

# What has shaped where low income and minority residents live in Austin?

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Fair Housing Conference  
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- *Factors that have shaped where low income people live now:*
  - Private restrictive covenants
  - Plans and planning
  - Housing finance and development practices
  - Federal Housing policies
- *The result: ongoing segregation, lack of access to opportunity*

JOE C. KERBEY & COMPANY

826 CONGRESS AVENUE

Announce the opening for sale of lots in

# COLLEGE COURT

Austin's Coolest, Highest, Greenest, Prettiest : : : : : :

## RESTRICTED, IMPROVED ADDITION

Nearest the University, Capitol and Country Club. All comforts and conveniences.  
On Duval Street car line, 12 minutes from 6th Street. Let your children play in  
Sidon Harris Park.

Private restrictive covenants—pre-date zoning,  
set patterns later codified by zoning

## Improvement Restrictive Covenants

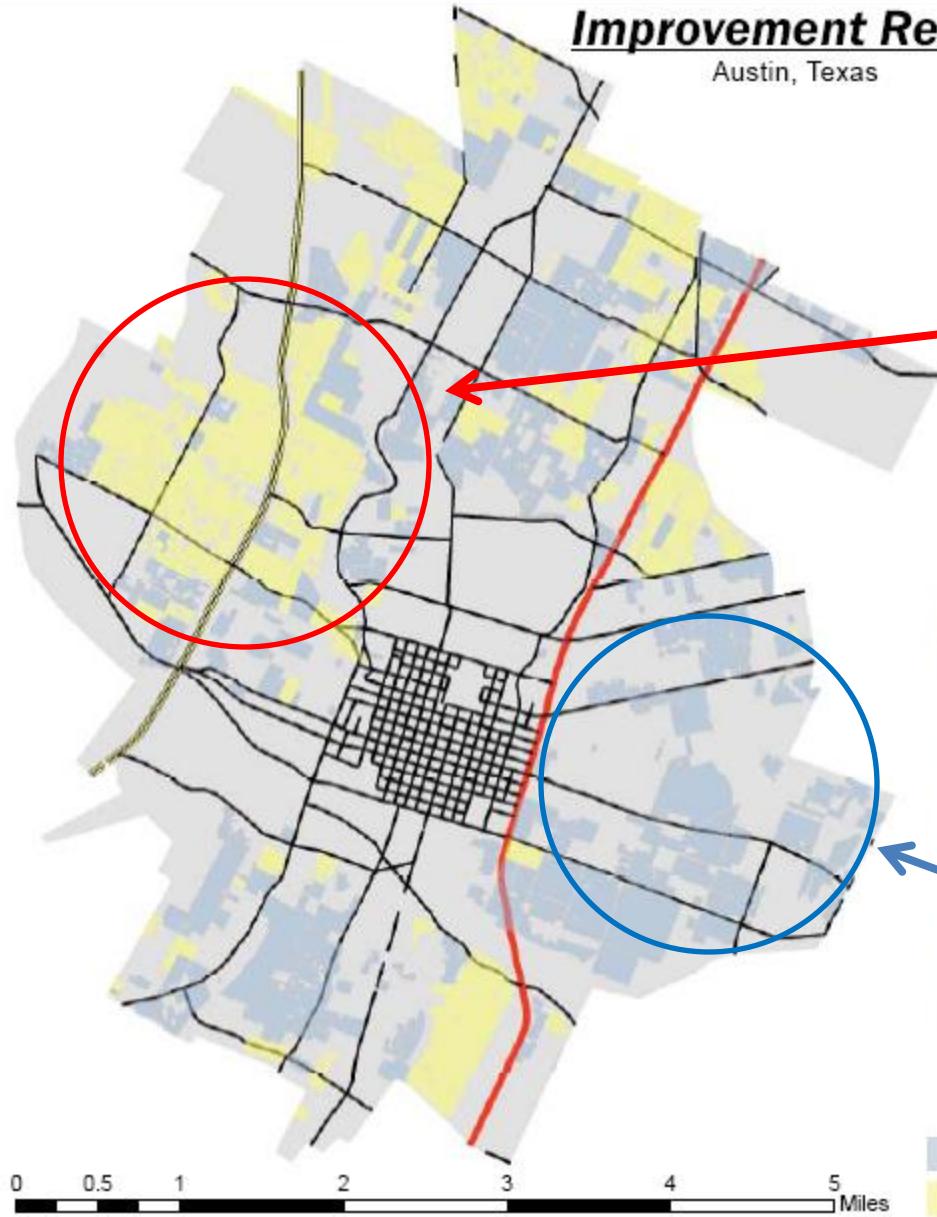
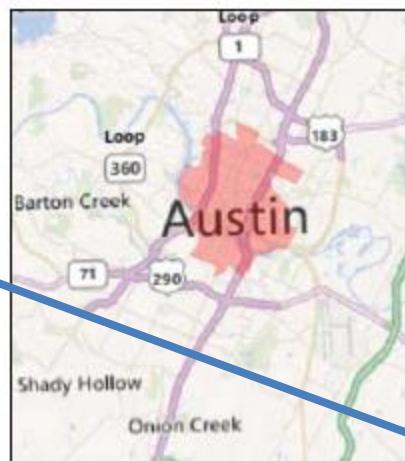
Austin, Texas

Improvement Restrictions in property records are property covenants that regulate building design.

Examples of Improvement Restrictions are:

"No residential structure shall be erected or placed on any building plot, which plot has a frontage or less than 50 feet or a width of less than 50 ft. at the front building setback lines as shown on the recorded plat."

"Expect upon the written consent of the company, no residence shall be erected to cost less than three times the selling price at which the company sells the lot or less than one thousand dollars."



