

# Building and Retaining Assets through Homeownership

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## Tribal Leadership Support Working Group



National Native  
Homeownership Coalition



Center for  
Indian Country  
Development  
FEDERAL RESERVE BANK  
of MINNEAPOLIS



National Native  
Homeownership  
Coalition

- **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

# CICD Areas of Focus

- Support the best economic use and effective governance of land

Land



- Provide resources for tribal and private businesses and support entrepreneurship development

Business Development and Entrepreneurship



- Highlight effective educational and training programs, and explore achievement and funding gaps

Education



- Support a better understanding of homeownership opportunities and challenges

Housing and Homeownership



# Research on Indian Country Economies

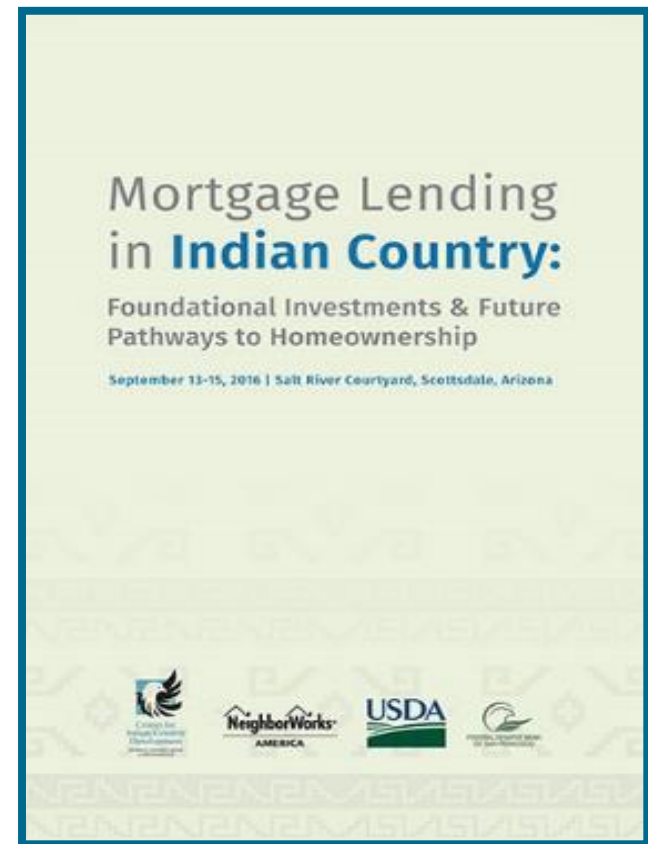
- Census business microdata
- Consumer credit analysis
- Data and evaluation of tribal courts & legal systems
- Mortgage lending in Indian Country
- Education & workforce outcomes
- Reservation profiles

