

## **PROJECT OUTLINE**

ALABAMA AGRICULTURAL EXPERIMENT STATION  
AUBURN UNIVERSITY

TITLE: Heir Property and Land Loss: Addressing Problems  
Affecting Rural and Community Economic Development in  
Alabama

DEPARTMENT(S): Agricultural Economics & Rural Sociology  
AND  
Family and Consumer Sciences, Alabama Cooperative  
Extension System

PROJECT LEADER(S): Dr. Conner Bailey  
(with signatures) Professor  
  
Mr. Patrick Kennealy  
Extension Program Associate  
  
Ms. Janice Dyer  
Research Assistant II

DATE OF TERMINATION OR REAPPRAISAL: September 30, 2007

DURATION and TOTAL ESTIMATED COSTS: 9 months, \$70,472

### OBJECTIVES:

1. Develop a series of research and Extension publications related to heir property and related issues of land loss affecting African American and other limited resource farmers.
2. Organize a workshop for Extension professionals on heir property and related issues of land loss so that they can better serve the needs of African American and other limited resource farmers.
3. Develop programmatic plans including funding opportunities to address heir property and related issues of land loss on a sustained basis within ACES.

# **Heir Property and Land Loss: Addressing Problems Affecting Rural and Community Economic Development in Alabama**

## **Introduction**

Persistent rural poverty in Alabama is concentrated in a set of counties where African Americans account for 40 to 85 percent of the total population. Researchers and Extension professionals have devoted significant energies to understanding and addressing the causes and consequences of such poverty. This proposal addresses an often overlooked cause of rural poverty, the problem of heir property.

Heir property is land held collectively by family members after the landowner has died without a will. Available evidence suggests that heir property is most common among the African American population, especially in rural areas.

When an individual dies intestate – or without a properly probated will – his or her property gets passed on to family members according to state laws of descent and distribution. Family members each receive a fractional portion of the land based on how many generations removed from the deceased they are. The land is not divided, nor is the deed to the property, which remains under the deceased's name. There are a number of advantages of heir property, not least of which is land held in common by members of an extended family provides a form of refuge, a place where they can establish their home. But there are serious problems associated with heir property, not least of which is the clouded nature of land titles held by numerous relatives who may live in half a dozen states and have very different ideas about how the land should be used. As a consequence, land held as heir property has no value for collateral and prospective home-builders cannot get a mortgage. People living on heir property are not eligible for government housing programs. Even selling timber or leasing land for agricultural pursuits requires agreement among all heirs. In short, heir property limits the economic value of land and this affects the livelihoods of many thousands of households in Alabama.

We propose to implement an integrated research and Extension project to expand understanding of heir property in Alabama and develop effective Extension programming that will contribute to the strategic initiatives identified by the AAES and the ACES in the field of “Rural Community Economic Development.”

## **1. Summary of CRIS Retrieval**

### **Heir Property**

A review of the CRIS database revealed only one project that specifically mentioned heir property, and that is the NRI project at Auburn on which Dr. C. Bailey serves as PI, and which funded the thesis work of both Patrick Kennealy and Janice Dyer (Accession No. 0203659, “Forestry and Community: Creating Local Markets for Local Resources”).

The only other project of any relevance found through the CRIS database was by N. Peluso of the University of California, Berkeley (Accession No. 0176558, “History of Interactions of Ethnic Minorities’ Customs and Practices with State Land and Resource Law”). Her work, completed in 2002, focused on California and Southeast Asia and different property

rights regimes of indigenous groups. All but one publication dealt with property rights in Southeast Asia; the one domestic report focused on federal lands in California.

### **African American Land Loss & African-American Land Tenure**

Three records on African American Land Loss were found in the CRIS database. C. Rosebud at Kentucky State University (Accession No. 0207315) has a current project (2006-2009) underway (“Memories of the Land: Oral Histories of Black Farmers in the Commonwealth of Kentucky,” 2006-2009). This project started September 1, 2006, and no results have yet been reported, but this effort appears to have direct applicability to our own work.

J.C. Gilbert at the University of Wisconsin (Accession No. 0186339) established a Center for Minority Land and Community Security to train and support law student externships in law firms and community-based organizations that specialize in minority land loss issues. This project terminated in January 2004. The third record was a sub-contract of the Wisconsin project to R. Zabawa at Tuskegee University (Accession No. 0185219). We are in frequent contact with Dr. Zabawa, who is an Affiliate Professor in the Dept. of Agricultural Economics & Rural Sociology.

