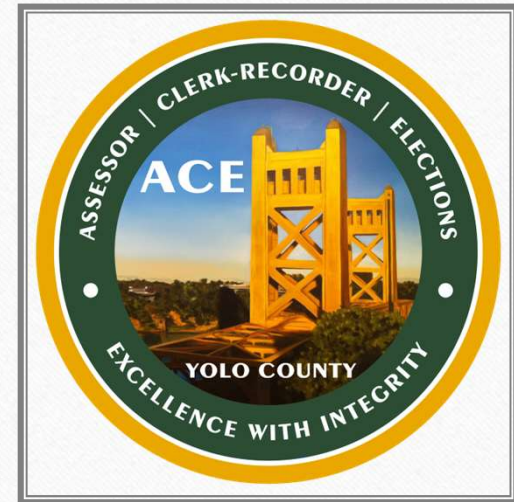


Restrictive Covenant Modification Program Update

Yolo County Board of Supervisors Presentation

Jesse Salinas, Yolo County Assessor/
Clerk-Recorder/Registrar of Voters



What are Restrictive Covenants?

- Clauses written into deeds and Covenants, Conditions & Restrictions (CC&Rs) limiting who could buy or occupy property
- Many excluded residents based on race, religion, or national origin
- Language became unenforceable but remained in public records
- Homeowners encountering it often found it disturbing

First it is hereby covenanted that no buildings to be used as a dwelling house shall be built of other than new material; and at a cost of not less than twenty five hundred dollars.

Second, that in consideration of this conveyance no business shall ever be carried on upon these lots, neither shall these lots be used for business or store purposes.

Third, that the title of these lots shall never rest in any person other than a person of Caucasian race.

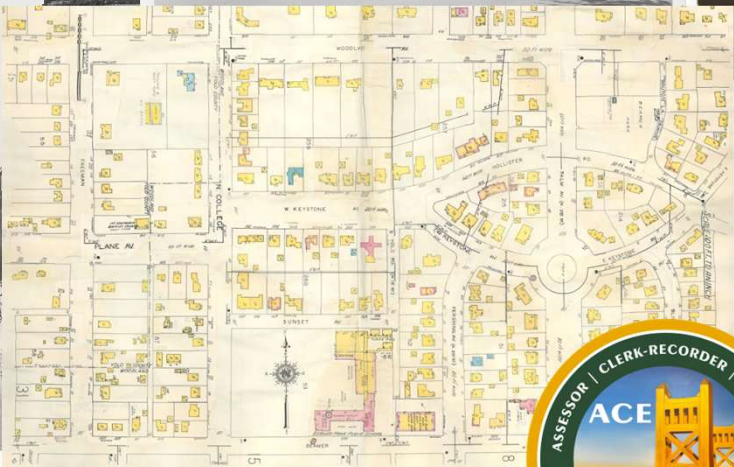
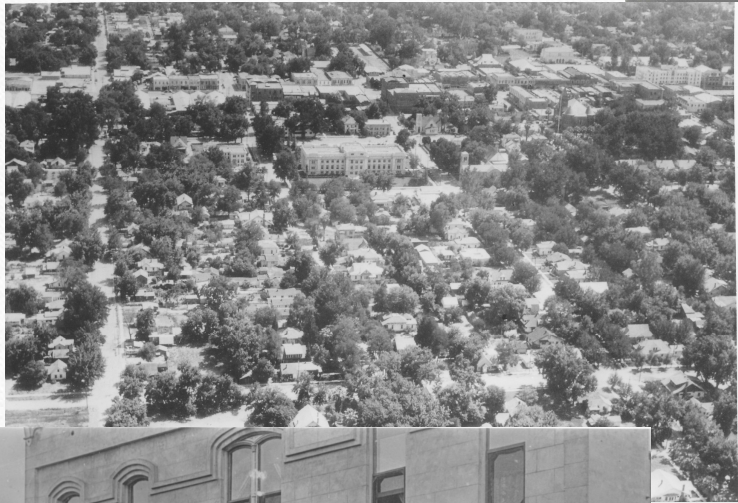
Fourth, these covenants and conditions shall bind the heirs, executors, administrators and assigns of the parties hereto.

That, in case of breach on any of the above covenants and conditions, the grantee or his heirs or assigns shall forfeit all title to said Lots 1 and 4.

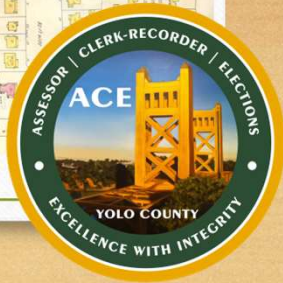
That in case of breach of said covenants any other lot owner upon said tract may restrain said breach and recover damage therefor.

Deed Book 113, pg. 333-334. 1927. Yolo County Archives.



