

Race & housing

20TH CENTURY UNITED STATES

Throughout the history of the U.S., housing and land policies were deliberately constructed to deny Black households access to homeownership.

This discrimination created profound disadvantages for Black families and communities, with lasting effects on educational and economic opportunities for later generations.

1930s: No new deal



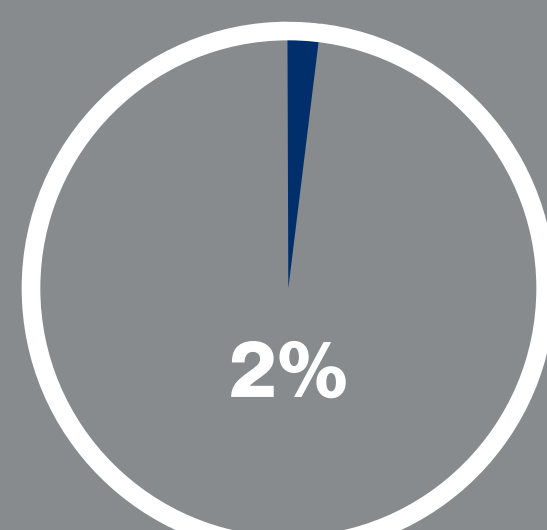
The Federal Housing Administration began insuring private mortgage loans, helping millions of white families get affordable, low-down-payment housing. Black families were prevented from receiving the same life-changing benefits through the practice of **redlining**. The FHA would not insure loans in communities where people of color lived, and private lenders followed their lead.

1940s: Access denied



The FHA required and accelerated the use of **racially restrictive deeds** with lender requirements in newly built suburbs, preventing Black households from moving outside redlined neighborhoods to new subdivisions.

Racially restrictive covenants and redlining also prevented Black WWII veterans from accessing the federally guaranteed, low-interest, no-down-payment home loans offered by the G.I. Bill of 1944.



1932 – 1964
Households of color received just **2%** of all government-backed mortgages.

1950s: Displacement



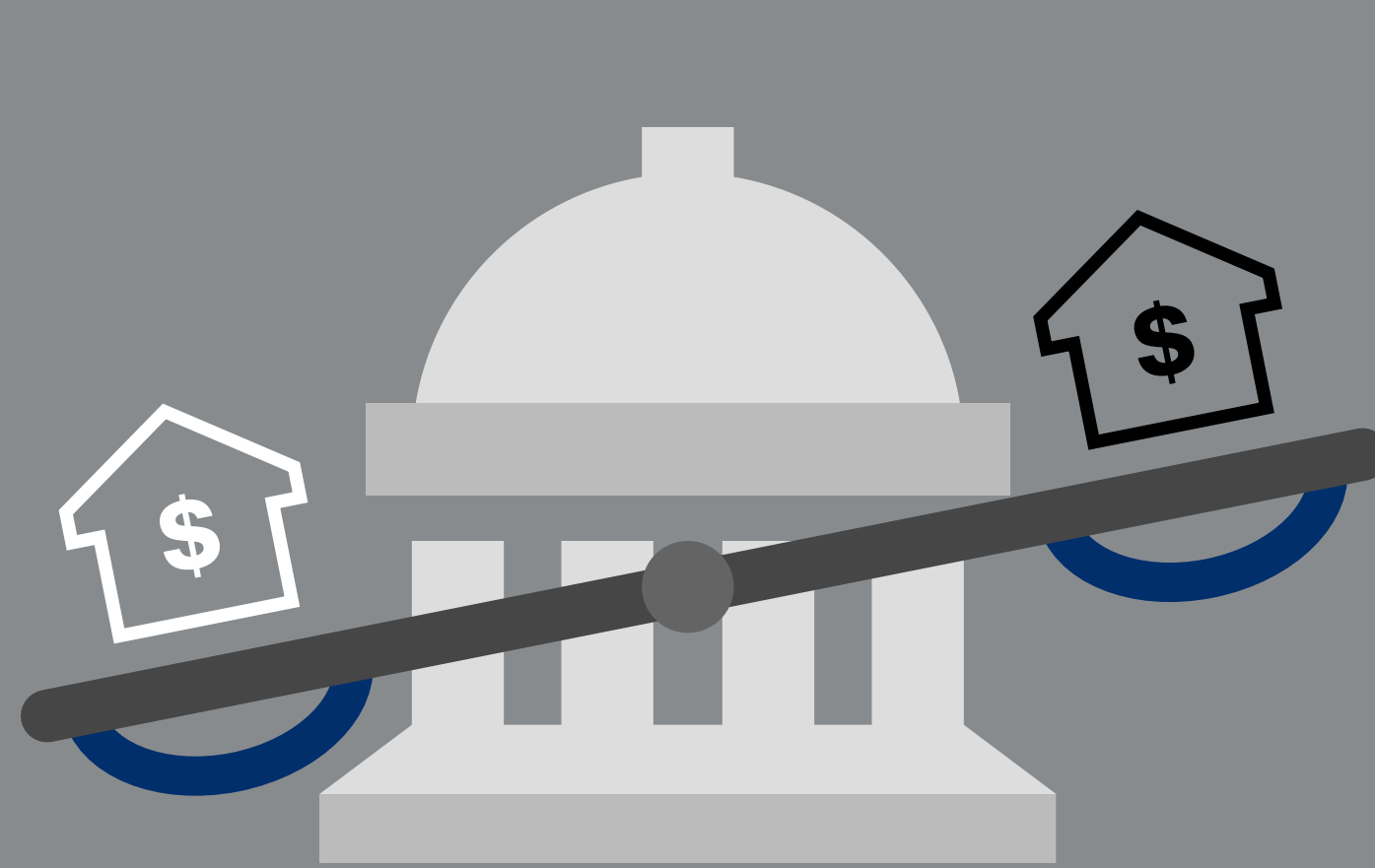
Urban renewal leveled Black homes and businesses in cities to build office developments, civic space and federally funded highways, stripping integrated and Black communities of their properties and denying them the benefit of wealth creation through the properties they owned.

