



HAC

Residential Heirs' Property

ACS Data User Conference
Housing Assistance Council

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Training & Technical Assistance

Developing the capacity of local nonprofit organizations to help their own communities



HAC Loan Fund

Providing capital in the hardest to serve places



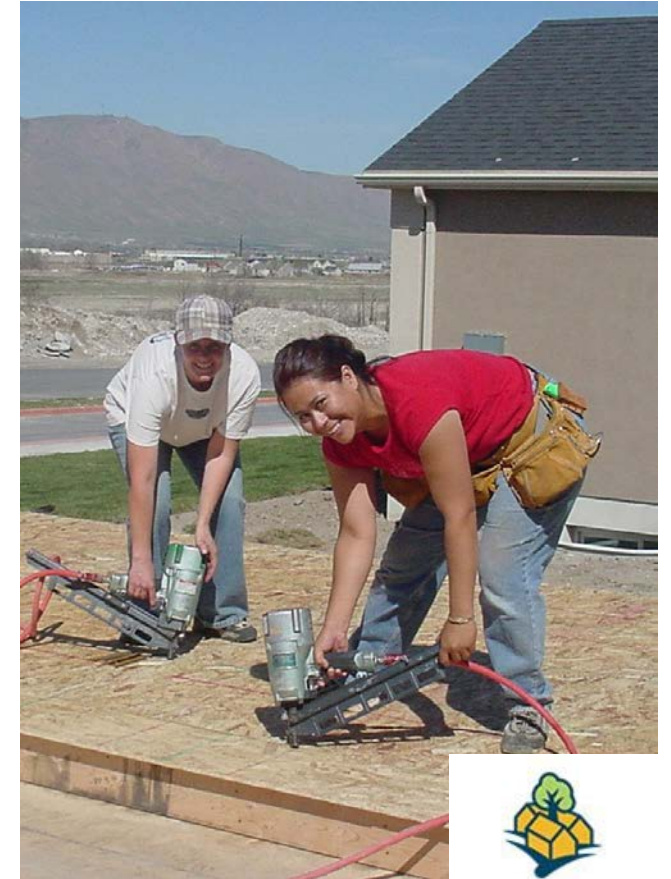
Research & Information

Leading resource on rural housing data and issues



Policy & Advocacy

Informing sound strategies and policies that help improve housing and communities across rural America



Ownership Structures



Photo : Rory Doyle – There is More Work to Be Done

- ✓ Intentional familial land control
- ✓ Deceased property owners without an estate plan
- ✓ Deceased property owners without an indication of formal title transfer with a will

Household and Community Implications

Property titles are required for:

Market Participation

Loans

Insurance

Federal Grants



Impacts of Not Having Clear Title:

- Decreased agency for property owners
- Vulnerable to Property Loss
- Increased Dilapidation and Vacancy
- Loss of Generational Wealth
- Decreased tax base and property tax revenue

40+ Years of Quantifying Heirs' Property

Federation of
Southern
Cooperatives/
Emergency Land
Fund 1980

Deaton 2005

Dyer and Bailey
2008

Dyer, Bailey, and
Tran 2008

Carpenter, Jones,
and Pippin 2016

Johnson Gaither
2017

Pippin, Jones, and
Johnson Gaither
2017

Johnson Gaither
and Zarnoch 2017

Johnson Gaither,
Carpenter, Lloyd
McCurty, and
Toering 2019

Jones and Pippin
2019

Bailey, Zabawa,
Dyer, Barlow, and
Baharanyi 2019

Taylor, Johnson
Gaither, White,
Perry, Hite, and
Dobbs 2020

Henry, Thompson,
and Zabawa 2021

Carpenter and
Ravindranath
Waddell 2021

Hincken 2021

Stein and
Carpenter 2022

Thomson and
Bailey 2023

Tuner, Harri,
Johnson Gaither,
and Dobbs 2023

Methodology: Private and Public Data

Private Data

- Tax and Assessment Data
- Indicators of a transfer of ownership upon the owners' death
- Property characteristics that align with unclear title
 - Access to data otherwise only available on the local level