### **Other CRIS Searches**

Several other full text searches of the CRIS database resulted in no additional projects of relevance. These included “African American poverty” and “rural poverty.” The former contained 29 records while the latter contained nearly 300 records. An examination of these records revealed no additional projects directly relevant to our own.

## **2. Justification**

The first systematic study of heir property in Alabama was conducted by Janice Dyer (2006) for her thesis. Based on extensive interviewing with local government officials, attorneys, and rural African Americans who own (with other family members) heir property, Ms. Dyer concluded that heir property is a significant cause of economic underdevelopment at the family and community levels, and has contributed significantly to problems of land loss among rural African Americans. Other consequences of heir property include abandoned properties, vacant lots, substandard housing, and general disinvestment in Alabama’s demographically-defined Black Belt (i.e., those counties where African Americans make up 40 percent or more of the population).

The proposed project seeks to provide authoritative information to heir property owners, Extension agents, housing program counselors, and community program coordinators about the consequences associated with holding land in common and legal strategies to protect this property.

Landownership is an important way for African Americans to secure footholds in the contemporary economy. Secure title to land represents a form of wealth that can be used to generate additional wealth in the form of home mortgages and business loans. Heir property does not constitute secure title for such purposes because numerous individuals hold ownership interests and may not always agree how the land should be used. The title to heir property is “clouded,” meaning that such land cannot be used as collateral and making it impossible to obtain a mortgage or qualify for a variety of state or federal home improvement loans. Land held as heir property also is subject to partition sales when one member of a family decides he or she wants to sell the land. Often other members of the family do not have the financial resources available to purchase the land, which is then sold. Heir property is thus linked to land loss among African

Americans. Institutional alternatives are available for those who wish to keep their land in their family, but who do not want to divide the property.

The Alabama Cooperative Extension System can help families involved in heir property make appropriate decisions based on their own plans. Through publications, presentations at conferences, a workshop, and other collaborative efforts, the project participants will generate and disseminate information about issues related to heir property and develop programmatic initiatives for ACES to play a proactive role in addressing land loss among African Americans.

### **3. Literature Review**

Few African Americans living in rural areas have estate plans. A study conducted by the Emergency Land Fund in the 1980s revealed that about 80 percent of African American rural landowners did not have such plans (Thomas et al. 2004). There are several possible explanations for this: distrust of the legal system, superstition, lack of education, and reluctance to do something that may cause friction between family members (Zabawa 1991).

Management of heir property is difficult because of confusion about who owns what and how much. Poor management leads to other problems, for example, taxes may not get paid and the land taken away (Thomas et al. 2004). Because it is difficult to keep track of who is (or should be) paying taxes, the land may be lost to the tax office or to real estate speculators, who acquire the land through “adverse possession” by paying the taxes themselves. Landowners have trouble contacting one another and organizing to save the property and it is sold to recoup unpaid taxes.

Heir landowners may also fall victim to partition sales. A co-owner may decide to have the land sold and does not need the consent of the other heirs before seeking such a sale. One or several co-owners sue the remaining heirs, forcing a court-ordered sale of land (usually at a fraction of its true value) to the highest bidder. Family members who live on the land are usually unable to out-bid others, such as developers or real estate speculators (Brooks 1979; Thomas et al. 2004). Proceeds are distributed among the co-owners according to their fractional interests, but only after the costs of conducting the sale and attorney fees are deducted (Thomas et al. 2004). In some cases, developers may purchase a distant relative’s share, then ask to have this share be sold – forcing the whole tract of land to be sold (Zabawa 1991).

In his study, Zabawa (1991) examines the impact multigenerational landownership has on farmland. His article, subtitled “Strategies to Preserve a Scarce Resource,” is concerned with how black-owned land is passed on to succeeding generations and what effects it may have on access to participation in commercial agriculture. “Problems associated with heir property,” he states, can “hinder farm productivity” (1991:74). Holding land in heir title may prevent farmers from improving the land for fear that other heirs may decide to sell their shares and investments would be lost. Also, with each succeeding generation, the number of shares increase, while the size of shares decrease – making it more difficult to farm or reach consensus about land-use decisions. Zabawa concludes that farmers must be informed about issues surrounding partition sales, tax sales, and wills, as well as their options, to have any hope of preserving such a scarce resource.

