



Center for Indian Country Development

FEDERAL RESERVE BANK of MINNEAPOLIS

# Why is land data critical to Indian business and home ownership?

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Center for Indian Country Development | Federal Reserve Bank of Minneapolis

*Land Data for Promoting Indian Business and Homeownership on Reservations*

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The views, opinions, findings, conclusions, or recommendations expressed here are the presenter's and not necessarily those of the Federal Reserve Bank of Minneapolis or the Federal Reserve System.

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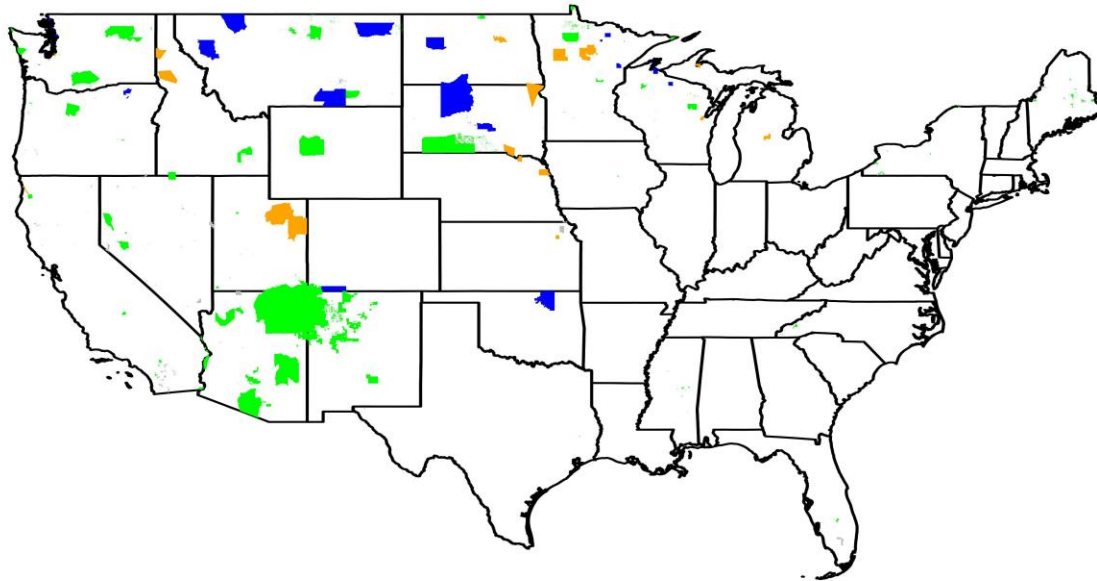
# Overview

- We don't have complete, accurate, easy-to-use records on trust land and trust land transactions
- That's a problem
  - For households and businesses
  - For exercising tribal sovereignty
  - For research
- Some progress recently, but more is needed

# Needed: Accurate, Detailed Trust Land Data

## Current estimates (incomplete, inconsistent)

Federally Recognized Reservations	Acres (million)*	Percentage*
Total Reservation Land	73?	100.0
Total Trust Land	58?	79.5?
Tribal Trust Land	51?	69.9?
Individual Trust Land	7?	9.6?

