

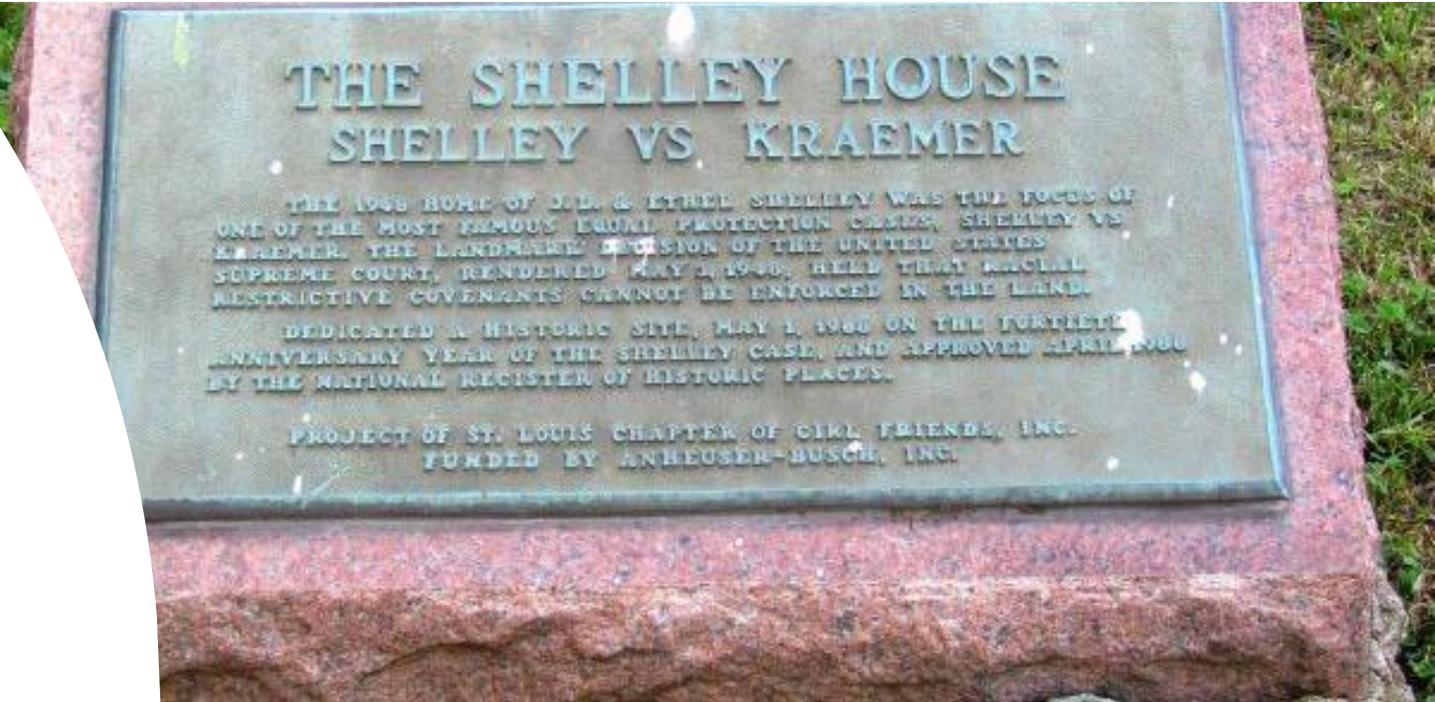
# Restrictive Covenant Education Project

Board of Supervisors

September 17, 2024

Scheduled Agenda Item No. 12

Presented by: Housing and  
Community Development, Civil  
Rights Office, Clerk/Recorder's  
Office, Health Department, and  
Monterey County Free Libraries



# Action:

- Receive an update on the status of:
  - The County's compliance with Assembly Bill 1466 regarding discriminatory restrictive covenants,
  - The County's restrictive covenants education project, and
  - The County's equity timeline.
  
- Provide direction to staff.



