market cash-flow statements and bank statements have frequently been required by traditional lenders.

Depending on the context, the terms may also be used to refer to items such as payment history information from specific individual sources such as landlords and utility companies that historically have not tended to report full payments history to large nationwide credit bureaus, information from a broad range of public records, on-line footprint and e-commerce information, and items such as a person's education or employment.

APPENDIX B

SBA Loan Programs During COVID-19

LOAN PROGRAM	PPP	COVID-19 EIDL	COVID-19 SBA 7(A) LOANS
PURPOSE, PRODUCT STRUCTURE, AND HISTORY	<ul style="list-style-type: none"> » To help businesses keep their workforce employed during the COVID-19 crisis. » Participating lenders enter into an agreement with SBA to make loans to small businesses in accordance with SBA rules, regulations, policies, and procedures for PPP. » PPP did not exist prior to the pandemic. 	<ul style="list-style-type: none"> » Long-term, low-interest federal disaster loans designed to provide economic relief to small businesses experiencing a temporary loss of revenue due to COVID-19. » Loans made directly from SBA; must be repaid; low-interest, fixed-rate, long-term loans to help overcome the effects of the pandemic by providing working capital to meet operating expenses. » EIDL loans existed prior to the pandemic. The passage of the CARES Act made EIDLs available nationwide by providing a nationally declared emergency trigger for the EIDL Program. 	<ul style="list-style-type: none"> » This is SBA's flagship small business loan program. It provides financial assistance to eligible small businesses for various business-related purposes such as working capital, equipment, business expansion, etc. in the form of government guaranteed loans. » Participating lenders enter into an agreement with SBA to make loans to small businesses in accordance with SBA rules, regulations, policies, and procedures. » The passage of the CARES Act provided \$17 billion in relief payments for 7(a) loans, allowing the SBA to cover six months of principal, interest, and associated fees for eligible loans during the pandemic. The Act also encouraged lenders to offer payment deferments.
ELIGIBILITY	<ul style="list-style-type: none"> » Eligibility criteria shifted across the three rounds of PPP, but generally included small businesses, self-employed individuals, and certain non-profit organizations with fewer than 500 employees (or meeting SBA industry size standards) 	<ul style="list-style-type: none"> » Small businesses directly affected by COVID-19 » Businesses that offer supplementary services directly related to the businesses in the declaration » Businesses that are indirectly related to impacted industries and likely to be harmed by losses 	<ul style="list-style-type: none"> » Operating business (for-profit) » Located in the U.S. » Small under SBA size requirements » Meet SBA's business type eligibility requirements » Inability to obtain the desired credit on reasonable terms from non-Federal, non-State, and non-local government sources » Creditworthy and demonstrate a reasonable ability to repay the loan

