

Common Reasons for Mortgage Delays

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Mortgage Financing

Mortgage Lending Challenges, Solutions

- Lack of Lending Laws
- Remoteness
- Land Status
- Lack of Communication
- Lack of Qualified Borrowers

--Loan Processing Problems Continue



Mortgage Financing- Top 10 Challenges

1. Lack of direction for tribal members on Indian reservations
2. Inconsistent of coordination between agencies
3. Lack of communication between tribes, banks and agencies
4. Few comparables for appraisal
5. Some tribal members still lack access to HUD 184, VA NADL, RD
6. Inconsistent review process with BIA between regions
7. Duplicate environmental reviews
8. Weak incentives for loan officers
9. Limited of credit history of borrowers
10. Distance from banks to Indian reservations



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Banks

- Offer mortgage products that work on Indian reservations
- Request TSR at time of application, if not already requested
- Provide incentives for loan officers
- Meet with local tribes – understand protocols
- Consider assigning a tribal liaison and provide proper training
- Offer bank's financial expertise to tribe's lending programs



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Tribes

- Adopt HUD's Section 184 Indian Housing Guarantee Program Housing Ordinances
- Adopt "one stop" interagency lease
- Appoint a mortgage counselor at tribe
- Maintain information for appraisers
- Homebuyer education/access
- Encourage savings
- Homebuyer brochure w/important contacts, including approved appraisers, contractors, inspectors
- Inform borrower about ways to have only one environmental review



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Agencies

- Regular interagency meetings with tribes and other agencies on mortgage process
- Training with partner agencies
- Clear and consistent mortgage processing procedures within and between regions
- Stronger accountability – internal & external audits



VA's Native American Direct Loan Program

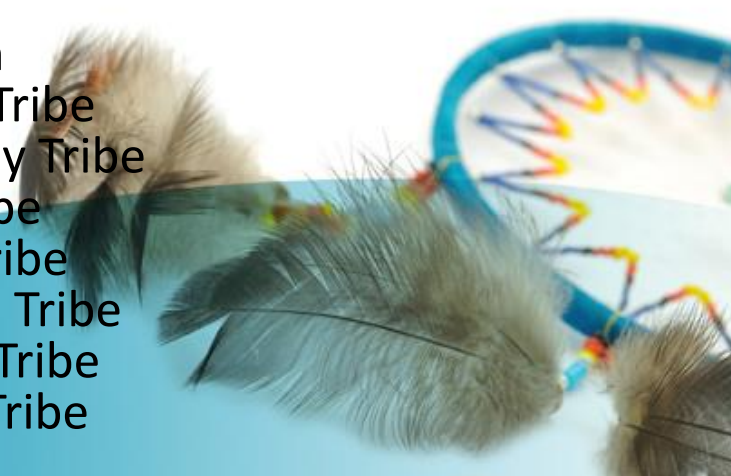
Washington State

Tribes with Access to VA NADL

Conf Tribes of the Colville Res
Lummi Nation
Nooksack Indian Tribe
Spokane Tribe of Indians
Quinault Indian Nation
Tulalip Tribes
Yakima Nation
Swinomish Tribe
Suquamish Tribe of Indians
of the Port Madison Reservation

Tribes Lacking Access to VA NADL

Chehalis Confederated Tribes
Cowlitz Indian Tribe
Hoh Tribe
Jamestown S'Klallam Tribe
Kalispel Tribe
Lower Elwha Klallam Tribe
Makah Tribe
Muckelshoot Tribe
Nisqually Tribe
Port Gamble S'Klallam Tribe
Puyallup Tribe
Quileute Tribe
Samish Nation
Sauk-Suiattle Tribe
Shoalwater Bay Tribe
Skokomish Tribe
Snoqualmie Tribe
Squaxin Island Tribe
Stillaguamish Tribe
Upper Skagit Tribe



Federal Resources for Rural Veterans

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