

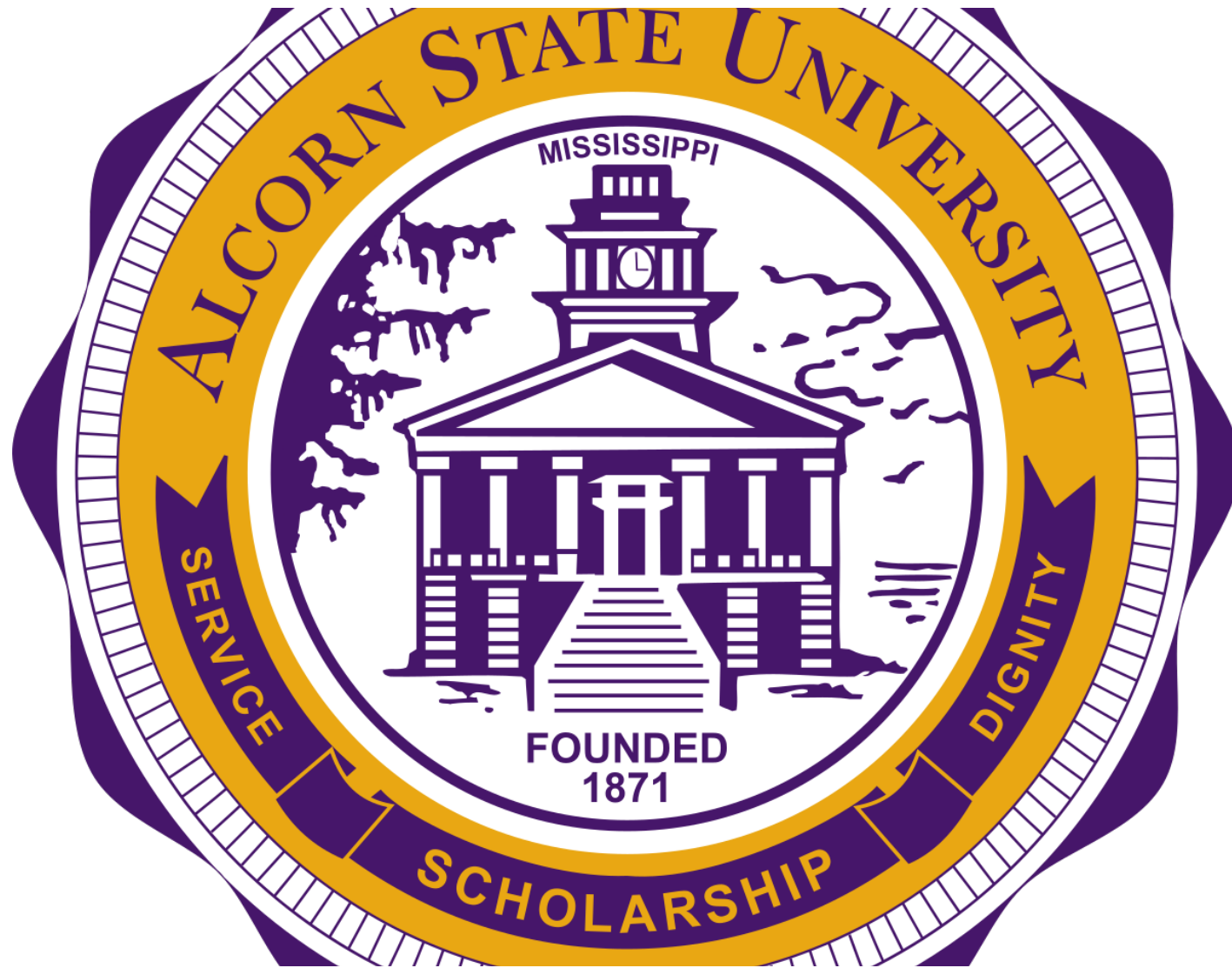
# Steps for New Landowners

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Louisville, MS

# WCSHC

- Winston County Self Help Cooperative
- Based in Louisville, MS
- WCSHC's Core mission is to help small landowners generate income from their natural resources and to create sustainability in rural communities.





