

**HOUSING AND THE LAW: LESSON 2: KEY TERMS****KEY TERMS**

- **redlining:** Denying services, like loans or insurance, to someone because they live in a place that is considered to be a “financial risk.”
- **blockbusting:** When home owners are persuaded to sell their property out of fear that a person of color might move into the community. Properties are usually sold by White people at a low price and then people of color are charged a higher price.
- **restrictive covenant:** Agreements written into property deeds that restricted what a homeowner could do with their property via contract law
- **racial covenant:** Agreements written into property deeds that excluded people of certain races from owning or living on/in a property via contract law
- **contract selling:** A manipulative practice in which homebuyers who could not obtain a conventional mortgage were sold a home on a contract. These contracts required high down payments and monthly payments with high interest rates. Buyers had all of the burdens of homeownership, such as tax payments and code maintenance. They did not own the home until the contract was paid off and, thus, could not build equity. They could be evicted at any time.
- **lending discrimination:** When someone is denied a loan for a home based on their race, class, religion or another characteristic.
- **unconstitutional:** When government action goes against or violates the rights granted by the U.S. Constitution
- **Emancipation Proclamation:** An 1863 presidential proclamation that declared all enslaved people in the Confederate states to be free
- **Reconstruction:** The period after the Civil War (1865-1877) in which attempts were made to make up for the injustices of slavery and readmit Southern states into the Union
- **Jim Crow:** Laws that enforced racial segregation and removed rights for African Americans that were gained during Reconstruction
- **Great Depression:** A worldwide economic depression (downturn) that happened in the 1930s
- **zoning ordinance:** Rules adopted and enforced by local governments that decide how specific sections of land can be used
- **exploitation:** Treating someone unfairly to attain some benefit or advantage
- **public housing:** Housing provided to people with low income in which the property is owned by the government
- **Section 8:** Program in which the government provides funds for people with low income to rent property that is not owned by the government
- **defer:** To postpone or put off to a later time

- **disparate:** Fundamentally different in kind; used in this lesson to describe instances when intentional discrimination cannot be proven but the negative effects of policies or practices on a certain group can be
- **mortgage:** A loan where property or a home is used as collateral
- **collateral:** Something (property) pledged as security for repayment if a debt is not payed
- **foreclosure:** Process in which banks or lenders seek the payment of a mortgage that someone has stopped paying, usually by selling the property or home
- **refinance:** Replacing or renegotiating the terms of debt obligation with new terms
- **insurance:** Financial protection against a potential loss
- **enactment:** The process of passing legislation
- **defile:** To make something that is usually seen as important dirty, unclean or foul
- **appropriation bill:** Law that authorizes how government funds will be spent and distributed to different federal programs and agencies