

PITCH DECK



Team Name: H.O.M.E.

Sub-theme: Historical Harms, Contemporary Effects

Question: What is the relationship between racially restrictive covenants and residential and economic segregation in Middlesex County [Massachusetts] today?

MOTIVATION

(e) That no part of the land hereby conveyed, or the improvements thereon, shall ever be sold, leased, traded, rented or donated to any one other than the Caucasian race. (f) There shall be no live stock animal or poultry kept or maintained on the property other than household pets.

(g) The parcels hereby conveyed shall be used only for residential purposes. WITNESS our hand and seal this 24 day of November 1939.

Fred E. Kroker

Etheil W. Kroker

- + The role of private citizens vs. government-sponsored discriminatory practices (e.g., redlining)
- + Historical dimensions that are understudied
- + Massachusetts Covenants Project

AUDIENCE & GOALS

GOAL: Create a public education tool!

Planners,
designers,
and
housing
developers

Mass
Housing

Middlesex
residents

QUICK RECAP: DATA ANALYSIS

In Middlesex County:

- 59% owner population
- 76% white home ownership
- \$159,000 median owner household income
- \$86,000 median renter household income

Source: American Community Survey, Social Explorer 2018-2022

Demographics:

- 69% white population
- 13% Asian population
- 5% Black population

- The town of Malden has the lowest % of white population in Middlesex county (at roughly 50%) with about 20% asian , 15% black 10% latino, and a total of about 50% household incomes > 100K
- The town of Littleton has the highest % of white population in Middlesex county (at roughly 97%) with a few asian and latino households, and a total of about 65% household incomes > 100K

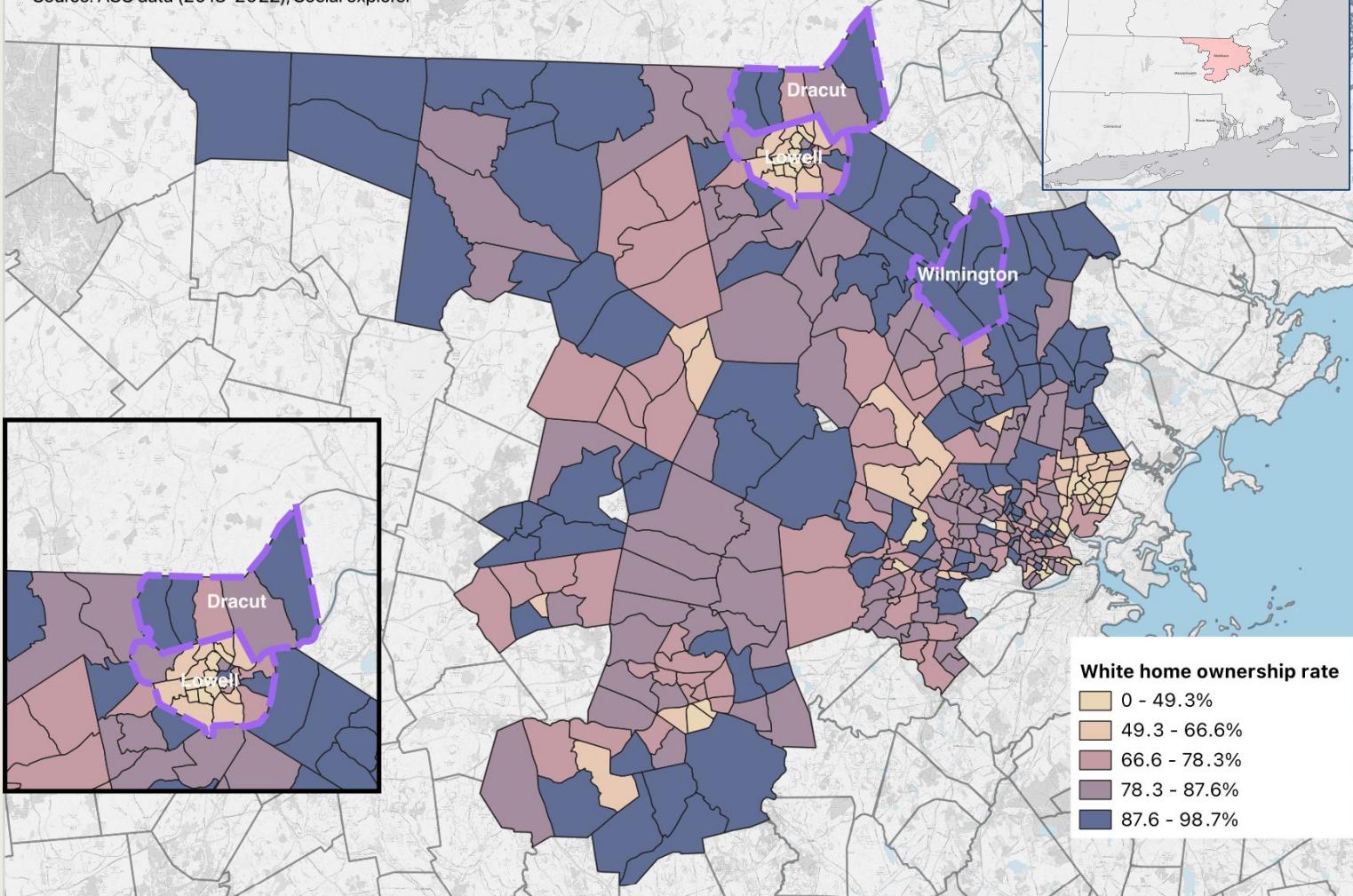
Source: Mapping Inequality Redlining Data, City Survey Files, 1935-1940 at the National Archives

White home ownership in:

- Dracut: 86%
- Lowell: 67%
- Wilmington: 91%

White Home Ownership rate in Middlesex County

Source: ACS data (2018-2022), Social explorer



WIREFRAMES

Landing Page

Click to Begin

Understanding Restrictive Covenants in Massachusetts Public Education Tool

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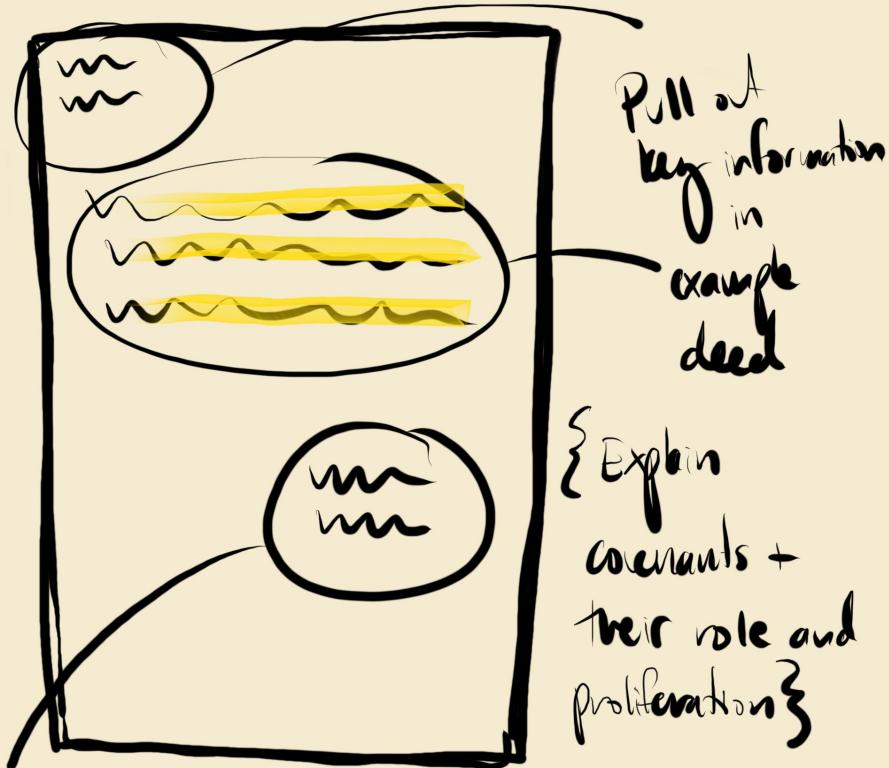
Began Experience

Lot maps are
wavy

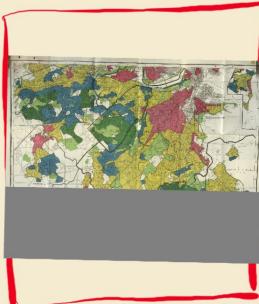
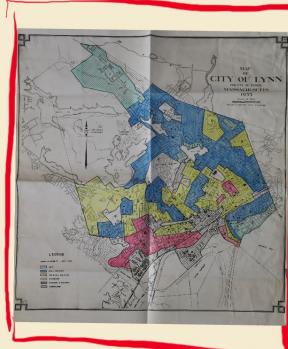


5 content clusters + main educational goals
Start & choose your own adventure

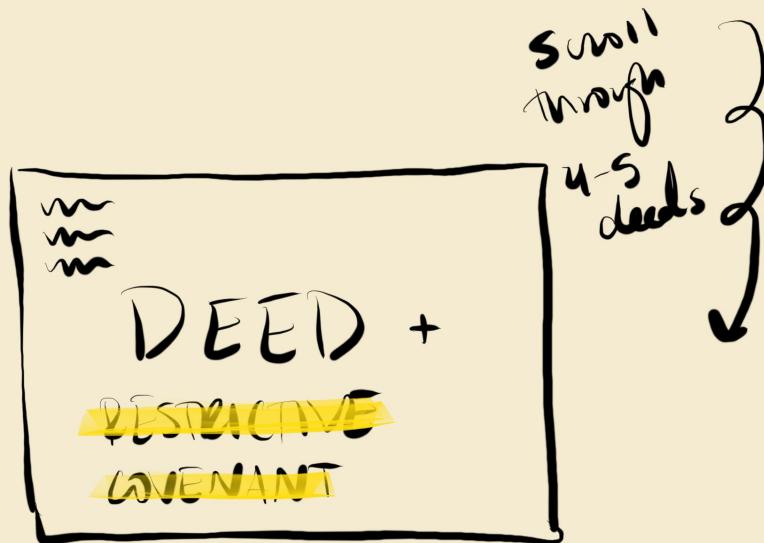
What are restrictive covenants? (Start)



Redlining + The Federal Role (1)

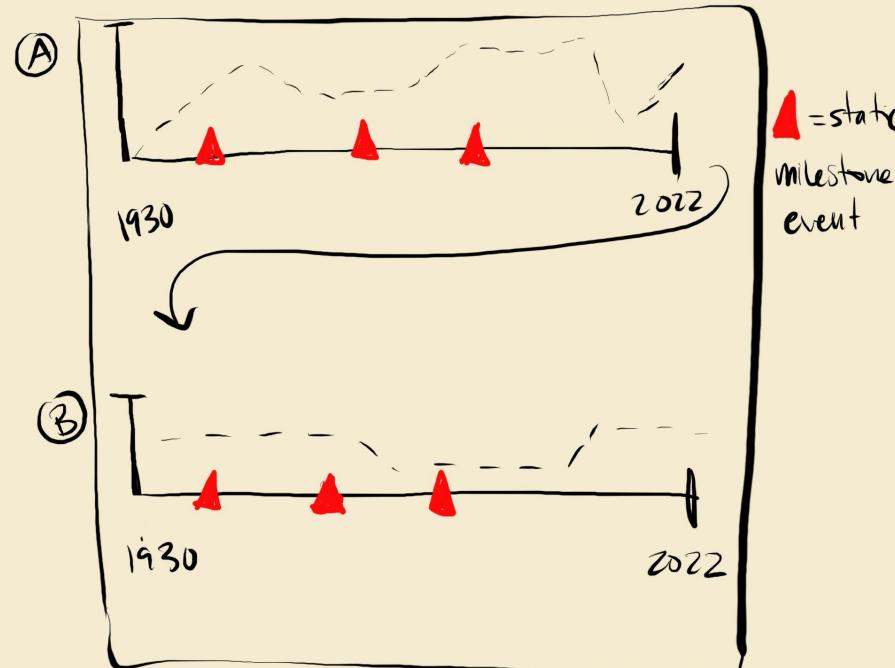


Audio Immersion (Covenants Evolution) (2)



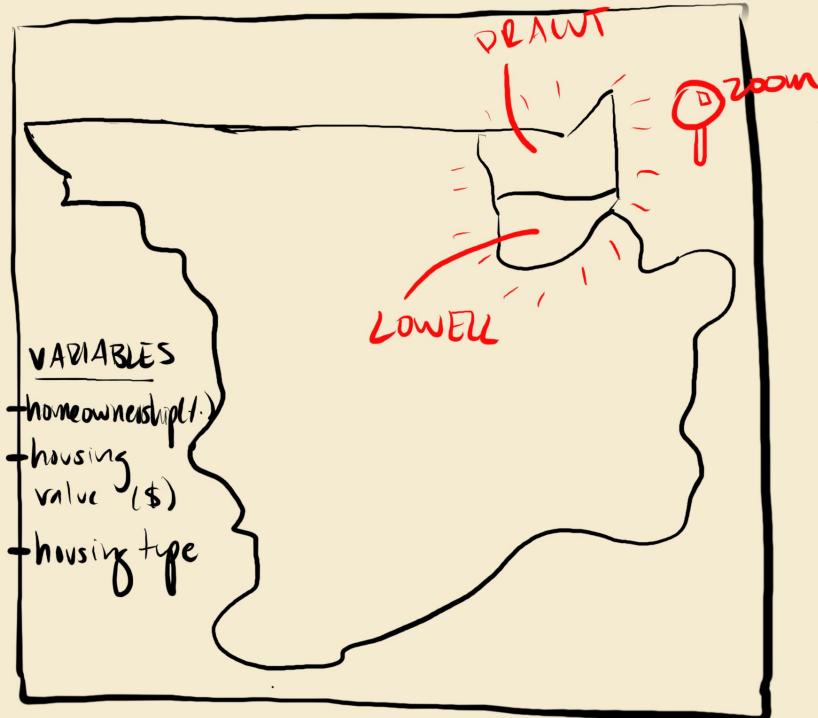
Audiosvisual experience
of deeds + covenants