# Background

- What is a covenant?
  - A legally enforceable restriction in a deed
- What is a restrictive covenant?
  - A covenant that prohibits the selling or renting to people of a specific race or ethnic background
  - Used to segregate neighborhoods
- 1948 Shelley v. Kraemer
- 1968 Fair Housing Act

RECORDING REQUESTED BY  
MORRIS F. STARKLEY, TRUSTEE  
OF AUTHOR'S FAMILY TRUST-8  
DATED JANUARY 23, 1986  
L&S MAPS RECORDED MAP NO.

RECORDED AT REQUEST OF  
GRANTOR  
VOL 845 PAGE 534  
1386 NOV 25 AM 10 30  
OFFICIAL RECORDS  
ADULTS COUNTY CLERK  
FEE \$4.00

NO. 16045  
MICROGRAPHICS  
FEE \$1.00 PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Individual Quitclaim Deed**  
THIS FORM PUBLISHED BY TITLE INSURANCE CO. A.S. 22-050-14

The undersigned grantor(s) declare(s) this is a bona fide gift and grantor received nothing therefor except the tax of \$0.00 in return. X & Y 11911  
I understand on full value of property conveyed, or  
I understand on full value less value of liens and encumbrances remaining at time of sale.  
I have represented grantor(s) of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
William F. Daniels and Donna Daniels, Husband and Wife

DO hereby RELEASIN, RELEASED AND FOREVER QUITCLAIM to  
MORRIS F. STARKLEY, Trustee of Author's Family Trust-8, under Instrument  
Dated January 23, 1986.

The following described real property is the  
County of TULARE  
State of California:

PARCEL X  
Parcel 4, as shown on that certain Parcel Map entitled 'Lady Washington Quarter West' portion of Block 11 of Section 4, and portion of the NW one-quarter of Section Nine, T. 1N., R. 16 E., N.D.B. & W., recorded February 17, 1972 in Book 1 of Parcel Maps at Page 21.

EXCEPTING THEREFROM any portion of said land lying within SUMMERS ROAD MINING PLAT, being mineral entry No. 232, being lot 46, embracing a portion of Section 9, Township 1 North, Range 16 West, Tulare County, California.

THE PURPOSE OF THIS CONVEYANCE IS TO RELINQUISH ANY AND ALL MINERAL RIGHTS HELD BY THE GRANTOR HEREIN.

Dated OCT 18<sup>TH</sup> 1986  
William F. Daniels  
Donna Daniels

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }  
On this 18<sup>TH</sup> day of OCT 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared  
William F. Daniels and  
Donna Daniels  
known to me  
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Terri Spaulding  
VOL 845 PAGE 534

16045

END OF DOCUMENT

**Attention  
White Home  
Buyers!**

The Largest Restricted White  
Community in Washington

Invites your attention  
to the decision of  
The U. S. Supreme Court

—that negroes cannot buy  
in a restricted white section

Buy or Rent  
in the section known as

**Eckington High View  
Bloomingdale Edgewood**

For further information apply to:  
Executive Committee of

Bloomingdale Owners P. W. Pritchett, Chairman 2651 North Capitol St.	North Capitol Citizens' Association Henry Gilligan, President 2304 1st St. N.W. Jesse W. Morgan, Secy. 47 Seaton St. N.W.
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# Background

**See MONTEREY PARK**  
**THE ADDITION BEAUTIFUL**

It is on the Carmel road, also adjoining Union High School Close  
to Shopping District and Churches

**LOTS \$595** Terms to Suit -- Improvements Included -- Lots 60x125 and Larger

Ample **Restricted** To Make High-Class Subdivision  
These Properties Are Protected From the Fog and Winds by the Hills  
Beautiful Drive on Jackson Boulevard From Carmel Road to Union High School

**\$1500** Per Acre Beautiful Villa and Bungalow Sites 1, 3, 5, 10 Acres or  
and up More. Improvements Included. Terms to Suit

Phone 777 our auto will call and show you this property  
**ROMIE C. JACKS, Owner**

**MOSS LANDING**  
New **Moss Landing** Heights  
A **Restricted** Subdivision

Paved Streets  
Water  
Gas  
Telephone  
Lots — 60 x 125

Business Frontage  
Less than a mile from PG&E.  
New homes now under construction.

