



Center for  
Indian Country  
Development

FEDERAL RESERVE BANK  
of MINNEAPOLIS



THE UNIVERSITY OF ARIZONA

**NATIVE NATIONS  
INSTITUTE**

Founded by the Udall Foundation  
& the University of Arizona

*Strengthening Indigenous Governance*

# Using New Mortgage Data to Create Better Practices for Lending and Housing Development

**HOMEOWNERSHIP IN INDIAN COUNTRY: CREATING THE OPPORTUNITY FOR CHOICE**

**Federal Reserve Bank of Minneapolis | July 10, 2018**

**Miriam Jorgensen and Richard M. Todd**

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.

# Disclaimer

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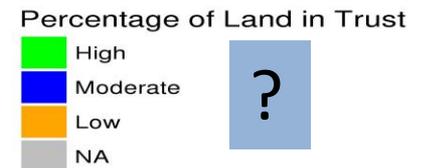
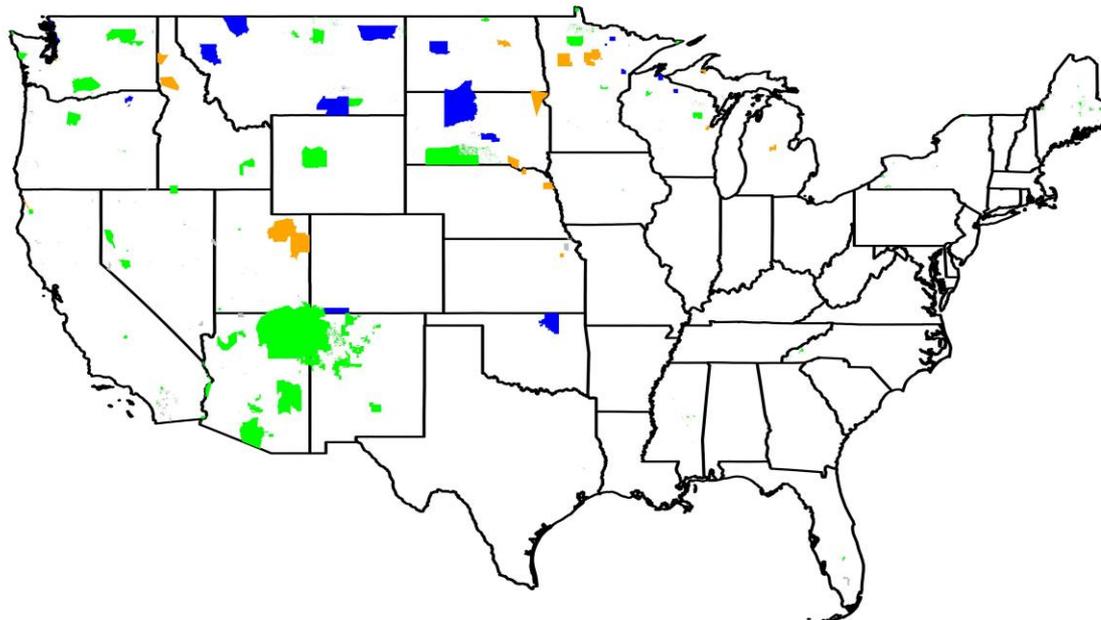
# Overview

- NNHC: Data show challenges and effective practices
  - Land data
  - HUD 184 data (mortgages on trust land)
  - Home Mortgage Disclosure Act (HMDA) data
  - Other
- Room for improvement
  - Better land data
  - Better home loan data
  - More data collected by tribes
  - Improved ongoing monitoring of the data we have