## 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?

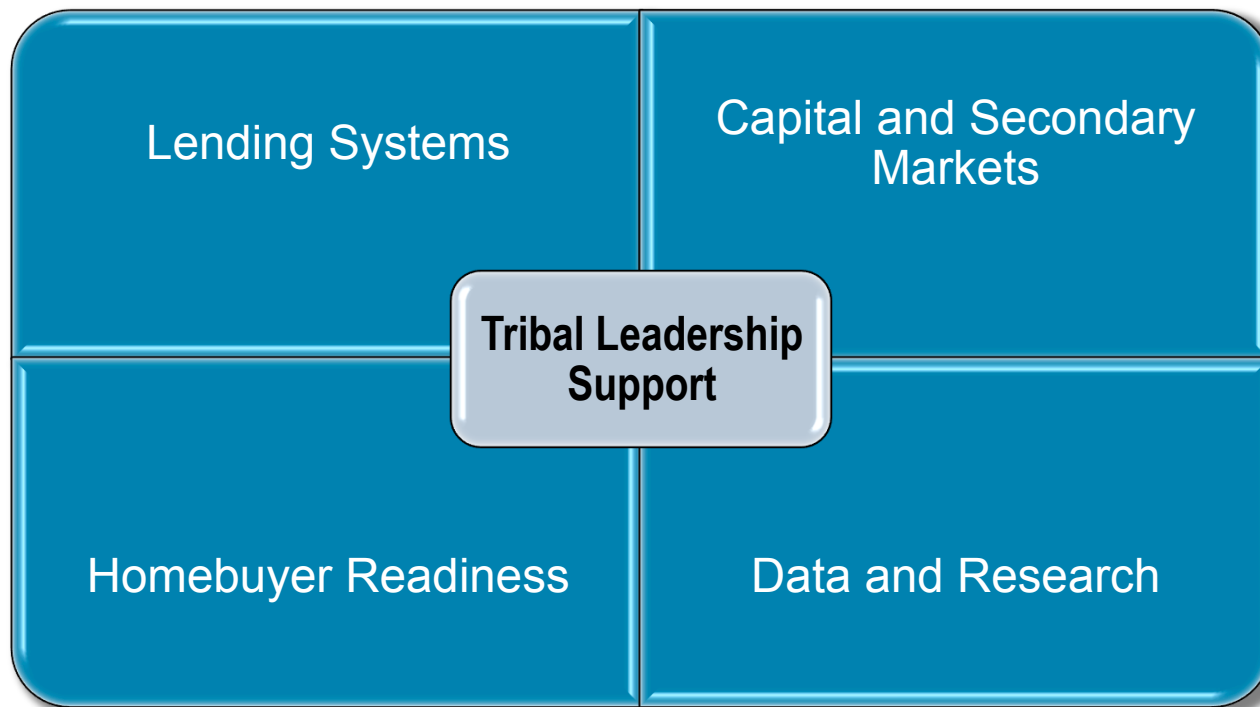
# Mortgage Lending in Indian Country

- 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



# 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?





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## 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?

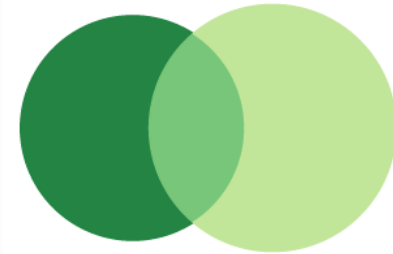
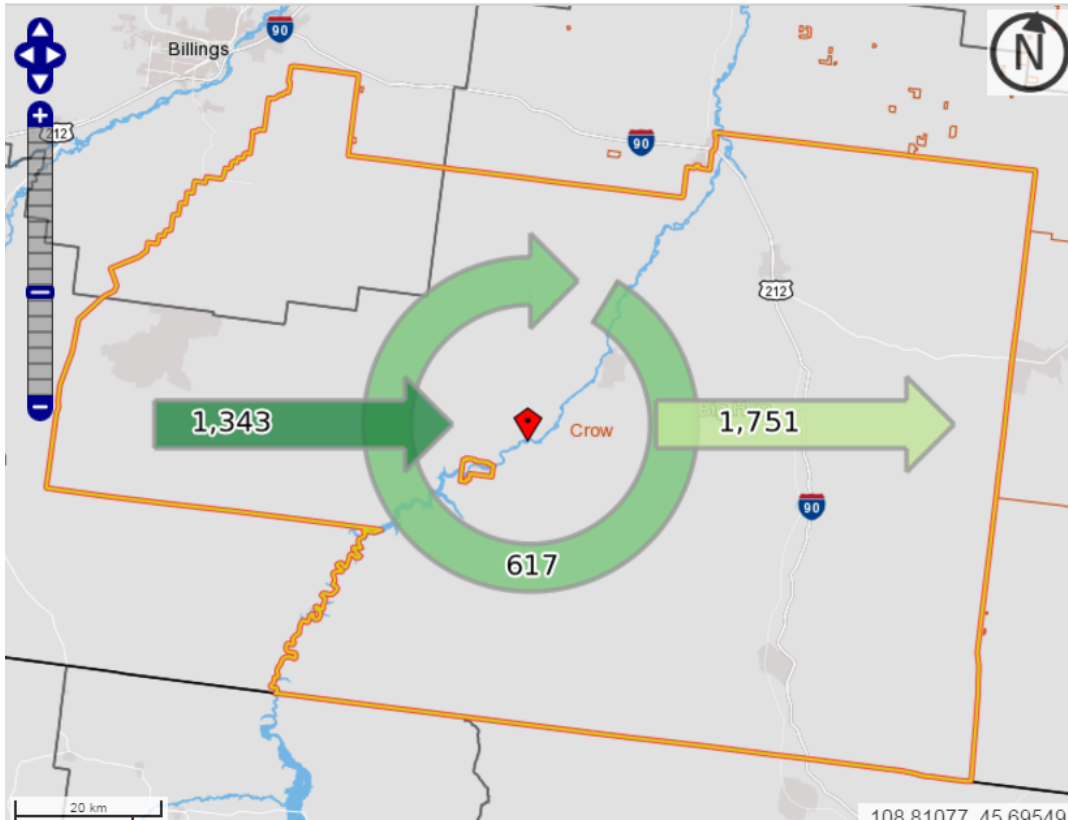
# Homeownership as an economic driver



