Segregation and Housing in the United States

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Lesson Focus Question

What led to the segregation of neighborhoods in the United States?
“African Americans found themselves forced into segregated neighborhoods.”


**Partner A:** Identify the subject of the sentence.
**Partner B:** Identify the verb phrase.
**Together:** Rewrite the sentence in active, rather than passive, voice.
Lesson Components


Part 2: Personal Stories of Housing Discrimination (1940s-1960s)


Part 4: Lasting Effects (1960s-present)
Where can this lesson fit?

Jim Crow
- Zoning, restrictive covenants, redlining (Parts 1 & 2)

New Deal
- FHA and Redlining (Part 1)

1960s Civil Rights
- Willie Mays (Part 2)
- Fair Housing Act (Part 3)

Contemporary Issues
- Long-term consequences (Part 4)
Unit Organizer: Housing Segregation in the United States

Part 1: History
What forces contributed to residential segregation?

Part 2: Personal Stories
How did housing policies affect individuals?

Part 3: Law
How did the United States try to correct the residential segregation?

Part 4: Long-Term Consequences
What are the lasting effects of discriminatory housing policy?
Zoning Activity
Activity 1.3: Cause and Consequence

Prior to the 1900s, many neighborhoods in the United States were racially integrated. Local cities, however, began passing laws that explicitly forbid African-Americans from buying property in certain areas. In 1917, the United States Supreme Court struck down these laws. Therefore, local governments relied on zoning in order to keep African-Americans out of particular neighborhoods. In St. Louis, for instance, predominantly white neighborhoods were designated as single-family housing zones. Most of the properties in these neighborhoods had restrictive covenants, which legally barred African-Americans from buying a home. Local governments passed laws to prevent any new construction in single-family housing zones in order to preserve white neighborhoods. Therefore, many African-Americans were forced to live in areas that were zoned for multifamily, industrial, or commercial use. These areas were polluted by industry and quickly became overcrowded. These areas also lacked proper city services, such as garbage collection, street lighting, or emergency response. When the Federal Housing Administration was created during the 1930s, the zones where African-Americans lived were determined to be ineligible for mortgage loans, due to the deteriorating conditions of the neighborhood. This meant that many African-Americans were forced to continue renting in substandard neighborhoods.
<table>
<thead>
<tr>
<th>Cause</th>
<th>Consequence</th>
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<tbody>
<tr>
<td>Because the Supreme Court struck down laws that forbid African-Americans from buying property in certain areas in 1917,</td>
<td></td>
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<tr>
<td>Because white neighborhoods were designated as single-family housing zones with restrictive covenants</td>
<td></td>
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<td>Because multi-family, industrial, or commercial zones became polluted and overcrowded</td>
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<td>Because many African-Americans couldn’t receive mortgage loans</td>
<td></td>
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<tr>
<td>Because African-Americans were forced to rent in substandard neighborhoods</td>
<td>[Infer the possible effects.]</td>
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</tbody>
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Focus question:

*How did local ordinances contribute to the racial segregation of neighborhoods in the United States?*
Warranty Deed

To Mary B. Giffin
THE GRANTOR, Typewriter Corporation of Washington, Seattle, Washington, for and in consideration of Nine Hundred and Fifty Dollars $950.00 in hand paid, conveys and warrants to Mary B. Giffin, Missoula, Montana, the grantee, the following described real estate: [detailed description of property]

...This deed is subject to all liens and incumbrances and taxes due in 1928 against the said property and which existed and are subsequent to the 9th day of June, 1928, which grantee assumes and agrees to pay and further subject to the following words which are hereto attached and specifically made of part hereof and marked "Exhibit A."

Exhibit A
Subject to the following restrictions, which shall be deemed covenants running with the land, and shall be conditions subsequent which said restrictions and covenants shall be effective until January 1, 1958:

1. There shall not be erected or maintained upon any platted lot any structure other than one single detached dwelling house, with or without private garage, in architecture in harmony with said dwelling house; and said premises shall be used only for private residence purposes.
2. No such dwelling house shall be erected or maintained which shall cost, at prevailing market prices, less than $6000.00; and the erection of no such house upon said property shall be commenced prior to December 31, 1952, until after plans therefor [sic] have been approved by an architect employed by the vendor at its expense.
3. No chickens or other fowl, or animals, except individual household pets, shall at any time be kept or maintained upon said property.
4. No person or persons of Asiatic, African or Negro blood, lineage or extraction, shall be permitted to occupy a portion of said property, or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.
5. No house or part thereof, or other structure, shall be construed or maintained upon said premises nearer to the front street margin than the line described upon the plat as "building limit."

Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, grantees or assignees of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

Citation: Deeds, Vol. 1450, page 348, April 1, 1929. King County Recorder's Office. Courtesy Seattle Civil Rights and Labor History Project.
Activity 1.4 Restrictive Covenants

**Directions:** After reading the “Warranty Deed,” complete the questions.

1. Date of the Deed______________ 2. City and State of Deed______________

3. Complete the chart using Section 4 of the Warranty Deed.

“No person or persons of Asiatic, African or Negro blood, lineage or extraction, shall be permitted to occupy a portion of said property, or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.”

“Warranty Deed,” King County, Washington, 1929.

<table>
<thead>
<tr>
<th>Time Marker/Connector</th>
<th>Actor/Participant (Subject)</th>
<th>Action (Verb phrase)</th>
<th>Who, what, where (Message)</th>
<th>Observations/Questions/Vocabulary</th>
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Activity 1.5 The FHA and Redlining

THOMAS BROS.
Map of OAKLAND BERKELEY ALAMEDA SAN LEANDRO PIEDMONT EMERYVILLE ALBANY

Legend:
- A FIRST GRADE
- B SECOND GRADE
- C THIRD GRADE
- D FOURTH GRADE
- SPARSELY BUILT UP
- COMMERCIAL
- UNDEVELOPED OR FARMLAND

Produced by the Division of Research and Statistics.

FEDERAL HOUSING ADMINISTRATION

HABITAT FOR HUMAN RIGHTS

SEPTEMBER 12, 1939
https://ww2.kqed.org/lowdown/2016/04/27/redlining/
Part 2: Personal Stories of Housing Discrimination

Clyde Ross and Contract Selling


Willie Mays Denied House in SF
Part 3: Equality Under the Housing Law

Activity 3.1: *de facto* or *de jure*?

Activity 3.2: The Fair Housing Act of 1968
Part 4: Lasting Effects

Activity 4.1: The Racial Dot Map
http://www.coopercenter.org/demographics/Racial-Dot-Map

Activity 4.2: Long-Term Consequences
Connecting Redlining and foreclosures

Final Assessment:

Focus Question: *What led to the segregation of neighborhoods in the United States?*

Include in your answer:

- Short and long-term consequences of housing segregation
- Examples of *de jure* and *de facto* segregation
- Evidence from at least three sources in this lesson
- Connections to contemporary issues
Quick Write: With this lesson in mind, how would you rewrite this sentence?

“African Americans found themselves forced into segregated neighborhoods.”

*The Americans (2007), pg. 494.*
Link to lesson:

http://ucbhssp.berkeley.edu/content/struggles-justice-segregation-housing-united-states