

AUSTIN TODAY

A DYNAMIC CITY

Sam Tedford

City of Austin

Austin Energy Corporate Learning Week

October 2019

Outline

• Shaping Austin

• Austin Today

• Developing Trends



SHAPING AUSTIN

urban planning, urbanization, and segregation

The Plan of the City of Austin

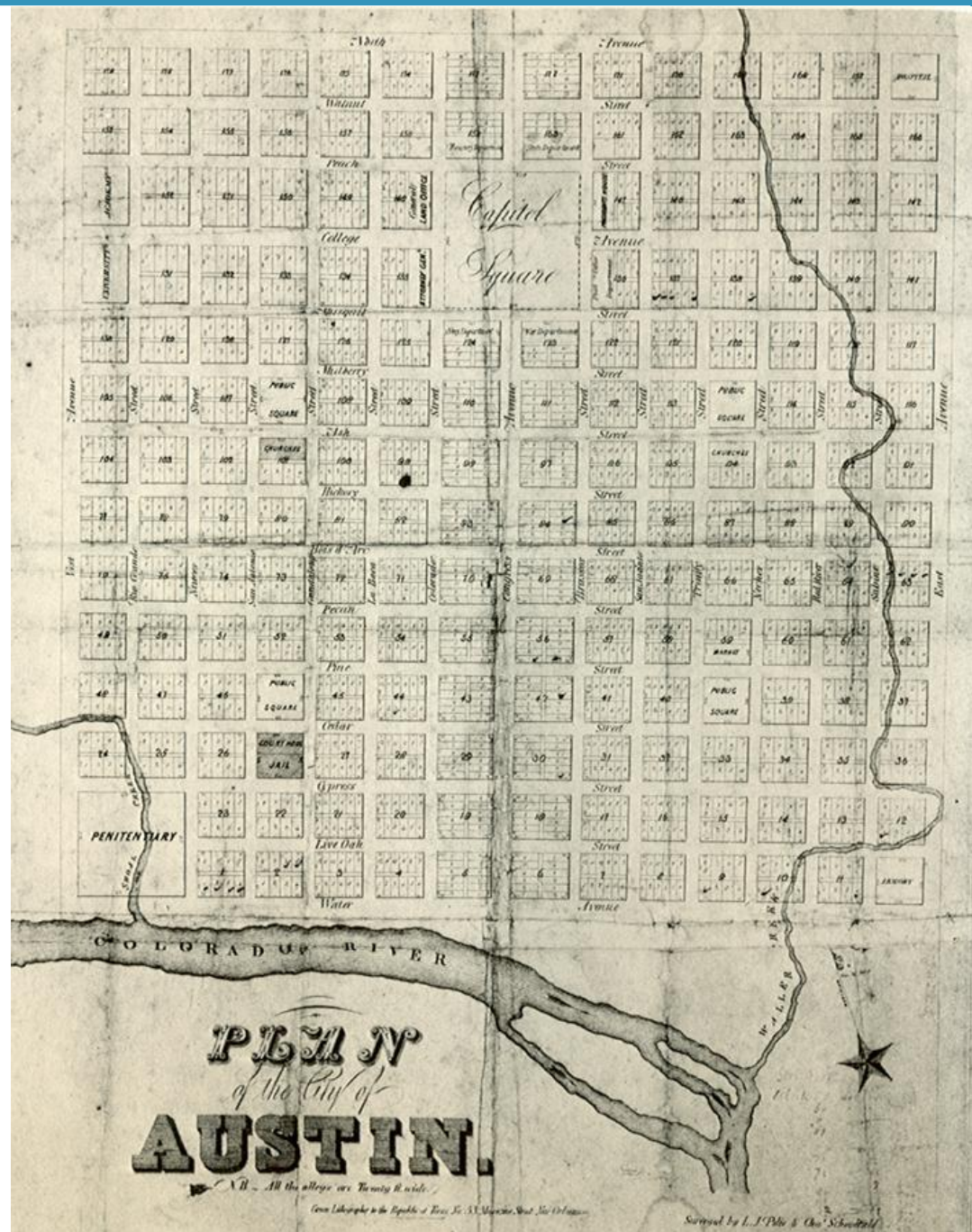
created in 1839

by Judge Edwin Waller

designed a grid that remains mostly intact today downtown

Created four public squares – three of which remain today (Republic, Brush, Wooldridge)

Before it was Austin, the future capital of the State of Texas was a small settlement named Waterloo, located on a bluff overlooking the Colorado River. Before that, this area of Central Texas were lands settled by the Comanche, Tonkawa, and Lipan Apache.



Austin spans two distinct ecological regions – to the West the Edwards Plateau and to the East the Blackland Prairie



PARTIAL VIEW OF
AUSTIN, TEXAS.

THE most beautiful and wealthiest city in the United States.

THE COMING GREAT MANUFACTURING CENTER OF THE SOUTH!

For its Schools, Churches, and other public institutions, it is already famous. The Capitol is pronounced by competent judges, one of the finest Government Buildings in the world.

For particulars about this great Cotton Center, address

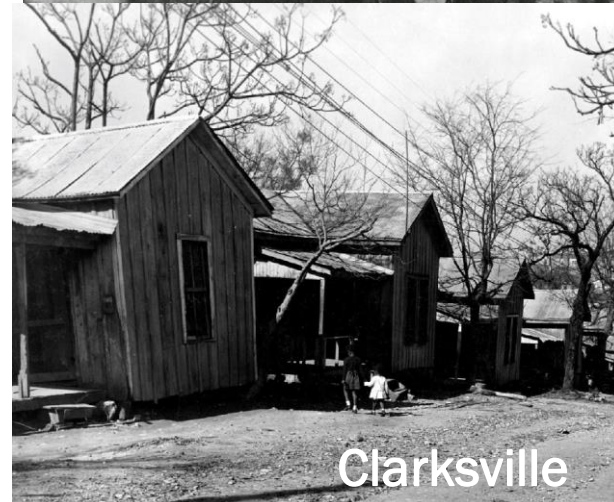
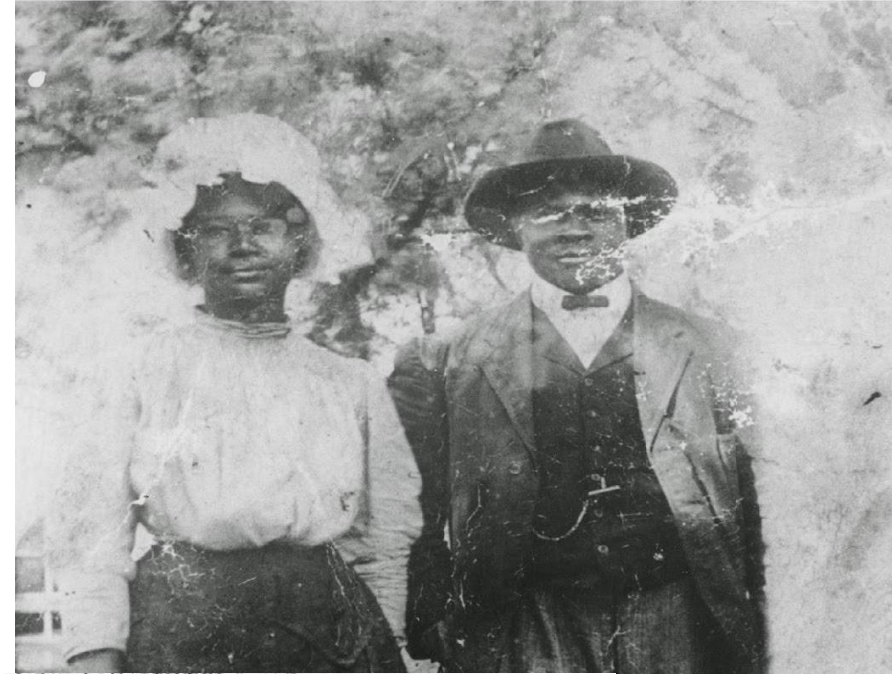
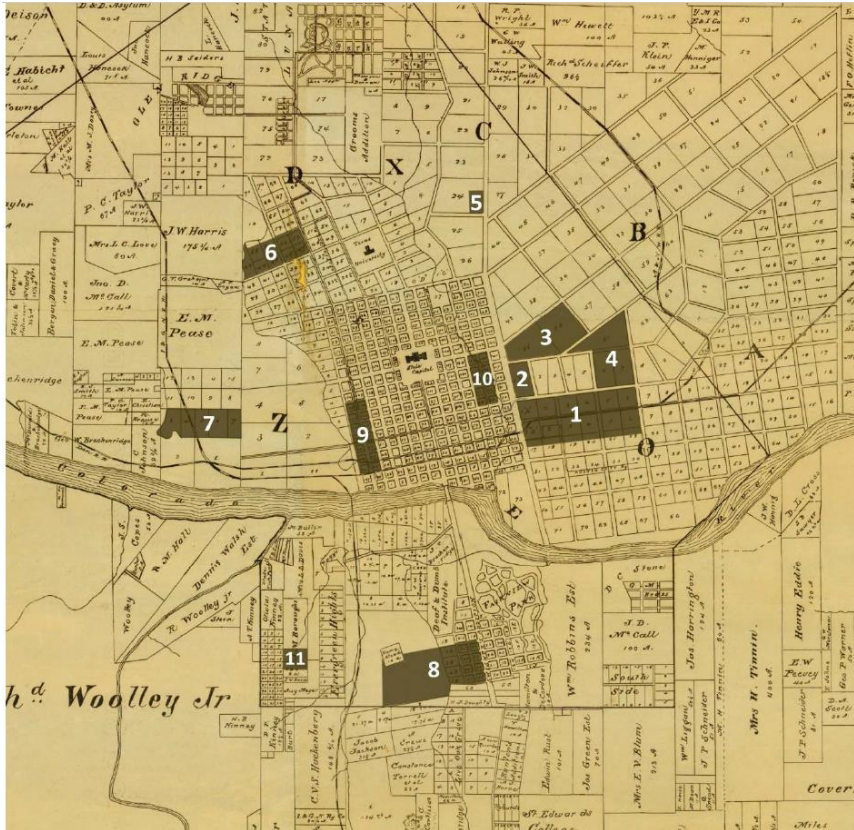
THE AUSTIN RAPID TRANSIT RY. CO.