LOAN PROGRAM	PPP	COVID-19 EIDL	COVID-19 SBA 7(A) LOANS
MAXIMUM LOAN AMOUNT	<ul style="list-style-type: none"> » \$10 million (based on 2.5x average monthly payroll costs, with a cap of \$100K annual salary per employee) 	<ul style="list-style-type: none"> » \$2 million (initially had a \$10,000 emergency advance program, which ended in July 2020. SBA began approving loans greater than \$500,000 on October 8, 2021). 	<ul style="list-style-type: none"> » The traditional maximum amount is \$5 million (with a maximum guarantee of 85% for loans up to \$150,000 and 75% for loans greater than \$150,000). » The SBA guarantee percentage for 7(a) loans increased from the traditional 75 or 85 percent to 90 percent during the pandemic. » The SBA guarantee percentage for Express Loans less than or equal to \$350,000 increased from 50 percent to 75 percent. The maximum loan amount for Express Loans increased from \$350,000 to \$1 million and then decreased to \$500,000.
INTEREST RATE; FEES; COLLATERAL; GUARANTEES	<ul style="list-style-type: none"> » 1% fixed for all borrowers » No collateral or personal guarantees required 	<ul style="list-style-type: none"> » 3.75% for small businesses, 2.75% for non-profits » No fees for loans \$25K or less » For loans greater than \$25K, lien filing fees (usually \$100) and other additional fees depending on the loan size 	<ul style="list-style-type: none"> » Vary depending on the lender and the specific terms of the loan. Interest rates are negotiated between the borrower and the lender, but are subject to SBA maximums, which are pegged to the prime rate or an optional peg rate. Interest rates may be fixed or variable » Lenders pay an upfront fee (SBA Guarantee Fee) for each loan guaranteed but are permitted to pass the cost of the fee on to the borrower » Lenders also pay an annual service fee which they cannot pass on to borrowers
REPAYMENT TERMS	<ul style="list-style-type: none"> » 5 years for loans made after June 5, 2020; 2 years for loans made before that date (with the possibility of deferment) » Loan payments deferred for borrowers who apply for loan forgiveness until SBA remits the borrower's loan forgiveness amount to the lender » If a borrower does not apply for loan forgiveness, payments are deferred 10 months after the end of the covered period for the borrower's loan forgiveness (between 8 and 24 weeks) 	<ul style="list-style-type: none"> » 30 years » Payments are deferred for the first 2 years (during which interest will accrue), and payments of principal and interest are made over the remaining loan term » No penalty for prepayment 	<ul style="list-style-type: none"> » The shortest appropriate term, depending upon the borrower's ability to repay. The term varies, depending on the lender and the specific terms of the loan (usually up to 10 years for working capital and up to 25 years for real estate)

LOAN PROGRAM	PPP	COVID-19 EIDL	COVID-19 SBA 7(A) LOANS
LOAN FORGIVENESS	<ul style="list-style-type: none"> » Up to 100% of the loan can be forgiven if the funds are used for eligible expenses (e.g., payroll, rent, utilities) and the borrower maintains or rehires employees » Borrowers have up to five years from the date the SBA issued the loan number to apply for loan forgiveness, but they can only apply once they have used all the loan proceeds for which they are seeking forgiveness » If borrowers do not apply for forgiveness within 10 months after the last day of the covered period, then PPP loan payments are no longer deferred, and borrowers will begin making loan payments to their PPP lender 	<ul style="list-style-type: none"> » No loan forgiveness, but the initial \$10,000 emergency advance grant did not have to be repaid » However, payments were deferred for the first two years, with the first payments starting between October—December 2022 	<ul style="list-style-type: none"> » No specific loan forgiveness program for SBA 7(a) loans during the pandemic, but there were other forms of debt relief/restructuring/deferment
CURRENT STATUS	<ul style="list-style-type: none"> » The PPP program ended in 2021, and borrowers are now in the process of loan forgiveness or repayment 	<ul style="list-style-type: none"> » The EIDL program is still active, providing assistance to businesses affected by disasters » COVID-EIDL has effectively ended—no longer accepting new applications as of January 2022 	<ul style="list-style-type: none"> » SBA 7a is still an active program but the COVID provisions have expired

APPENDIX C

Recent Policy Developments

C.1 SSBCI

Coming out of the COVID-19 pandemic, Congress enacted the State Small Business Credit Initiative (SSBCI) as part of the 2021 economic stimulus legislation. SSBCI will provide \$10 billion in federal funds to increase small businesses' access to credit and equity financing by catalyzing up to \$100 billion in private-sector investments.³³⁹ The US Department of Treasury will deliver the funding over the next eight years through states, territories, and eligible municipalities organizing various programs.³⁴⁰

If completed successfully, SSBCI will be the biggest infusion of government funding into small businesses to date. It is anticipated to play a critical role in developing small businesses and markets in underserved communities. However, there have been many delays in application deadlines since SSBCI was reauthorized, which is expected to extend the timeline for delivery and deployment beyond the initial estimates.³⁴¹ The program design and funding allocation has been complex and drawn out, taking more than 18 months to execute. As of December 2023, the Department of Treasury approved applications for capital access programs (CAPs), equating to over \$8.2 billion in funding and disbursed \$2.6 billion to jurisdictions in the first tranche.³⁴² Each jurisdiction can tailor their programs according to the unique needs of their communities, within the specifications of the program. Jurisdictions' plans include collateral support, loan guarantee, loan participation, and equity capital programs.³⁴³ Implementation mechanisms and sophistication levels also differ across jurisdictions.