Public Data

- County demographic analysis to contextualize the issue
- Community Demographics (ACS)
 - Population Changes
 - Housing Quality and Occupancy
- Market Analysis (HMDA) (HELOC)
- Data are publicly available for every census tract

Considerations: Private and Public Data

Private Data

- Data are not publicly available in all localities
- Assessment practices and recordation are not uniformed
- Electronic data are incomplete
- Does not include demographic data

Public Data

- Varied methodologies based on source of data
- Varied units of analysis
- Methodological changes
- County or census tract analyses may blur results

Considerations: Private and Public Data Sets



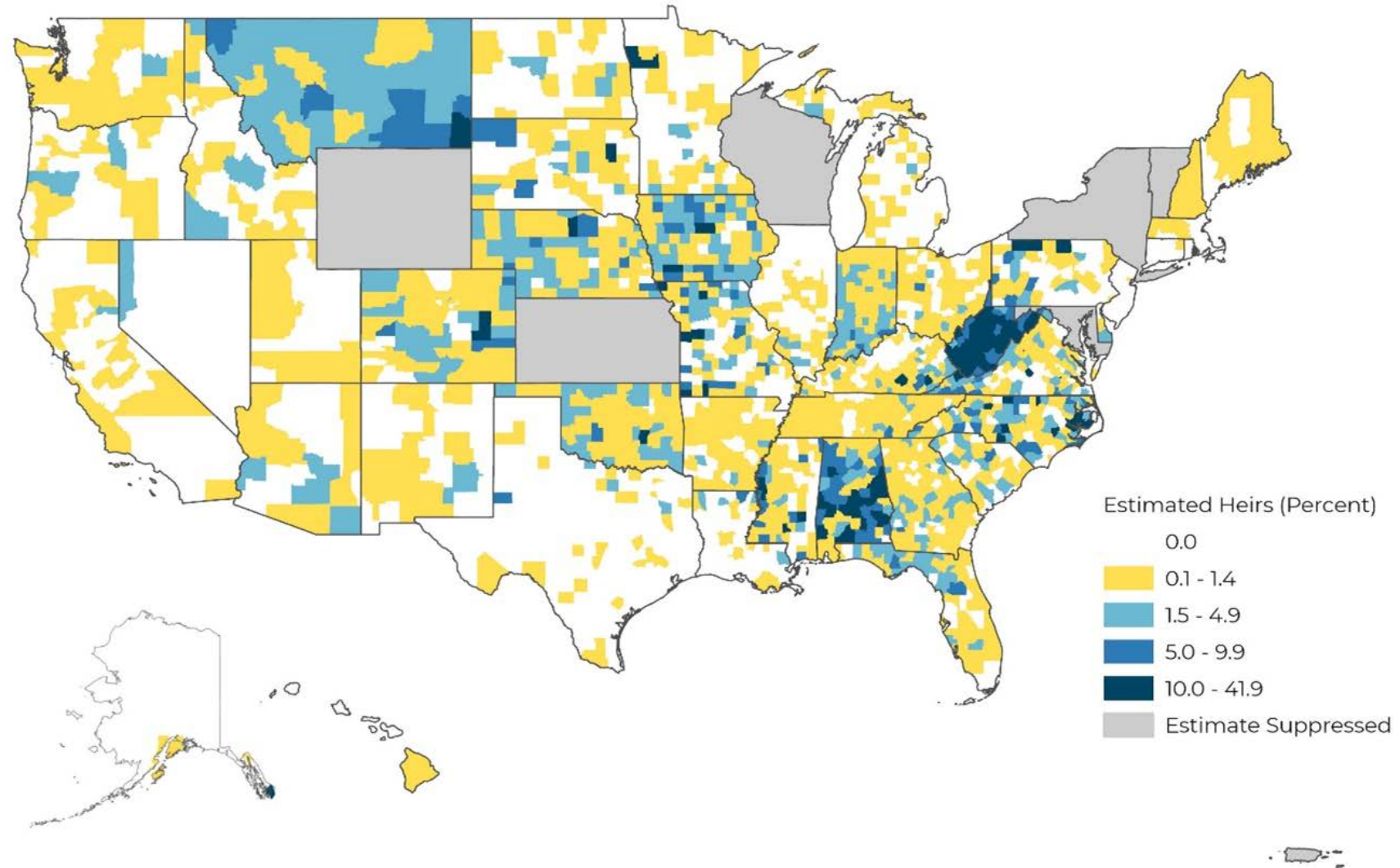
- Varied methodologies
- Varied units of analysis
- Year of data collection
- Inherent risk in the research
- Specifically identifying heirs' parcels or census tracts with a high prevalence of heirs' properties may increase opportunities for exploitation and forced sale

