Building and Retaining Assets through Homeownership

Tribal Leadership Support Working Group
- **CICD Mission**: help self-governing communities of American Indians attain *their* economic development goals

- **NNHC Mission**: to enhance homeownership opportunities in tribal communities by bringing together key players and systems leaders in order to resolve barriers to homeownership on trust lands
- Support the best economic use and effective governance of land
- Provide resources for tribal and private businesses and support entrepreneurship development
- Highlight effective educational and training programs, and explore achievement and funding gaps
- Support a better understanding of homeownership opportunities and challenges

CICD Areas of Focus

2017 Oklahoma Native Assets Coalition Annual Conference
Research on Indian Country Economies

- Census business microdata
- Consumer credit analysis
- Data and evaluation of tribal courts & legal systems
- Mortgage lending in Indian Country
- Education & workforce outcomes
- Reservation profiles
Today’s discussion

• National Native Homeownership Coalition (NNHC)
• Homeownership as economic development
• The Confederated Salish & Kootenai Tribes Homeownership model – a lesson in effective tribal leadership
• What can tribes do to support homeownership?
Mortgage Lending in Indian Country

- Tribal leadership and policies that support the homeownership option
- Tribal legal infrastructure to support lending & recourse
- More streamlined lending processes
- More homebuyer education and preparation
National Native Homeownership Coalition

Lending Systems

Capital and Secondary Markets

Tribal Leadership Support

Homebuyer Readiness

Data and Research
Tribal Leadership Support Working Group
~ working with tribal leaders to promote homeownership ~

• Why homeownership?
• What are potential concerns?
• How can tribal leaders promote homeownership?
• What progress has NNHC made so far?
HOMEOWNERSHIP MEANS...
We Get To Live Here FOREVER!

National Native Homeownership Coalition
FAQs about homeownership in tribal communities

- We have many low income tribal members – how can they afford homeownership?
- Many tribal members have credit issues – how can they qualify for mortgages?
- Are lenders hesitant to lend on trust land?
- Are other tribes focusing on homeownership?
Homeownership as an economic driver

- Bring people home and provide local options for commuter workforce
- Create multiplier effect
- Serve all income levels
Commuting Patterns
Inflow/Outflow – Crow Reservation (2014)
It can be done!
The CS&KT Model

Confederated Salish and Kootenai Tribes – “Sovereign Lending: A Bright Chance at Survival”

- 12 minute video tells the success of the tribe
- All tribes can pursue homeownership and have success

https://minneapolisfed.org/indiancountry/native-homeownership/resources
How did the tribe support homeownership?

- Tribal Constitution & Bylaws
- Credit Lending Program
- SKHA established - separate from the tribe
- Independent Land, Records, and Titling Department
- Create tribally-owned Eagle Bank
The CS&KT Model

- The CS&KT Model demonstrates the benefits of exercising sovereignty and taking control over homeownership on trust lands.

- What was needed to make this happen?
  - Tribal Constitution and laws supporting homeownership
  - Tribal Credit Lending Program
  - Tribal Lands Department and LTRO
  - Creation of the SKHA (independent tribal housing authority)
  - Creation of Eagle Bank (independent tribal financial institution)
Moving forward...
Nikki Pieratos, Project Director
Center for Indian Country Development – National Native Homeownership Coalition
nikki.pieratos@mpls.frb.org
612-207-5728