1968 | Fair Housing Act



The Fair Housing Act of 1968 prohibited racially restrictive deeds, but economically **exclusionary zoning practices multiplied**, locking in racial segregation.

1977 | Community Reinvestment Act



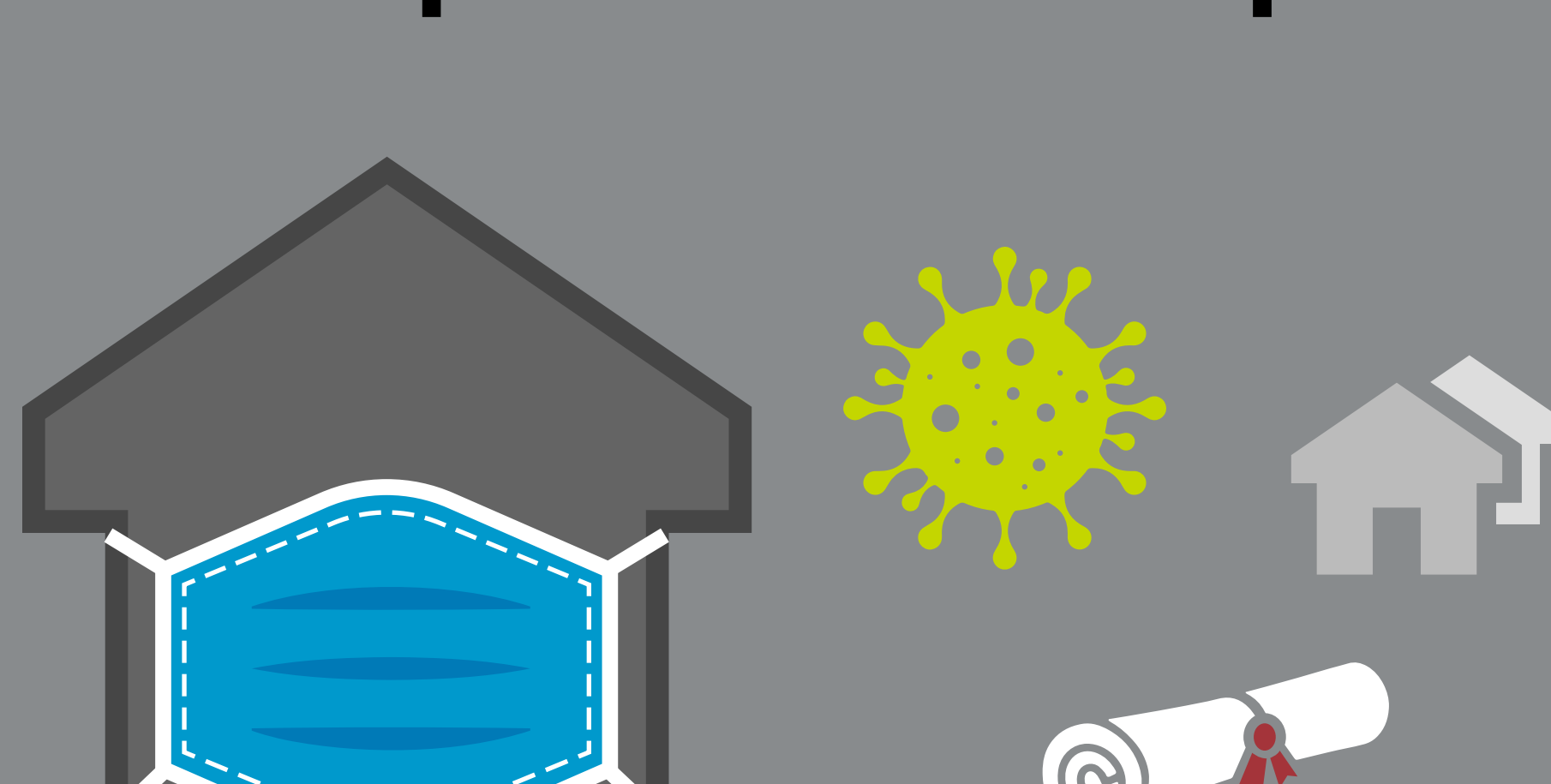
The Community Reinvestment Act in 1977 was meant to **hold banks more accountable** for meeting the credit and banking needs of their entire communities, but Black citizens continued to be targeted with racist practices, including predatory mortgages and refinance programs.