Contemporary Effects + Insights on Housing Discriminations (3)



! Interactive Map } Timeline

Contemporary Effects + Insights on Housing Discrimination (4)

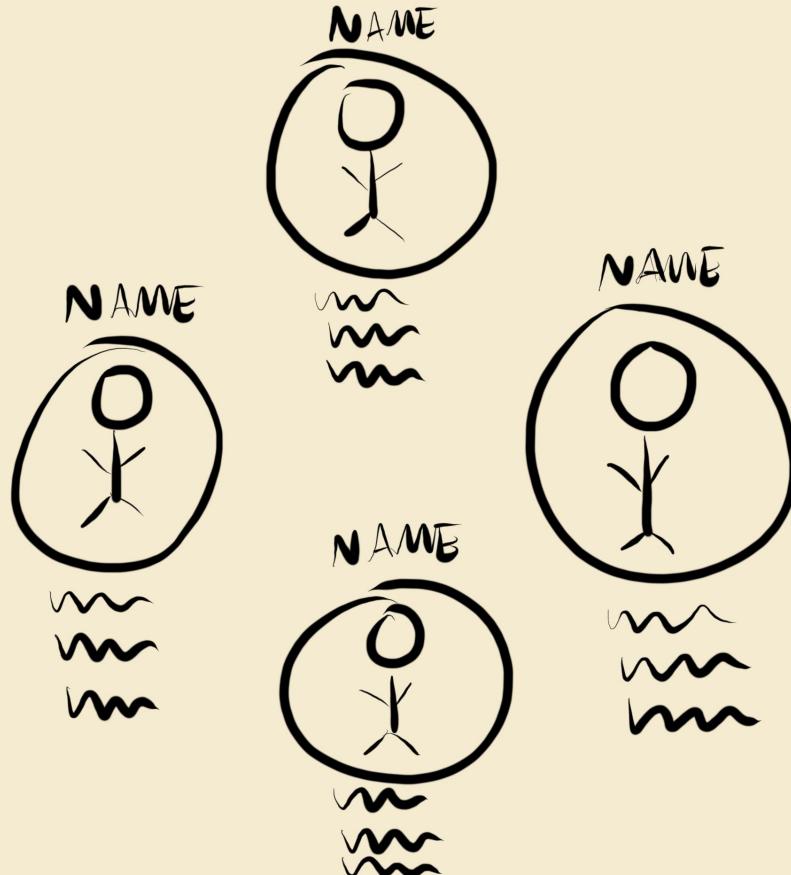


! Interactive Map Toggle between Middlesex
+ Lowell / Drant View

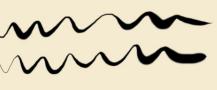
Contemporary Effects + Insights on Housing Discrimination (5)



About the Research Team (About)



Link to Future Research + Mapping Infrastructure (What's Next?)

Area for future study: 

Identifying and Analyzing Restrictive Covenants

... land now or hereafter of one acre more; where surveying may vary my
own land one hundred fifty two and 1/2 feet to land formerly & one
Shopboard, now & one Eighty three feetately along said Donat land
one hundred forty one to feet to said Barnum's Street; thence southward
along said Barnum's Street one hundred seventy four feet to the point
of beginning, being part of the same premises conveyed by Peter
Wells to John S. Butter, also the quiet described tract in a mortgage
from the said Upton to Jacob Kelley dated October 1st A.D. 1815. Also
the quiet described lot of land in a deed from George W. Smith to said
Upton, dated May 26th A.D. 1812, and recorded in the Middlesex South
District Registry of Deeds, Book 632, Page 357. The said premises
being divided under the express agreement and condition, that the
land shall never be deeded or conveyed to any person born in Ireland.
To have and to hold the quieted premises, with all the privileges and all
pertinences thereunto belonging, to the said Abel J. Hobart and his heirs and
assigns, to their own use and benefit forever. And we do hereby for our
...
...

This research project is systematically identifying and analyzing one of the widespread mechanisms through which housing discrimination has shaped residential patterns and household wealth inequality in the United States: restrictive covenants. The research uses machine learning and manual review of property deeds to identify restrictive covenants in Massachusetts. The research will then quantitatively analyze the characteristics of the properties and neighborhoods where the covenants were prevalent, visualize these data, and make a publicly accessible tool to better understand their prevalence and geospatial distribution.

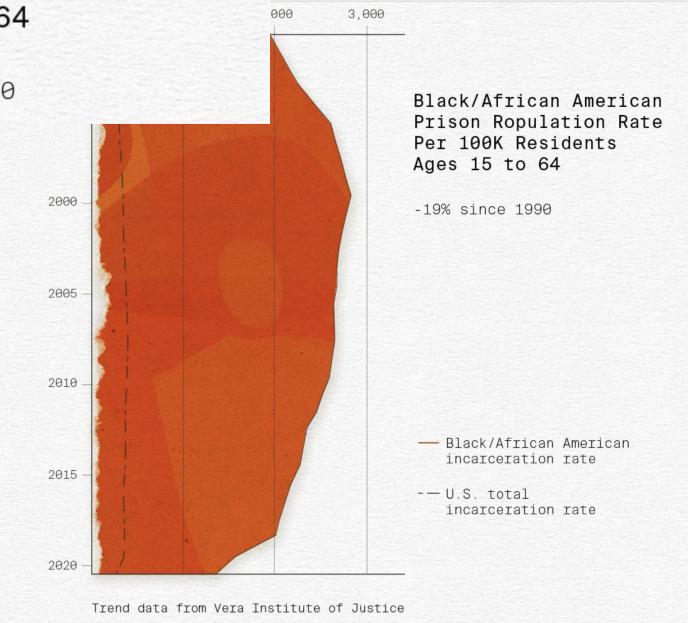
VISUAL DESIGN STUDY



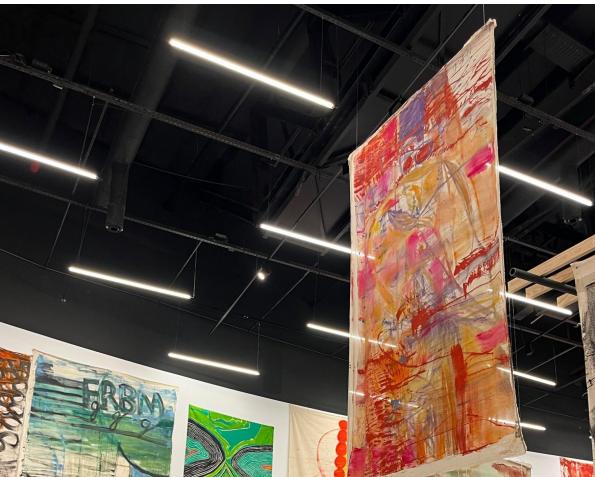
Black/African American
Prison Population Rate
Per 100K Residents
Ages 15 to 64