# Trust Land: Important But Not Well Measured

## 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.

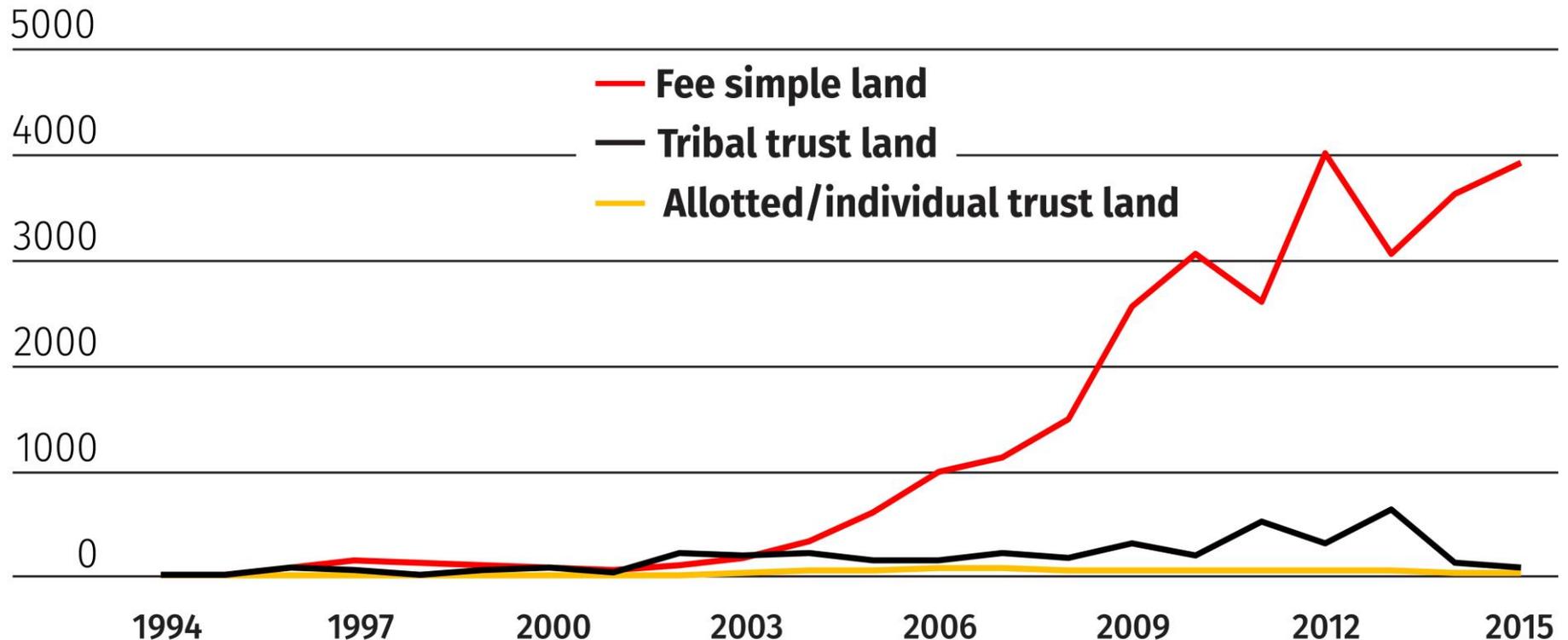
# Tribal Land Records and Mapping Resources

- **National Tribal Land Staff Association**  
[www.ntla.info/tribal-land-staff-national-conference](http://www.ntla.info/tribal-land-staff-national-conference)
- **National Tribal Geographic Information Support Center**  
[www.tribalgis.com/](http://www.tribalgis.com/)
- **2018 Indigenous Mapping Workshop (Montreal, Canada)**  
[www.indigenoumaps.com/](http://www.indigenoumaps.com/)
- **“GIS technology helps tribes tackle planning and projects”**  
(Jacob Wascalus, *Community Dividend*, 10/1/2014)  
[www.minneapolisfed.org/publications/community-dividend/gis-technology-helps-tribes-tackle-planning-and-projects](http://www.minneapolisfed.org/publications/community-dividend/gis-technology-helps-tribes-tackle-planning-and-projects)