Prevalence of Heirs' Property by County (Estimate)

Findings

Total Estimate of Identified Residential Heirs' Properties:
580,371 (0.6%)

Total Assessed Value for Identified Residential Heirs' Properties:
\$32.3 Billion



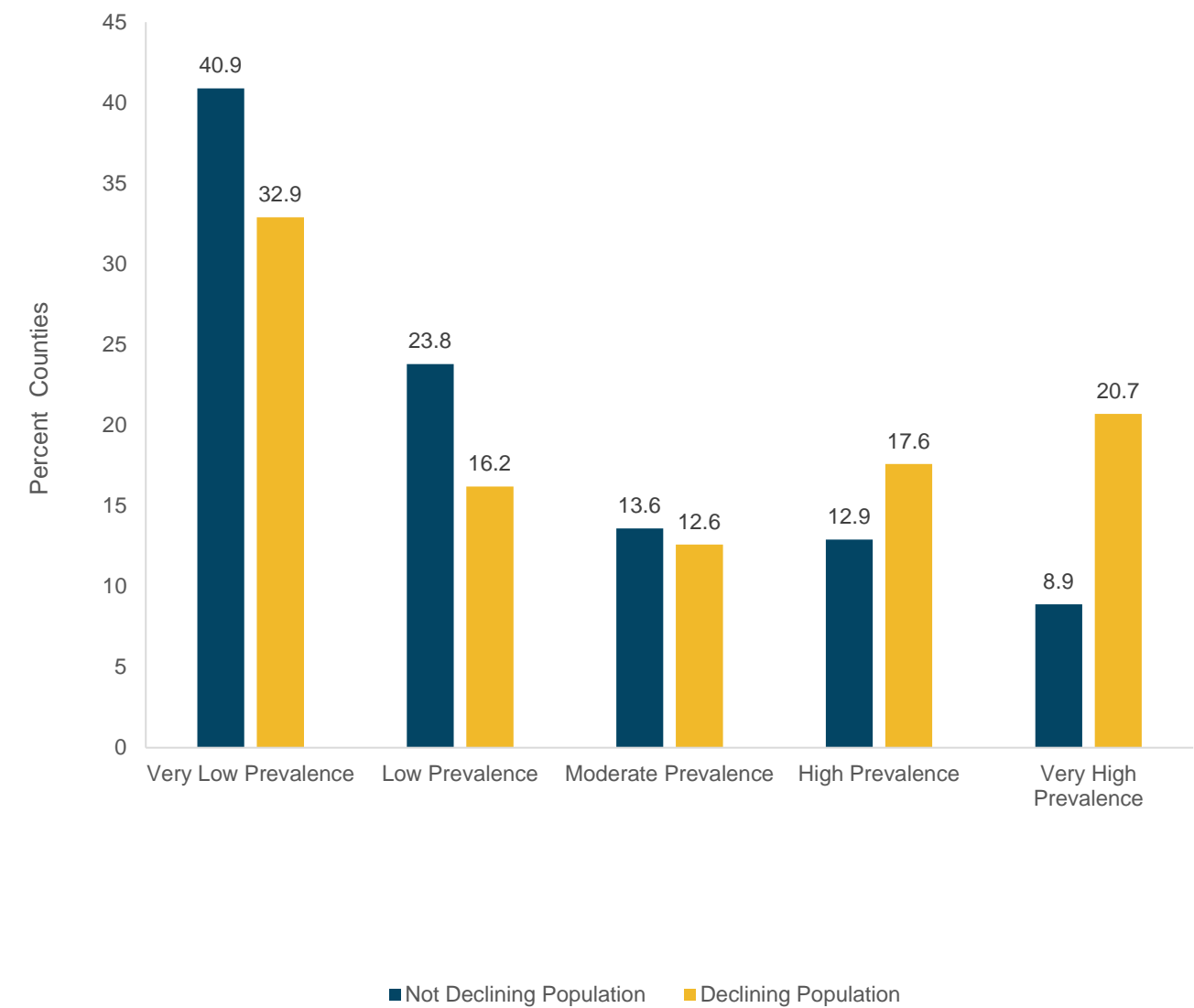
Source: Housing Assistance Council Tabulations of BKFS Data.