-19% since 1990

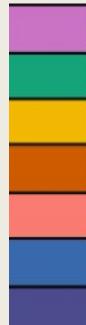
Generisch	Mono	Thin	//	80 Point
Generisch	Mono	Light	//	80 Point
Generisch	Mono	Regular	//	80 Point
Generisch	Mono	Book	//	80 Point
an American lation Rate	Mono	SemiBold	/	80 Point
an American lation Rate	Mono	Bold	//	80 Point



VISUAL DESIGN STUDY



American Indian
Asian
Black
Pacific Islander
White
Other Race
Multiracial



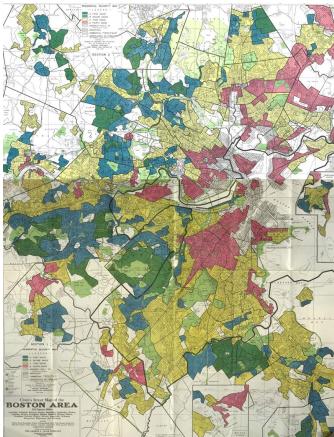
Source: AN ANALYST'S GUIDE TO ADVANCING EQUITY IN DATA
VISUALIZATION - UNC Health's Equity and Inclusion Analytics Workgroup

**THE FIGHT FOR
DENSE, FAIR
HOUSING IS FAR
FROM OVER**

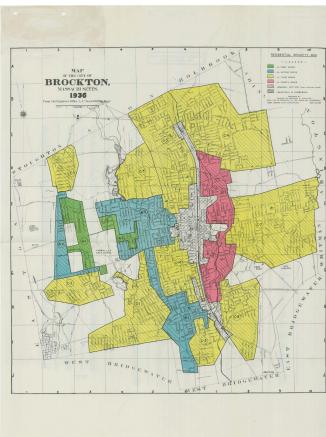


APPENDIX

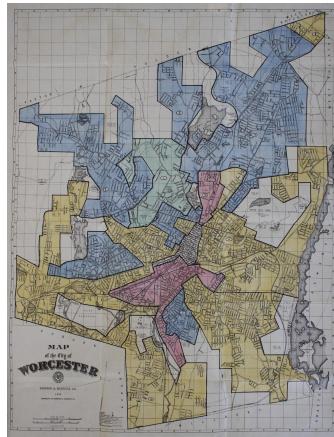
Redlining in the state of Massachusetts



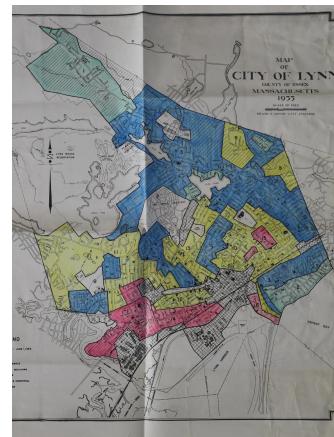
Boston Area Redlining
Map (1938)



Brockton Redlining
Map (1936)



Worcester Redlining
Map (1936)



Lynn Redlining Map
(1935)

Language of Covenants

Said party of the second part, it is hereby agreed shall at his own expense make all necessary repair upon said buildings, except outside repair and **he shall keep the premises hereby leased neat and orderly, and allow no liquor drunk or disorderly conduct upon the premises.** Laid party of the first part reserve the right to cancel this lease at one month notice after two years from date, and laid party of the second part shall

"He shall keep the premises hereby leased neat and orderly and allow no liquor **drunk or disorderly conduct** upon the premises."

Grantor: Arathusa F. Dyrar

Date Recorded: May 06, 1878

Location: East Chelmsford, MA

Not interpreting this as a restrictive covenant

Language of Covenants

a les to said Cottage Avenue; thence turning and running westerly 337 feet to said Grives land and point of beginning. This conveyance is made subject to the following restrictions, viz: **That said premises are to be used as a place of residence only and are not to be occupied or conveyed to any Negroes or Irish or any person or persons that would be considered disorderly people.** To Have and To Hold the above granted premises, with all the privileges and appurtenances to the same belonging, to the said Henry W. Wild,

"That said premises are to be used as a place of residence only and are not to be occupied or conveyed to any **Negroes or Irish or any person or persons that would be considered disorderly people.**"

Grantor: Charles D. Wild

Date Recorded: June 22, 1880

Location: Wilmington, MA

Language of Covenants

erly fifty (50) feet by said Avenue to the point of beginning. This conveyance is made subject to the following restrictions; that, the said premises are to be used as a place of residence only and are not to be occupied or conveyed to any Negroes or any person or persons that would be considered disorderly people. I, Granville B. Lenfest husband of Maria M. Lenfest, release to said grantee all rights of CURTESY AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 10th day of May, 1924.

Maria M. Lenfest (seal)

Granville B. Lenfest (seal)

"that, the said premises are to be used as a place of residence only and are not to be occupied or conveyed to any **Negroes or any person or persons that would be considered disorderly people.**"

Grantor: Maria M. Lenfest and Granville S. Lenfest

Date Recorded: May 10, 1924

Location: Wilmington, MA

Language of Covenants

(e) That no part of the land hereby conveyed, or the improvements thereon, shall ever be sold, leased, traded, rented or donated to any one other than the Caucasian race. (f) There shall be no live stock animal or poultry kept or maintained on the property other than household pets.

(g) The parcels hereby conveyed shall be used only for residential purposes. WITNESS our hand_and seal this 24 day of November 1939.

Fred E. Kroker

Ethel W. Kroker

"That no part of the land hereby conveyed, or the improvements thereon, shall ever be sold, leased, traded, rented or donated to **any one other than the Caucasian race.**"

Grantors: Fred E. Kroker, Ethel W. Kroker

Date Recorded: November 28, 1939

Location: Dracut, MA

Language of Covenants

Said premises are conveyed subject to the following restrictions:
This conveyance is made subject to 1950 taxes.