# HUD 184 Data Show That Accurate, Accessible Land Records Matter

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

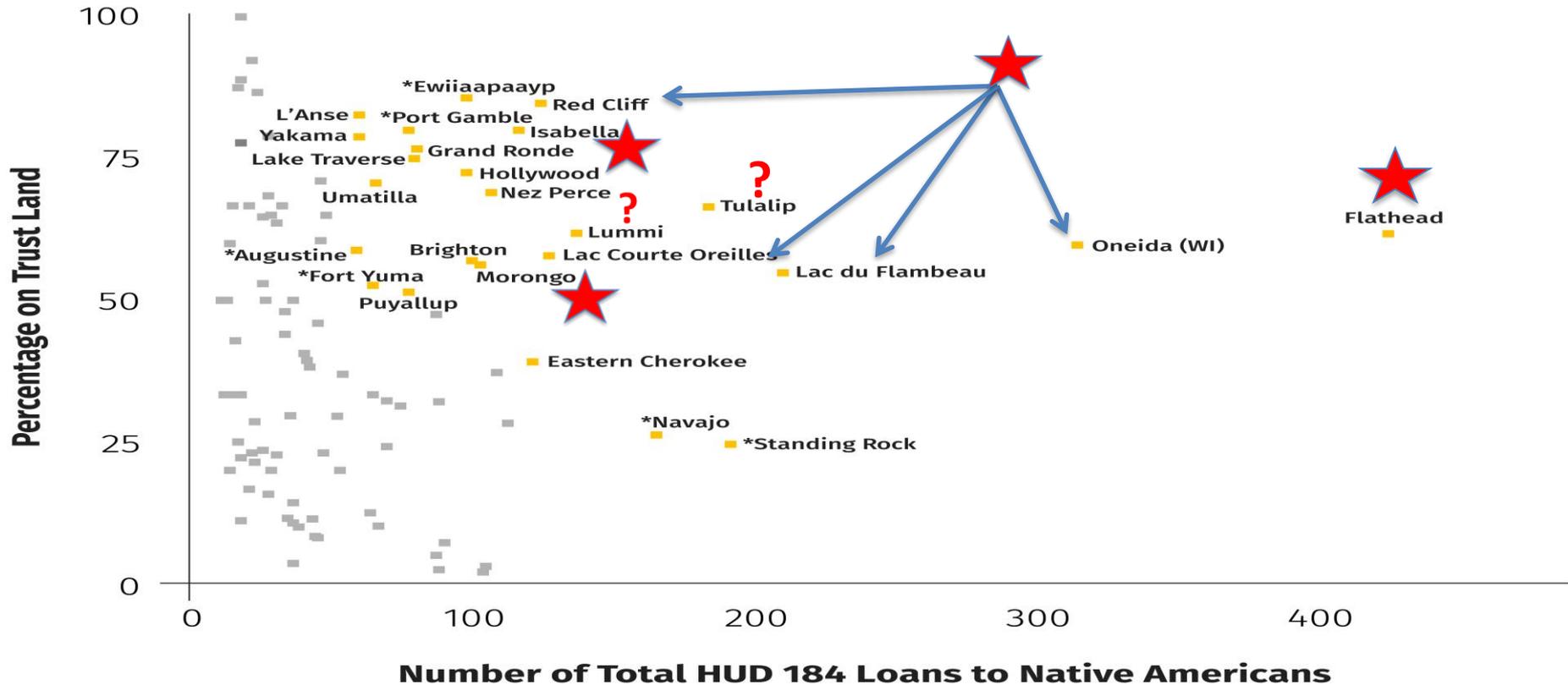
### Fee Land Loans Dominate Since 2005



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

# HUD 184 Data Also Highlight Some Tribes' Success with Trust Land Mortgage Lending

## Making HUD 184 Loans Work on Trust Land



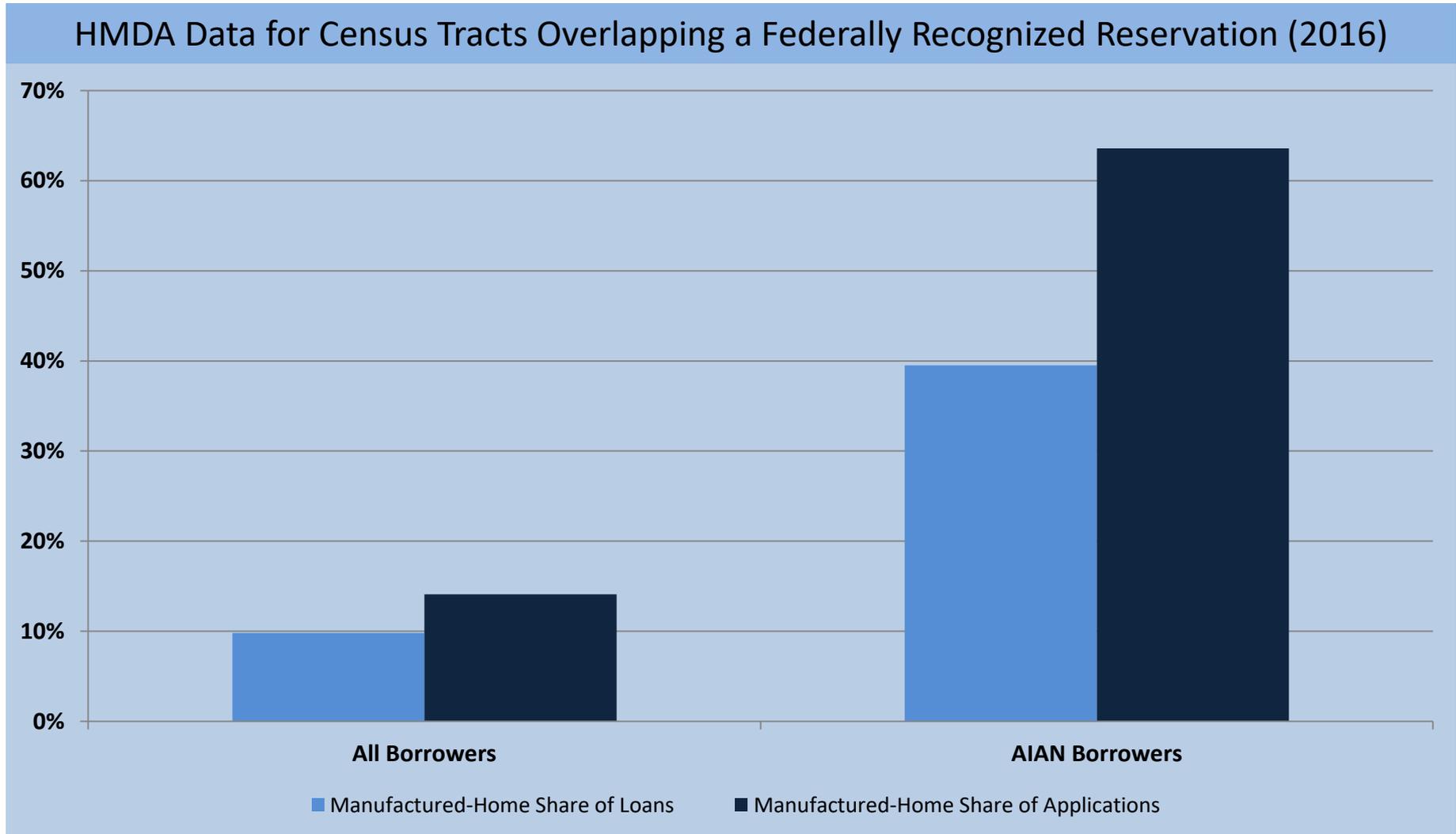
Note: Represents clusters of zipcodes to cover reservations. In some cases multiple reservations are grouped into a single cluster due to zipcode overlapping multiple reservations.

