

Duty to Serve: Partnerships for Native Housing and Homeownership

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Center for
Indian Country
Development
FEDERAL RESERVE BANK
of MINNEAPOLIS



National Native
Homeownership
Coalition



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FHFA

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Fannie Mae

Freddie Mac

Federal Home
Loan Banks

Congress: Fannie Mae and Freddie Mac have a duty to serve



Manufactured Housing



Rural Housing



Affordable Housing Preservation



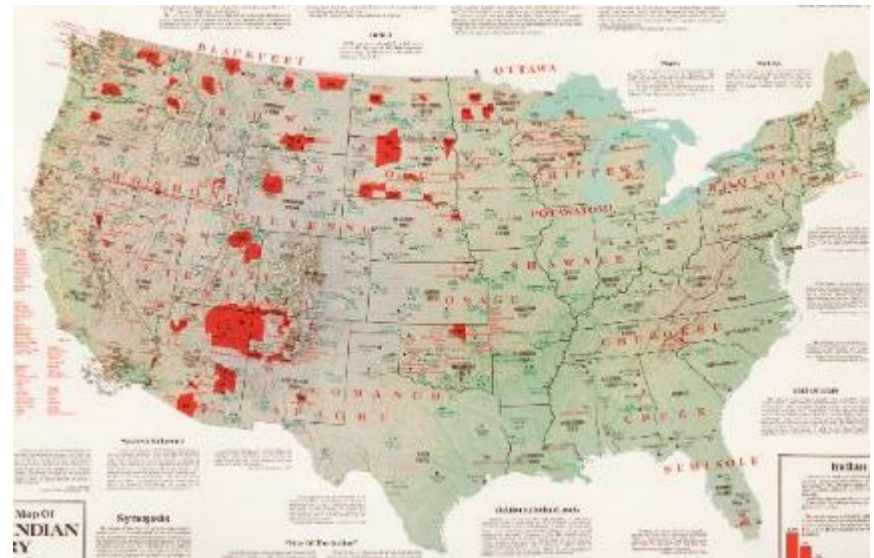
Each year, the Federal Housing Finance Agency (FHFA) is required to evaluate and rate each Enterprise's performance in each underserved market and report the results to Congress.

Program Overview



Why is Duty To Serve important? What does it mean for Indian Country?

- Brings investors in the areas of affordable housing and homeownership
- Opens up new possibilities for manufactured housing in tribal areas
- Provides new resources for homebuyer education
- Additional financing options for energy efficiency, rehabilitation, and preservation





Who and where are we trying to help?

- **Nationwide** – We’re serving very low- to moderate-income families (earning \leq Area Median Income) in each of the three underserved housing markets
- **Rural Housing Market** – We’re targeting specific high-needs populations and regions, including:
 - ❑ Middle-Appalachia, Lower Mississippi Delta, and colonias
 - ❑ Rural tracts in persistent poverty counties
 - ❑ Native Americans and agricultural workers



A **Better** Freddie Mac

...and a **better** housing finance system

For families

...innovating to improve the liquidity, stability and affordability of mortgage markets

For customers

...competing to earn their business

For taxpayers

...reducing their exposure to mortgage risks

Rural Housing

Challenges:

- Substandard housing & high cost burden
- High poverty rates
- Out Migration
- Lack of financial institutions

High Needs Rural – Population – American Indians in Tribal Areas



- Trust Land
- Various tribal governments
- Substandard housing & overcrowding
- Lack of financial institutions

Manufactured Housing

Challenges:

- Low supply compared to demand
- Limited number of lenders in market
- Appraisal comparable challenges
- Older units need of rehabilitation or replacement



Affordable Housing Preservation

Challenges:

- Limited awareness (borrowers and lenders)
- Nontraditional financing structures
- Lack of program standardization
- Deed restrictions



Duty to Serve: How can you help?

Look for opportunities to help us implement our plan in 2018 and beyond:

- Engage and innovate with Fannie Mae and Freddie Mac representatives and industry partners.
- Support future research, outreach, and pilots.



Where can you get more information?



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