1. Said lots are not to be used for business purposes.
2. No portion of any building shall be placed at a distance less than 7½ feet from line of the adjoining lot, and 15 feet distant from the front line of the lot.
3. No outside toilets shall be erected thereon.
4. **No part of the land hereby conveyed shall ever be conveyed, leased, traded, rented or donated to anyone who is not a member of the caucasian race.**

"No part of the land hereby conveyed shall ever be conveyed, leased, traded, rented or donated to **anyone who is not a member of the caucasian race.**"

Grantors: E. Gaston Campbell, Frank J. Rochette, and Thomas
Rochette

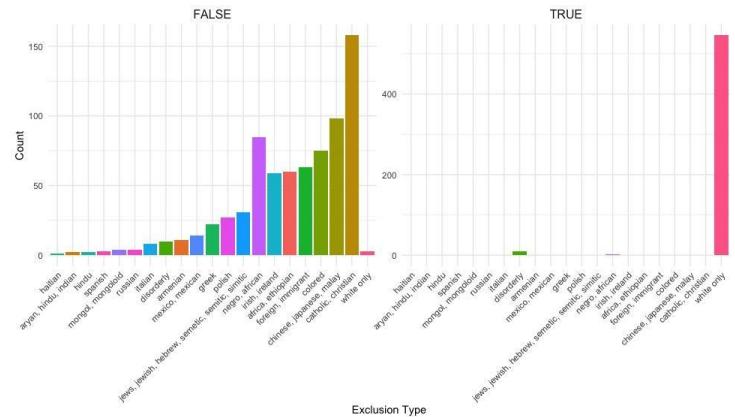
Date Recorded: April 7, 1950

Location: Dracut, MA

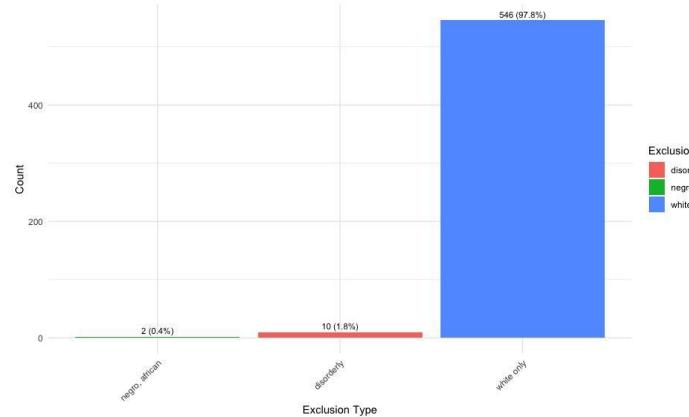
INTERACTIVE VISUALIZATIONS

- + 1. Historical Timeline of Change in Homeownership Demographics and Key Policy Changes
- + 2. Mapping Demographics at Different Geographic Scales
- + 3. Contemporary Relationships Between Race and Housing Variables: Unit Type, Ownership vs. Rental, Household Size, Household Income, House Value, Mortgage Status, Ancestry Reporting

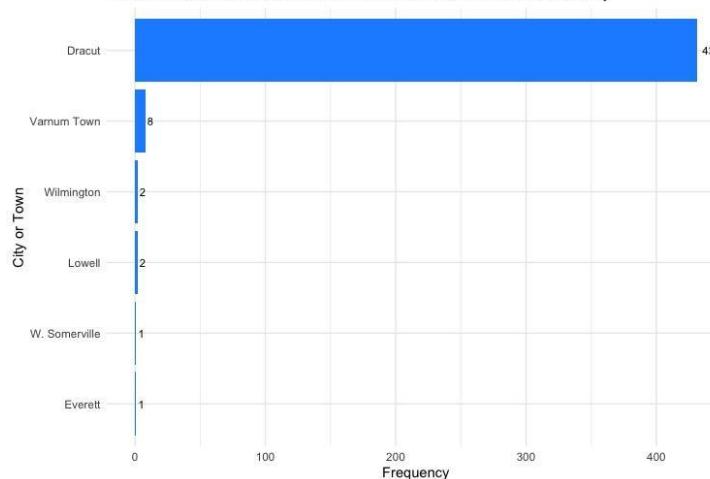
Composition of All Data by Exclusion Type in Northern Middlesex County



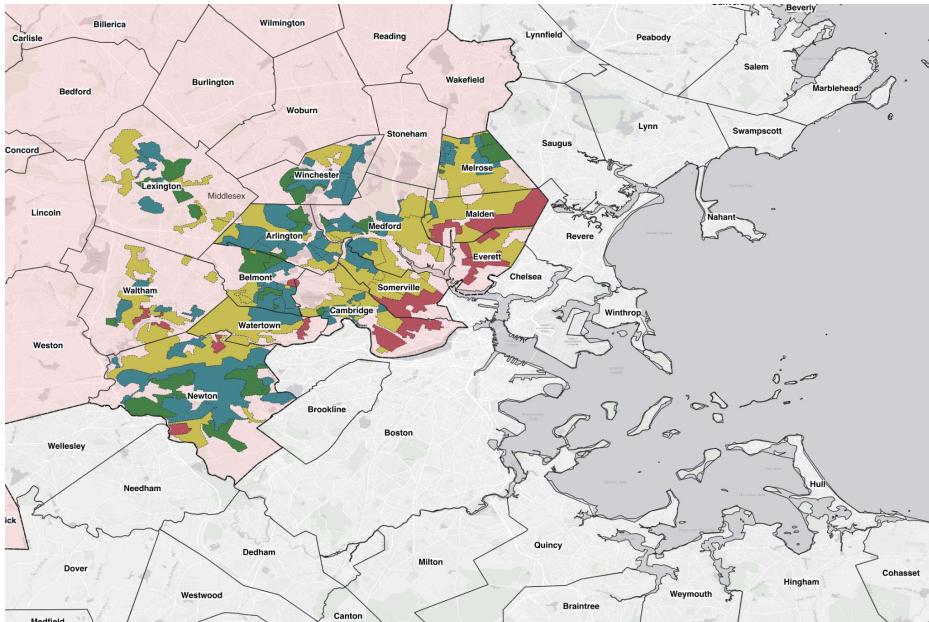
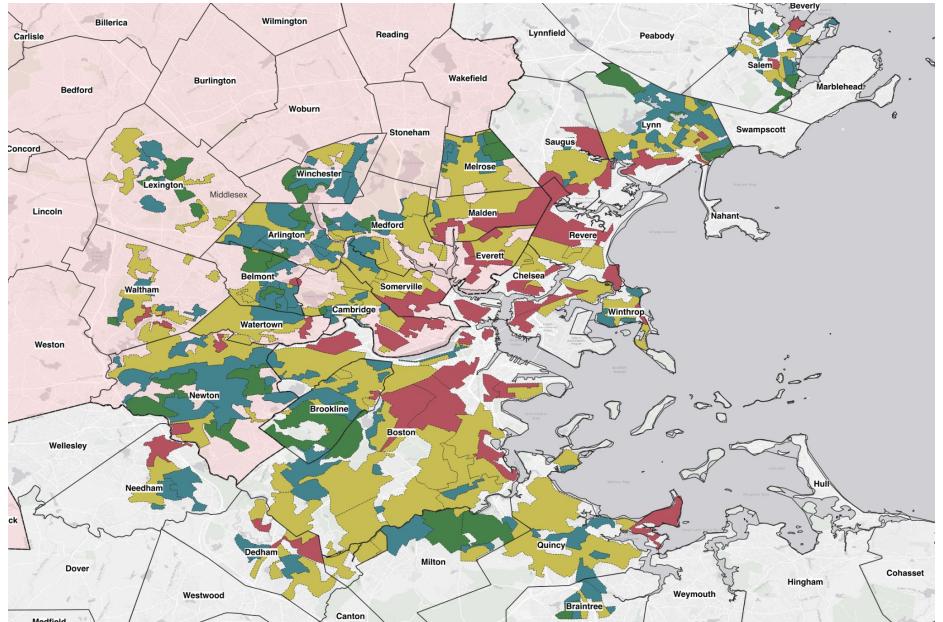
Composition of TRUE Restrictive Covenants by Exclusion Type in Northern Middlesex County



