CONSERVATION FINANCE ROUNDTABLE PANEL

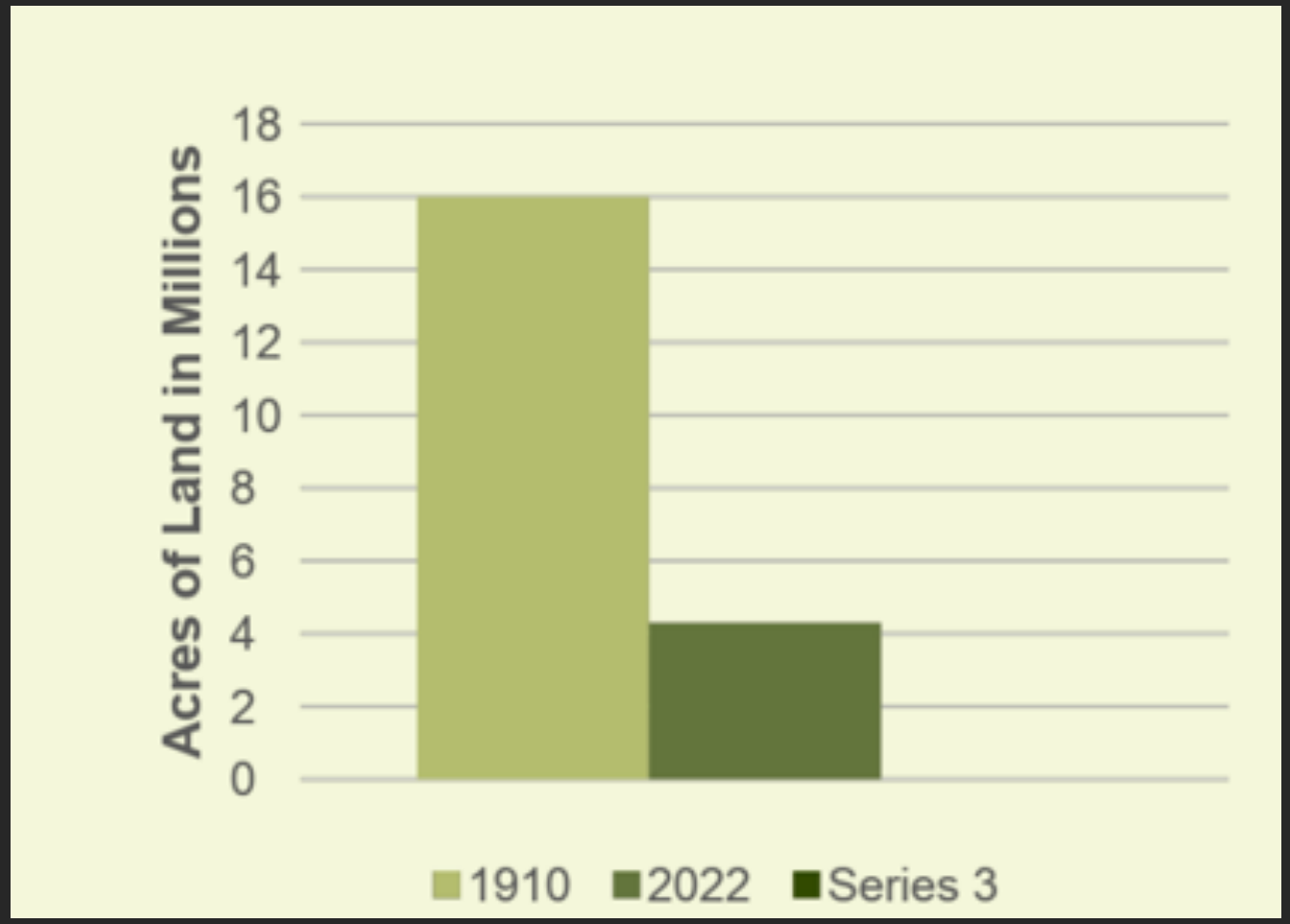
SMALL AND UNDERSERVED LANDOWNERS & ECOSYSTEM MARKETS

Presented by: Center for Heirs' Property Preservation®

About Us

Who We Are

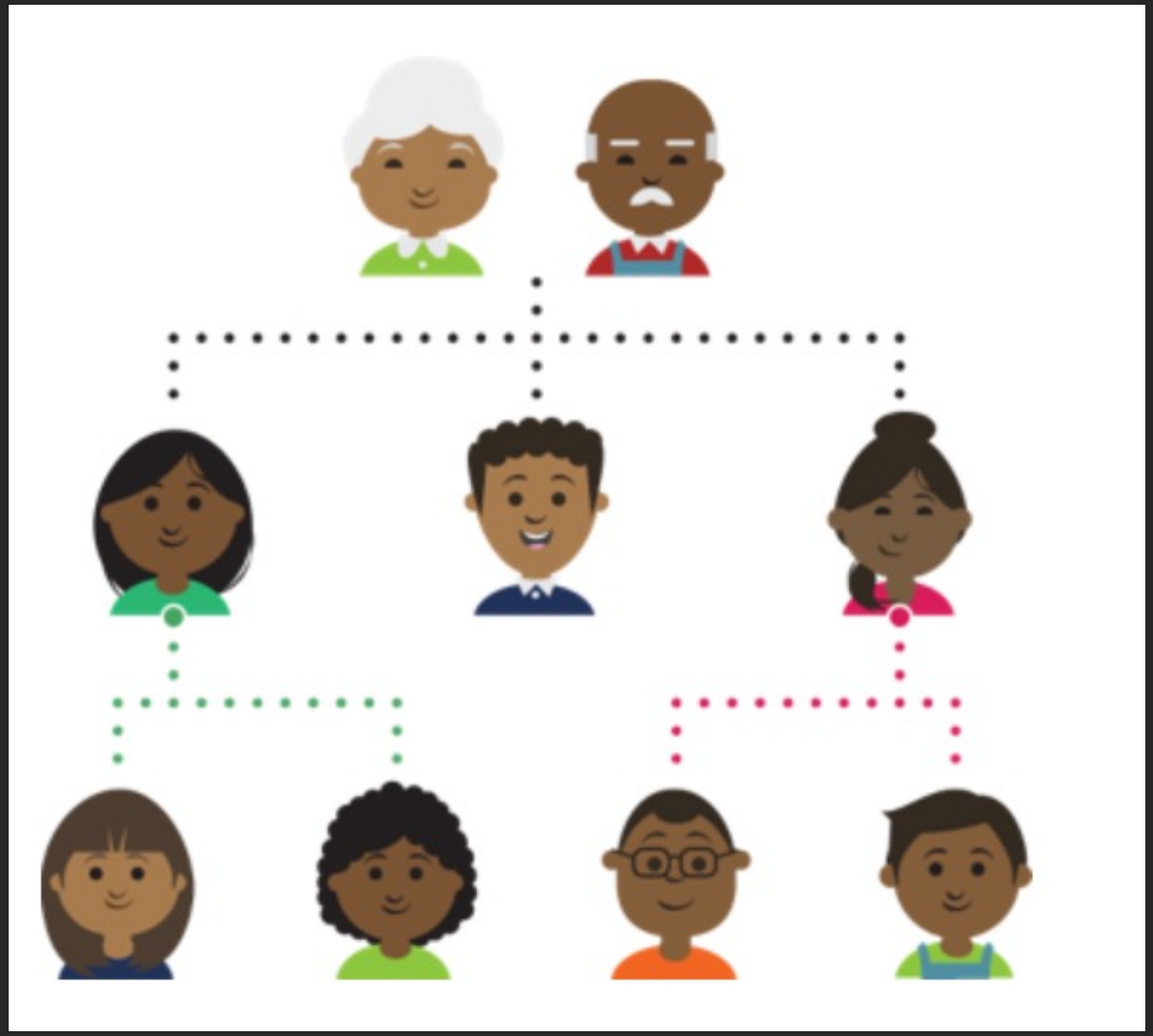
The Center for Heirs' Property Preservation is a 501(c)(3) non-profit that protects heirs' property and promotes its sustainable use to provide increased economic benefit to historically under-served families.



Black land ownership went from 16 million acres in 1910 to less than 4 million acres in 2017.