- Bring people home and provide local options for commuter workforce
- Create multiplier effect
- Serve all income levels

# Commuting Patterns

## Inflow/Outflow – Crow Reservation (2014)



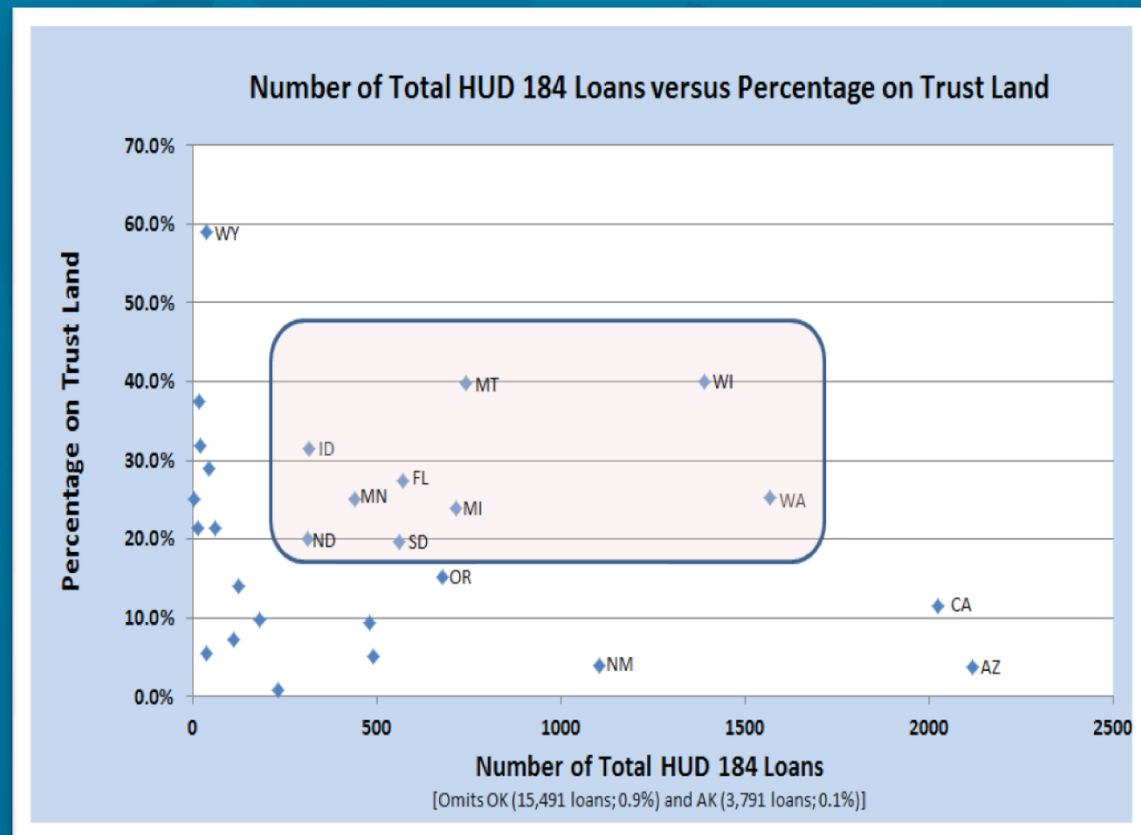
■ 1,343 - Employed in Selection Area, Live Outside  
■ 1,751 - Live in Selection Area, Employed Outside  
■ 617 - Employed and Live in Selection Area

### Inflow/Outflow Job Counts (All Jobs)

	2014	
	Count	Share
<a href="#">Employed in the Selection Area</a>	1,960	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	1,343	68.5%
<a href="#">Employed and Living in the Selection Area</a>	617	31.5%
<a href="#">Living in the Selection Area</a>	2,368	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	1,751	73.9%
<a href="#">Living and Employed in the Selection Area</a>	617	26.1%

[Reset Highlighting](#)

# 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...



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