The phenomenon of land loss among African Americans has profound consequences for the political and economic sustainability of rural communities in Alabama’s demographically-defined Black Belt counties. Between 1954 and 2002, the number of African American farms in Alabama declined 94.9 percent, from 46,032 to 2,350 (Census 1956, USDA 2002). This compares with a 67.8 percent decline in the number of white farms over this same period in Alabama.

Many African Americans living in the rural South continue to struggle against inequalities on a daily basis long after the Civil Rights Movement. Those living in the geographical or social isolation that often accompanies poverty remain vulnerable to political and economic structural changes. A substantial body of literature has been devoted to Alabama's Black Belt, examining education, joblessness, landownership and a number of other factors related to persistent poverty (e.g., Adams 2005; Bliss and Bailey 2005; Joshi et al. 2000; Sisock 1998). This region of the state is "home of persistent poverty, poor employment, low incomes, low education, poor health, high infant mortality and dependence" (Bukenya 2005:2). When there is so much to struggle against when living in these conditions, landownership represents a form of stability that little else can provide.

Factors in land loss identified by the Land Loss Fund (2005) and the Federation of Southern Cooperatives (Thomas et al. 2004) include lack of estate planning, tax sales, partition sales, lack of access to legal counsel, limited knowledge about their legal rights, and unscrupulous speculators and lawyers who have taken advantage of these factors (Land Loss Fund 2005; Thomas et al. 2004; Gilbert et al. 2002).

When examining the causes and ramifications of African American land loss, it is important to explore what kind of benefits landownership provides that may be difficult to acquire through other means. The value associated with land comes in more forms than just dollar signs: "Most importantly, it is the use of the land, leading to a sense of personal power and independence, that makes land ownership valuable" (Zabawa 1991:68). Landownership provides a level of independence difficult to achieve otherwise. Because of this independence, black landowners are more inclined toward political and civic actions. During the Civil Rights Movement of the 1950s and 1960s, landowners often emerged as local contacts and leaders of grassroots movements. They were often the first to register to vote and were active in civil rights organizations and protests (Salamon 1979).

Studies provide insight to other ways in which landownership contributes to rural life: property taxes and shopping at local businesses contribute to the local economy; instills stronger feelings of value and self-worth among farmers; helps to develop a political power base; and leads to a stronger sense of community and shared values (Gilbert et al. 2002). In their article, Gilbert et al. state that landownership is important "because it is a form of wealth, not just income. As such, it can provide a spur to economic development and broader investment, including the education of children" (2002:5).

Nelson discusses the importance of landownership in a society where property is power: "In a society based on capitalism, landownership becomes an essential and unalterable prerequisite for economic development and the exercise of substantial political influence" (1979:83). If land is used correctly, Nelson states, it can become a significant tool in the political empowerment of a black community. Lack of such a valuable resource, however, "can have a crippling effect on the mobilization potential of the black community in the political process" (1979:85).

Much of the land loss literature focuses specifically on the loss of African American owned farms. Zabawa states that family farmland is the "initial source of human capital (i.e., on-the-job training)" for children in the family (1991:70). The land also "allows a person to start farming earlier in life, and together family land and early entry increase the potential for future success" (1991:72). Brown and Christy (1994) examine the importance small farms and farmers play in community stability. Small farms, they say, "fill an economic need by providing local market niches and establishing a competitive yardstick against which prices and quality of products of the commercial farm sector can be judged by the consumers" (1994:2). The authors

found that small farmers are more supportive of community growth than large-scale farmers and their farms may serve as a stable source of labor and can attract new businesses to rural areas.

The literature reviewed above suggests there is a connection between heir property and land loss among African Americans. Data are available for African American and white farmers which show that, while the number of farmers among both populations have declined over the past half century, the rate of decrease for African Americans has been especially precipitous, so that by 2002 farms operated by African Americans were only 5% of the total reported for 1954 (Table 1).