Most states have chosen to implement Loan Guarantee Programs or Loan Participation Programs along with SSBCI, which make it easier for mission-based lenders to participate by enabling them to sell loans off their balance sheets, freeing up additional liquidity needed to scale. SSBCI also includes the MBDA-administered Capital Readiness Program: a \$125 million technical assistance program designed to help underserved entrepreneurs prepare to access SSBCI funding.³⁴⁴

The program includes funding allocation and incentives for jurisdictions to deliver funds to businesses owned and controlled by socially and economically disadvantaged individuals (SEDI). SEDI includes people historically underserved by traditional financial service providers such as people of color, people with disabilities, LBGTQI+ community, and residents of CDFI investment areas.³⁴⁵ Given the recent rise in small business formation, SSBCI holds promise for increasing access to capital for traditionally underserved businesses and spurring economic growth.³⁴⁶

C.2 CFPB's Rule 1071

In March 2023, the Consumer Financial Protection Bureau (CFPB) finalized the rule to implement Section 1071 of the Dodd-Frank Act. The rule requires new, extended data collection and reporting by financial institutions on small business credit applications. If enacted, Section 1071 will have

significant implications for the regulation of small business lending. The ruling mandates that covered financial institutions collect and report data on small business loan applications, including the demographics of the applicant's principal owners to assess: minority-owned business status, women-owned business status, and the ethnicity, race, and sex of the applicant's principal owners.

If implemented, the rule will create more transparency around on how banks, credit unions, online lenders, and others are serving businesses owned by people of color, women, and the LGBTQI+ community. It would also increase transparency in small business credit pricing, terms and conditions, and actions taken on applications, which could help curb overpricing, reduce abusive terms, and increase access to credit for traditionally underserved small businesses.

Although the final rule has the potential to advance inclusion in small business lending, it still faces an uncertain future.³⁴⁷ The final rule's requirements are extensive, and implementation may present many operational challenges, especially to smaller lenders. It imposes substantial data reporting requirements on most lenders that extend credit to small businesses, creating additional compliance risk. Some industry stakeholders are also concerned that the potentially high cost of complying with the final rule may even increase barriers to fair lending. For small community banks in particular, the cost of establishing comprehensive compliance protocols that address the final rule may reduce their ability to lend to small businesses. Due to these reasons, industry associations have voiced strong objections to the rule as too far-reaching and burdensome.³⁴⁸

There have also been legal challenges to the constitutionality of Section 1071, and more are anticipated. On July 31, a district court in Southern Texas enjoined the CFPB from implementing and enforcing the Section 1071 Final Rule against members of the American Bankers Association (ABA), the Texas Bankers Association, and Rio Tinto Bank. The court has asked the U.S. Supreme Court to make a final determination on the rule. Until the Supreme Court issues a final decision, there will continue to be uncertainty regarding the status of the ruling and of CFPB's ability to conduct rulemaking.

3.3 CRA modernization

The Community Reinvestment Act (CRA) was passed by Congress in 1977 to encourage deposit-taking banks to reinvest in the communities where they operate. The law required deposit-taking banks and savings associations to provide loans and financial services to the communities in which they do business. Through the regulation, federal banking regulators assess how well deposit-taking banks are fulfilling their obligations to these communities and take that information into consideration when evaluating applications for actions such as new bank branches or mergers.³⁴⁹