1980s – 2010s: Inequities grows



Racial parity in housing remained elusive, and **inequities worsened**. In 2008, the Great Recession disproportionately affected Black homeowners that had been steered into predatory loans and were left more vulnerable to losing their homes, contributing to the homeownership gap progressing little since the Fair Housing Act was passed in 1968.

2020s: Inequities further exposed



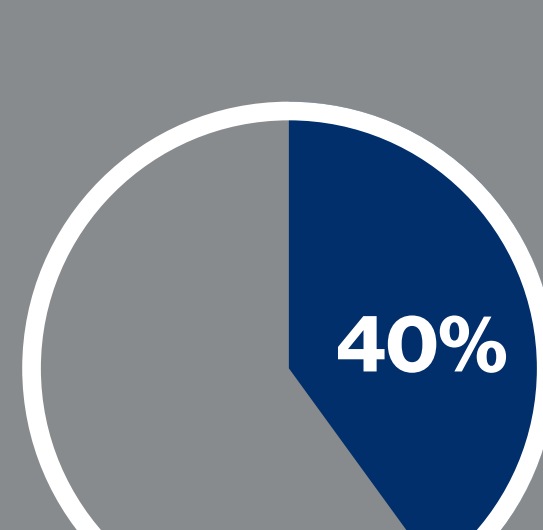
COVID-19 and its economic impacts **disproportionately affect Black individuals**, exacerbating already vast racial inequities in housing, health, education and financial stability.

Habitat for Humanity

Early 1940s: Rooted in equality



The seeds of what would become Habitat for Humanity were sown at **Koinonia Farm in Americus, Georgia**, a community where people of all backgrounds were invited to live in communion and fellowship and paid the same for the same work. They lived together at a time when Blacks and whites in the surrounding community were segregated.



Today: Living our mission

That tradition of **radical inclusivity** is a core guiding principle of Habitat's work – **40% of Habitat homeowners are Black families**, and two-thirds are from non-white households. Habitat is committed to advancing racial equity through advocacy and empowering Habitat homeowners who build their own homes alongside volunteers and pay an affordable mortgage.

40% of the households helped by Habitat are Black households

Join us in advocating for housing affordability and equitable housing and land use policies at the local, state and federal levels.

Reach the full paper at [habitat.org/race-housing](https://www.habitat.org/race-housing).

To learn how you can add your voice, visit www.habitat.org/costofhome/act-now.