Table 1: Change in numbers of Alabama farms by race, 1954-2002

Year	White		African American	
	No. Farms	% Change	No. Farms	% Change
1954	130,924	-	46,032	-
1964	71,579	-45.3	20,951	-54.5
1974	52,716	-26.4	3,962	-81.1
1982	45,635	-13.4	2,759	-30.4
1992	36,370	-20.3	1,381	-49.9
2002	42,176	+16.0	2,350	+70.2
Net loss and 2002 as % of 1954	88,748	32.2	43,682	5.1

Source: U.S. Bureau of the Census 1956, 1967, 1977, 1983; USDA 1992, 2002.

### References Cited

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#### **4. Procedures**

Objective 1. Develop a series of research and Extension publications related to heir property and related issues of land loss affecting African American and other limited resource farmers.

Task 1.1: Janice Dyer's thesis will be developed into an AAES Bulletin, an article for a refereed journal, and will be the basis for developing a series of Extension publications addressing issues of heir property and land loss.

Task 1.2: Project personnel will interview knowledgeable individuals in Alabama and neighboring states. This will entail travel to the Center for Heirs' Property Preservation in South Carolina and offices of the Federation of Southern Cooperatives in Alabama and Georgia. These visits will expand our understanding of heir property and how other states and communities have addressed issues related to heir property and land loss.

Objective 2. Organize a workshop for Extension professionals on heir property and related issues of land loss so that they can better serve the needs of African American and other limited resource farmers.

Task 2.1: Project personnel will collaborate in developing curricular materials and identify resource people who will contribute to the workshop; materials developed as a result of Task 1.1 will provide take-home materials that Extension professionals can distribute to the public.

Task 2.2: Ascertain through interviews with Extension counterparts in neighboring states of the South whether they have conducted similar workshops, have materials useful for this workshop, or are interested in conducting workshops on heir property and land loss.

Task 2.3: Identify interested Extension professionals in Alabama, invite same to a workshop on heir property and land loss, and conduct the workshop.

Objective 3. Develop programmatic plans including funding opportunities to address heir property and related issues of land loss on a sustained basis within ACES.

Task 3.1: Evaluate information gathered as a result of Tasks 1.1, 1.2, and 2.2.

Task 3.2: Work with leaders within ACES to identify needs and appropriate structural arrangement for programmatic development in the area of heir property and land loss.

Task 3.3: Identify potential funders and develop proposals for continued support for work on heir property and land loss issues, drawing on experience of neighboring states. Private foundations are a likely source of such support. Depending on the outcome of Task 3.2, these proposals may include efforts to establish a formal program within ACES or development of an independent Center such as is found in South Carolina.

#### **5. Expected Results/Outcomes**

Through feedback from heir property owners, Extension professionals, housing programs, and community program coordinators, we will get a better idea of the demand for information and services available to rural landowners. There are two organizations in Alabama which address the issues of heir property, but neither address this issue with a holistic approach.

Legal Services Alabama provides free legal assistance in civil cases to qualified low-income residents. That nonprofit organization is in the process of expanding its land loss prevention practice. The Federation of Southern Cooperatives is another organization targeting land loss issues, mostly through education about legal contributors of land loss, including heir property. We anticipate our efforts will lead to greater collaboration between ACES, researchers within AAES, and these two organizations.

These proposed actions will lay the groundwork for an integrated program of research and Extension efforts that will help address issues related to heir property and land loss among African Americans in Alabama. As the work proceeds, we will determine whether the phenomenon of heir property is unique to African Americans or is also common among whites from similar socio-economic backgrounds. These issues have been overlooked as an underlying factor contributing to persistent poverty in this region. We believe potential exists to attract external funds to support the integrated approach involving research and Extension programming proposed here.

## **6. Role of Personnel**

Patrick Kennealy is an associate with the Alabama Cooperative Extension System and coordinator of the National Healthy Homes program. Kennealy's knowledge of housing issues in Alabama's Black Belt will help guide the proposed efforts toward better understanding and meeting challenges related to substandard housing and housing services. In his position with ACES, Kennealy can also help to identify and build alliances with other community-based organizations that share in the mission to protect and provide resources for low-income land and homeowners.