THE BOARD OF TRADE.

Partial View of Austin, 1890

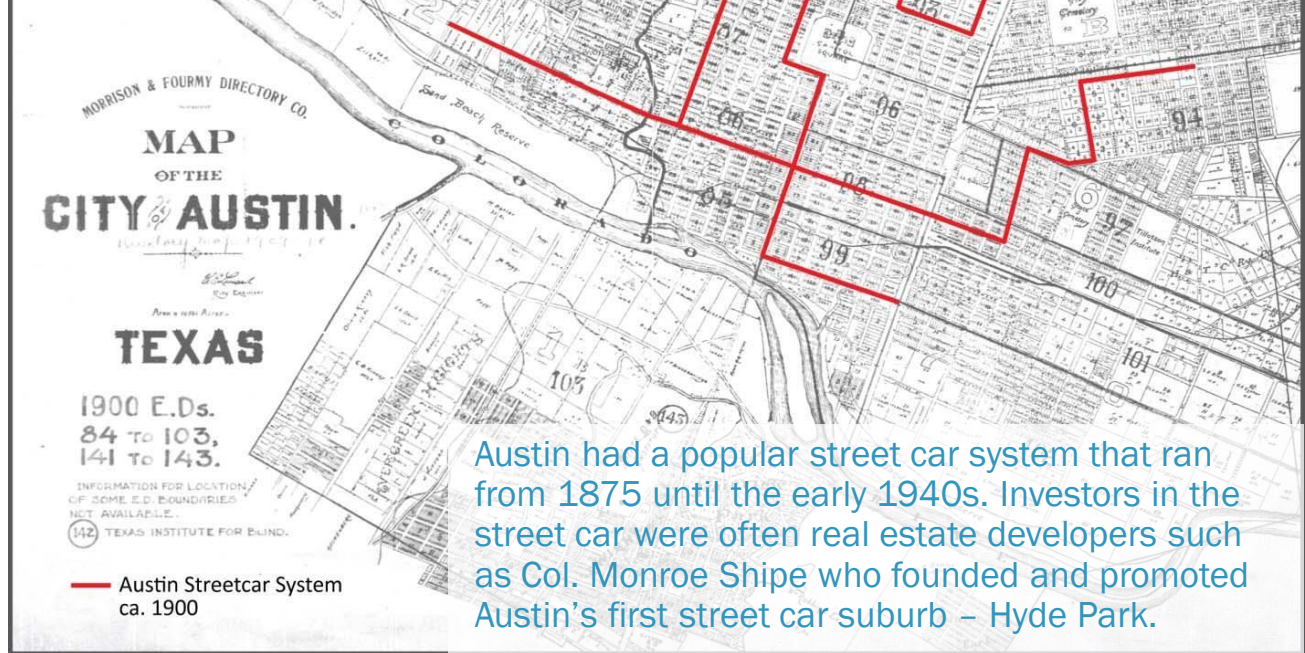
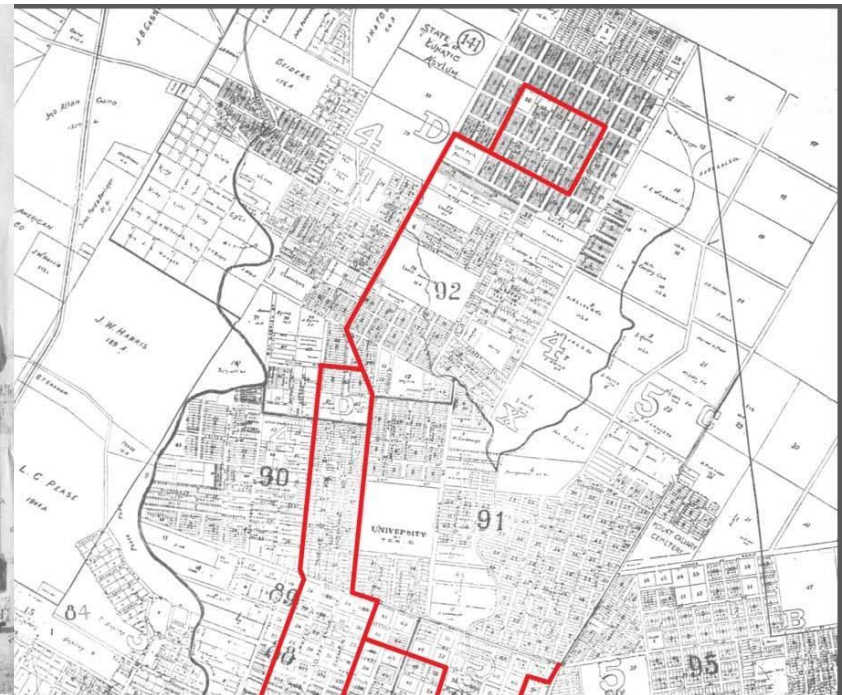
Freedmen's Communities

Communities such as Clarksville, Wheatville, Kincheonville, Masontown, and Gregorytown were established by former slaves after the Civil War and interspersed throughout the city.



PICA 35875

map from the City of Austin East Austin Historic Survey and based on research from Michelle Mears' 2009 book: "And Grace Will Lead Me Home: African American Freedmen Communities of Austin, Texas, 1865-1928"



Streetcar System

Austin had a popular street car system that ran from 1875 until the early 1940s. Investors in the street car were often real estate developers such as Col. Monroe Shipe who founded and promoted Austin's first street car suburb – Hyde Park.



Congress Avenue, 1913

The rise of the private automobile began to shape cities by the 1940s by prioritizing the paving of streets instead of maintaining rails for public transit, enabling folks to live further away from the city center where they worked, shopped, or congregated, and assisting the separation of places with different functions across the city.



Congress Avenue, 1945

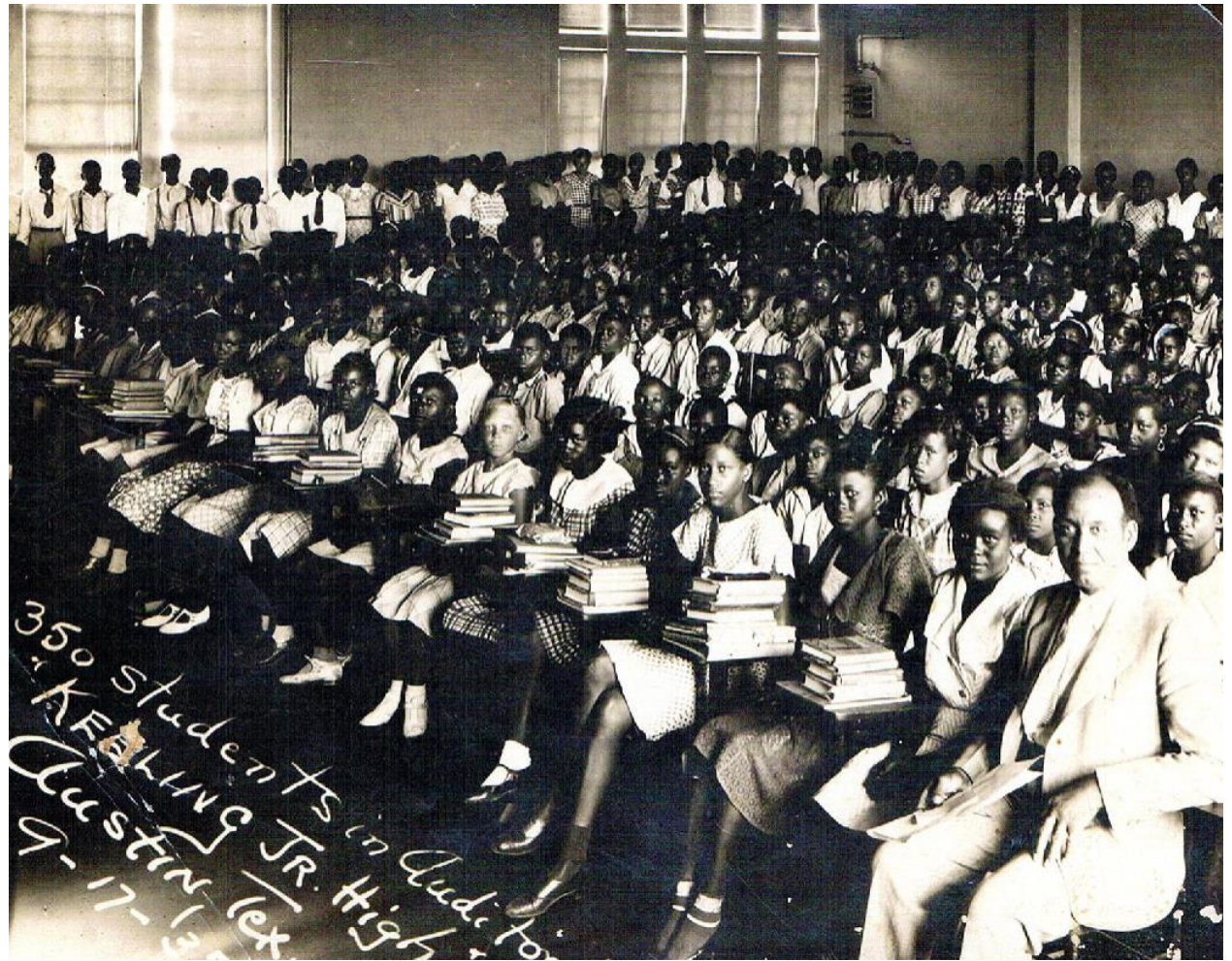
A City Plan for Austin, Texas 1928

- created the “Negro District” in East Austin
- placed most industry in East Austin
- laid the groundwork for red lining, displacement, and long-lasting racial divides



“Separate but Equal”