\*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

# Manufactured-Home Loans Are Disproportionately Used by AIAN Households



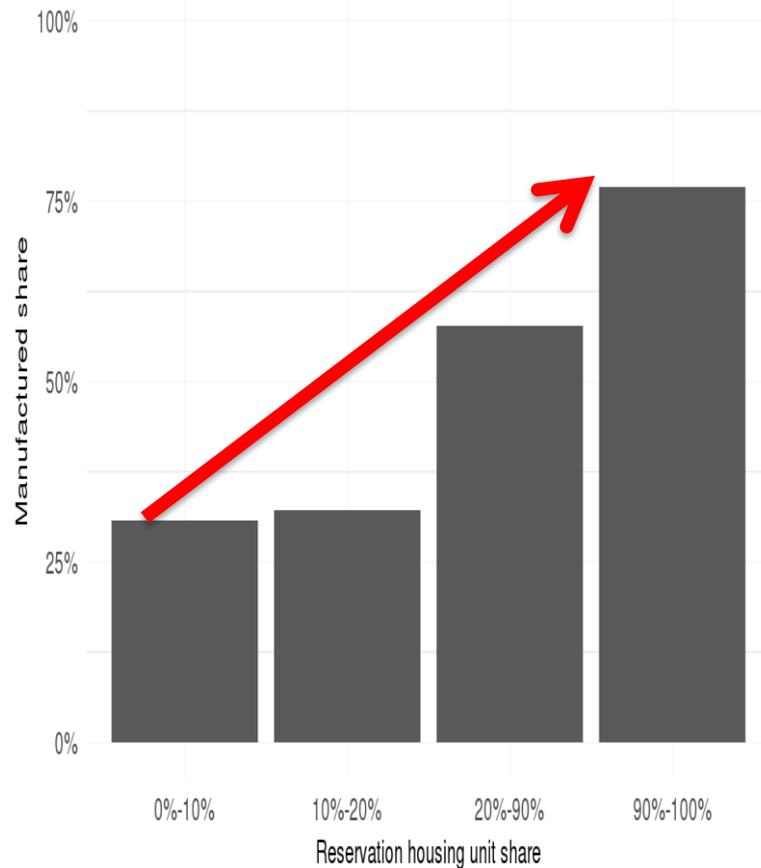
See also: Kevin Johnson and Richard Todd, "Manufactured-Home Lending to American Indians in Indian Country Remains Highly Concentrated," CIDC blog post at [www.minneapolisfed.org/indiancountry/research-and-articles/cidc-blog](http://www.minneapolisfed.org/indiancountry/research-and-articles/cidc-blog) (12/01/2017).