Janice Dyer recently completed her M.S. in Rural Sociology and is now a research assistant in the Department of Agricultural Economics and Rural Sociology. Ms. Dyer, who has a background in journalism, will take the lead in drafting and designing the planned publications. Ms. Dyer will continue research to better understand the legal problems associated with heir property and how they may be addressed. She will also attend several conferences to make presentations about her past and current research efforts, as well as about programming that may help to meet the needs of heir property owners.

Dr. Conner Bailey is a professor in the Department of Agricultural Economics and Rural Sociology. Bailey has done extensive research forestry and rural development, as well as community development. He has spent over 20 years working in rural Alabama, focusing most of his effort on the demographically defined Black Belt region. He will be directly involved in research activities and will support efforts to develop Extension programming. As Principle Investigator, Bailey will be responsible for the integration of research and Extension activities. He currently serves as PI on a USDA-NRI project that integrates research, Extension, and instructional activities.

**7. Schedule (January through September 2007)**

<b>Objectives &amp; Tasks</b>	<b>Jan.</b>	<b>April</b>	<b>July</b>	<b>September</b>
Objective 1: Develop research and Extension publications				
Task 1.1	XXXXXXXXXXXXXXXXXXXXXXXX			
Task 1.2		XXXXXXXXXXXXXXXXXXXXXX		
Objective 2: Organize workshop				
Task 2.1		xxxxxxxXXXXXXXXXXXXXXXX		
Task 2.2	xxXXXXxxx			
Task 2.3			xxxxxxxxxxxxxxxxxxxxxxxxxx	
Objective 3: Develop programmatic plans and identify funding opportunities				
Task 3.1		xxxxxxxxXXXXXXXXXX		
Task 3.2		xxxxxxxxxxxxxxxxxxxxxxxxxx	xxXXxxXXxxXXxxXXxx	
Task 3.3		xxxxxxxxxxxxxxxxxxxxxxxxxx	xxXXxxXXxxXXxxXXxx	

XXXX = major focus of project activity  
 xxxxxx = secondary focus of project activity

**8. Budget Justification**

**Personnel**

Patrick Kennealy is an Extension Program Associate working on rural housing issues, and was instrumental in identifying heir property as an important issue. He brings field research and Extension expertise to the team, and will share responsibility with Janice Dyer in organizing a workshop for ACES employees on issues of heir property. Mr. Kennealy will devote 25% of his time to this project.

Janice Dyer has recently completed her M.S. thesis on heir property and will build on her knowledge of the subject to develop a series of research and Extension publications that will support programmatic development within ACES. She will work with Mr. Kennealy in developing a workshop for ACES employees on issues of heir property. Ms. Dyer will be funded for 9 months out of this project, with the hope that the project will be extended into the 2007-2008 fiscal year. If that is not possible, funding is available through the NRI grant which funded her thesis research for an additional 3 months. Dr. Conner Bailey is the PI on that grant. Ms. Dyer will be employed as a Research Assistant at the rate of \$40,000 per year.

**Travel**

Research related travel will include one trip to South Carolina and one trip to Georgia to learn more about heir property and how issues related to the subject are handled in neighboring states. Travel to Charleston, South Carolina, will cover 950 miles @ \$0.445 and lodging and meals for 6 days @ \$100 per day (\$600). Travel to Athens, Georgia, will cover 360 miles @ \$0.445 and lodging and meal costs for 3 days @ \$100 per day (\$300). In addition, funds are requested to support participation and presentation of a paper at the 2007 meetings of the Rural

Sociological Society in Santa Clara, California, with an estimated cost of \$1000 for registration, transportation, lodging, and meals. We also include \$500 to cover costs associated with attending the Southern Rural Sociological Association meetings in Mobile, AL (February 2007) and the Black Environmental Thought conference at Tuskegee University (May 2007). Papers will be presented at each of these three professional meetings.

Extension-related travel will focus primarily on West Alabama counties (Hale, Sumter, Greene, Marengo) with 6 trips of 350 miles @ \$0.445 with each trip being 2 days in length (2 x 6 x \$75).

### **Publication Costs**

We propose to publish an AAES Bulletin of approximately 80 pages in length drawn from Ms. Dyer's thesis. This Bulletin will provide detailed background understanding both for future researchers and for current Extension professionals. We estimate publication costs at \$2000.

In addition, we propose to publish a series of ACES publications for use by Extension agents and for distribution to the public. We estimate publication costs at \$3000 for these materials, which would include materials distributed at a workshop for Extension professionals held during Fall 2007.