Improvement  
covenants  
maintain  
property  
values,  
establish high  
value  
neighborhoods

unprotected  
areas also  
notable

Eliot Treter. 2012. *Austin Restricted: Progressivism, Zoning, Private Racial Covenants, and the Making of a Segregated City,*

## Racial Restrictive Covenants

Austin, Texas

Racial Restrictions in property records are property covenants that prevent people of particular races from owning or inhabiting a property.

Examples of Racial Restrictions are:

"No lot shall be sold or leased to any Mexican or person of Negro blood to any corporation or firm composed of Negroes or Mexicans."

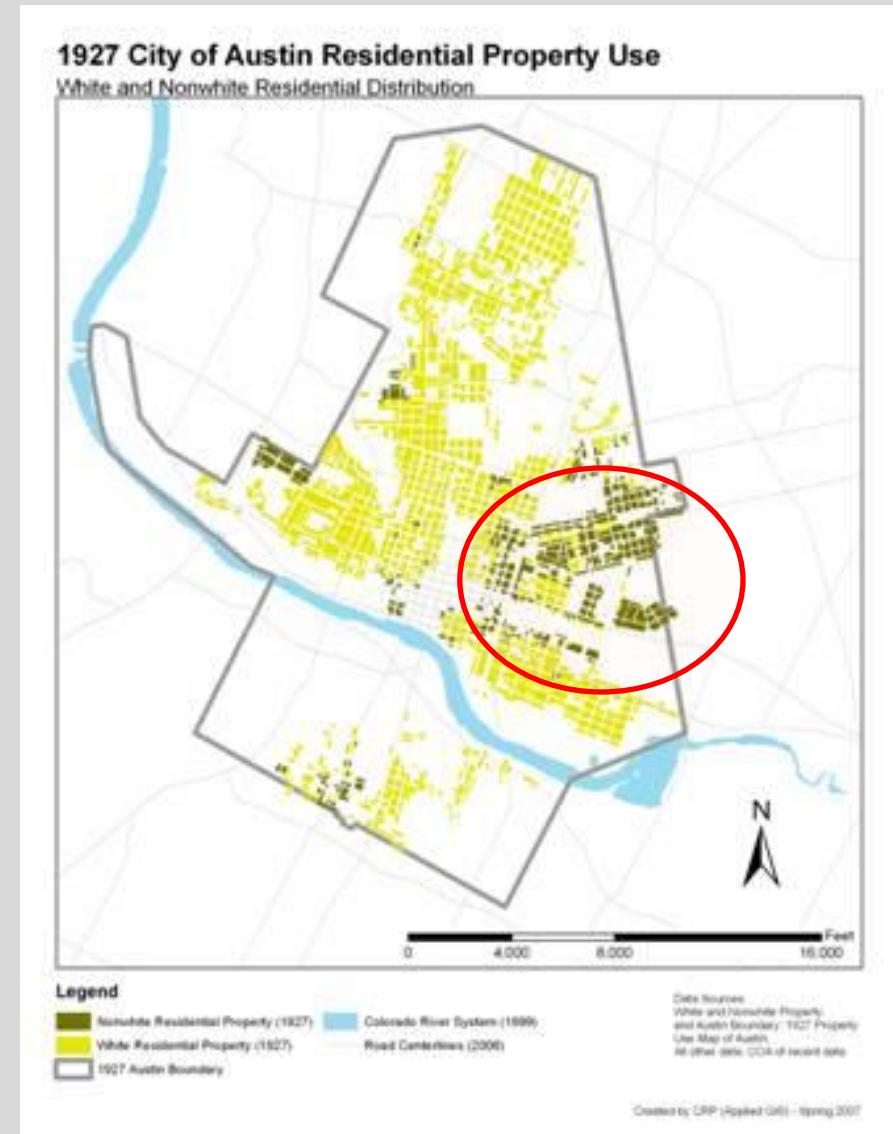
"No race or nationality other than the Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy of servant's quarters by domestic servants of a different race or nationality employed by an owner or tenant."



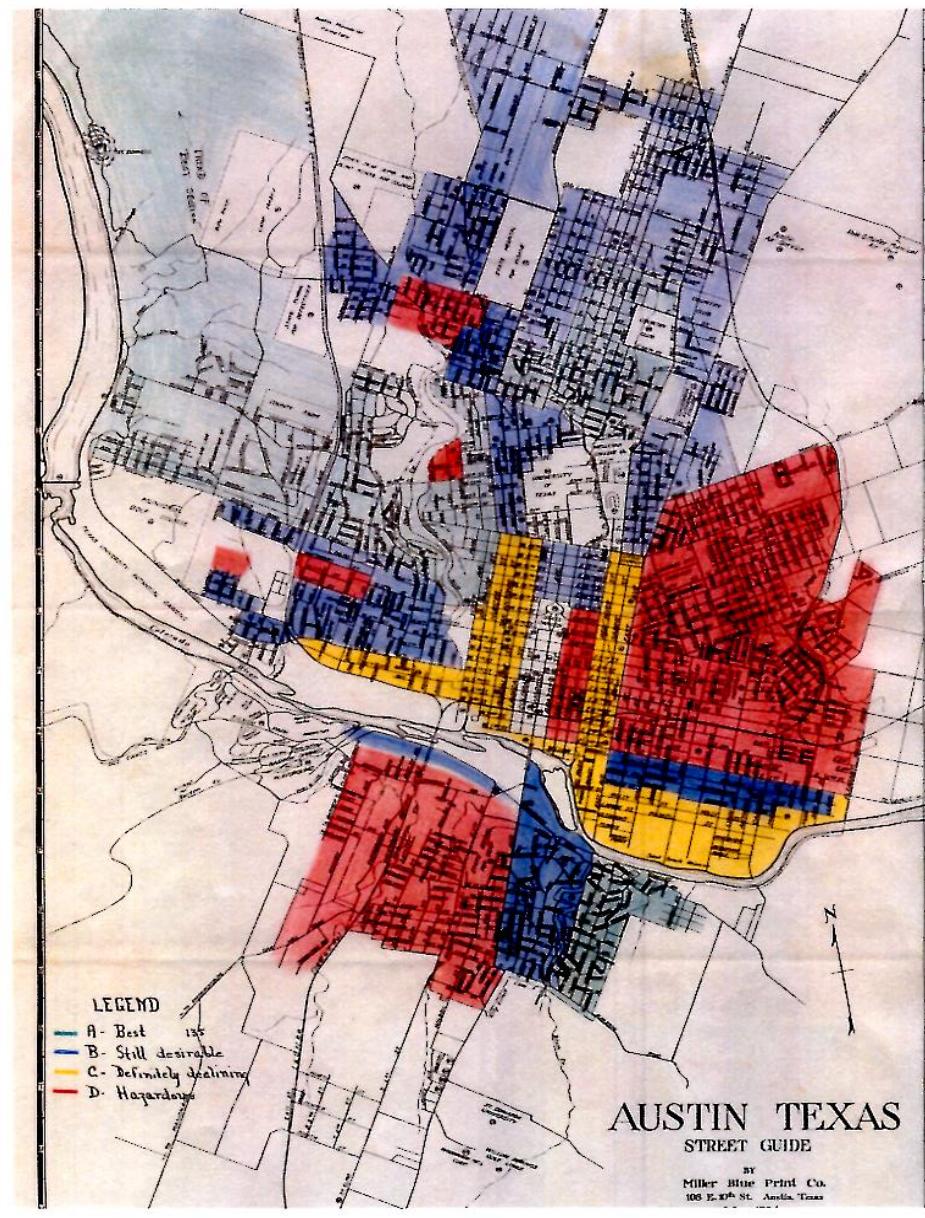
Whites only or prohibitions on selling to specific groups also common in high value neighborhoods