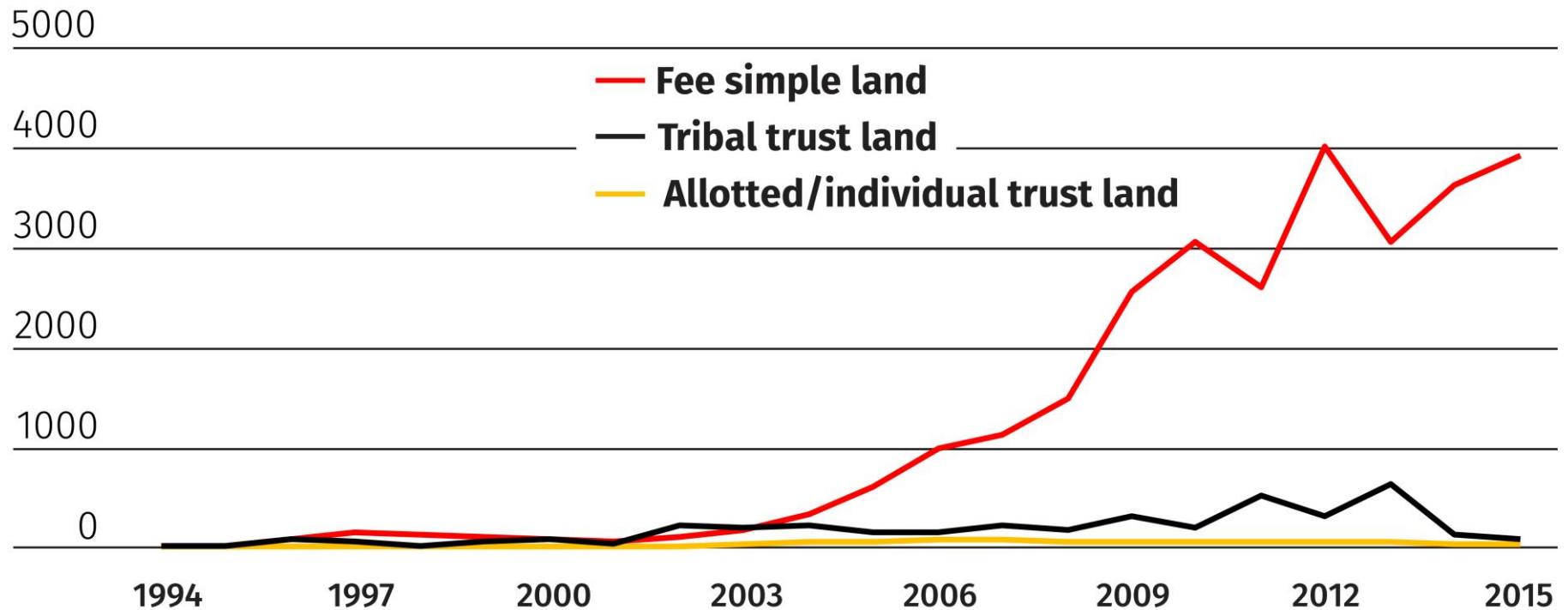


\*Accurate data are not readily available. These estimates based on the following sources: U.S Census for total acres; BIA/Wheeler for total trust land area; Dominic Parker for estimated tribal and individual trust land shares and total trust land by selected reservations.