*The findings are based on estimates from 44 States and the District of Columbia. The omitted states are Kansas, Maryland, New York, Vermont, Wisconsin, and Wyoming.

Counties by Prevalence of Identified Heirs' Property
Classification and Population Change 2010-2020

Population Decline

County Classification	Percent Identified Heirs' Properties
No Population Decline	0.4%
Population Decline	1.6%

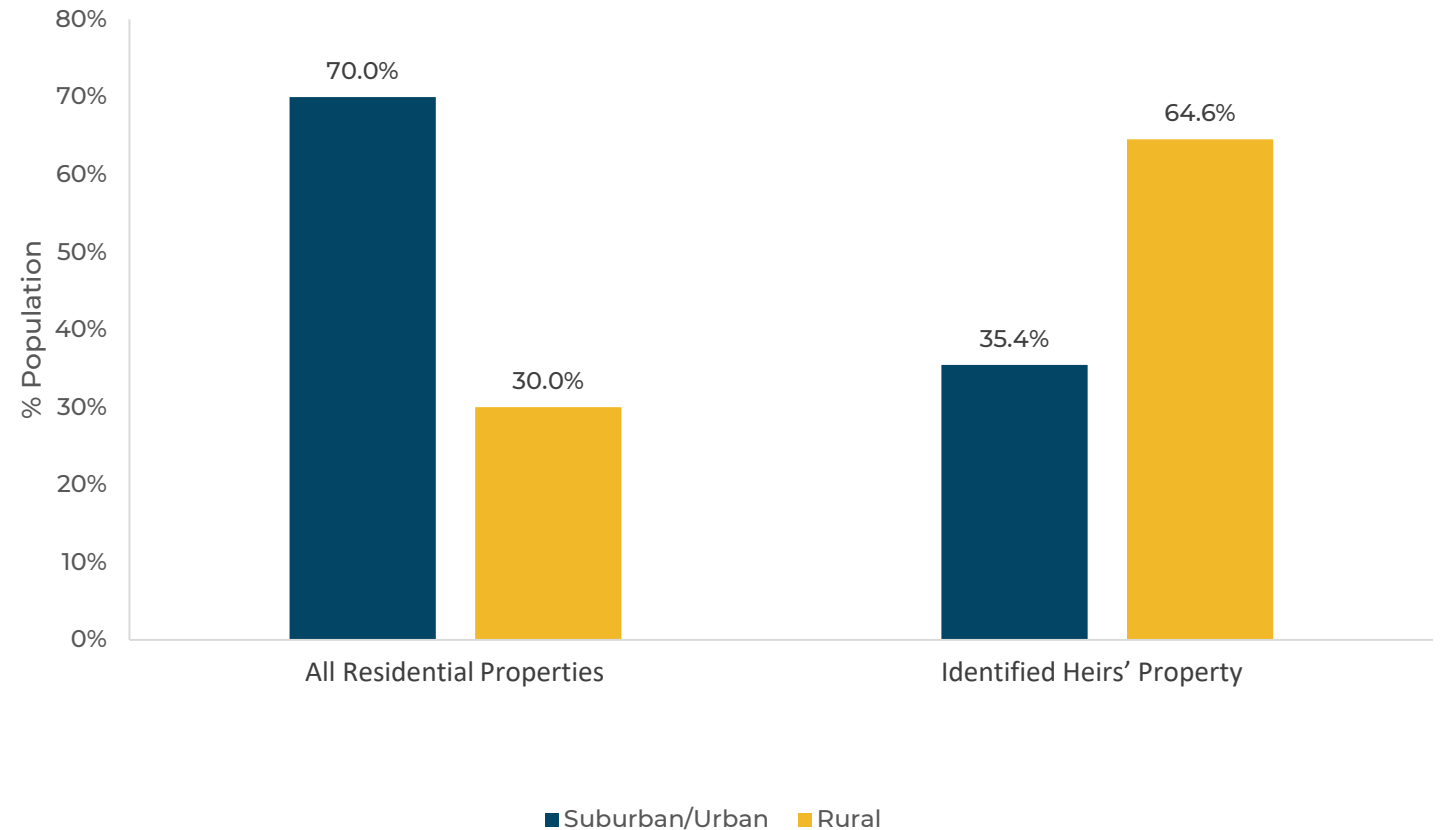


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Rural Geography