Keeling JR High
1935

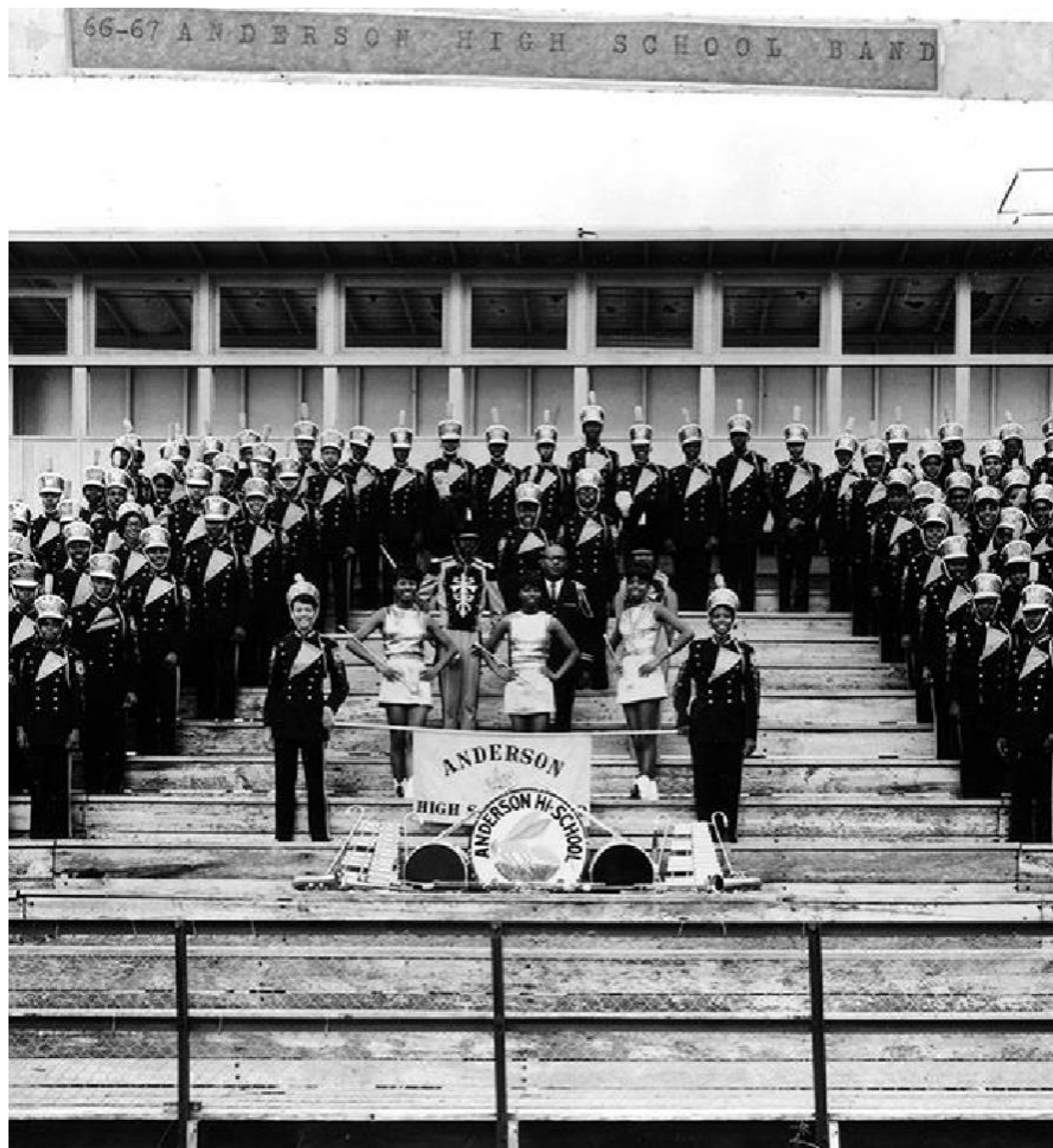


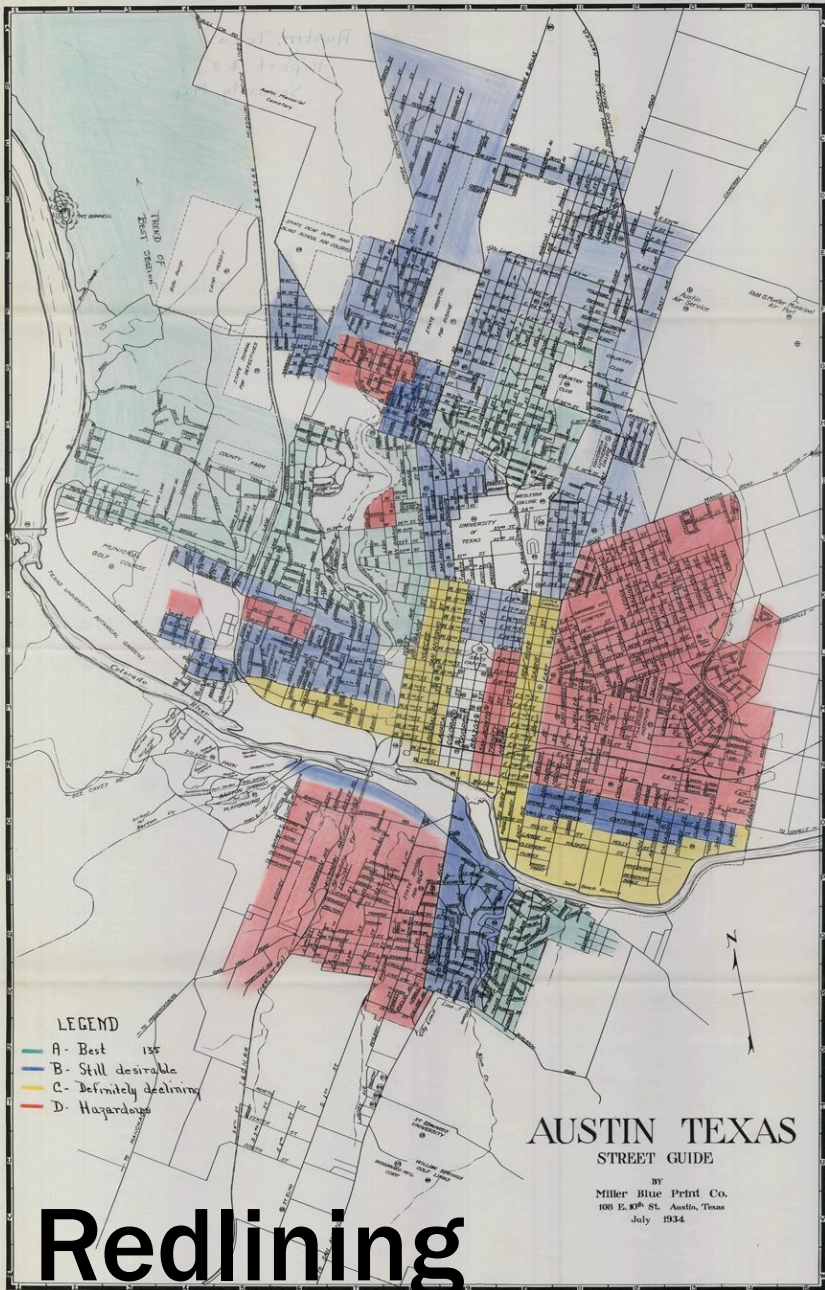
“all the facilities and conveniences be provided the negroes in this [negro district], as an incentive to draw the negro population to this area. This will eliminate the necessity of duplication of white and black schools, white and black parks, and other duplicate facilities for this area.”

Old Anderson High School

1967

“impossible to desegregate”





Redlining




Restrictive Covenants

Hyde Park
property
advertisement

HYDE PARK

The most beautiful, healthful, and practical place for homes in the city of Austin. It's the safest place for investment. The terms offered are remarkably easy. The prices are very reasonable. Any person buying two lots WILL BE GIVEN ONE LOT FREE OF COST. There are six miles of beautiful graded streets in HYDE PARK, and a magnificent

SPEEDWAY FROM THE PARK TO THE CITY.
THE FINEST DRIVE IN TEXAS.



HYDE PARK IS EXCLUSIVELY FOR WHITE PEOPLE.

The main line of Electric Street Cars run into and around a belt in the Park. Free Mail Delivery twice a day. There is no limestone dust. The soil is the best for Fruits, Flowers and Lawns. No one thinks of taking a carriage drive without going to Hyde Park. The drives are free from mud and dust. The scenery is interesting. The altitude of Hyde Park is 185 feet above the river. Hyde Park is Cool, Clean and Healthful. Invest while YOU CAN SELECT, and SECURE ONE LOT FREE. If you wish to buy on the installment plan the terms are \$3.00 per month on each lot. If you pay in cash a discount of 8 per cent will be allowed. If you wish to invest and do not live in Austin, we will pay your fare both ways, if the distance is not over 300 miles. Strangers who wish to see the city can have a Free Carriage by calling at our office.

Extraordinary Inducements Are Offered

To persons who will agree to erect good houses. If parties wish to build in Hyde Park we will trade lots for other Austin property on a fair basis, and DONATE ONE LOT as a Premium. Beautiful Views of Hyde Park, and of THE SPEEDWAY sent free upon application. Write to us, or call at 721 CONGRESS AVENUE, AUSTIN, TEXAS.

Rosedale neighborhood deed restriction

4. No building, or any part thereof, shall ever be used for a professional office, home occupation, club or for any other use than strictly residential purposes.

5. No person of African descent shall ever be allowed to buy or hold in any way title or control of any lot or block, but this shall not be construed to prevent servants from residing thereon so long as such servant quarters are maintained upon the rear of the property.