### **Other Costs**

We intend to host a workshop of Extension professionals working in rural areas of West Alabama (basically the coastal plains counties) where issues of heir property are most common. A centrally-located workshop for 50 agents at approximately \$200 each for travel and conference room rental will cost about \$10,000.

## **9. Impact of this Grant**

This proposal builds on research conducted over the past four years supported by the AAES Foundation Grant Program and by a grant from the USDA's NRI program. Need and opportunity exists for continued research to expand our understanding of heir property and to identify appropriate mechanisms to address problems attendant upon this system of collective landownership.

We believe this proposal represents an important next step in our work, to move beyond research to Extension programming. The limited amount of work on heir property and land loss among African Americans in Alabama and the South generally reflects the cutting edge nature of the proposed research and Extension program development. We believe work proposed here will establish Auburn University and the state of Alabama as a leader in addressing a significant cause of persistent rural poverty. We are the only state with a significant body of research in hand and staff on hand who have been directly engaged in this research.

Future funding opportunities for both further research and Extension programming exist within the USDA (e.g., NRI grants and the Rural Housing Service program) as well as from private foundations. The Governor's Black Belt Commission may find work being done on heir property at Auburn University to be of interest and provide additional support.

## Estimated Costs

**Organization and Address:**

Department of Agricultural Economics & Rural Sociology

**Project Director:**

Dr. Conner Bailey

	Total	Research	Extension
<b>A. Salaries and Wages</b>			
1. No. of Senior Personnel			
a. <u>2</u> (Co) PD(s)	7,875	0	7,875
(Bailey, no funding request)			
(Kennealy, 9 mo. @\$3500 x 25%)			
2. No. of Other Personnel (Non-Faculty)			
b. <u>1</u> Other Professionals	30,000	30,000	0
(Dyer, 9 months @\$3333)			
<b>Total Salaries and Wages</b>	<b>37,875</b>	<b>30,000</b>	<b>7,875</b>
<b>B. Fringe Benefits (24.5%)</b>	<b>9,279</b>	<b>7,350</b>	<b>1,929</b>
<b>C. Total Salaries, Wages and Benefits</b>	<b>47,154</b>	<b>37,350</b>	<b>9,804</b>
D. Nonexpendable Equipment	0	0	0
E. Materials and Supplies	2,500	1,500	1,000
F. Travel	5,817	2,983	2,835
G. Publication Costs/Page Charges	5,000	2,000	3,000
H. Other Direct Costs – Workshop	10,000	0	10,000
<b>H. TOTAL DIRECT COSTS</b>	<b>70,472</b>	<b>43,833</b>	<b>26,639</b>

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EDUCATIONAL BACKGROUND:

Ph.D., Cornell University (1974-1979).  
M.A., Ohio University (1972-1974).  
B.Sc., Southern Oregon College (1964-1968)

CURRENT POSITION:

Professor (1994 - )  
Graduate Program Officer, Rural Sociology (1999- )  
Associate Professor (1988 - 1994)  
Assistant Professor (1985 - 1988)

PREVIOUS EMPLOYMENT:

Research Fellow (1983-1985) Marine Policy Center Woods Hole Oceanographic Institution Management Woods Hole, Massachusetts 02543	Research Fellow (1980) Senior Research Fellow (1981- 1982) Int;l Ctr. Living Aquatic Resources Manila, PHILIPPINES
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RESEARCH GRANTS (\$1,339,450 as PI; \$1,593.093 total as PI and co-PI):

USDA National Research Initiative Competitive Grants Program (4 grants as PI)  
National Science Foundation (2 grants as co-PI)

CONSULTING EXPERIENCE:

U.S. Geologic Survey  
U.S. Army Corps of Engineers  
Food and Agriculture Organization of the United Nations  
Minerals Management Service, U.S. Department of the Interior  
U.S. Agency for International Development  
United Nations Development Program

PUBLICATIONS

Books and Monographs: 8  
Refereed journal articles: 33  
Book Chapters: 22  
Other Publications: 23

**Patrick Kennealy**  
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**EDUCATION**

Auburn University • Auburn, AL 2005  
**M.S., Rural Sociology • GPA: 4.0**  
Masters of Science degree in Rural Sociology

Thomas More College • Crestview Hills, KY 1999  
**B.A., Sociology • GPA: 3.8**  
Cum laude

**PUBLICATIONS**

Kennealy, Patrick and Conner Bailey. Under Review. "Community Capacity and Rural Low-income Housing Rehabilitation Services in the West Alabama Black Belt." *Journal of Extension*.