Eliot Tretter. 2012. *Austin Restricted: Progressivism, Zoning, Private Racial Covenants, and the Making of a Segregated City*

## Planning: Austin's 1928 plan codifies "separate but equal"



Federal redlining  
undermines home  
values in minority  
neighborhoods

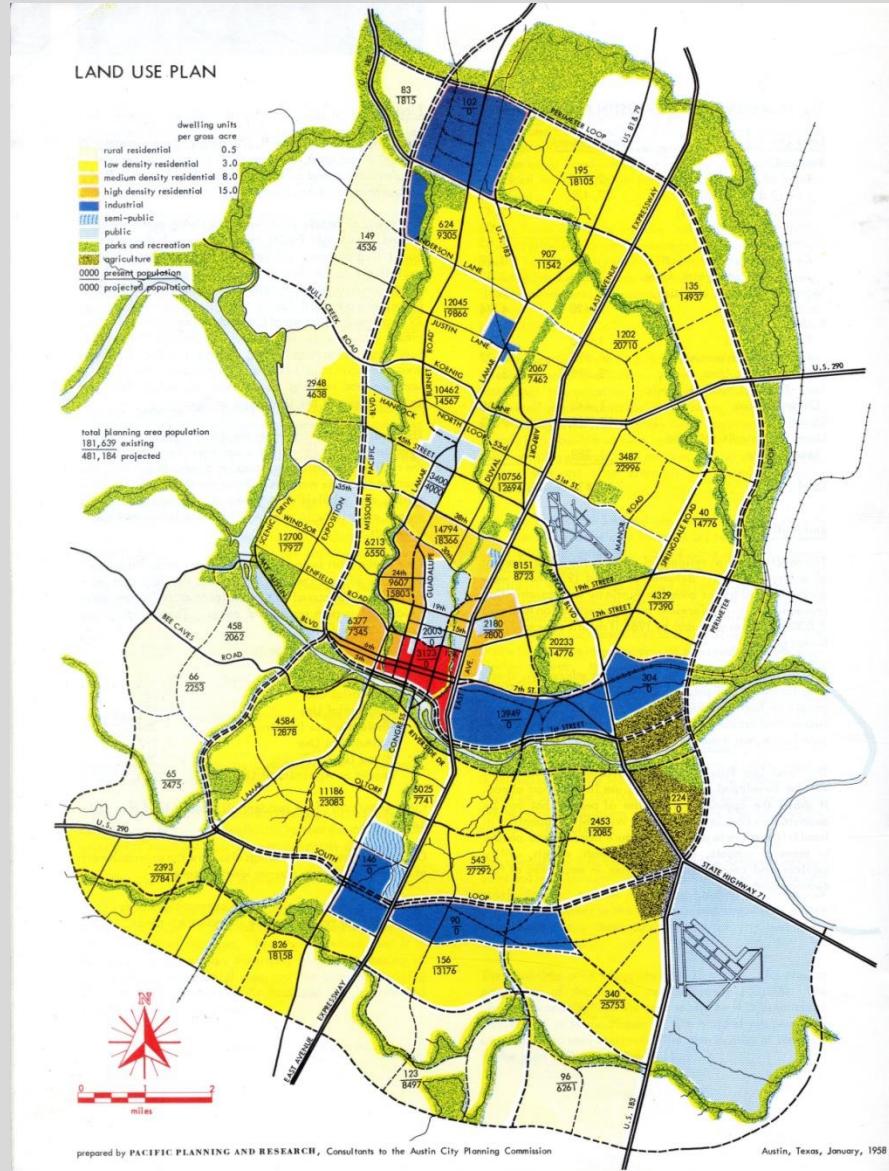
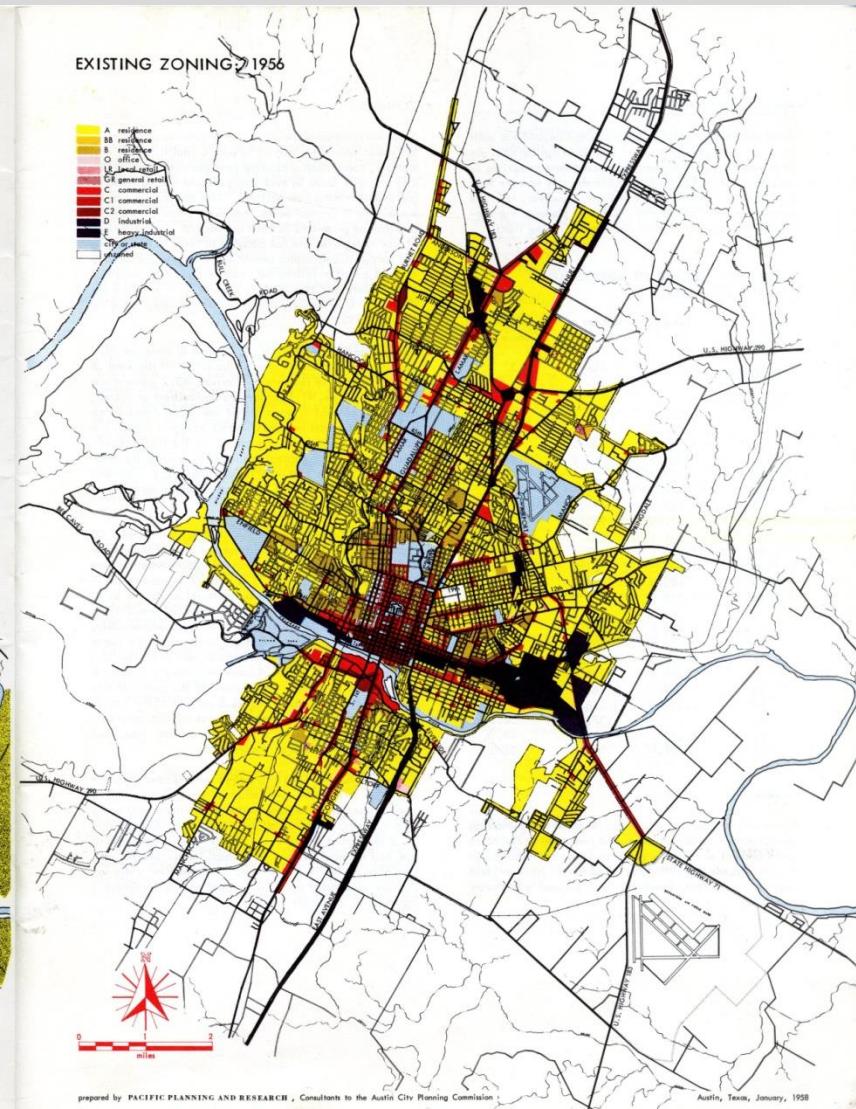