# Manufactured-Home Loan Requests Rise with Trust Land, but Only for AIAN Borrowers

## AIAN Home Loan Applicants

Manufacture Share of Applications by Housing Unit Share

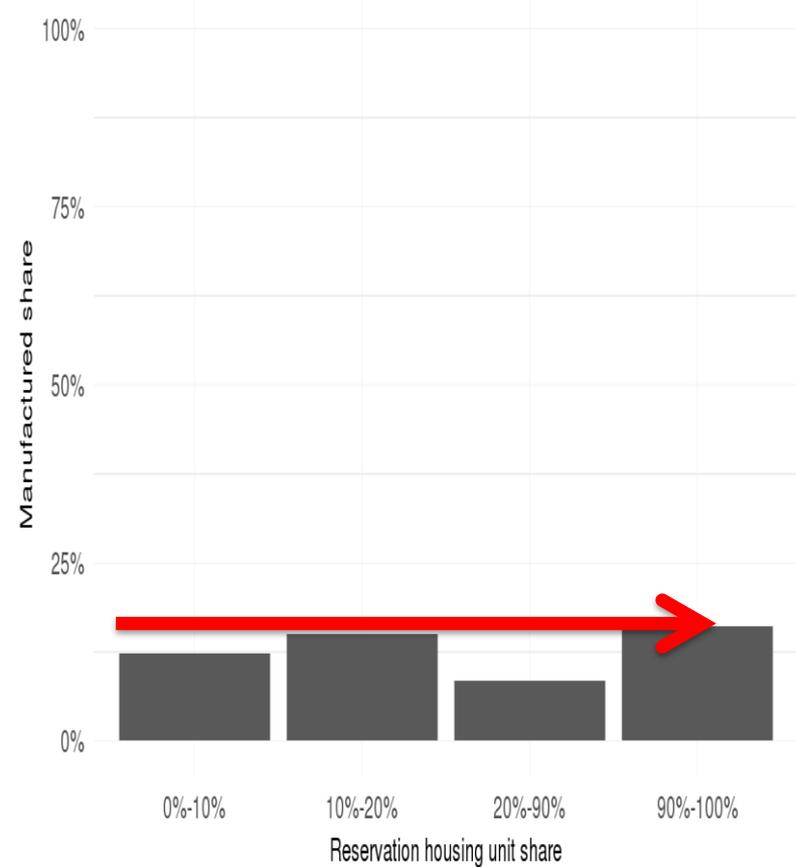
2012-2016



## Other Home Loan Applicants

Manufacture Share of Applications by Housing Unit Share