Kennealy, Patrick. 2005. "Community Capacity and Rural Housing in the Black Belt." Masters Thesis, Department of Agricultural Economics & Rural Sociology, Auburn University. August 2005.

Kennealy, Patrick. 2004. "Social Characteristics and Perceptions of Black Belt Housing Rehabilitation." *Southern Business and Economics Journal* 27 (1 & 2): 85-101.

**EMPLOYMENT SUMMARY**

Auburn University – Alabama Cooperative Extension System • Auburn, AL 2006 to Present  
**Healthy Home Partnership National Coordinator**

Auburn University • Auburn, AL 2003 to 2006  
**Graduate Research Assistant**

Fidelity Veritude • Covington, KY 2002 to 2002  
**Seasonal Customer Service Representative and Clerk**

St. Joseph Orphanage • Cincinnati, OH 2001 to 2002  
**Child Case Manager**

WRC... The Work Resource Center • Cincinnati, OH 2000 to 2001  
**Employment Coordinator**

Community Land Cooperative of Cincinnati • Cincinnati, OH 1998 to 2000  
**Property/Resident Coordinator**

**SCHOLARSHIPS**

- Graduate Research Fellowship • Auburn University • Auburn, AL • 2003 to 2005

**AFFILIATIONS**

- Member • Rural Sociological Society • 2005 • Organization of rural sociologists and rural community development professionals.
- Member • Housing Educators and Research Association • 2006 • Organization of housing educators and Extension professionals.

JANICE F. DYER  
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EDUCATIONAL BACKGROUND:

M.S., Auburn University (2005-2006). Major field: Rural Sociology.

B.A., Auburn University (1999-2003). Major field: Journalism. Minor field: Anthropology.

CURRENT POSITION:

Graduate Research Assistant (2005-2006)  
Department of Agricultural Economics and Rural Sociology  
Auburn University

Conducted research supported by a USDA NRI grant project to identify and strengthen connections between forest resources and local markets. Conducted face-to-face interviews with low-income landowners in rural Alabama, housing counselors, lawyers, and county court officials. Wrote and defended 124-page thesis based on the findings. Identified programmatic opportunities to address problems associated with heir property and land loss issues.

PREVIOUS POSITION:

Layout/copy editor for Living section and bureau paper (2003-2004)  
*Mobile Register*  
Mobile, Alabama

Page layout and design for inside pages and weekly Religion front of Living section. Daily page 1 layout for the *Baldwin Register*. Edited page 1 and inside copy, composed headlines, and selected wire copy.

PAPERS AND PRESENTATIONS

Kinship, Stability and African American Land Loss: Examining the Implications of Heir Property in Alabama's Black Belt. Paper presented at 2006 meeting of the Rural Sociological Society, Louisville, Kentucky, August 10-13, 2006

Protecting Homeplace: Heir Property in Alabama's Black Belt. Paper presented as part of a Fall 2006 seminar series in the Department of Agricultural Economics and Rural Sociology.

**CURRENT AND PENDING SUPPORT**

<b>Name</b>	<b>Supporting Agency &amp; Proposal No.</b>	<b>Total \$ Amount</b>	<b>Effective &amp; Expiration Dates</b>	<b>% of Time Committed</b>	<b>Title of Project</b>
C. Bailey	Active: USDA CSREES # 2005-00711 (ALA01-029)	\$460,000	06/15/2005 to 06/14/2008	20%	
C. Bailey	Pending: AAES, Auburn University	\$57,124	TBA	10 %	Resource Dependency and Rural Development in Alabama
C. Bailey	AAES & ACES, Auburn University	\$70,472	TBA	10 %	Heir Property and Land Loss: Addressing Problems Affecting Rural and Community Economic Development in Alabama
C. Bailey	AAES & ACES, Auburn University	\$45,481	TBA	10 %	Rural Tourism: Community Development Opportunities in Alabama