## WCSHC's Partners

- Partners
  - 1890s & 1862s  
USDA  
Local governments  
CBO's

# WCSHC's

- WCSHC's Projects
  - A. Heifer Project since 2001
  - B. Food Preservation
  - C. Black Century Landowners Recognition Program ([BCLORP.com](http://BCLORP.com))
  - D. Heir's Property
  - E. Delinquent Taxes Project (DTP)

# Heirs Property

- Landowners who fail to write a will or an estate plan
  - Directing their heirs on how their property should be divided
  - Forces their family to enter the world of Heir's Property
- Heir's Property dilemma amongst blacks, dates back to Reconstruction Era (RE)
- During RE blacks obtained land, but failed to leave a will due to
  - The cost of drafting a will
  - Blacks did not have access to the legal system
  - When system became available, blacks lacked trust in the system
- Heir's property creates a conundrum of issues for families:
  - Increase risk of losing land to non-members
  - Divided interest forces a family to receive payment under value market rate
  - Limitation in developing land to its full potential
  - Many more

- Understanding individuals and families were at increased risk of losing their lands due to Heir's Property in MS
- Cooperatively, we join forces with a coalition of groups forming the MS Coalition
- Advocating for the adoption of the Uniformed Partition Heirs Petition Act (UPHPA).
- UPHPA reduces the risk of losing lands to non-family members
  - The UPHPA gives family members the first option to purchase land to settle Heirs Property
- Mississippi Senate and House just passed the Uniform Partition Heirs Property Act and the governor signed into law on June 30, 2020.
- This piece of legislation will help save families' legacies.

The logo for MS's Coalition is a teal-colored graphic that resembles a folded piece of paper or a ribbon. It is positioned on the right side of the slide. The text "MS's Coalition" is written in white, sans-serif font, centered within the teal shape.

## MS's Coalition

## Purpose of DTP

- The primary purpose of the DTP is to identify landowners (LOs) who are at risk of losing their land due to the failure of paying taxes over the last three years (i.e. no payment since 2017)

# WCSHC's DTP steps

- Request a copy of DTP roll from the county assessor's office in April
- Distribute copies to cooperative members (CM)
- CMs identify individuals and families on the roll
- WCSHC's CMs work with local chancery clerk to notify individuals and families
- Cooperatively we contact over 200 individuals and families annually
- Explain to LO the risks of losing their land, if they fail to make payment by certain date.
- In insinuating situations, the WCSHC will intervene and pay taxes.



# New to Landownership

- What are the steps a new LO should take?
  - Check legitimacy of Landownership
  - Determine if the land taxes are paid up to date
  - Assess one's commitment/value to being a LO
  - If maintaining land is the goal, new LO should contact CBO or NGO to assist in next steps of planning (i.e. land management, apply for USDA-cost-share programs and etc..)

## New to LO's

- Recently, through our DTA project, we were on the quest of locating one property owner aged 94.
- We left messages on the contact number provided.
- As a result we contacted the LO's oldest daughter
- She informed us that her father passed 10 years. Her mother paid the taxes till she passed away three years ago
- The daughter nor her other two sisters were uniformed about their father's land in Louisville, MS until our contact.
- Suddenly, they were LOs with no knowledge.
- We guided them through steps discussed on the last slide
- Now they have agreed to pay the taxes and visit the property soon to make the best decision.

# Benefits of Landownership (LO)

Landownership offers landowners an array of benefits;

- Self-sufficiency by growing enough food and fiber (clothing) to support family needs
- Offers a place of solitude/refuge
- Safer form of investing compared to stocks, bonds and mutual funds
- Earn additional income, (i.e. from farming goods, extraction of trees or farming or hunting lease agreements)
- Promotes self-worth

# Additional Assistance

- Contact Frank Taylor by:
- Phone: 601-291-2704
- Email: [Fltaylor@bellsouth.net](mailto:Fltaylor@bellsouth.net)
- Check out the WCSHC's website at [WCSHC.com](http://WCSHC.com)
- Black Century Landowner Recognition site [BCLORP.com](http://BCLORP.com) to get recognized contact T'arie (T) Todman at 662-446-2423 or [tarieltwcshc@gmail.com](mailto:tarieltwcshc@gmail.com)



# Questions