# Fast, Simple Records Processing Matters!

## Number of HUD 184 Loans by Type of Land (1995-2015)

### Fee Land Loans Dominate Since 2005



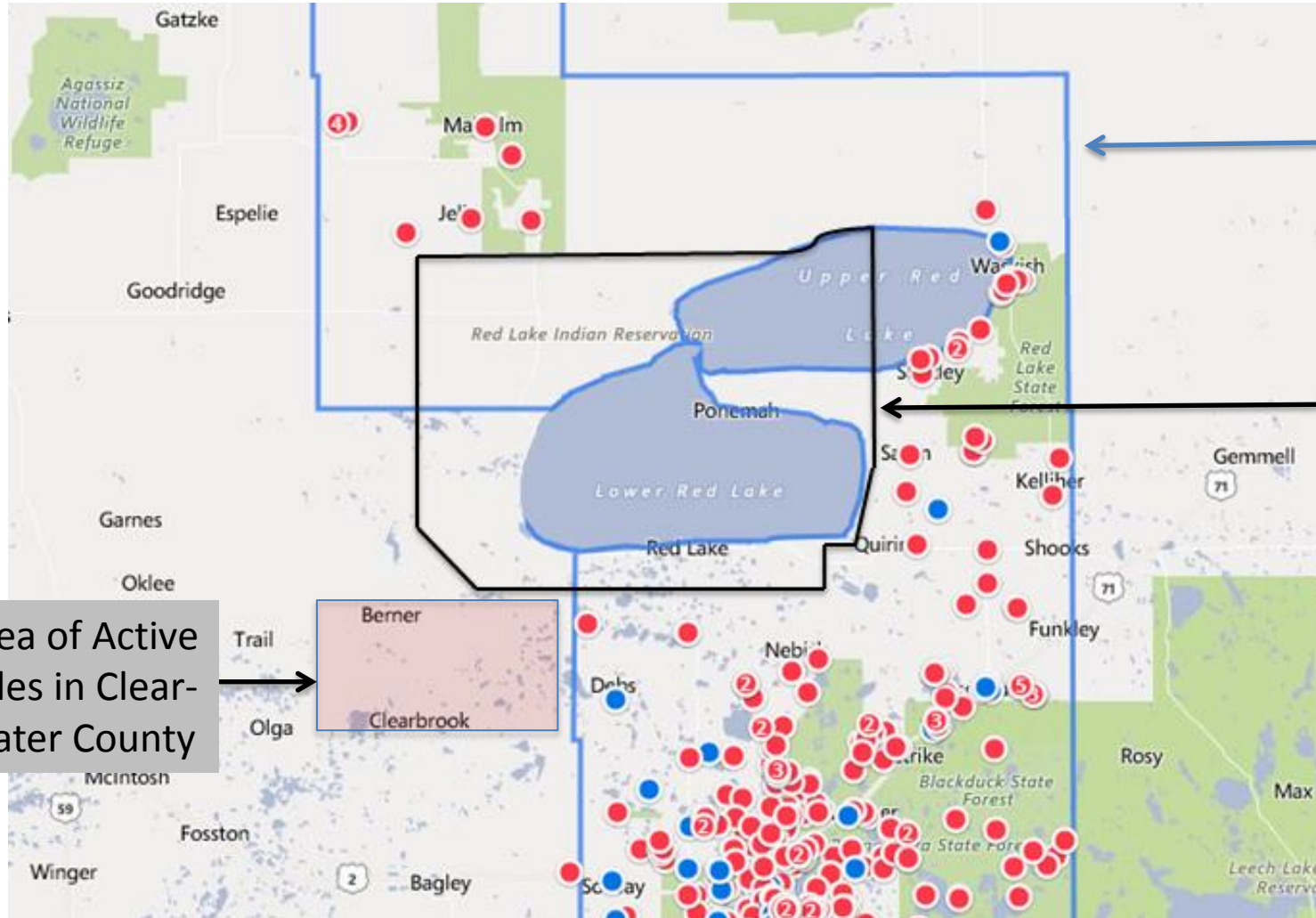
Source: CICD staff calculations based on data provided by the U.S. Department of Housing and Urban Development

# Clear Land Title and Status Records Are Essential to Households and Businesses

- Homeownership and home lending
  - Financing of new and existing homes
  - Appraisals
  - Strong market for reselling existing homes
- Financing of reservation ag and business
- Valuing all rights and encumbrances
  - Water rights, grazing rights
  - Subsurface rights
  - Rights of way, easements

# Limited Data on Comparable Sales for Appraisals

Zillow “For Sale” (red) and “Potential Sale” (blue) for Beltrami County, MN



Blue=County Boundary

Black=Red Lake Res. Boundary

Area of Active Sales in Clearwater County

# Good Records Support Tribal Sovereignty

- Tribal jurisdiction is broadest on trust land
- Good records promote accountability
- Critical for planning and land development
  - Land use planning and zoning
  - Infrastructure development
- Should trust land records be public?
  - Facilitate appraisals, loans, homeownership, resales
  - Promote accuracy and good governance
  - Help ensure important factors (e.g., grants of rights of way) are not forgotten and neglected