Prevalence of Restrictive Covenants in Northern Middlesex County

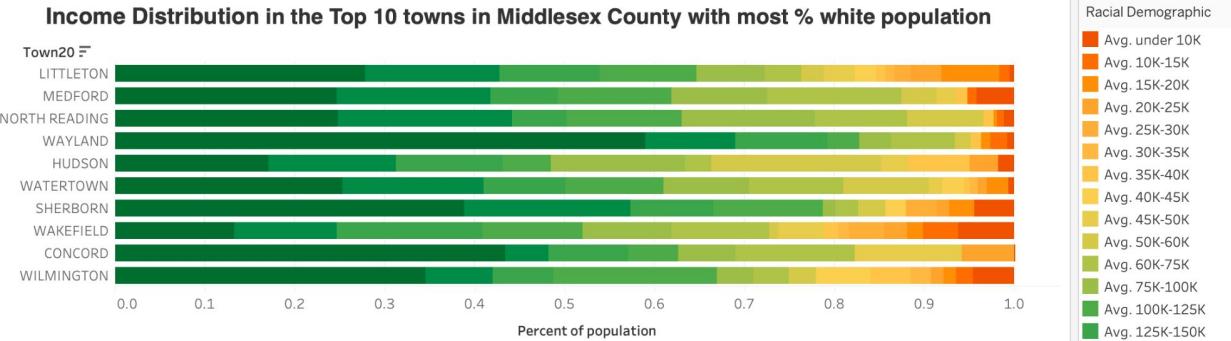
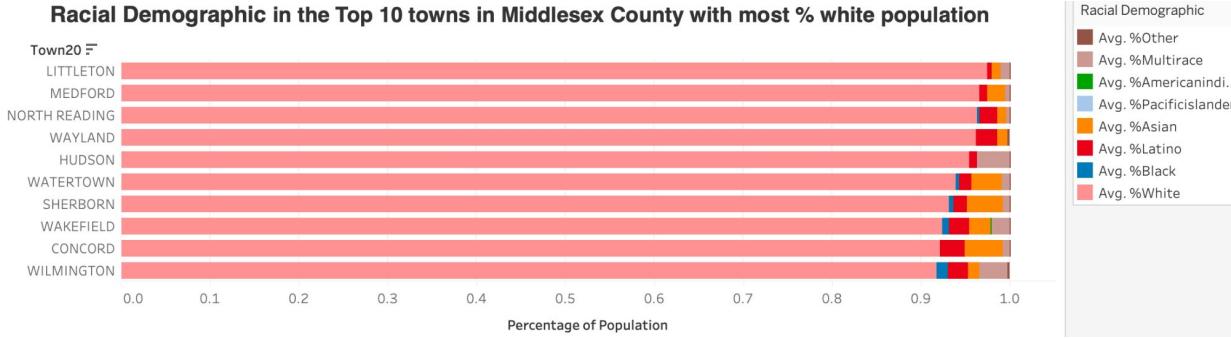


Redlining in MAPC and its intersection with the Middlesex county



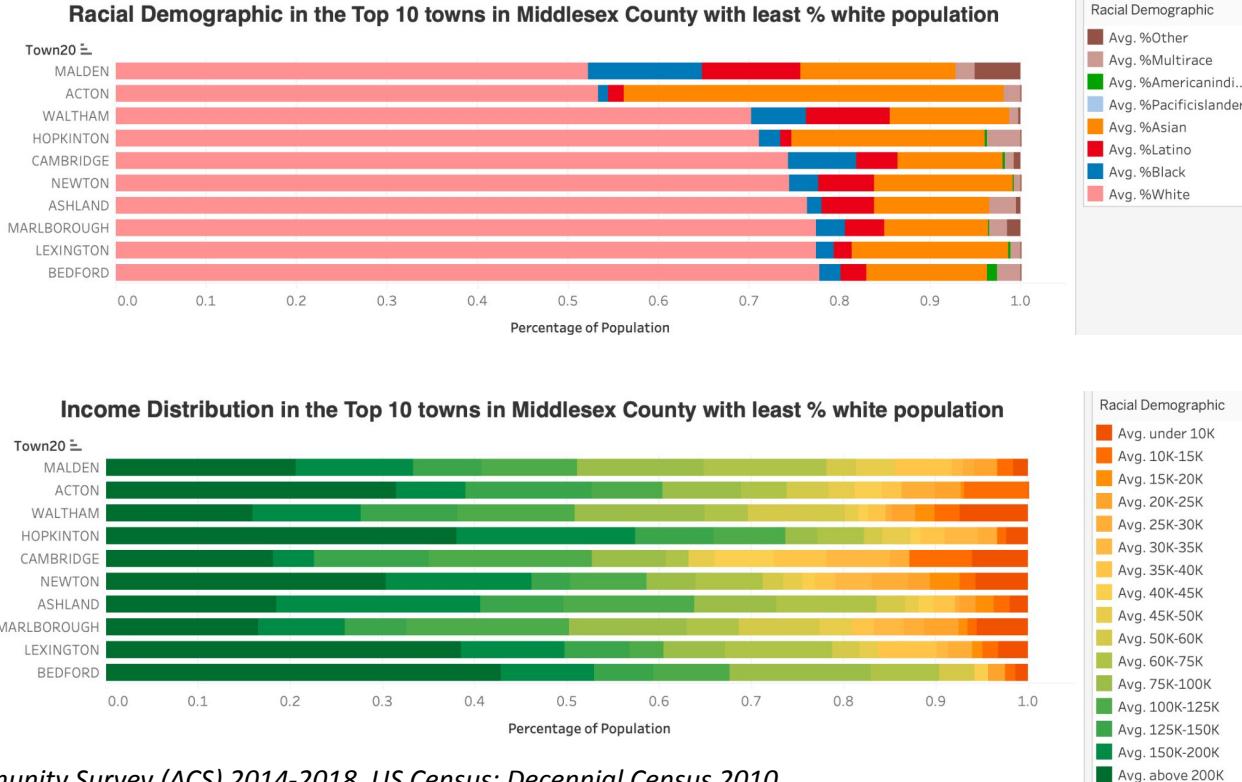
Source: Mapping Inequality Redlining Data, City Survey Files, 1935-1940 at the National Archives