**KANE**  
**REAL ESTATE**  
22 Wall Street Phone 1471  
Watsonville California

- Historic Advisory Committee – June 13, 2022
- Equal Opportunity and Civil Rights Advisory Commission – July 20, 2022
- Health, Housing & Human Services Committee – August 18, 2022
- Board of Supervisors – October 4, 2022
- Health, Housing & Human Services Committee – July 26, 2024

# Purpose of Restrictive Covenant Modification (RCM)

Restrictive Covenant Modification allows redacting blatant racial, religious, or other restrictive covenants from real property documents if such language violates fair housing laws.

**RESTRICTIVE COVENANT MODIFICATION**  
(Unlawful Restrictive Language Covenant, Racial or Otherwise)



# Restrictive Covenant Modification (RCM)

- The first phase of the AB 1466 project began in February 2023.
- As of September 13, 2024, the Recorder has:
  - Submitted 6,250 documents to County Counsel for determination;
  - Recorded six documents submitted by mail; and
  - Recorded 6,016 documents submitted electronically.
- The entire AB 1466 project is expected to take approximately four to five years.



**1988**

**Salinas adopts District Elections**

Salinas voters approve adopting District Elections for City Council Members; Simon Salinas is elected and becomes the city's first Mexican-American city council member. (Salinas Public Library, 2019)



**1893**

**Salinas Chinatown**

After a fire burned down the Chinese fishing village one area that many residents relocated to was, Salinas' Chinatown. This area became an important part of the immigrant community comprising immigrant laborers and merchants from multiple ethnic communities. The area holds a rich history of agricultural development,



**1940**

**Restrictive Covenants**

Deed Covenants allowing racially specific restrictions to property created a disparity in access to housing and formed racially restricted neighborhoods. Several Newspaper listings for housing during the 1940's list "race restricted" or "no race restrictions" indicating who was eligible for that housing. Listings are reflective of restrictive covenants being a common and acceptable practice on the central coast during this time period. (Kousser and Lopez)

[Monterey County Restrictive Covenant StoryMap](#)

# Equity Timeline

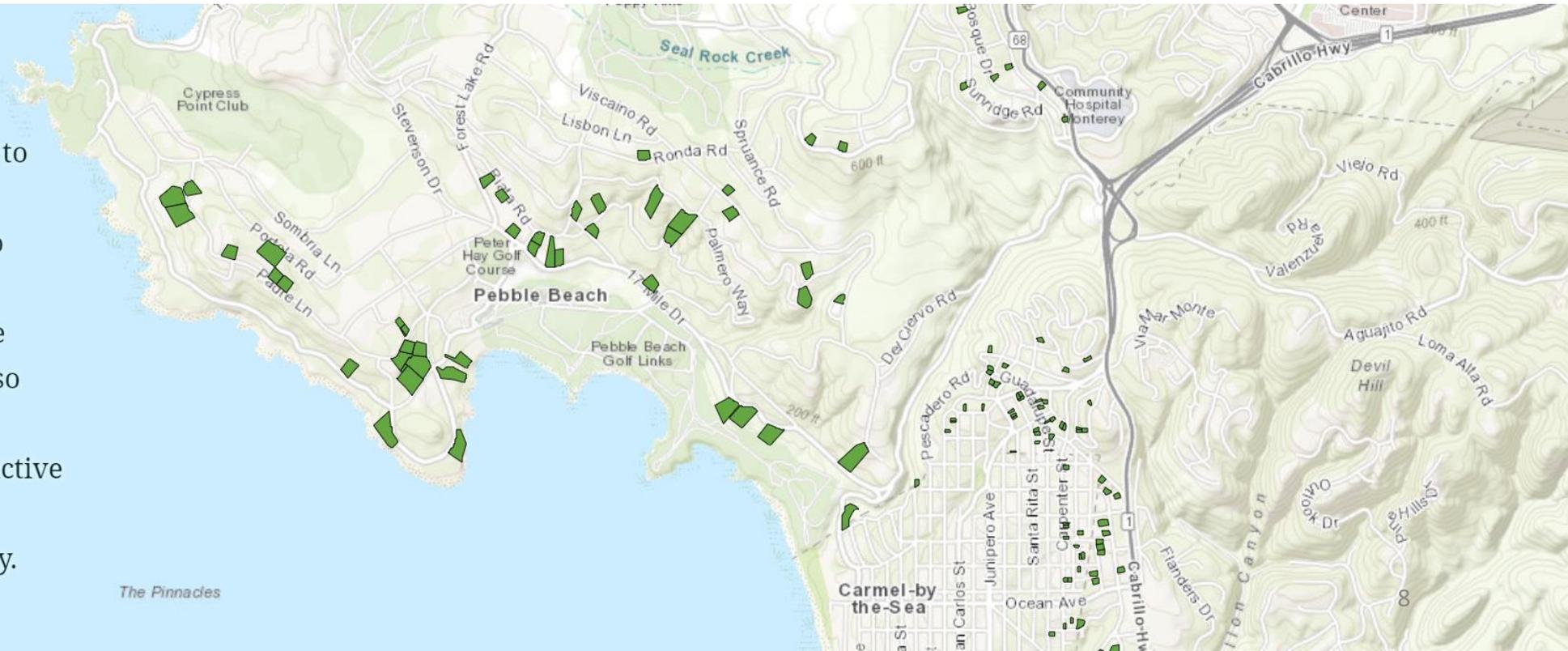
Monterey County Equity Timeline - <https://maps.co.monterey.ca.us/portal/apps/storymaps/stories/0691e0d3f68649fe81bb7fcac01d3492>