6. No intoxicating liquors shall ever be manufactured or sold upon the premises of any lot or block of this subdivision.

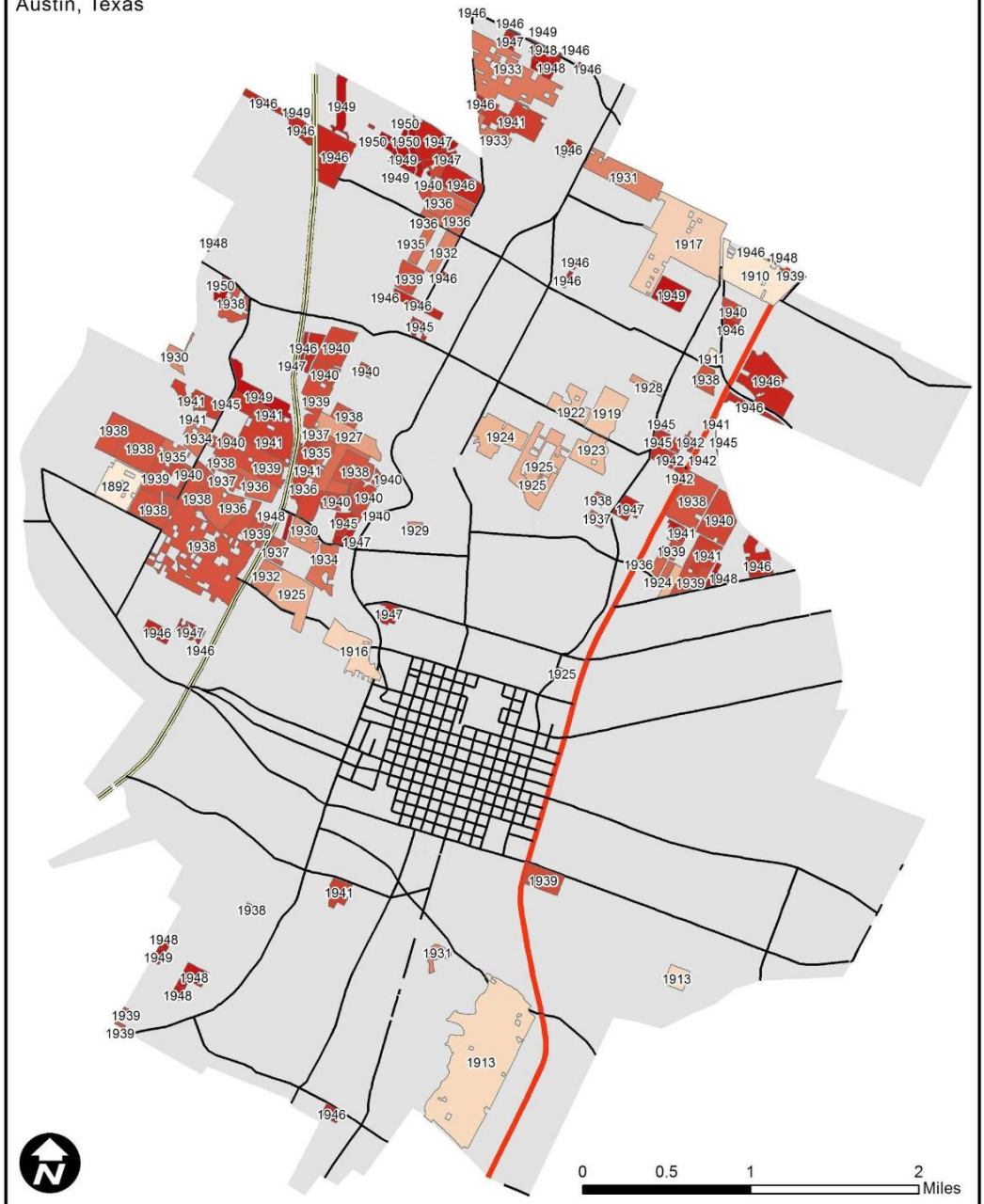
AND TOWN CO.
General Manager

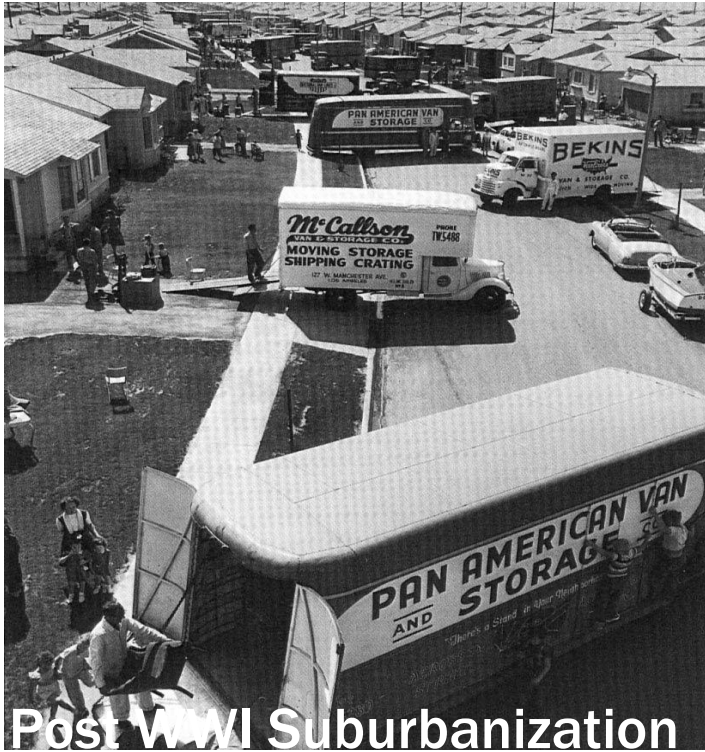
Restrictive Covenants

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

Racial Restrictive Covenants 1890-1950

Austin, Texas





**Post WWII Suburbanization
and
White Flight**



Interstate Highway 35



PICA 34454



“rebuild nation’s cities, eliminate slums and blight, provide decent housing for all”

East 11th Street Property Destroyed

Urban Renewal and Slum Clearance



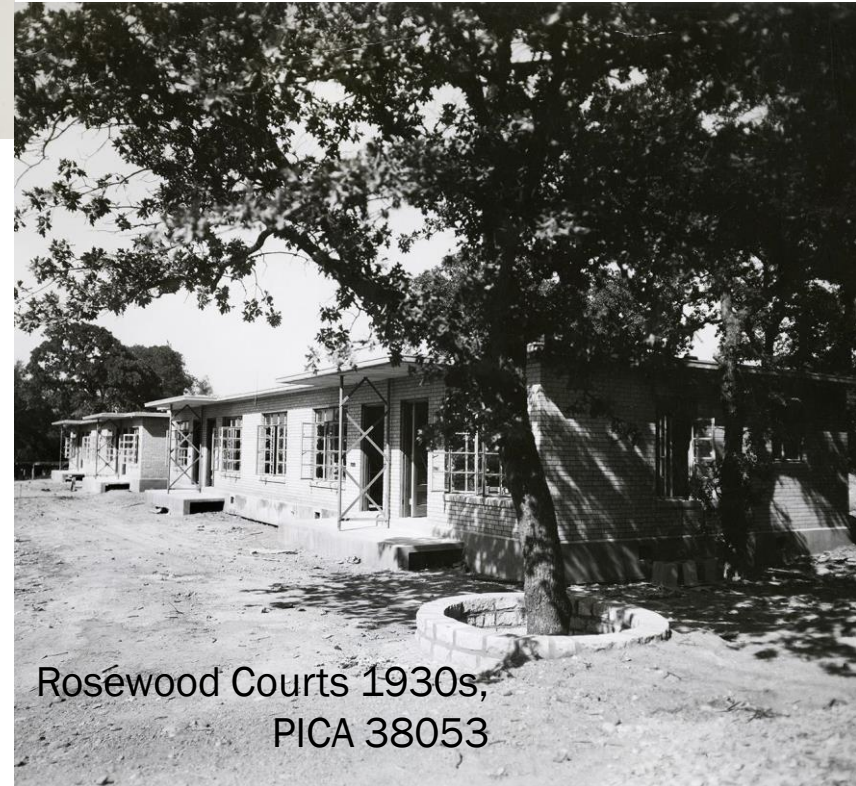
photos taken by property assessors of homes in East Austin
AR.1996.008-150



Santa Rita Courts 1939,
PICA 24091

Santa Rita – for residents of Mexican descent
Rosewood – for residents of African descent
Chalmers – for white residents

