

# University of Texas - CLE Land Use Conference

## Land Development and How It Impacts Gentrification and Displacement



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# Racial Segregation: Background



## BACKGROUND

- Emancipation Proclamation: January 1, 1863
- Juneteenth: June 19, 1865
- 14th Amendment
  - Passed by Congress: June 13, 1866
  - Ratified: July 9, 1868.



## BACKGROUND

- *Buchanan v. Warley*, 245 U.S. 60, 38 S. Ct. 16 (1917).
  - Louisville, KY adopted an ordinance that mandated racial segregation.
  - City relied on its police power to promote the public health, safety, and welfare to adopt the ordinance.
  - Court struck down the ordinance as a violation of the due process clause of the 14th Amendment.
- *Vill. of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365, 47 S. Ct. 114 (1926).
  - Village adopted an ordinance that regulated and restricted the location of trades, industries, apartment homes, and single-family homes.
  - Zoning is a valid exercise of the government's police power.



## BACKGROUND

- Practices impacted the construction, purchase, sale, and occupancy of residential property.
- Redlining
  - Color-coded rating system for neighborhoods.
  - Rating was based on who resided/owned property in the neighborhood.
  - Lending did not happen in areas designated red.
- Blockbusting
  - Inducing white homeowners to sell their homes based on representations about who would move into the neighborhood.
  - Brokers paid less to purchase the home because their representations were designed to create panic but sold the homes at higher prices.

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