Racial demographics and household income in mostly ‘white’ towns in Middlesex



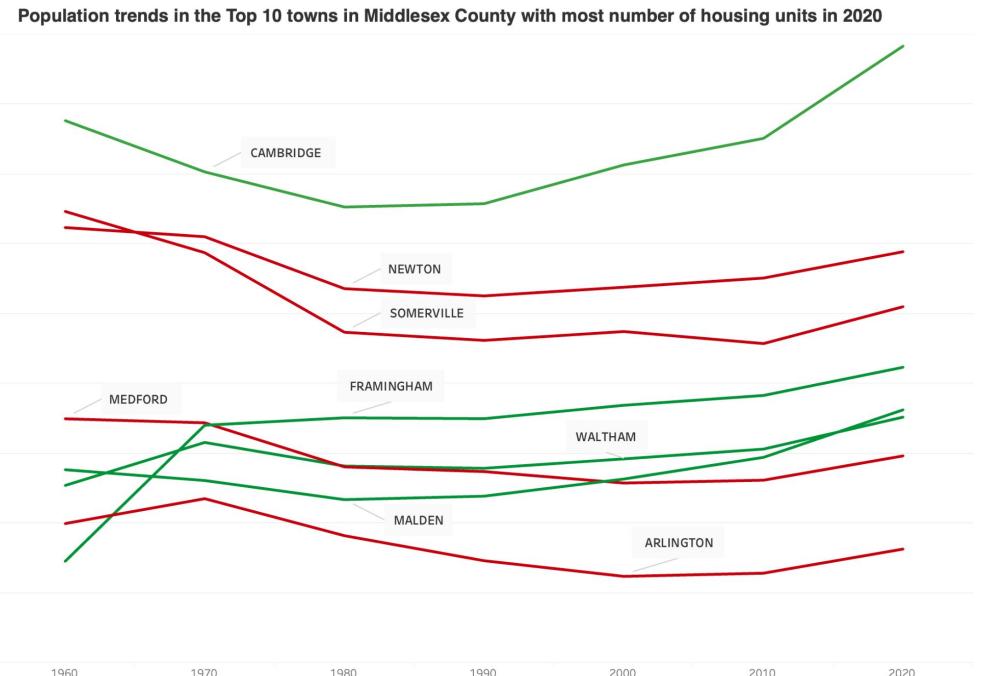
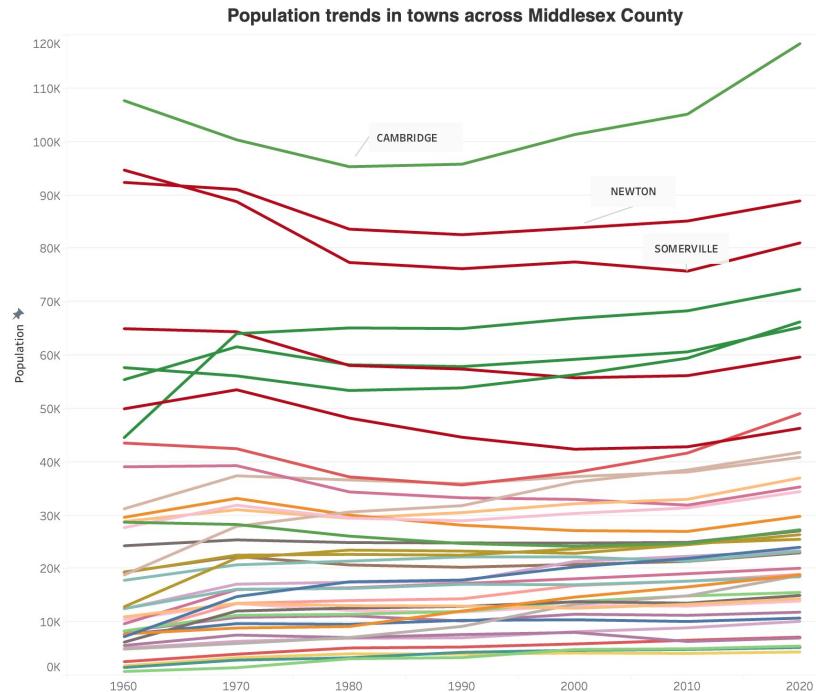
Source: American Community Survey (ACS) 2014-2018, US Census: Decennial Census 2010

Racial demographics and household income in least ‘white’ towns in Middlesex



Source: American Community Survey (ACS) 2014-2018, US Census: Decennial Census 2010