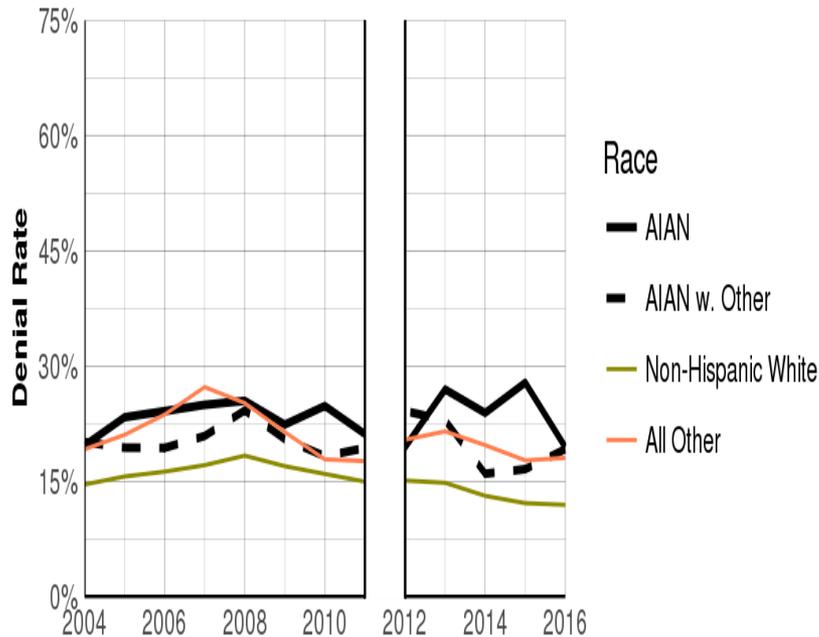
2012-2016(All Other Races)



# Denial Rates Are Higher for AIAN Loan Applicants, Especially for Manufactured Homes

## Denial Rates on Site-Built Homes

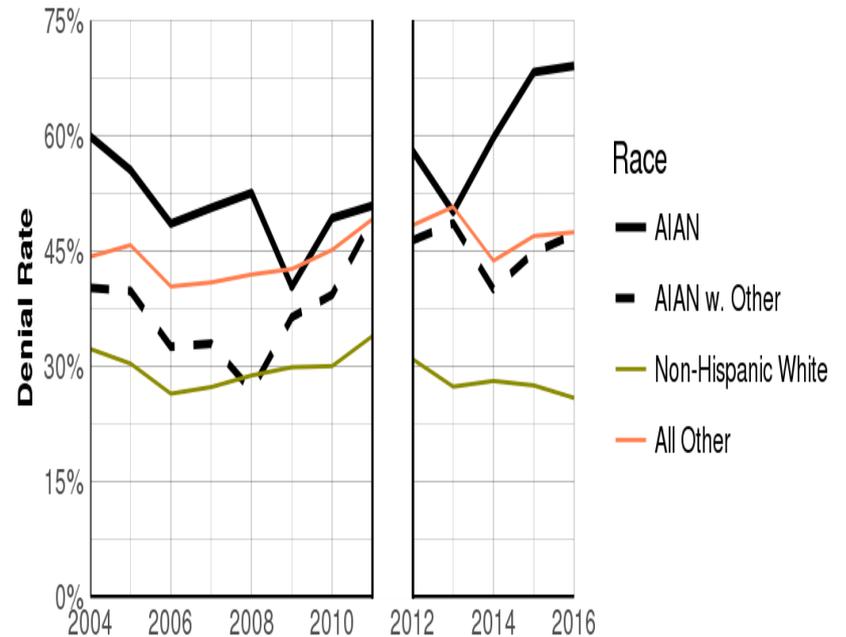
Census tracts with > 0% reservation housing units