Segregated Public Housing

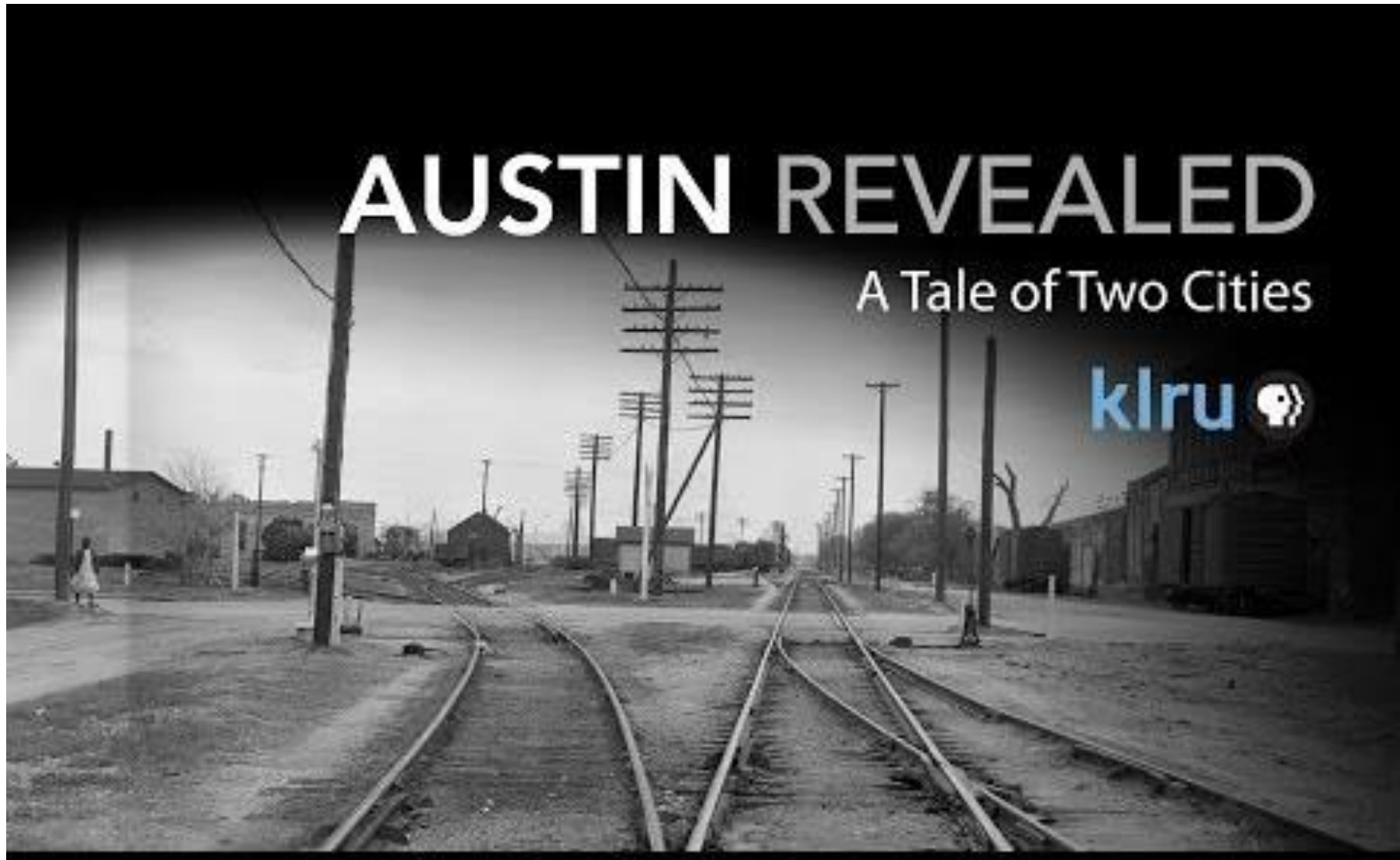


Rosewood Courts 1930s,
PICA 38053

AUSTIN REVEALED

A Tale of Two Cities

klru 



1928 Plan

+

Redlining

+

Restrictive Covenants

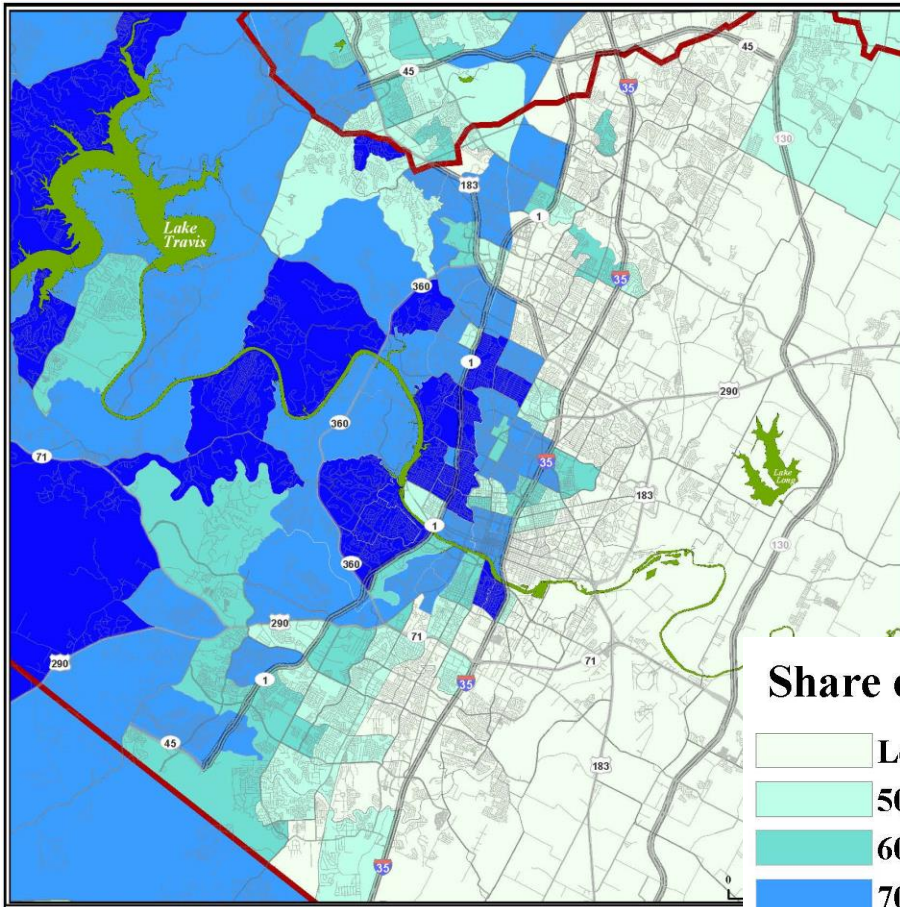
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Freeway Construction

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Urban Renewal and Slum Clearance

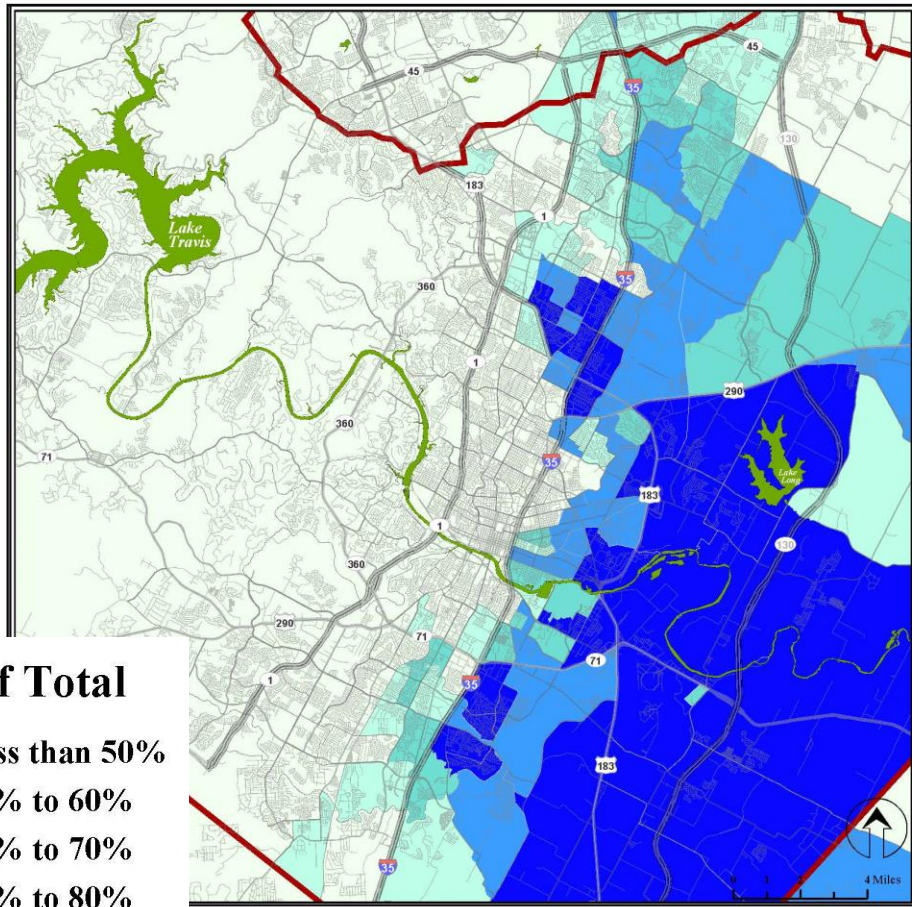
Inheriting Inequality



Non-Hispanic White Share of Total

Share of Total

- Less than 50%
- 50% to 60%
- 60% to 70%
- 70% to 80%
- 80% Plus



Neighborhoods of Color
All Races and Ethnicities Other than non-Hispanic White

Study: Austin is Most Economically Segregated Metro Area

Among the largest metro areas in the country, Austin ranks as the place where wealthy, college-educated professionals and less-educated, blue-collar workers are least likely to share the same neighborhoods. [f](#) [t](#)

BY EMILY BADGER, THE WASHINGTON POST FEB. 23, 2015 6:17 PM



Stevie Ray Vaughn Trey Ratcliff

THOSE WHO STAYED

The Impact of Gentrification on Longstanding Residents of East Austin

AUTHORS: Eric Tang, Ph. D., associate professor, faculty fellow at the Institute for Urban Policy Research and Analysis and Division of Diversity and Community Enagment; Bisola Falola, Ph. D., Department of Geography and the Environment

CONTRIBUTOR: Wideleine Desir, B.S., M.S. candidate Department of Community and Regional Planning

LEAVING HOME: AUSTIN'S DECLINING AFRICAN AMERICAN POPULATION

21 NOV 2016 POSTED BY VICTORIA DAVIS

0 COMMENT



children's
optimal health

About Our Maps Services Events G

The Suburbanization of Poverty: The Geography of Childhood Poverty in and around Austin