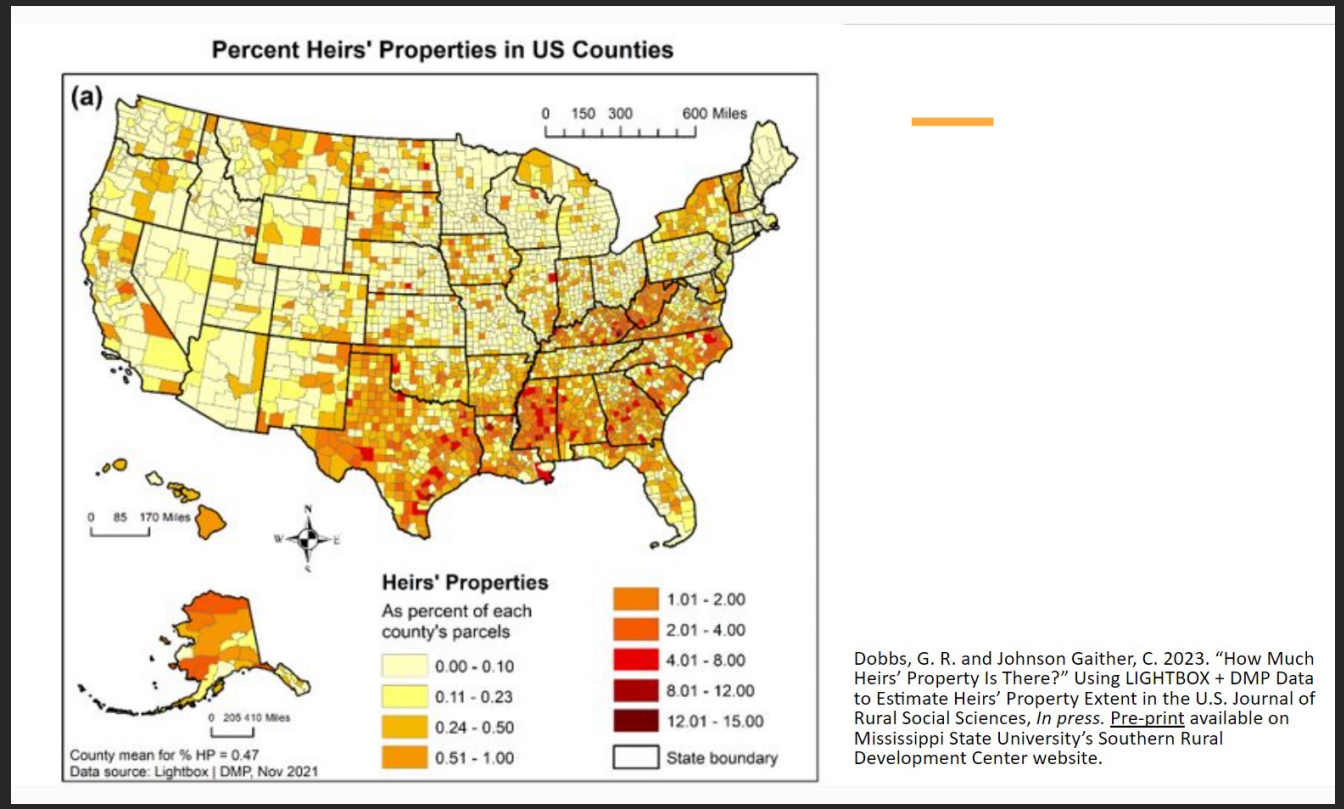
$326 billion of lost wealth, in land alone.

Heirs' property is leading cause of Black land loss.



What is heirs' property?

- Family land owned by descendants of someone who died intestate (without a will).
- Each successive generation results in more heirs being added to the land inheritance.
- Multiple problems: unclear title, difficulty using land for economic benefit, and land loss through forced partition sales.



Dobbs, G. R. and Johnson Gaither, C. 2023. "How Much Heirs' Property Is There?" Using LIGHTBOX + DMP Data to Estimate Heirs' Property Extent in the U.S. Journal of Rural Social Sciences, *In press.* Pre-print available on Mississippi State University's Southern Rural Development Center website.

Where is heirs' property found?

- Common in Southern Black Belt,
- throughout Appalachia,
- along the US-Mexico Border,
- tribal lands, and
- poor urban neighborhoods

HP is a problem across races and communities, but disproportionately impacts Black, Brown, Indigenous, and poor communities.

How is heirs' property addressed?

Prevention – outreach, education, estate planning

Resolution – direct legal services to resolve heirs' property issues

Utilization – use land as an asset to keep it out of heirs' property

Amplification – communication, policy/advocacy, expansion / replication