

FREQUENTLY ASKED QUESTIONS

Neighbor's First Lot Program

Q. What is the neighbor's first program?

A. The Neighbors First Program will address the problem of blight and revitalizing underutilized residential properties zoned R-1 and R-2 in the City of Jackson and provide a procedure and policy to return such property within the neighborhoods into tax generating valued assets. The program allows the City of Jackson to transfer City-owned lots for a designated amount. This program is limited to residential properties located in Wards 1, 2, 3, 4, 5, 6 and 7. The program is limited to City of Jackson homeowners only. Preference for receipt of the property will be given to persons who 1) is a homeowner closest in proximity, 2) is a homeowner on the street. Applicants must meet the eligibility requirements to be considered and certain restrictions may apply.

Q. Can I get on a waiting list for the program?

A. No, there is no waiting list. Interested individuals should submit a surplus application for the program.

Q. What about privately owned blighted properties?

A. Code violations by private citizens should be addressed with the Community Improvement Department (601 960-1054) or call 311.

Q. Where do I sign up for the program?

A. You can visit the 200 South President St., Warren Hood Building, 2nd floor to pick up an application or you can download it from the City of Jackson website under the Neighbor's First Program.

Q. How long will the program last?

A. The program is expected to last 180 days or until all properties in the program are disposed or conveyed to local homeowners living in Jackson, Mississippi.

Q. Will there be any workshops discussing the Neighbors First program?

A. Yes, the City of Jackson will hold a series of information meetings as part of their Super Neighborhoods Program.

Q. Who is eligible for this program?

A. This program is for City of Jackson homeowners, stakeholders and neighbors that live in the City of Jackson.

Q. I live outside the City of Jackson. Can I apply for the Neighbors First Program?

A. No, the Neighbors First Lot Program is for the homeowners, stakeholders and neighbors that live in the City of Jackson.

Q. Will landlords who do not reside in the neighborhood but own properties in the neighborhood qualify for this program?

A. No, priority will be given to homeowners, neighborhood associations, and community land trusts. The Neighbors First Lot Program is for City of Jackson homeowners.

Q. How can I identify the owner of a blighted lot?

A. You can use the Hinds County Landroll and GIS Website links to identify owner as the City, State or private citizen.

Q. Is there a list of available City surplus properties?

A. The City of Jackson has developed a web-based tool (see "Neighbors First City Parcels Map") that allows residents to type in their address and discover the City surplus properties located in their neighborhood that qualify for this program. Additionally, city owned parcels are listed under "View Properties".

Q. What is a Community Land Trust (CLT)?

A. CLT is a non-profit 501c3 organization developed and governed by neighborhood residents for the benefit of the neighborhood. It is often used to direct building of new houses or rehabilitation of houses in disrepair. The trust owns the land and sells or rents housing that will be affordable over time. It can also create gardens, parks, playgrounds and other neighborhood improvements. To learn more about CLTs, the following link may be helpful: http://ase.tufts.edu/uep/degrees/field_project_reports/2015/Team1CommunityLandTrust.pdf

Q. Can I sell the property once I get it?

A. No, you will be prevented from selling the property for 2 years or 24 months.

Q. What action will be taken if I discontinue maintenance to the property I obtain as part of the Neighbors First program?

A. Failure to maintain the conveyed property could result in property forfeiture.

Q. What action will be taken if I discontinue paying the property taxes as part of the Neighbors First program?

A. Failure to pay property taxes on the conveyed property could result in property forfeiture.

Q. Will the City of Jackson provide money to fix up the properties that are acquired?

A. No, the City of Jackson does not provide money for the residents to fix the property under this program.

Q. Are there other services available for lot clearing and demolition?

A. Yes, a qualified homeowner applicant for the Neighbors First program can apply to Revitalize Mississippi Inc. (a non-profit corporation which is partnering with the City) for clearing of an overgrown lot and /or demolition, free of charge. Contact information: email – jhj615@gmail.com; phone – 601 506-9702.