Federal highways  
deepen divisions



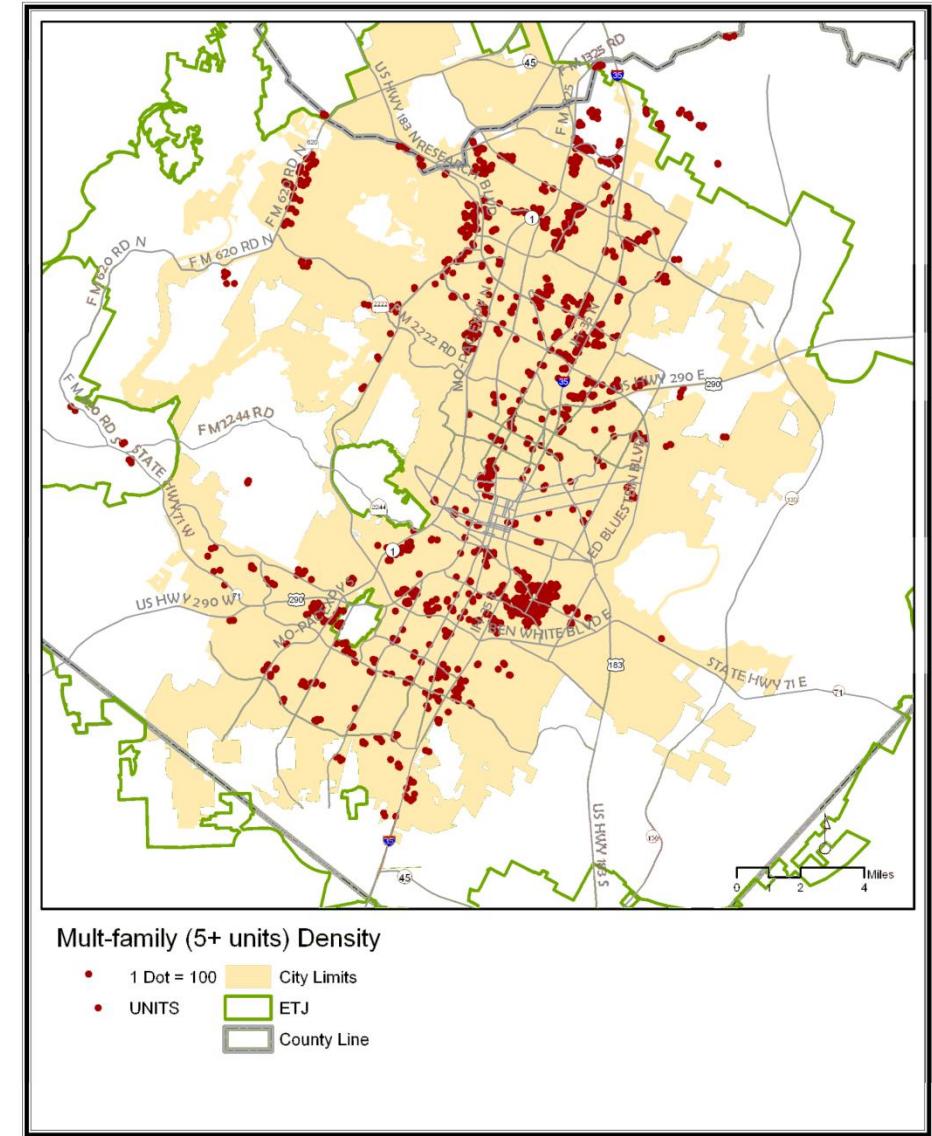
6418 Herbert C. Petry, Highway Commission Chairman, at