Owner occupied, first lien, home purchase loans

## Denial Rates on Manufactured Homes

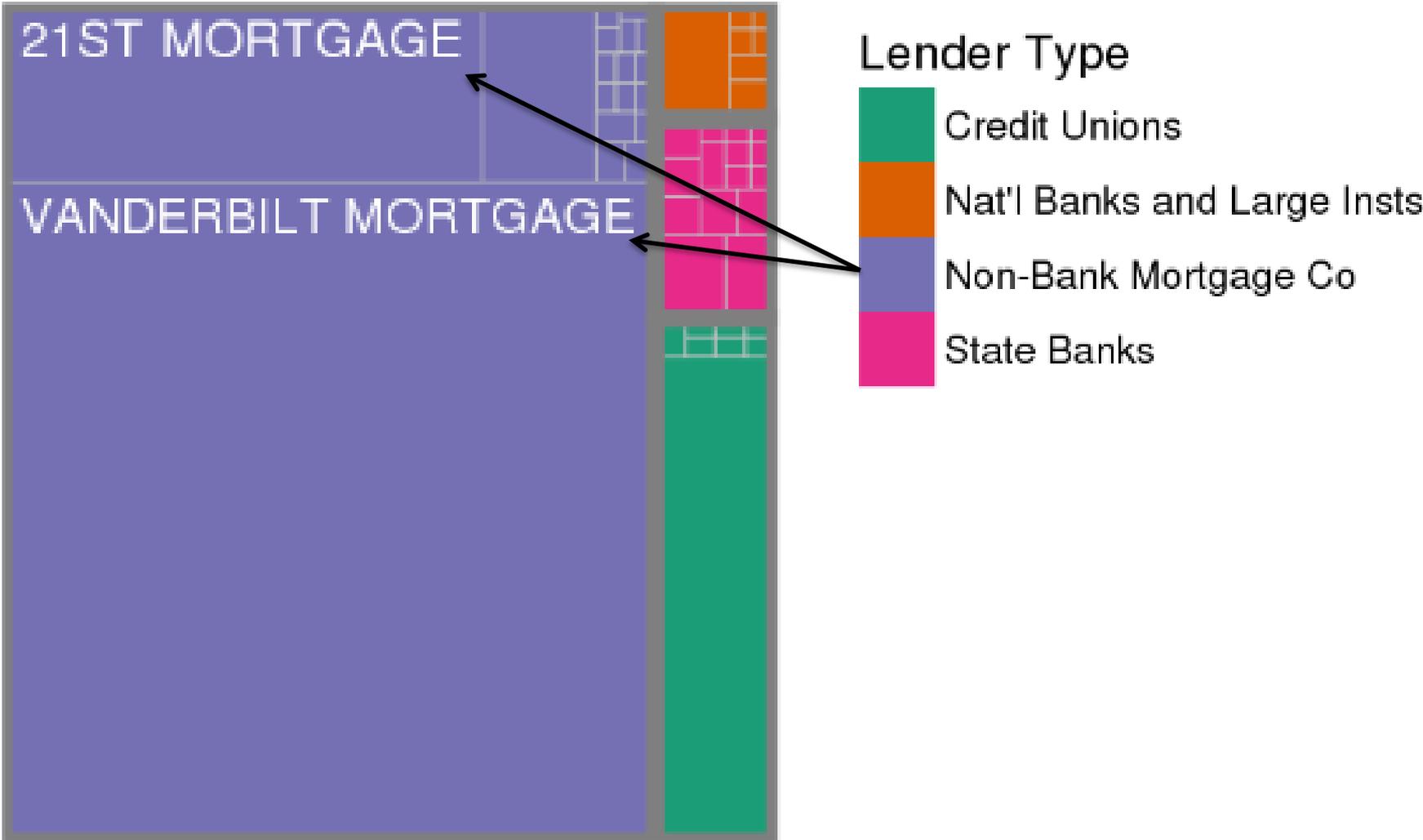
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Owner occupied, first lien, home purchase loans