By Sam Tedford

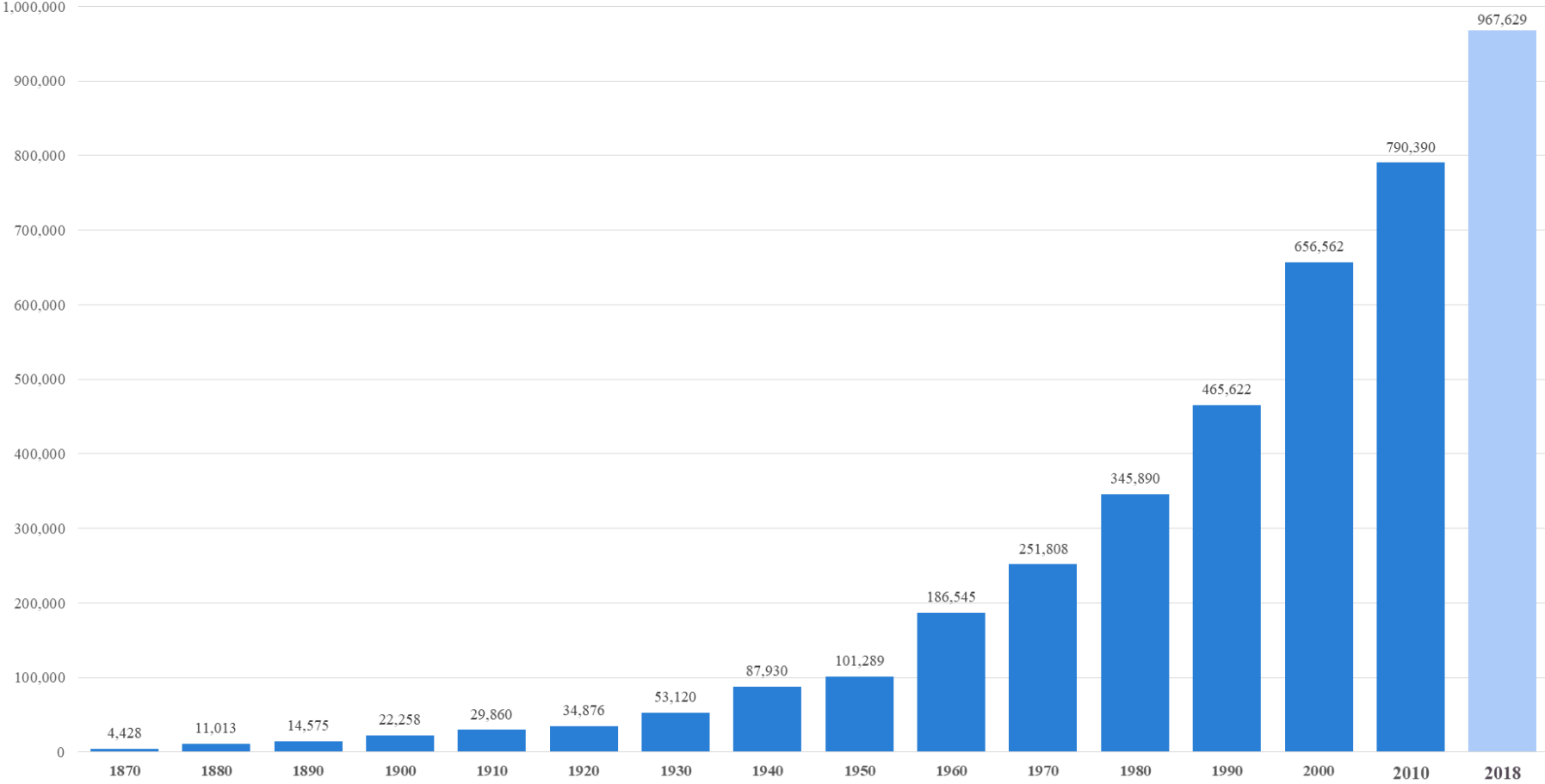
In recent years, Austin has settled in near the top of the [list of fastest growing cities](#) in the United States. And though we know that the city is rapidly growing, there is still much to understand about the changing demographics of Austin. Historically, [racist urban planning](#) led Austin to develop into an intensely segregated city both economically and racially with large concentrations of urban poor communities and communities of color forced into certain neighborhoods on the east side. However, in the changing social and economic environment of Austin today, the geography of poverty and race is unlike anything this city has seen before. A quickly growing city means a [growing demand for housing](#), which has led to a major [affordability crisis](#) in the [Austin housing market](#), and the [displacement of many low income residents](#) due to [gentrification](#). For my study I focused on one of the most vulnerable populations directly affected by poverty and displacement: children. The study analyzes the geographic distribution of economically disadvantaged children in Austin and the surrounding areas across ten years from 2005 to 2015.

Inheriting Inequality

AUSTIN TODAY

rapid population growth and profound diversification

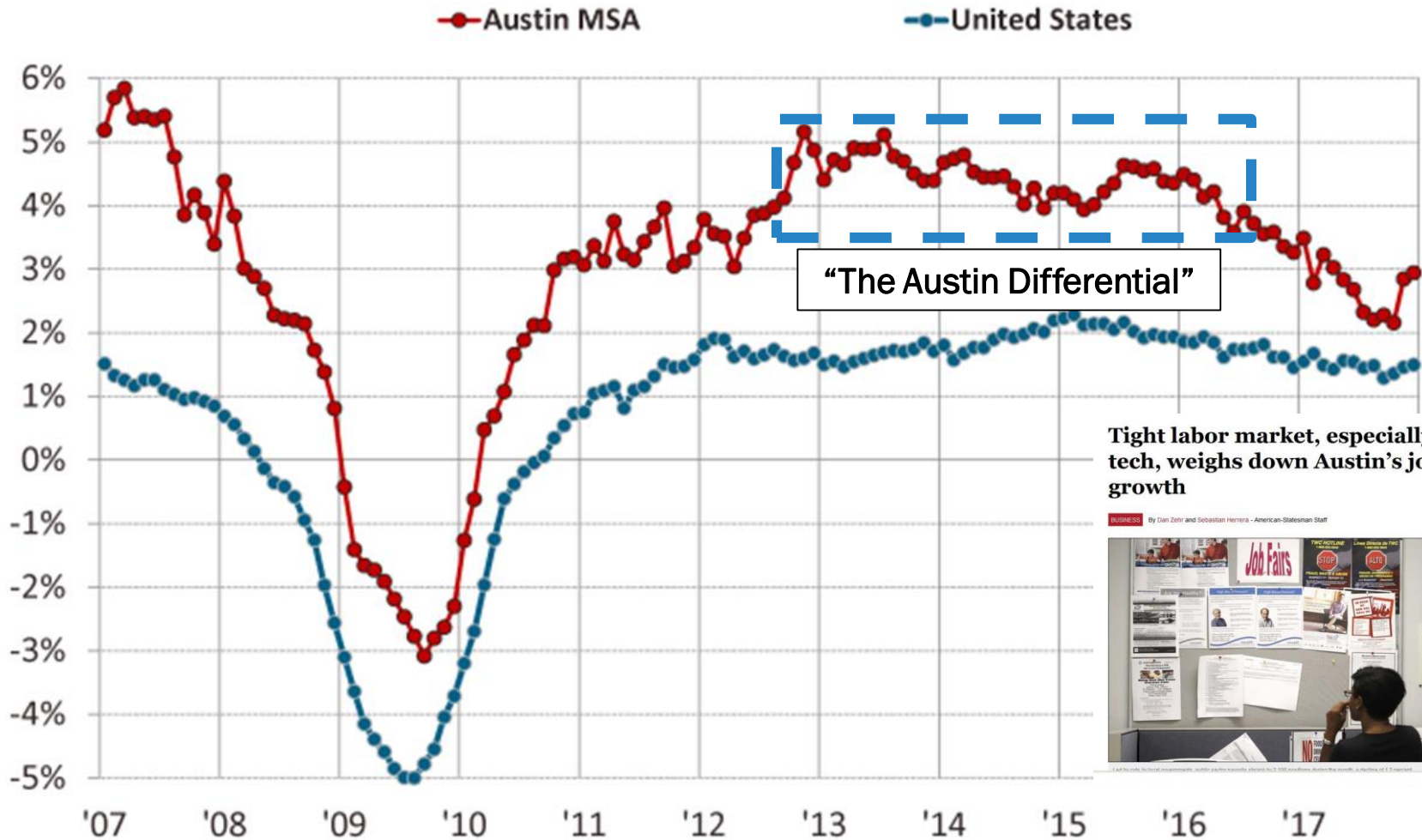
City of Austin Population Growth 1870 to 2018



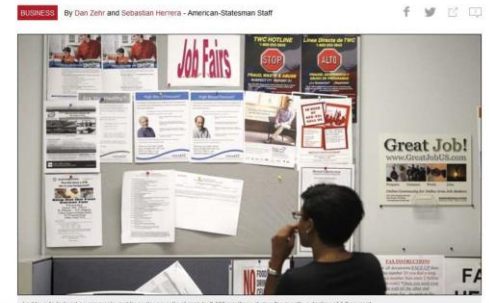
Data Source: Ryan Robinson, Population Histories and Forecasts 2018

Economic Growth

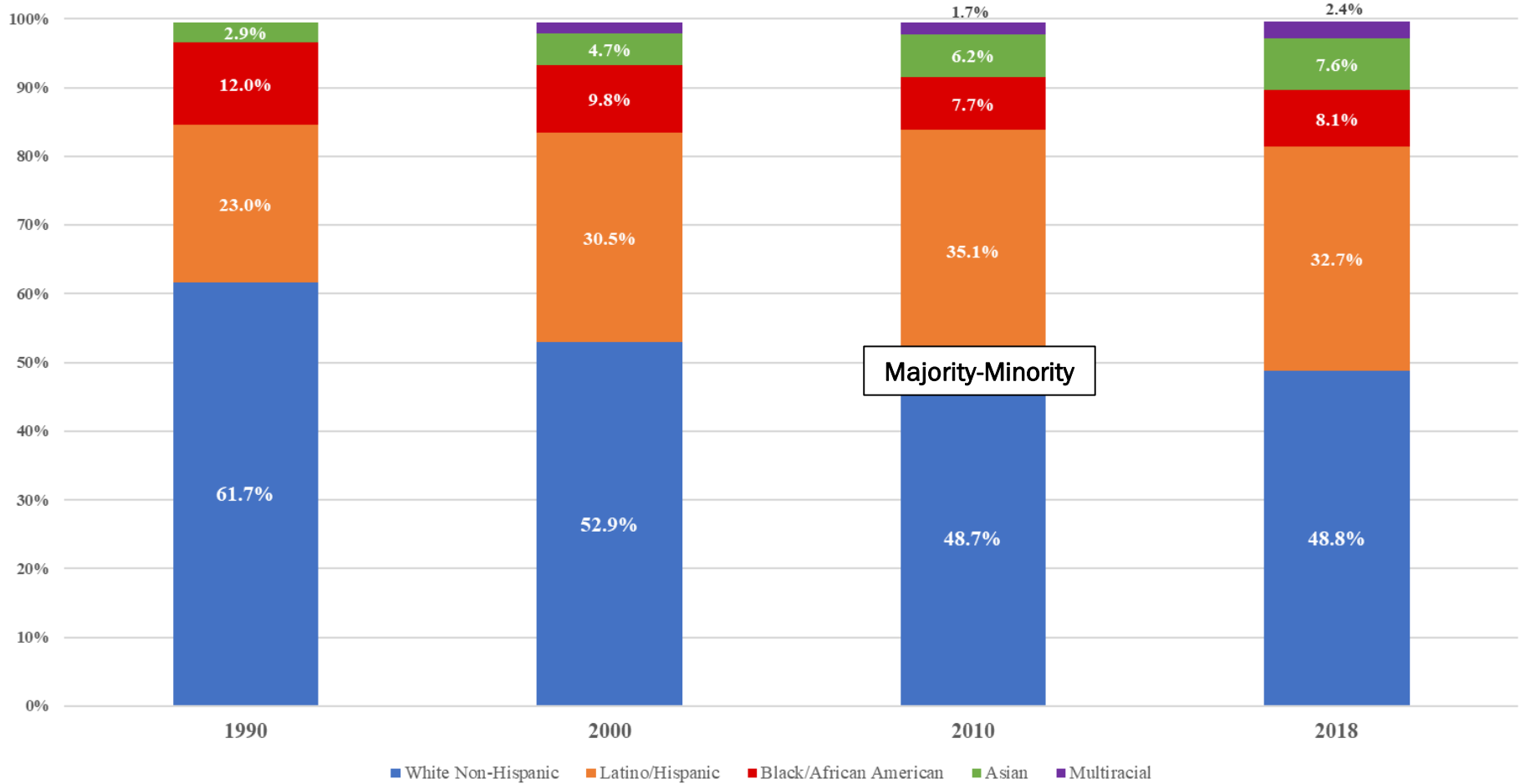
Year over year percent change in job growth