# 1950s plans and industrial zoning



# Zoning and Clustering of Multifamily Housing

Map 6-14: Location of multifamily neighborhoods



# Public subsidies for privately built affordable housing

- Federally funded programs (including tax credits) favor “qualified census tracts” or “areas of chronic economic distress”
- States award federal tax credits, Texas challenged on resulting patterns
- New HUD initiatives favor co-locating housing and transit to reduce combined spending-- new patterns not yet clear.

What has been the cumulative outcome of these policies and practices?

# *Austin is more segregated than other Texas metros*

## TEXAS METROS ARE HIGHLY SEGMENTED BY TENURE, TYPE, AND ESPECIALLY BY HOUSING VALUE

Values closer to 1.0 indicate homogeneity within neighborhoods (census tracts)

Sorting Indices	Austin	San Antonio	Houston	Dallas
Tenure (homeownership rate)	0.75	0.57	0.65	0.62
Type (percent single-family <sup>a</sup> )	0.65	0.55	0.61	0.60
Value (Median value, owner-occupied)	0.87	0.78	0.84	0.83
Household Income	0.85	0.75	0.79	0.77

a Single-family includes both detached and attached units. It excludes mobile homes.

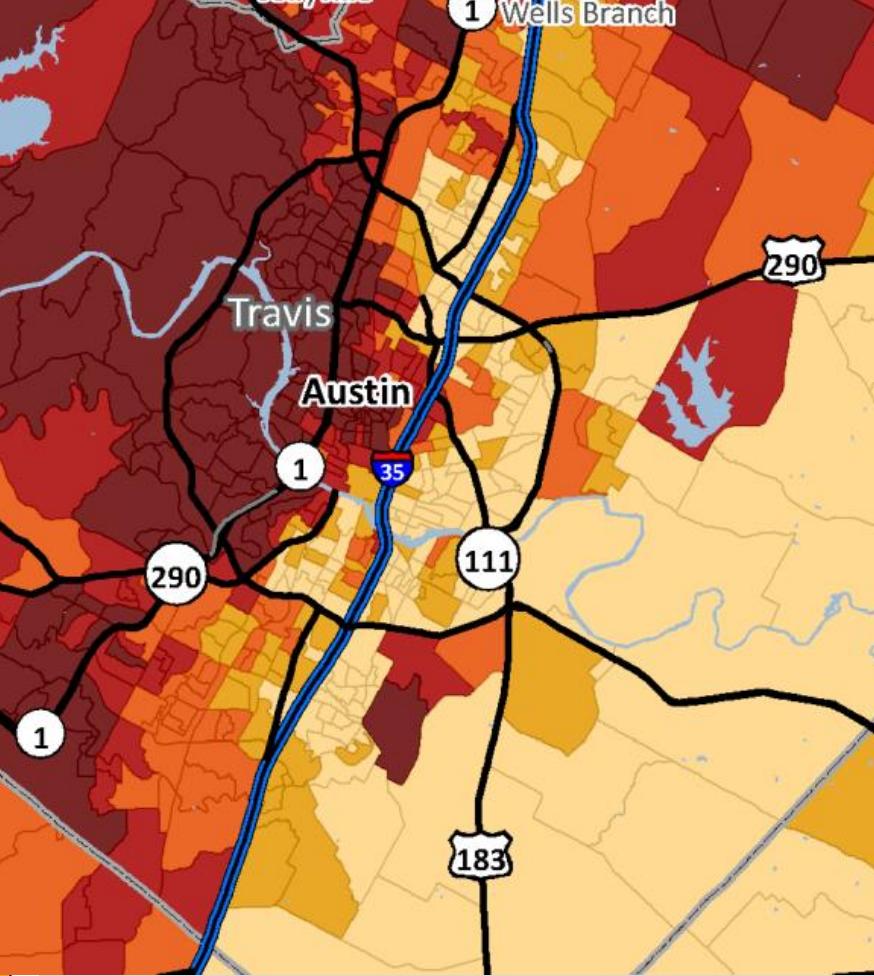
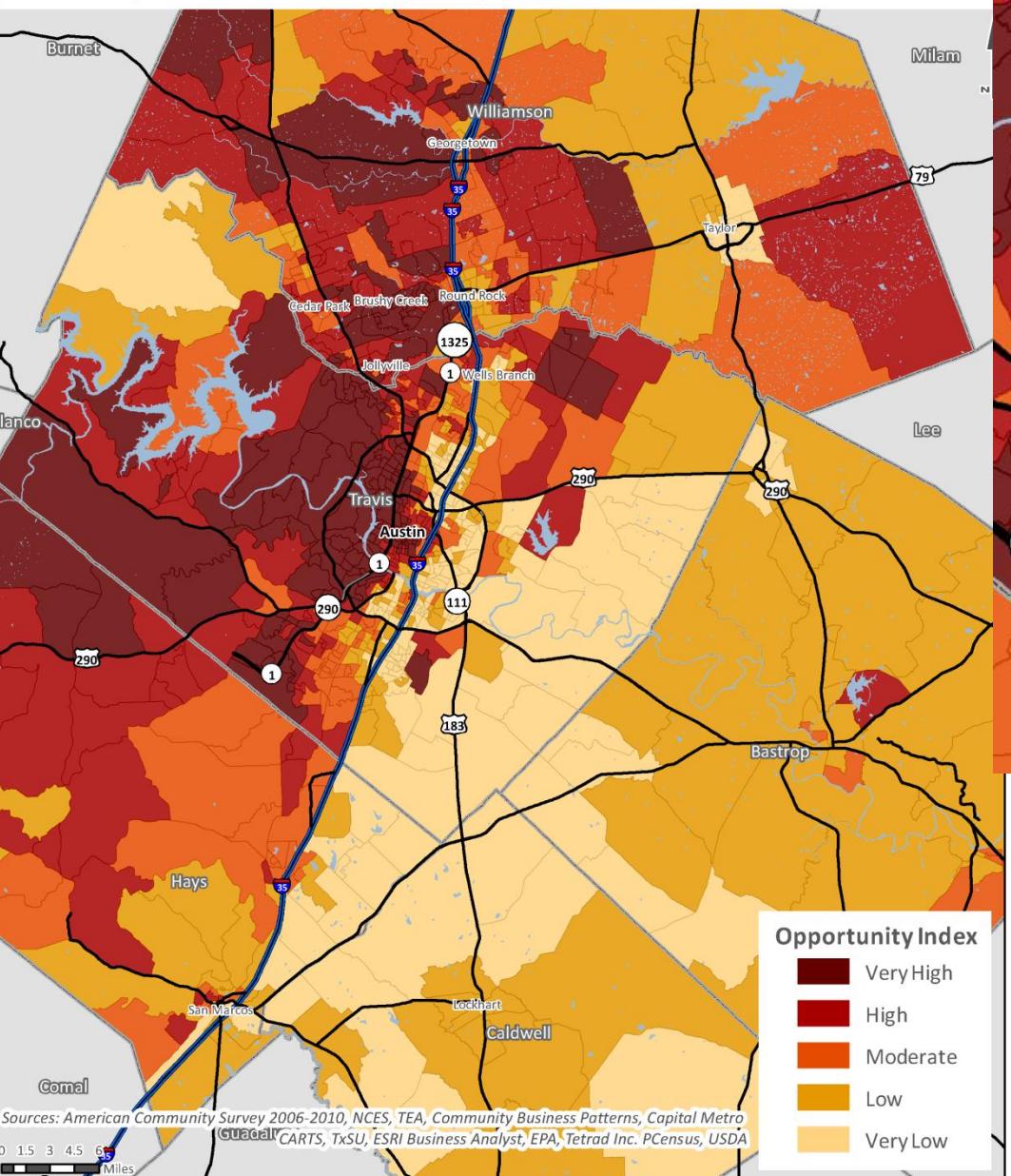
Source: U.S. Census 2000, STF 3, Tables H7, H94, and H30.