In 2023, regulators enacted major updates to the CRA in an effort to modernize the ruling. The previous amendment to the regulation was made in 1995, rendering the existing iteration of the law outdated. One problem with the prior ruling was that banks continued to be evaluated for CRA based on their physical locations, despite advancements in technology and digitization over the last several decades that have made mobile and online banking more accessible and more commonly used by customers. The updated ruling took into account these kinds of trends in an effort to modernize the regulation and ensure it reflected and captured developments within the financial sector. For instance, the new ruling expanded the role of mobile and online banking, allowing for considerations of lending activities beyond banks' physical locations. Additionally, the updated ruling encourages financial inclusion from banks by introducing new assessments and incentives for expanding their community-based investment and lending activities.³⁵⁰

Although many elements of the law were updated to encourage financial inclusion, certain elements remain unchanged. While the original law relied on low-to-moderate-income (LMI) classifications, not race, to expand equitable lending, financial inclusion advocates had hoped that

the revised ruling would take into account racial categories in CRA assessments, as an attempt to address existing racial disparities in wealth and access to capital. The new iteration of the regulation maintained LMI considerations in CRA assessments.³⁵¹

However, the updated ruling emphasizes smaller loans and investments that can have higher impact and are more responsive to the needs of LMI communities such as small business loans. In fact, small business loans are one three key product lines to be evaluated under the new retail CRA assessment.³⁵² The recent amendment to the CRA holds a lot of promise for expanding access to capital for LMI communities and underserved businesses. The new rule was slated to go into effect starting January 2026. However, the momentum has been temporarily halted due to legal disputes surrounding the ruling.³⁵³

C.4 Special Purpose Credit Programs

While banks are prohibited by the Equal Credit Opportunity Act (ECOA) from using factors such as race, ethnicity, or religion in making credit decisions about an applicant, there is a special provision for Special Purpose Credit Programs (SPCPs) meant to increase access to credit to economically disadvantaged groups.³⁵⁴ This allows a lender to set up a SPCP targeted to groups with a common characteristic such as race, national origin, or sex, and to use these usually-prohibited variables in approval decisions. Examples of protected classes groups include: minority residents of low- to moderate-income census tracts, residents of majority-Black census tracts, operators of small farms in rural counties, minority- or women-owned small business owners, and consumers with limited English proficiency or residents living on tribal lands.³⁵⁵

To implement a SPCP, a lender must develop a written plan that identifies the group that the program is designed to benefit and establishes procedures and standards for extending credit. The lender also has to prove that the target of the program would not qualify for products under normal lending standards or would receive less favorable terms than other applicants.³⁵⁶ The lender is then allowed to modify loan standards, create new products or services, adjust terms for existing products and services, and modify policies and procedures for loss mitigation.

The ECOA specifies three types of SPCPs:

- » A credit assistance program expressly authorized by Federal or state law for the benefit of an economically disadvantaged class of persons;
- » A credit assistance program offered by a not-for-profit organization for the benefit of its members or for the benefit of an economically disadvantaged class of persons; or
- » A special purpose credit program offered by a for-profit organization to meet special social needs, as specified by the regulations.

Although SPCPs have been allowed since 1976, they have not been widely implemented due to lenders' wariness about violating ECOA's disparate treatment rules and the Fair Housing Act as well as aversions to litigation risk.³⁵⁷ To date, only a handful of banks have implemented SPCPs, and most of these have been focused on consumer mortgage products.³⁵⁸ Since 2020, as attention on financial inequities among minority-owned small businesses increased, there has been some growing momentum in banks establishing SPCPs to expand credit access.

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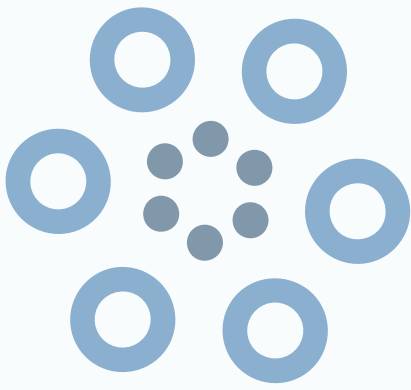
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