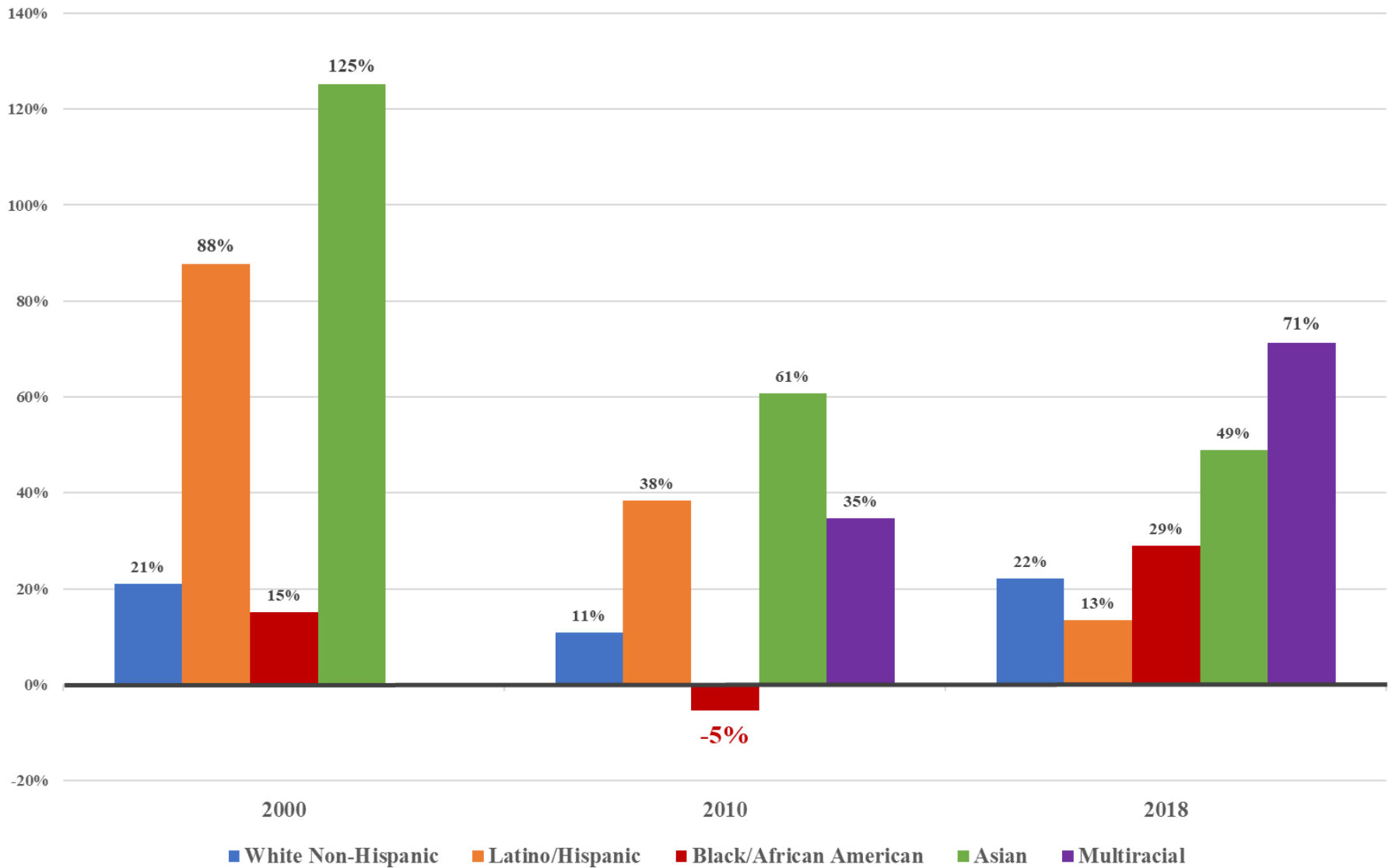
Tight labor market, especially in tech, weighs down Austin's job growth



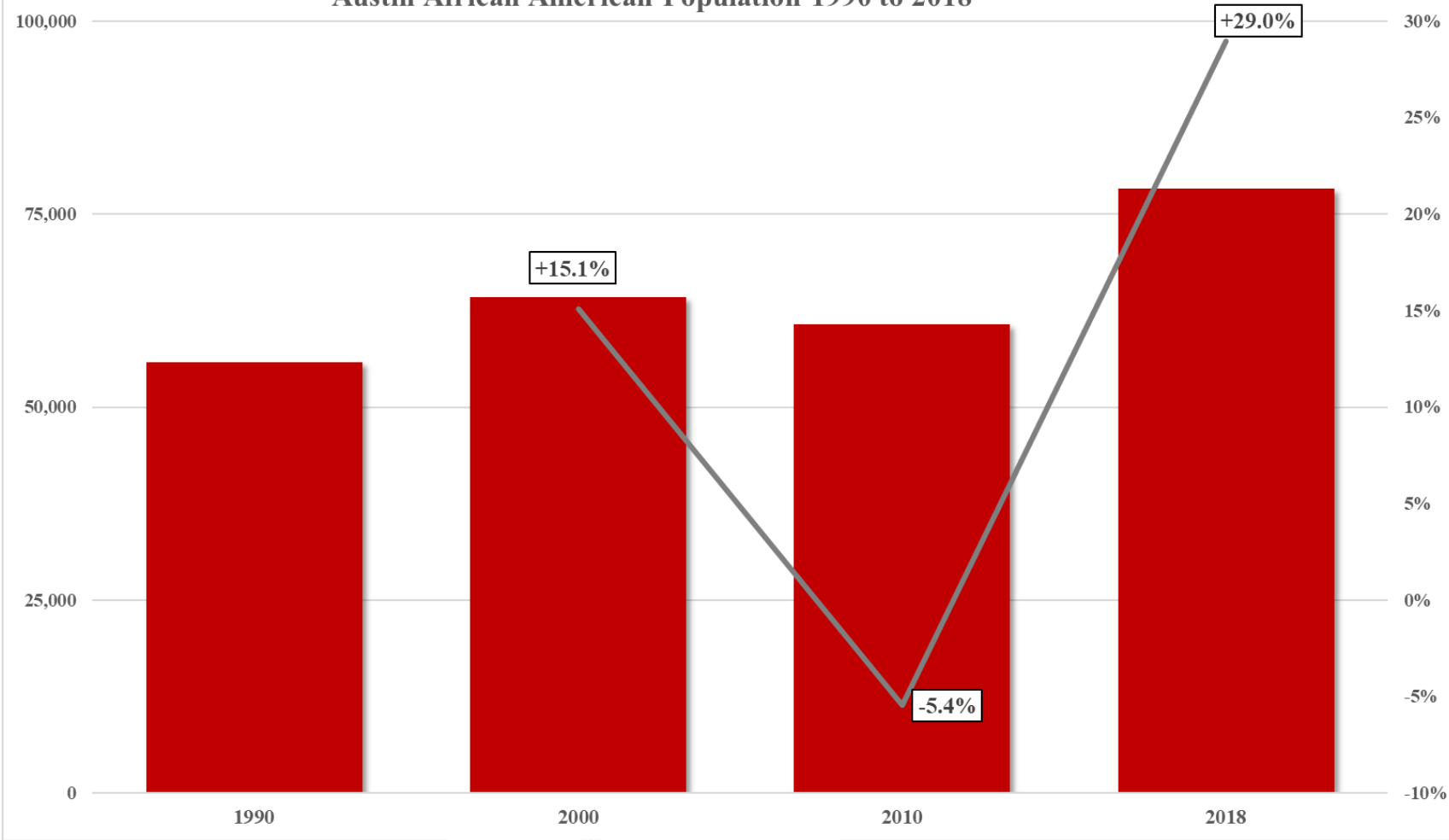
Austin Racial and Ethnic Composition 1990 to 2018



Racial and Ethnic Group Population Percent Change 1990 to 2018



Austin African American Population 1990 to 2018



LEAVING HOME: AUSTIN'S DECLINING AFRICAN AMERICAN POPULATION

21 NOV 2018 POSTED BY VICTORIA GRAY

THOSE WHO LEFT Austin's Declining African American Population

AUTHORS: Eric Tang, Ph.D., associate professor, faculty fellow at Institute for Urban Policy Research and Analysis and Division of Diversity and Community Engagement; Brookia Fakola, M.A., Ph.D. candidate, Department of Geography and the Environment

CONTRIBUTORS: Chadi Wad Chadi, M.A., Ph.D. candidate, Department of Anthropology; Omi Olan Jones, Ph.D., professor, African and African Diaspora Studies

Despite being one of the fastest growing cities in the United States, Austin's African American population has been in steady decline for nearly two decades. The discrepancy between Austin's huge population growth and its decline in African American residents is greater than that of any other fast-growing major city in the U.S. Why are they leaving and where are they going?