All between-tract and within-tract differences significant at p<.001.

Shannon van Zandt, Texas A&M University.

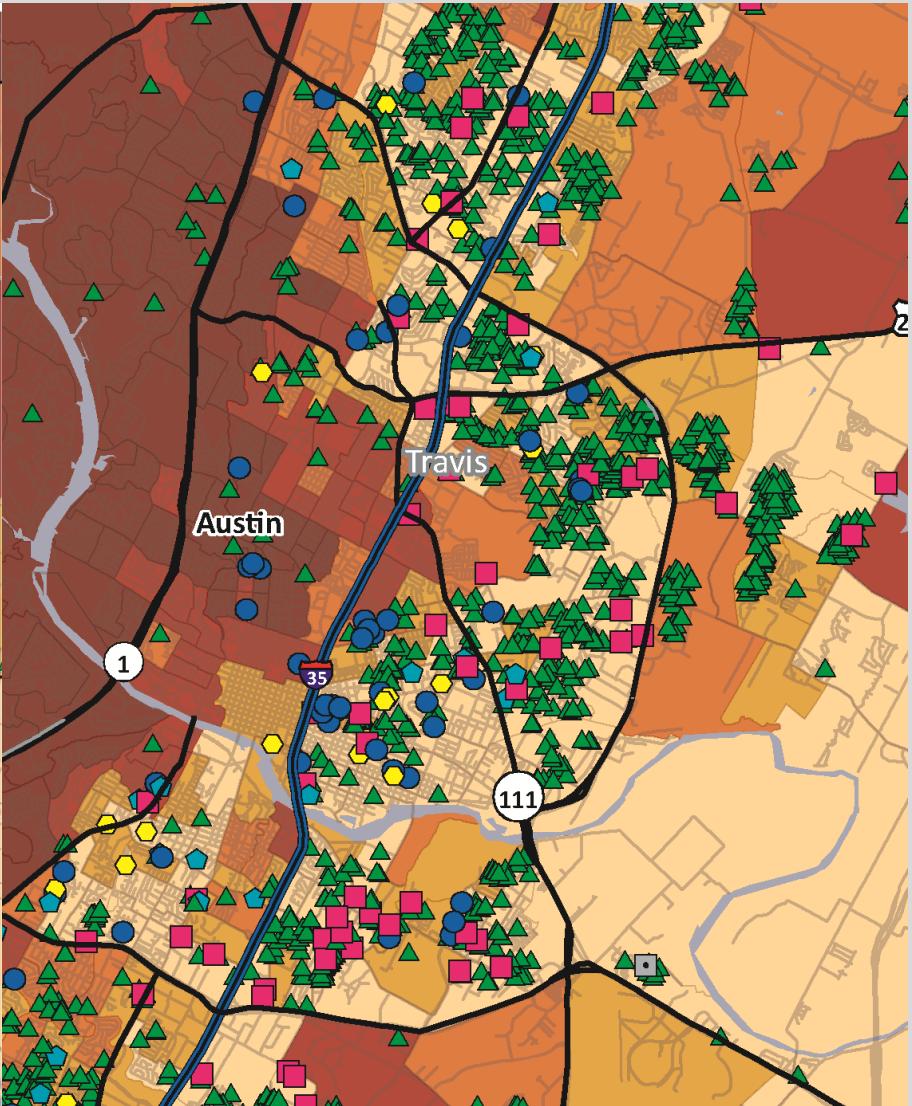
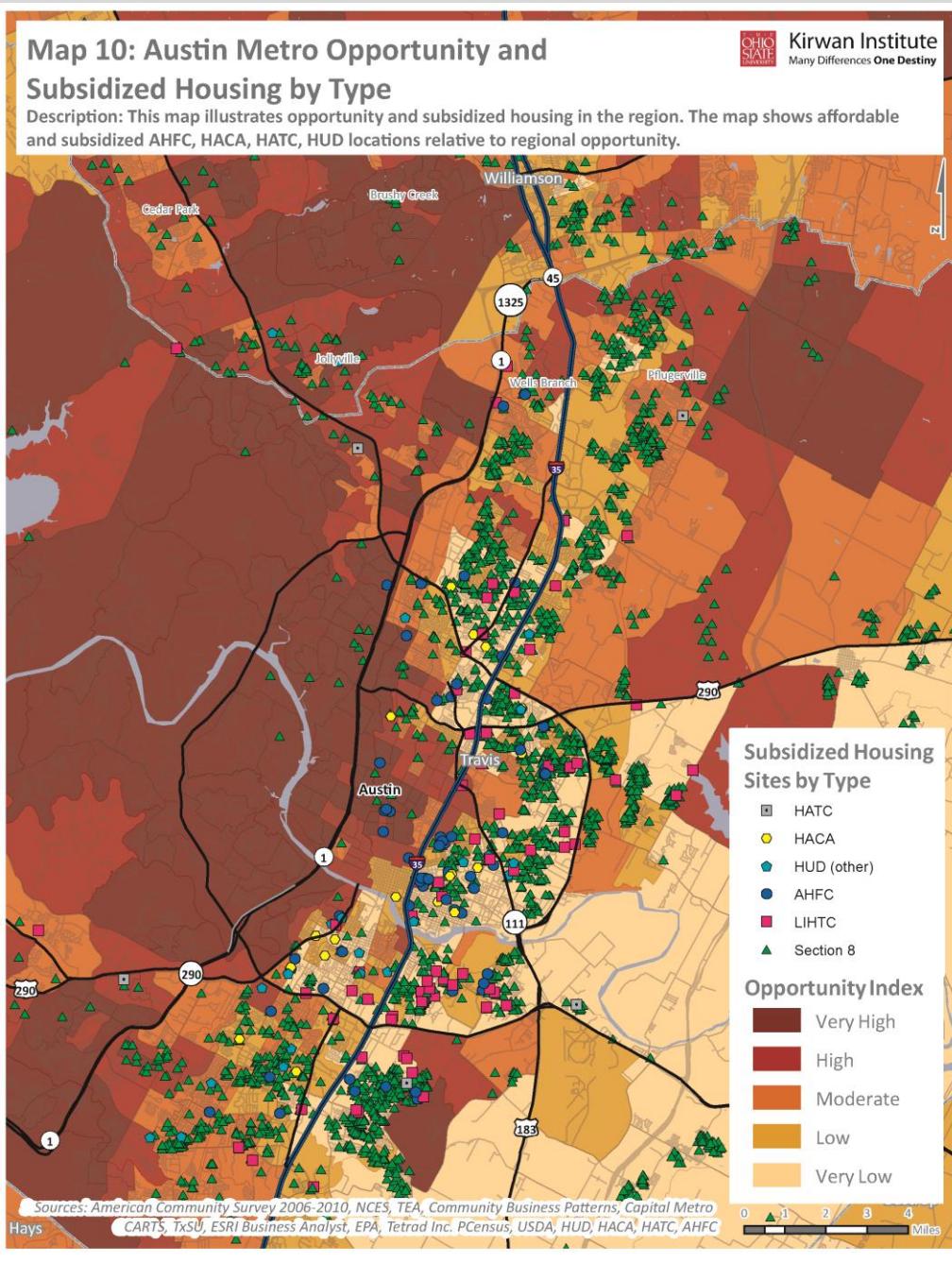
# Map 1: Austin Metro Opportunity Index

Description: This map represents opportunity environments in the region. The opportunity index is based on Education data, Economics and Mobility data, and Housing and Environment data. Together the data illustrate areas in the region that afford more or less opportunity for residents to lead successful lives.