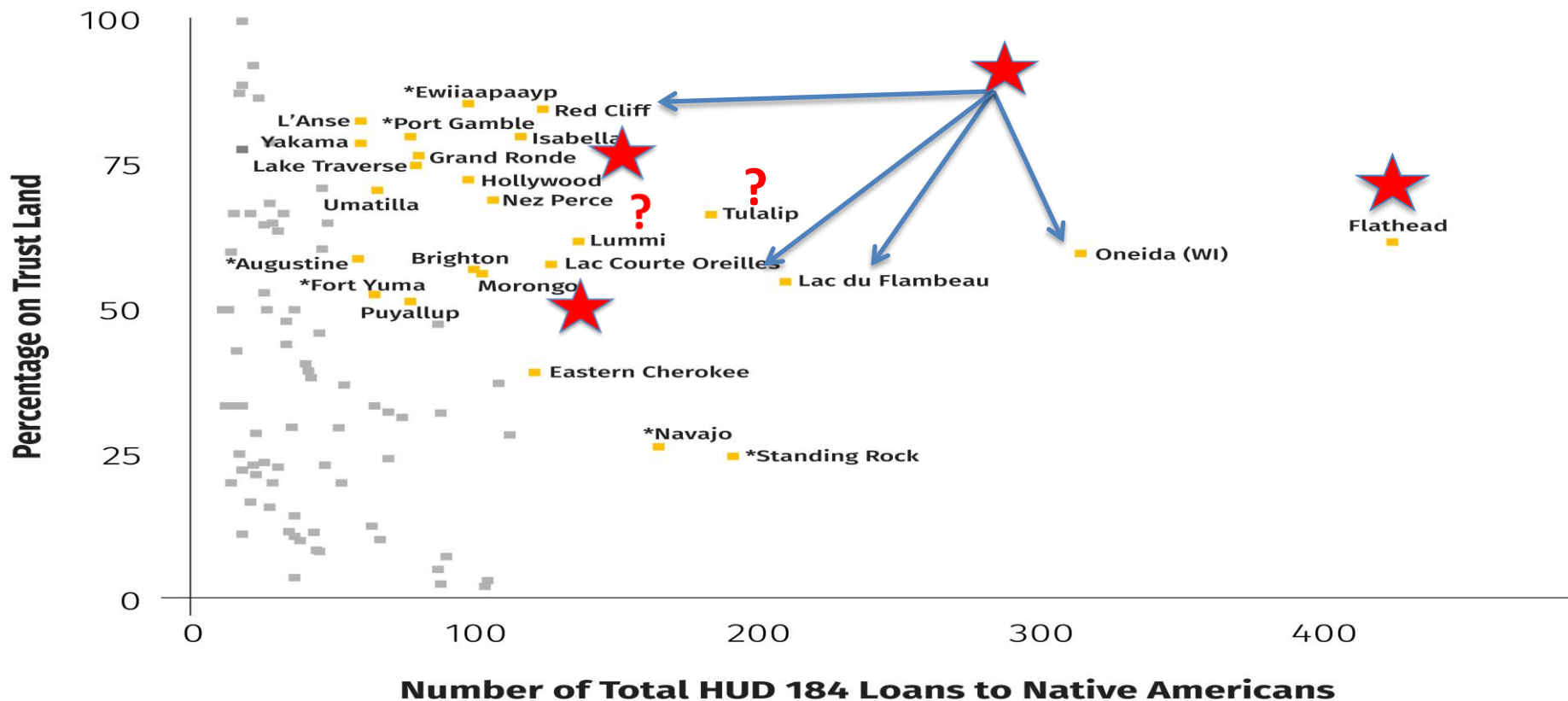


# Good Records Help Deepen Our Understanding

- Of the effects of trust land
  - On the efficient use of land
  - On residential patterns and financing
  - On business investment and financing
- Of the effects of other policies and factors that may interact with trust land
  - E.g., effect of P.L. 280 on reservation business activity

# Making Success the Norm

## Making HUD 184 Loans Work on Trust Land



Note: Represents clusters of zipcodes to cover reservations. In some cases multiple reservations are grouped into a single cluster due to zipcode overlapping multiple reservations.

\*Augustine, Cabazon, Torres-Marinez, and Twenty-Nine Palms; \*Fort Yuma and Cocopah; \*Port Gamble and Port Madison; \*Ewiiapaayp and Viejas, Navajo, Acoma, Hopi, Isleta Pueblo, Jicarilla Apache, Laguna Pueblo, Southern Ute, Ute Mountain, and Zuni; \*Standing Rock and Cheyenne River.



Omits Osage (610 loans, 34% trust land).

Source: CICD staff calculations based on data provided by the U.S. Department of Housing and Urban Development

# More Progress Needed

- New data available, but need more
  - On fractionation
    - Land Buyback Program
    - Russ and Stratmann
  - On trust land
    - Wheeler—Most comprehensive from BIA since 1985?
    - Can BIA adopt consistent, accurate provision of this information?
- Biggest need: Accurate land and title records and prompt processing of transactions
  - Some tribes have shown it's possible
  - BIA and tribes need to make it quick, routine, and reliable throughout Indian Country

# Reference

## Center for Indian Country Development

[www.minneapolisfed.org/indiancountry](http://www.minneapolisfed.org/indiancountry)

## CICD Reservation Profiles (with new HMDA data section)

[www.minneapolisfed.org/indiancountry/resources/reservation-profiles](http://www.minneapolisfed.org/indiancountry/resources/reservation-profiles)

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