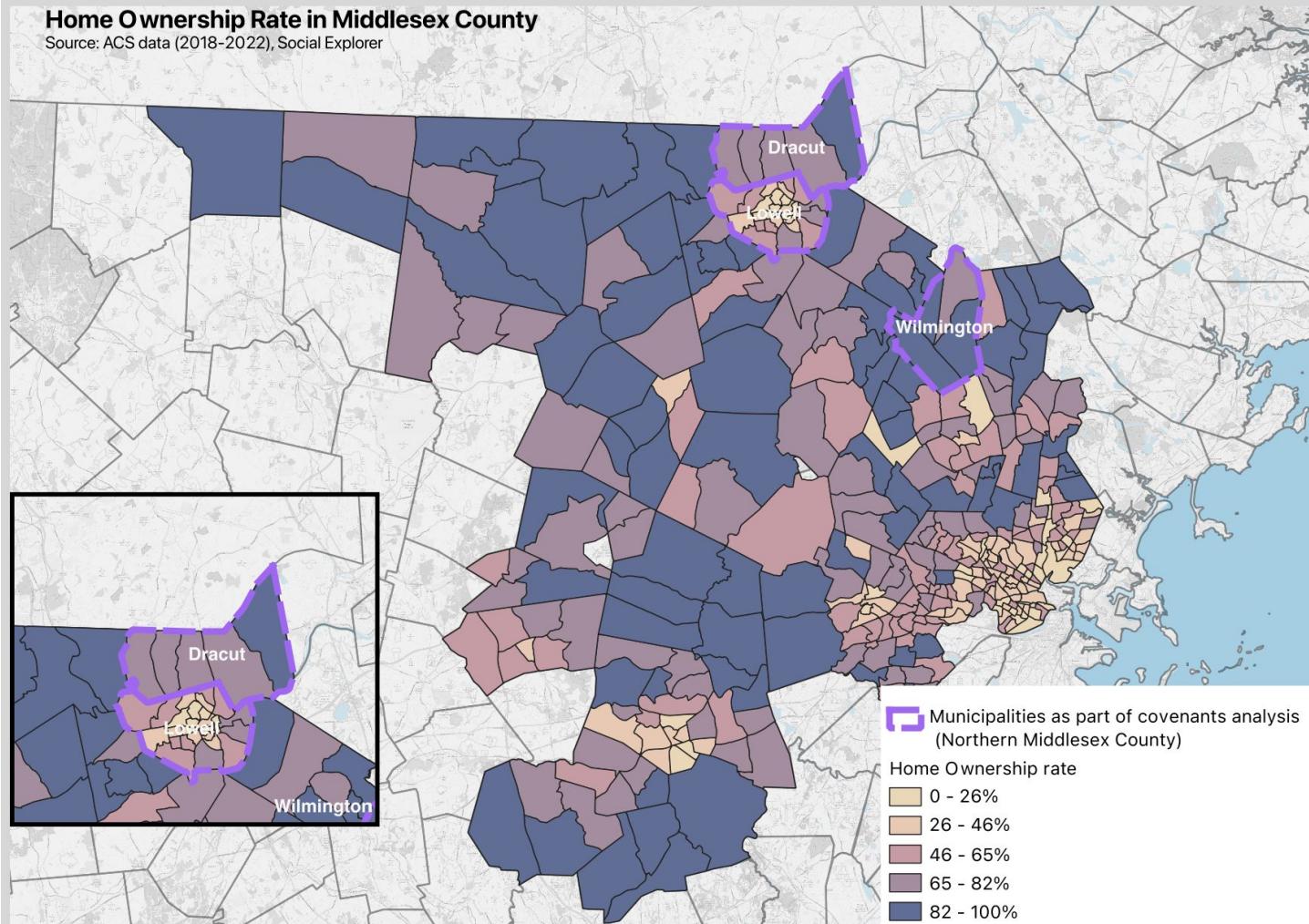
Population Trends from 1960-2020 in Middlesex county



Source: Massachusetts 2020 U.S. Census Town Boundaries, MassGIS

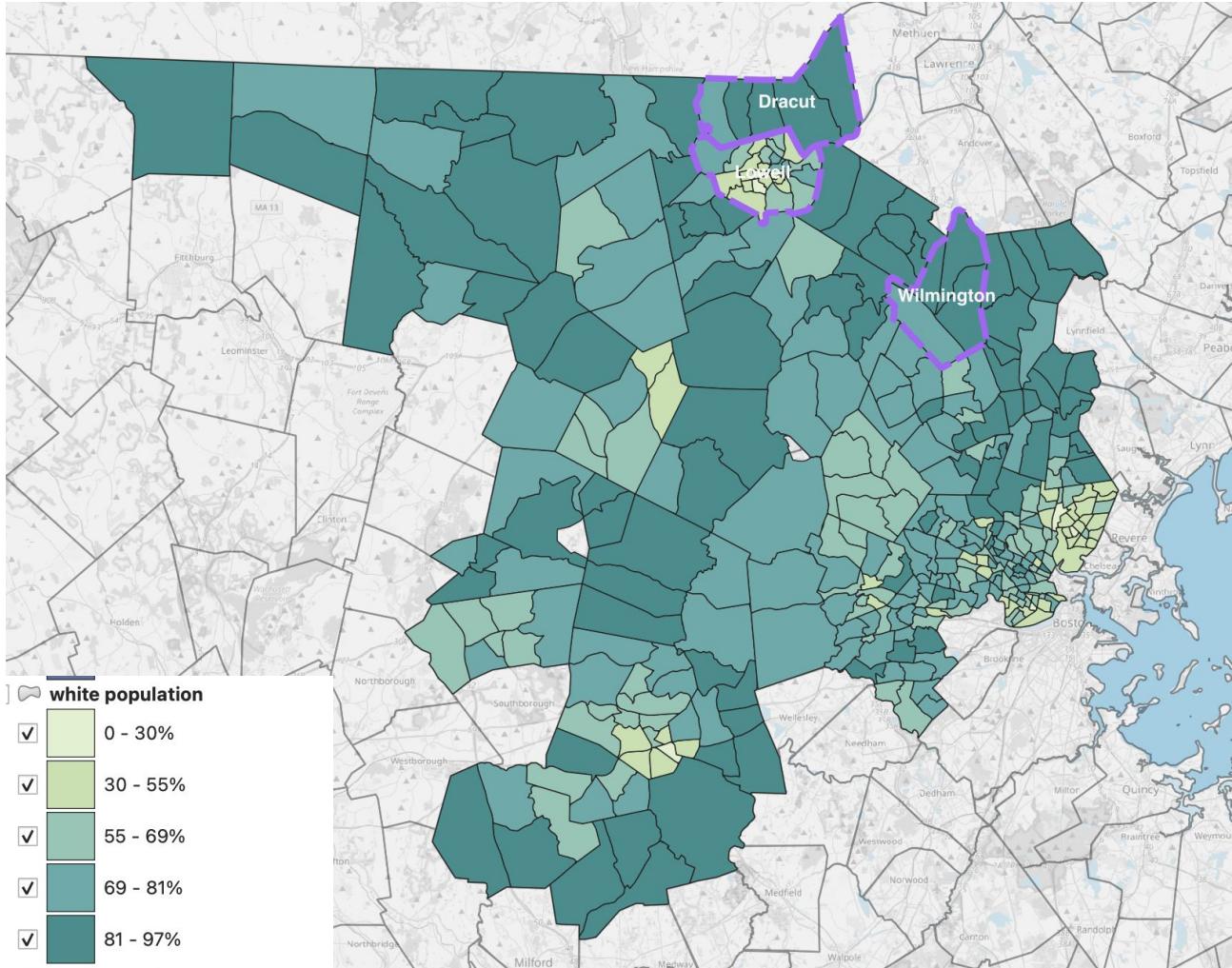
Home Ownership Rate in Middlesex County

Source: ACS data (2018-2022), Social Explorer



White Population across Middlesex County

Source: American Community Survey, Social Explorer 2018-2022



Black Population across Middlesex County

Source: American Community Survey, Social Explorer 2018-2022