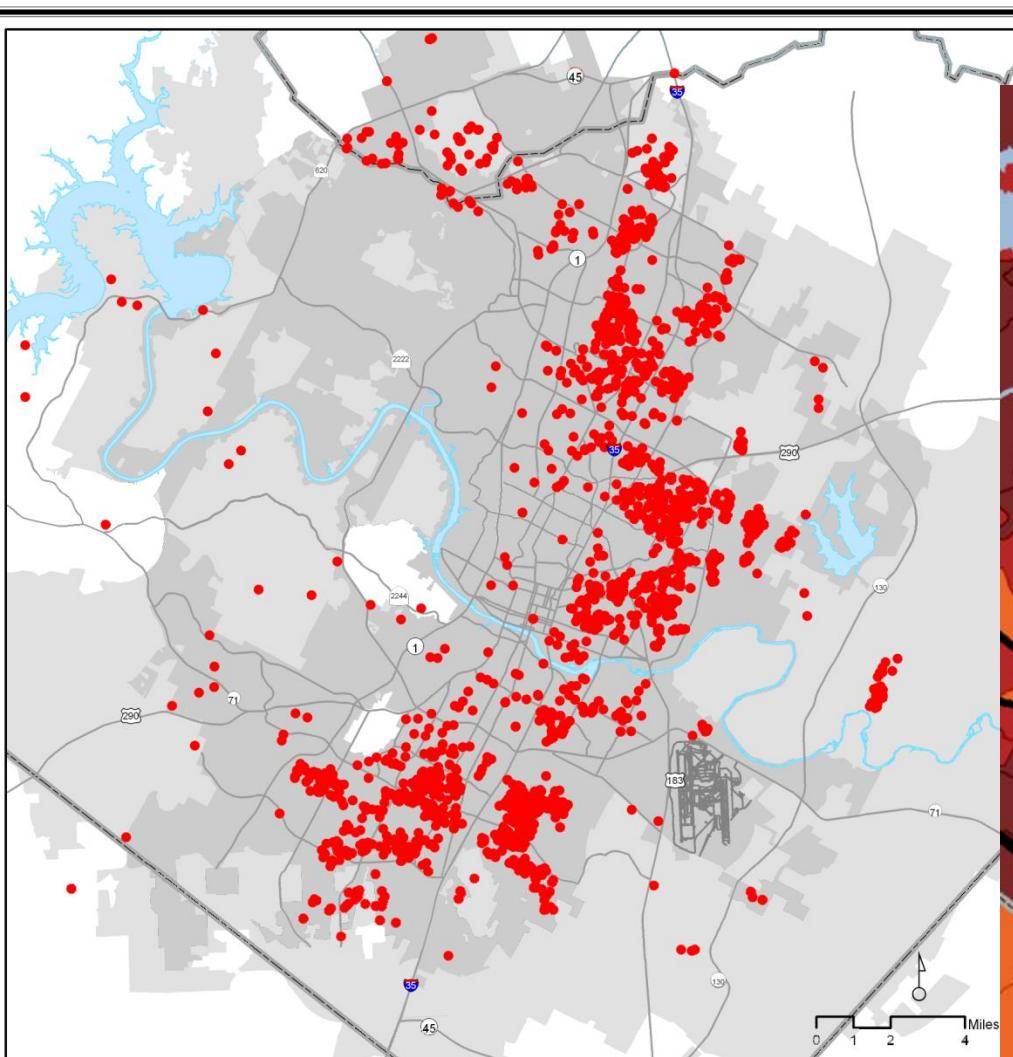


## Map 10: Austin Metro Opportunity and Subsidized Housing by Type

Description: This map illustrates opportunity and subsidized housing in the region. The map shows affordable and subsidized AHFC, HACA, HATC, HUD locations relative to regional opportunity.

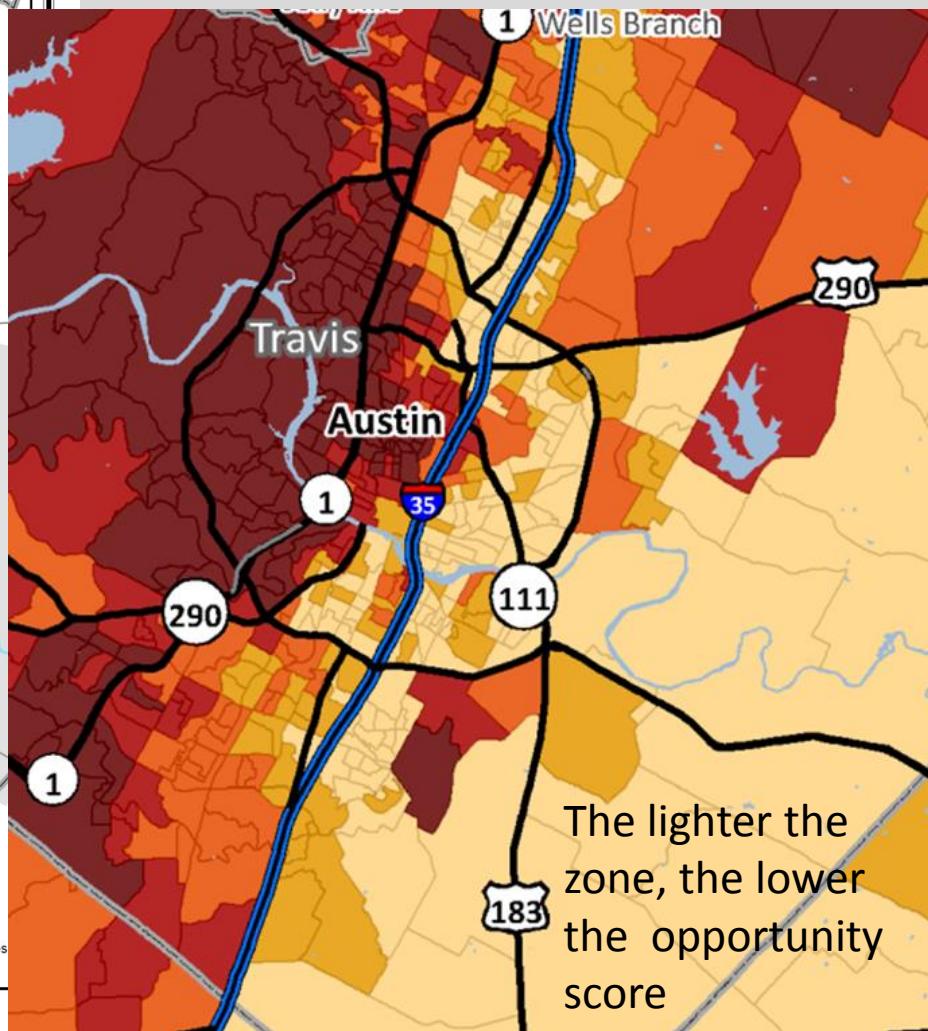


Map 6-6: Housing Choice Vouchers



Legend

- Housing Authority of City of Austin Housing Choice Voucher Program
- City Limits
- ETJ
- County Line



Vouchers largely concentrated  
in Low opportunity areas