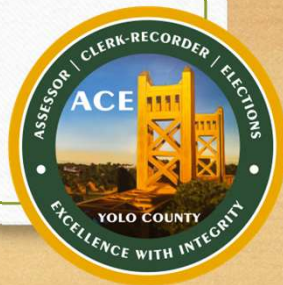


Images provided by Yolo County Archives



Why Action Was Needed

- Property owners were concerned with this language within their property's records/documents
- Modification process existed but required fees
- Counties needed tools and support for broader action



Legislative Solution: Assembly Bill 1466

- Yolo County partnered with legislative leaders and the California Recorder's Association
- Assembly Bill 1466 created statewide requirements
- Counties required to create implementation plans, identify and redact unlawful restrictions
- Program supported modernization of record systems



Digital Access & Record Preservation

- Digitization made review and correction possible
- Records preserved
- Improved online access for residents and researchers
- Protects historical record



Yolo County's Implementation Plan

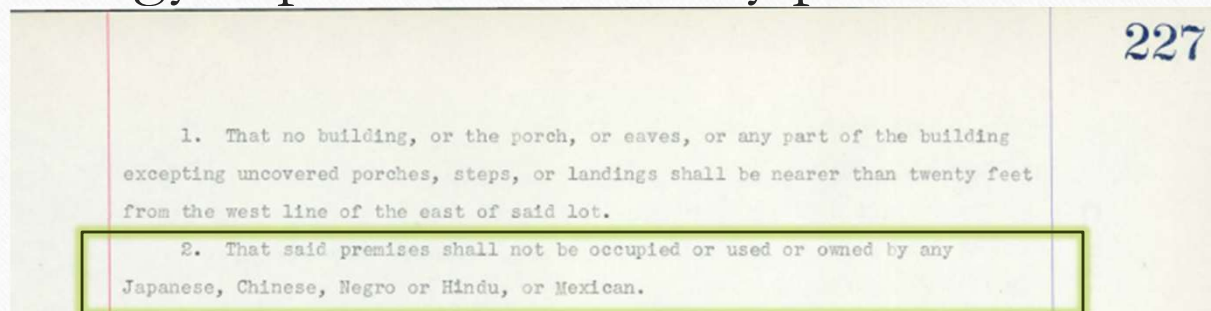
IMPLEMENTATION PLAN - 3 Phases, 4-Year Plan

PHASE	FISCAL YEAR	OFFICIAL RECORDS	SERVICE
PHASE 1	FY22-FY23	1985 - Present <i>(1,523,930 documents)</i>	OCR
PHASE 2	FY23-FY24	September 1, 1970 - 1984 <i>(307,796 documents)</i>	Digitization
			OCR
PHASE 3	FY24-FY26	1850 – August 31, 1970 <i>(502,810 documents)</i>	Digitization & OCR



Partnerships & Technology

- Optical Character Recognition (OCR) technology used to identify restrictive language
- Technology's speed and accuracy provided advantages



Official Records 89, pg. 226-227. 1936. Yolo County Archives.



Program Results Overview

- 1,172 documents containing restrictive language were identified and formally modified through recorded Restrictive Covenant Modifications
- 58 subdivisions and 8,187 parcels/properties were impacted

AND, FURTHER, that up to and before January 1st, 1950 said property shall not be connected with a closed or covered under ground septic tank immediately after such building shall be constructed, with the Understanding, that at such time that a lateral to a sewer system shall have been placed in any roadway upon which said property is situated then such building shall be connected to said lateral; that no dwelling shall, when built on said property, be of a less actual value than Five Thousand (\$5000.00) Dollars.

AND, FURTHER, that up to and before January 1st, 1950 said property shall not be used for any commercial purposes, nor shall any building erected thereon be used for said purposes, nor during such time shall said property or any part thereof or any building or buildings erected thereon be occupied by any person or persons other than those of the Caucasian race.

Original document (1924)

AND, FURTHER, that up to and before January 1st, 1950 said property shall not be connected with a closed or covered under ground septic tank immediately after such building shall be constructed, with the Understanding, that at such time that a lateral to a sewer system shall have been placed in any roadway upon which said property is situated then such building shall be connected to said lateral; that no dwelling shall, when built on said property, be of a less actual value than Five Thousand (\$5000.00) Dollars.

RCM document (2025)



GIS Mapping

- Modified documents were geographically mapped using GIS tools
- Restrictions often clustered in subdivisions developed mid-20th century
- Historic restrictions linked to parcel and subdivision locations
- Patterns revealed how housing access was shaped geographically
- Visualization helps communities understand historic impacts
- Creates an accessible public education and research resource
- <https://storymaps.arcgis.com/stories/492e7c95b0c6483cb0b25dd524291e1e>



Why This Work Matters Today

- Digitization expanded online access to records
 - Residents can now locate property records more easily
 - Preservation ensures long-term access and protection
- Public records should reflect both history and present-day values
 - Transparency builds community trust
 - Ensures future generations inherit inclusive systems
- Local action can drive statewide and national change



In Partnership – A Collaborative Effort

- Yolo County
 - ACE – Clerk-Recorder and Assessor staff
 - Board of Supervisors
 - County Counsel
 - Library – Archives
 - IT – GIS
- California Recorder’s Association, State legislative partners, US Imaging, First American Title, Stanford University, community members and participating residents



Thank you!