# Restrictive Covenant Education Project

- Maps data provided by the Recorder's Office to highlight where restrictive covenants language has been found in deed documents.

<https://maps.co.monterey.ca.us/portal/apps/storymaps/stories/3fb2627a6739478994b69c87b419e6dd>

Monterey County is continuing to review real recorded property documents and will continue to update this dashboard to show where restrictive covenants are located within the County and so residents can continue to understand the impact of restrictive covenants and where they are located within Monterey County.



# Restrictive Covenant Education Project

- Historical review of restrictive covenants in Monterey County.  
<https://maps.co.monterey.ca.us/portal/apps/storymaps/stories/2807560dc775402c93d66e7f4a42c77a>



## IMPLICATIONS

Restrictive covenants created racially segregated neighborhoods and communities, which led to poverty concentration and resource disinvestment in low-income areas. Racial discrimination and concentrated poverty separated these neighborhoods from resources as well as made them structurally unequal. In Monterey County, 9.8% of families live below the poverty level. (U.S. Census Bureau ACS 1-Year Estimates, Table S1702, 2019). In Monterey County, only 2.1% of White families live below the poverty level, whereas 15.2% of Hispanic or Latino families live below the poverty level (U.S. Census Bureau ACS 1-Year Estimates, Table S1702, 2019). Neighborhood disparities have been widened by a lack of quality services provided by the public and private sectors. These neighborhood disparities prevent wealth accumulation among Blacks and Hispanics, limit employment opportunities, and weaken adult's and children's health (Cashin, 2021).

# Monterey County Efforts

- Educational materials were distributed to the Monterey County Free Libraries and the four City Libraries in Monterey County.
- Materials were distributed to the libraries and will be displayed through the end of September 2024 or longer.



## RESTRICTIVE COVENANTS



### WHAT

Discriminatory language found in property documents that prohibited many from purchasing or renting housing.

### WHO

The documents prohibited people from purchasing properties based on their race, religion, gender, and national origin.

### WHERE

Racially restrictive covenants were put in place on properties all over the United States and in Monterey County.

### WHEN

Racially restrictive covenants were legal until the 1968 Fair Housing Act was passed.

Learn more about the County of Monterey's Implementation of the Restrictive Covenant Modification Project per AB 1466.



<https://t.qrjp.net/23xy>

Scan the QR code with your phone, or click the link above, to access a map of restrictive covenants in Monterey County, a historical look at the effects they have on our community, and an equity timeline.



<https://t.qrjp.net/15zm>

Scan the QR code with your phone, or click the link above, for books or other resources to learn more about this topic.

Agencies involved in this project: Staff from Housing and Community Development, Health Department, Assessor-County Clerk-Recorder, the Civil Rights Office, and the Monterey County Free Libraries.

# Recommendation:

- Receive an update on the status of:
  - The County's compliance with Assembly Bill 1466 regarding discriminatory restrictive covenants,
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