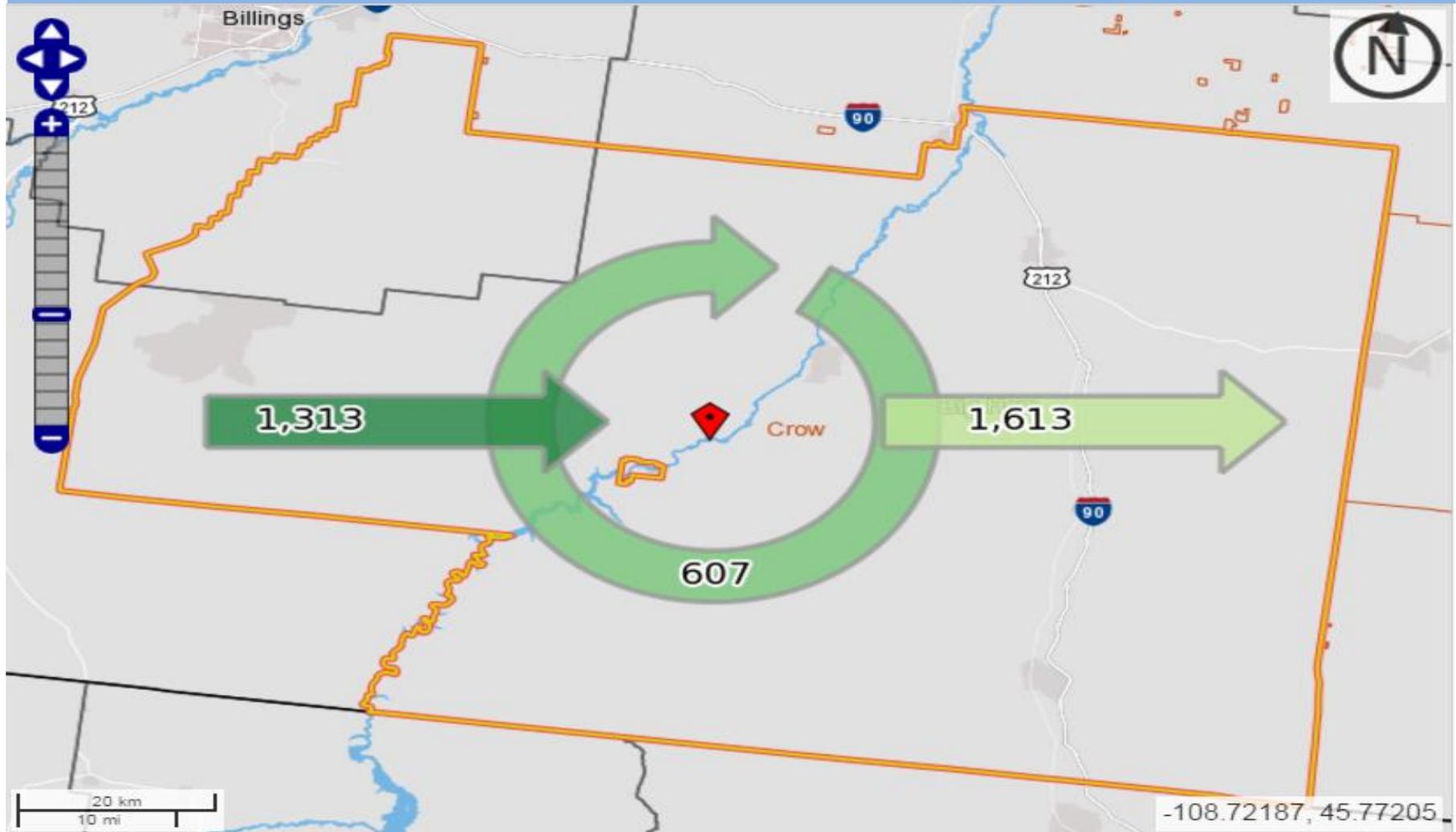
# Clayton Homes Dominates the Manufactured-Home Loan Market

Share of AIAN Applications for Manufactured-Home Loans (2016)



# Census Commuting Data May Help Identify Housing-Related Development Opportunities

Census *OnTheMap* Data on Inflow and Outflow of Workers, Crow Reservation (2014)



# Tips for Using OnTheMap

## *Using OnTheMap to Understand Reservation Employment and Commuting Patterns*

“Use the Census Bureau’s dynamic OnTheMap tool to better understand Indian reservations’ employment and housing markets and infrastructure needs, including where American Indian reservation residents work, where reservation workers live, and the resulting commuting patterns to and from a reservation.”

*CICD blog post at*

<https://www.minneapolisfed.org/indiancountry/research-and-articles/cicd-blog> (02/14/2017).

# Room for Improvement: Land Data

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

# Room for Improvement: Home Loan Data

- Work with federal agencies for more data on their home loan program activity on reservations
- Cooperate with NCDFIs to collect their home lending data
- Comment on HMDA laws, regs, and rules to ensure good coverage of reservation home lending

# Room for Improvement: Monitor the Data

- Who will regularly monitor agency, HMDA, and other data for AIAN and Indian Country trends and emerging issues?
- Know your HMDA-reported lenders and their track record
- Monitor commuting patterns in OnTheMap and consider implications for reservation housing initiatives
- Monitor credit scores in your community

# Reference Information

## Native Nations Institute

[nni.arizona.edu/](http://nni.arizona.edu/)

## Center for Indian Country Development

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

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