

Heirs' Property Talking Points

WHAT IS HEIRS' PROPERTY?

- Heirs' property is a home or land passed among family without a will or deed.
- Heirs' property causes many Black families to lose their homes and generations of hard-earned wealth.
- Without the right paperwork, family ownership can be questioned.
- Getting ownership in order helps families in many ways:
 - Resolving back taxes
 - Taking out a loan on the property
 - Giving you access to tax breaks and other programs

WHAT IS BEING DONE ABOUT HEIRS' PROPERTY?

- We believe there is a direct line from resolving and preventing heirs' property to increasing homeownership opportunities, bringing more households into the housing market, and creating generational wealth – which creates positive and profound cumulative impacts for individuals, families, and neighborhoods.
- To assist households impacted by heirs' property, LISC Jacksonville has implemented a three-prong approach with the support of local legal organizations, community development corporations, funders, and others:
 - **Find.** LISC Jacksonville uses data science and neighbor-to-neighbor outreach to find families who need help.
 - **Preserve.** Free legal services and housing counseling keeps people in their homes.
 - **Support.** Free help to create a will or estate plan preserves family wealth for the next generation.

- In addition, LISC Jacksonville has been working to:
 - Develop an accessible online resource to include a neighborhood-level housing market analysis to help residents make informed decisions related to affordable housing options.
 - Assist the Duval County Property Appraiser with identifying and rectifying systemic racial bias in property appraisal practices.
 - Improve opportunities to create generational wealth in BIPOC communities through additional Family Wealth Creation programming.

HOW CAN PEOPLE ACCESS SUPPORT IF THEY HAVE HEIRS' PROPERTY?

- Three Rivers Legal Services provides heirs' property legal services through referrals from community development corporations (CDCs) or from direct contact to their organization.
- People can contact their local CDC or Three Rivers Legal Services at (904) 394-7450 or online at www.trls.org.

QUICK FACTS: HEIRS' PROPERTY IN JACKSONVILLE

- Duval County has the densest concentration of heirs' property parcels in the southeast.
- Based on current available data, Duval County has an estimated 10,000 – 12,000 heirs' property households, representing hundreds of millions in “dead capital” or housing market value.