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Building a Self-Governed Black Community: What's Needed for Land Development

GATHERING BLACK PEOPLE



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It's Time to start Building and Developing Black Communities

For Black communities to develop independent, self-sustaining municipalities, we must buy undeveloped land and legally charter for self-governance.

Here's a breakdown of everything we need to buy, permits required, and the legal process to accomplish this goal.



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How Community Members Can Get Involved

- Join the vetting process to become part of the founding community.
- Earn rewards through contributions and use them to redeem housing or business grants.
- Invest in community-owned businesses to circulate Black wealth.
- Participate in local governance to help shape the laws that protect the community.

What We Need to Buy for Land Development

A. Residential Land (Housing)

 Goal: Build or Buy affordable, high-quality manufactured homes for community members.

- ◆ Purchase large unincorporated land parcels for single-family homes, townhomes, and apartment buildings.

- ◆ Develop infrastructure (roads, water, electricity, internet, sewage).

- ◆ Ensure zoning allows residential use (or apply for rezoning).



Agricultural Land (Food Security)



Goal: Grow organic food and provide economic opportunities.

- ◆ Buy agricultural land for farms, livestock, and food production.
- ◆ Invest in irrigation, greenhouses, and farming equipment.
- ◆ Secure agricultural business grants and tax incentives for farming.



Commercial Land (Businesses & Economy)

Community Goals

 Goal: Develop Black-owned businesses, schools, healthcare centers, and industrial zones.

- ◆ Buy land for commercial buildings (stores, offices, warehouses, manufacturing).
- ◆ Ensure zoning allows commercial use (or apply for rezoning).
- ◆ Provide business grants and funding for community entrepreneurs.



Permits & Legal Requirements for Unincorporated Land

🚧 Even though unincorporated land has fewer regulations, we still need:

A. Land Use & Zoning Permits

Verify current zoning laws (residential, agricultural, or commercial).

Apply for rezoning if needed to allow mixed-use development.



B. Building & Development Permits

Infrastructure permits (for roads, water, sewage, and electricity).

Building permits (for homes, businesses, schools, hospitals).

Environmental impact approvals (for large projects).

Permits & Legal Requirements for Unincorporated Land

Water & Utility Rights

Water rights acquisition
(especially in rural areas).

Utility access agreements
(power, sewage, internet
providers).

Business & Agricultural Licenses

Business registration for
community-owned companies.

Agricultural permits for food
production and livestock.

How We Plan to Charter for Self-Governance

Step 1: Acquiring Land in a State That Allows Municipal Incorporation

Focus on states with favorable charter laws (like Texas, Georgia, Tennessee, Alabama).

- ◆ Buy enough land and establish a population (some states require a minimum).
- ◆ Develop the basic government structure (mayor, council, police, services).

Applying for Municipality Status

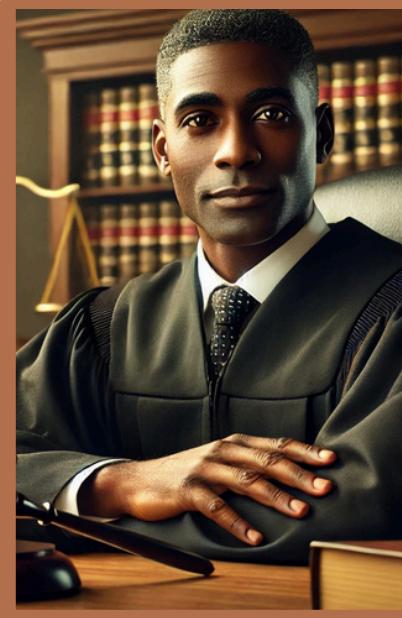
File a petition with the state government to incorporate as a self-governed town.

- ◆ Submit a governance plan, budget, and land-use strategy.
- ◆ Establish community tax structures (property taxes, business taxes, etc.).

Running Our Own Government

Control community policies (education, policing, housing laws).

- ◆ Collect taxes to reinvest into infrastructure.
- ◆ Keep outside interference out while following federal and state laws.



Best States for Municipal Incorporation & Self- Governance

The best states for creating self-governed Black communities through municipal incorporation are those that:

- Allow unincorporated communities to apply for town/city status
- Give local governments full control over zoning, policing, and taxation
- Have affordable, available land for development

Why it's good:

- ✓ Has one of the highest numbers of newly incorporated cities
- ✓ Allows local communities to govern themselves with strong municipal rights
- ✓ Large affordable land in rural counties for development
- ✓ Pro-Black business environment in places like Atlanta

Challenges:

Some areas may have strict zoning for new residential and commercial development

- ✓ Best for: Creating self-governed Black towns with a strong economic base

Tennessee for Black 10 Municipal Incorporation & Self- Governance

Why it's good:

- ✓ Allows new municipalities to form with strong local governance rights
- ✓ Affordable land with good agricultural potential
- ✓ Black-owned business movement growing in cities like Memphis and Nashville

Challenges:

- Certain counties may require approval from the state legislature

✓ Best for: Creating self-governed Black rural towns and farming communities

Alabama for Black Municipal Incorporation & Self-Governance

- ✓ Has a history of Black-founded towns like Africatown
- ✓ Allows unincorporated areas to apply for city status
- ✓ Land is cheap and abundant in rural parts of the state

Challenges:

May require strong legal backing to prevent outside interference

- ✓ Best for: Building a culturally rooted Black town with a historic legacy

12 South Carolina for Black Municipal Incorporation & Self-Governance

- ✓ Allows incorporation of small communities with relative ease
- ✓ Black farming and land ownership movements are growing
- ✓ Low property taxes compared to other states

Challenges:

Some coastal areas have expensive land prices

- ✓ Best for: Black-owned farming, sustainable agriculture, and independent business

North Carolina for Black 13 Municipal Incorporation & Self-Governance

- ✓ Has municipal incorporation laws that allow self-governance
- ✓ Growing Black business and land ownership movement
- ✓ Affordable rural land available for purchase

Challenges:

Some counties require approval from state officials

- ✓ Best for: Building an economically self-sustaining community with businesses and agriculture

Mississippi for Black 14 Municipal Incorporation & Self-Governance

Why it's good:

- ✓ One of the cheapest land markets in the U.S.
- ✓ Black land ownership movements gaining momentum.
- ✓ Allows communities to apply for municipal status

Challenges:

Economic development may be slower without strong investment backing

- ✓ Best for: Low-cost land acquisition and long-term development

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