64.6% of all identified heirs' properties are in DTS rural census tracts

FHFA Duty to Serve Rural Geography and Identified Heirs' Properties



*The findings are based on estimates from 44 States and the District of Columbia. The omitted states are Kansas, Maryland, New York, Vermont, Wisconsin, and Wyoming.

Community Indicators and Heirs' Property

Prior research has suggested that communities with indicators of disinvestment have higher prevalences of heirs' property



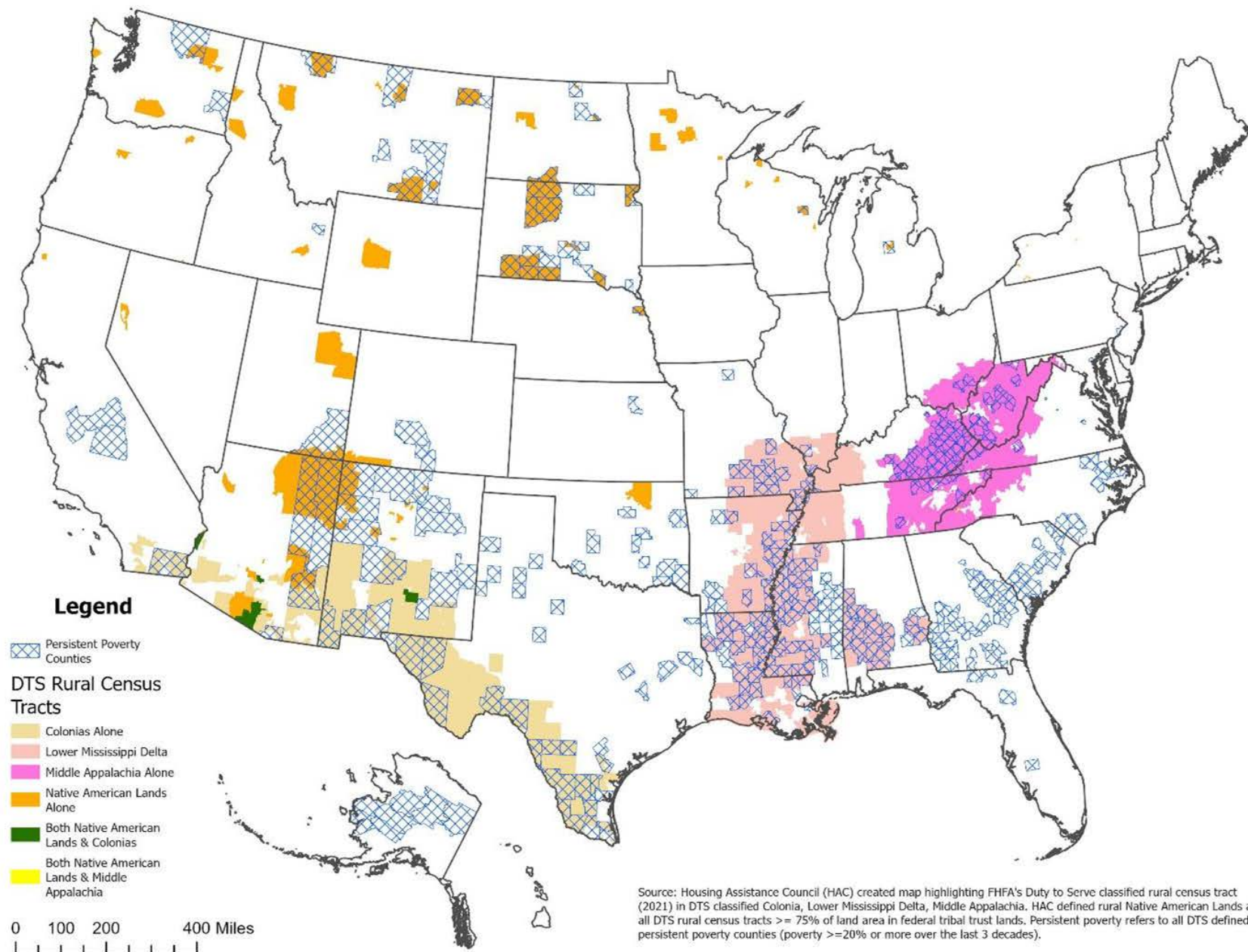
Indicators of disinvestment include:

Poverty rates	Limited Market activity	Poor Housing Conditions	High Rates of Absentee Ownership
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Duty to Serve High Needs Regions 2018 – 2020

Regions with indicators of sustained disinvestment and unaddressed housing needs are identified as high-needs regions:

- Middle Appalachia
- Lower Mississippi Delta
- Tribal Lands
- Colonia Investment Areas
- Persistent Poverty Counties



High-Needs Rural Regions Race/ Ethnicity Demographics, ACS 2021

Rural Census Tracts in High Need Region	Percent Population by Race and Ethnicity					
	White, Not Hispanic	Black, Not Hispanic	American Indian or Alaska Native, Not Hispanic	Asian, Not Hispanic	All Other Races, Not Hispanic	Hispanic or Latino
Middle Appalachia	91.7%	2.5%	0.3%	0.5%	2.2%	2.7%
Lower Mississippi Delta	68.6%	25.1%	0.3%	0.5%	2.6%	2.9%
Federally Designated Tribal Lands	28.7%	0.5%	56.0%	0.7%	3.9%	10.2%
Colonias	27.6%	1.4%	3.0%	0.6%	1.3%	66.1%

Poverty Rates in Rural Census Tracts in Each High-Needs Rural Region by Race and Ethnicity, ACS 2021

High Need Regions	Percent Below Poverty by Race and Ethnicity						
	Total Poverty Rate	White	Black or African American	American Indian and Alaska Native	Asian	All Other Race	Hispanic or Latino
Middle Appalachia	18.1%	17.6%	26.4%	21.5%	18.8%	27.5%	28.6%
Lower Mississippi Delta	19.8%	14.9%	32.9%	24.6%	14.8%	25.9%	25.7%
Federally Designated Tribal Lands	27.3%	12.8%	31.1%	36.2%	14.6%	22.8%	22.6%
Colonias	22.8%	21.1%	28.9%	33.4%	10.8%	26.7%	26.4%

Heirs' Prevalences in High Needs Regions

Estimates for counties in the Appalachian region and in the Mississippi Delta, and counties that contain a colonia.



Appalachia:

0.9 percent to 23 percent per county



Colonias:

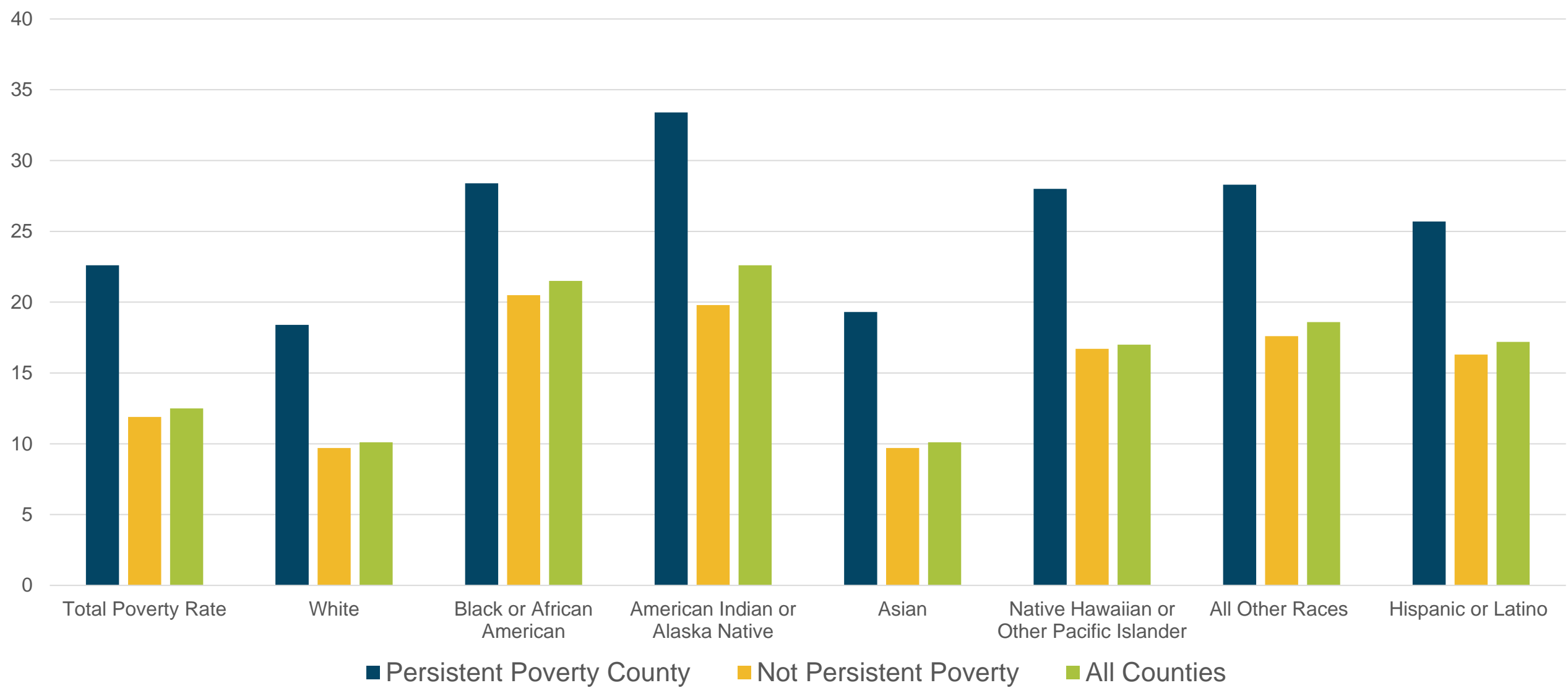
0.4 percent to 0.8 percent per county



Mississippi Delta:

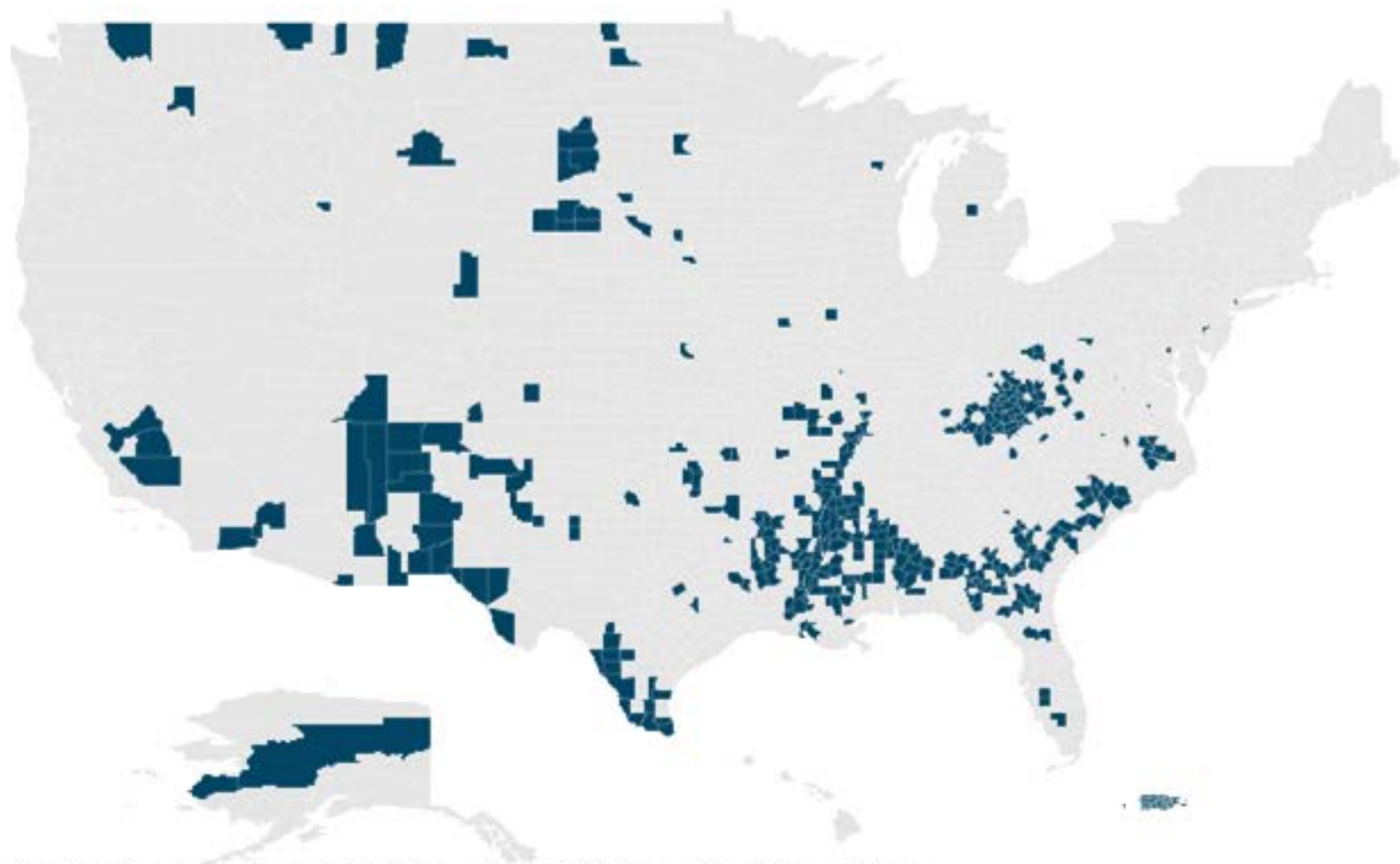
0.3 percent to 4.1 percent per county

Poverty Rates and Persistent Poverty Counties by Race and Ethnicity



Persistent Poverty Counties, 2020

Counties with 20% or higher poverty rate in 2000, 2010, and 2020



Source: Housing Assistance Council Tabulations of the U.S. Census Bureau's 2000 Census of Population and Housing, 2006-2010 American Community Survey, and 2016-2020 American Community Survey.

● Not Persistent Poverty County in 2020 ● Persistent Poverty County in 2020

Classification	Percent Identified Heirs' Property
Persistent Poverty	1.2%
All Other Counties	0.6%

*The findings are based on estimates from 44 States and the District of Columbia. The omitted states are Kansas, Maryland, New York, Vermont, Wisconsin, and Wyoming.

Discussion



County analysis blur the data, census tract analysis are needed



Federally Designated Tribal Lands have multiple property title structures



Colonias include unrecorded and recorded contracts for deed



Further research is needed



Targeted solutions that address heirs' property and other impacts of disinvestment are needed

HAC/ Fannie Mae Heirship Research Report

A Methodological Approach to Estimate Residential Heirs' Property in the United States

Published: December 2023