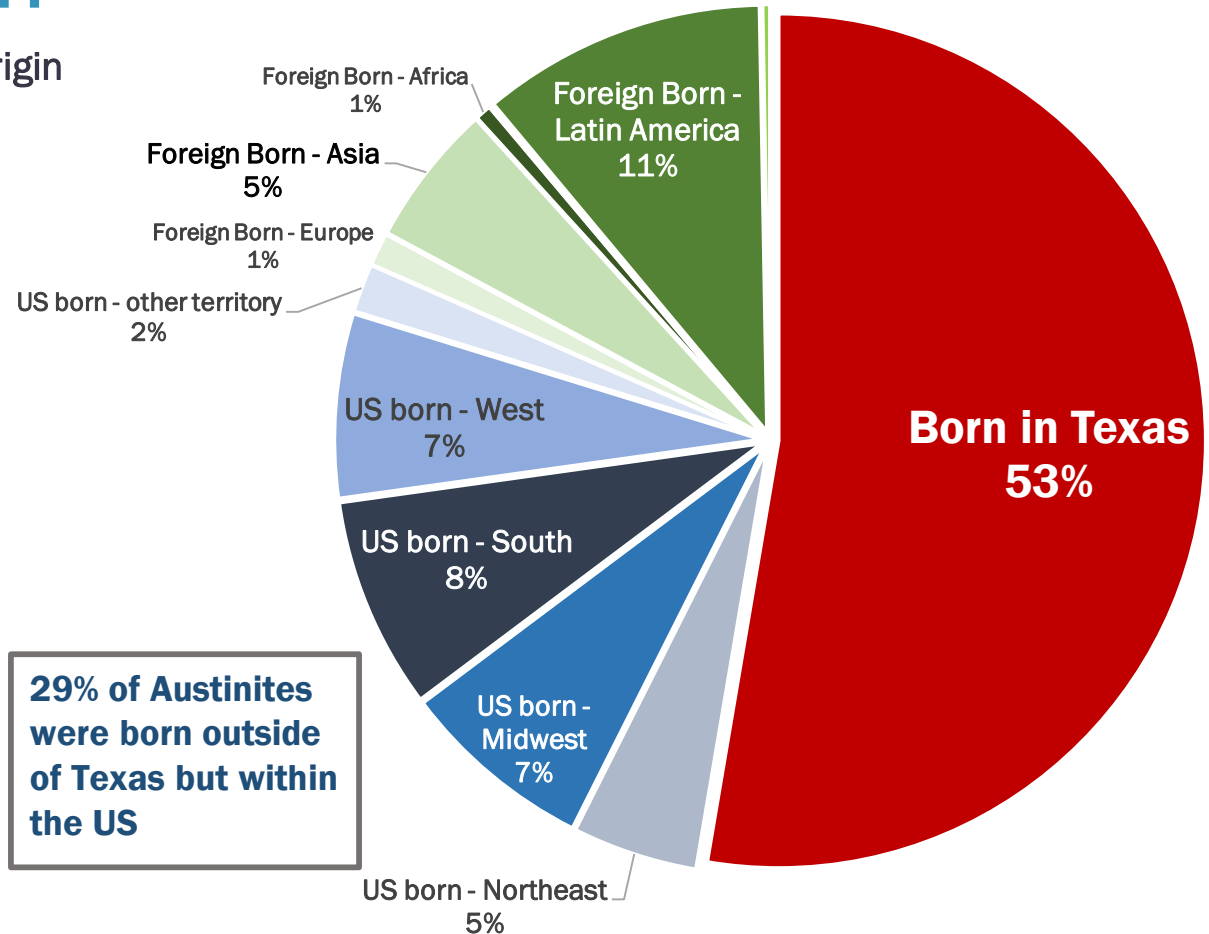


Where are Austinites from?

Most Common Countries of Origin for Foreign-Born Population:

1. Mexico
2. India
3. China
4. Honduras
5. Vietnam
6. South Korea
7. El Salvador
8. Guatemala
9. Cuba
10. Canada

18% of Austinites were born outside of the US

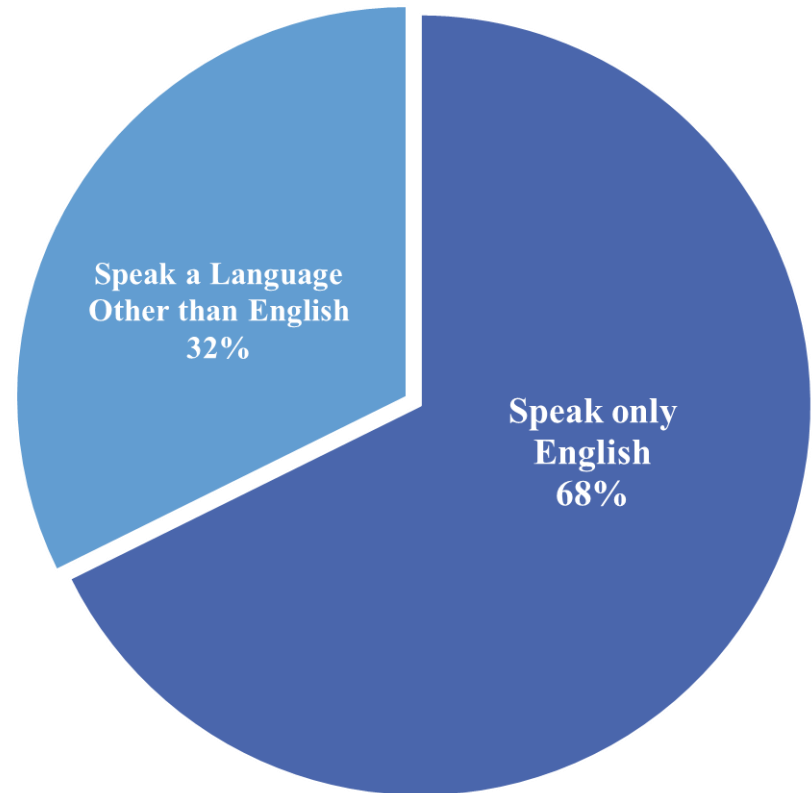


29% of Austinites were born outside of Texas but within the US

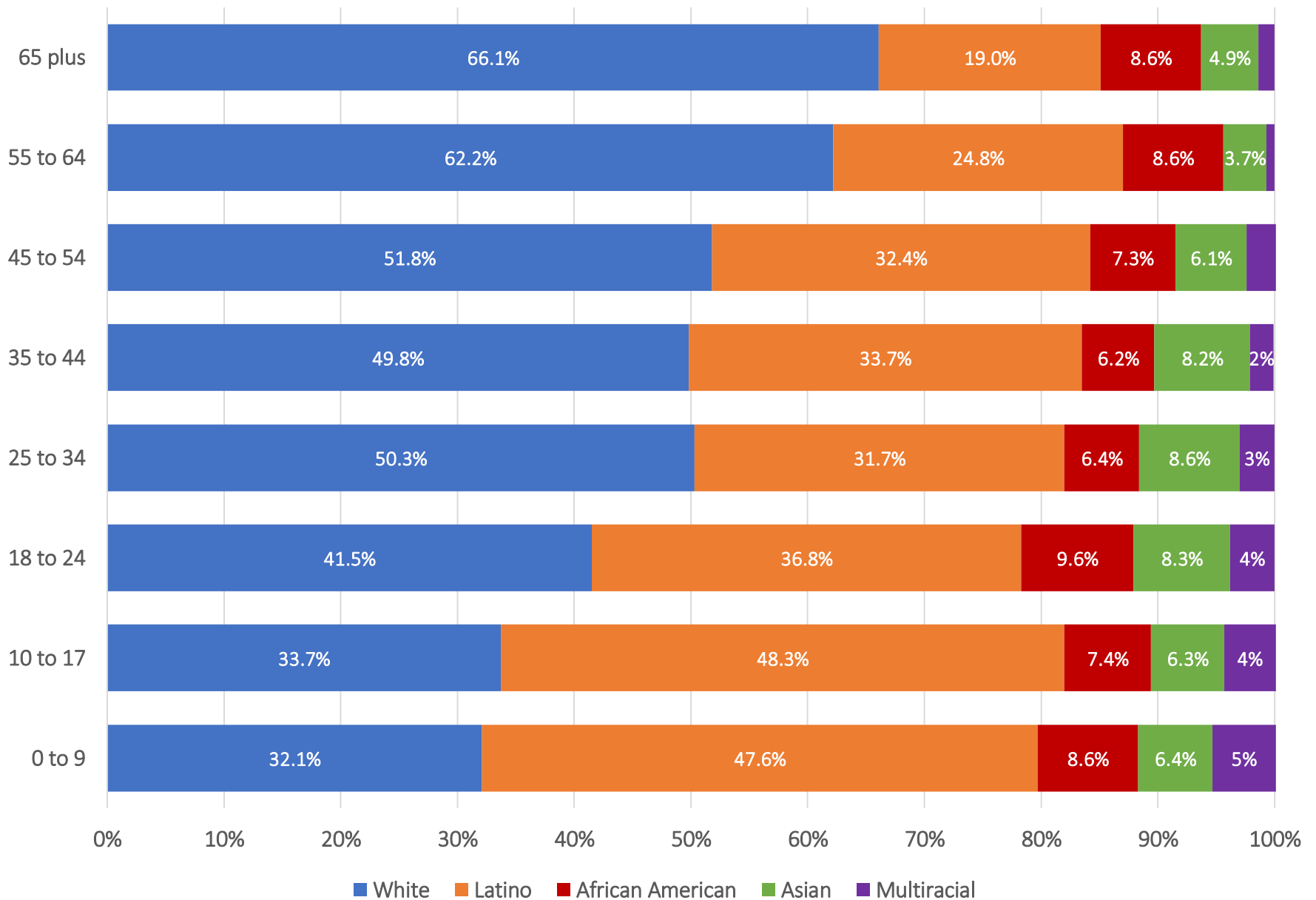
Language Diversity

Most Common Languages Spoken in Austin:

1. Spanish
2. Chinese (Mandarin and Cantonese)
3. Arabic
4. Vietnamese
5. Korean



Austin Age Structure by Race and Ethnicity

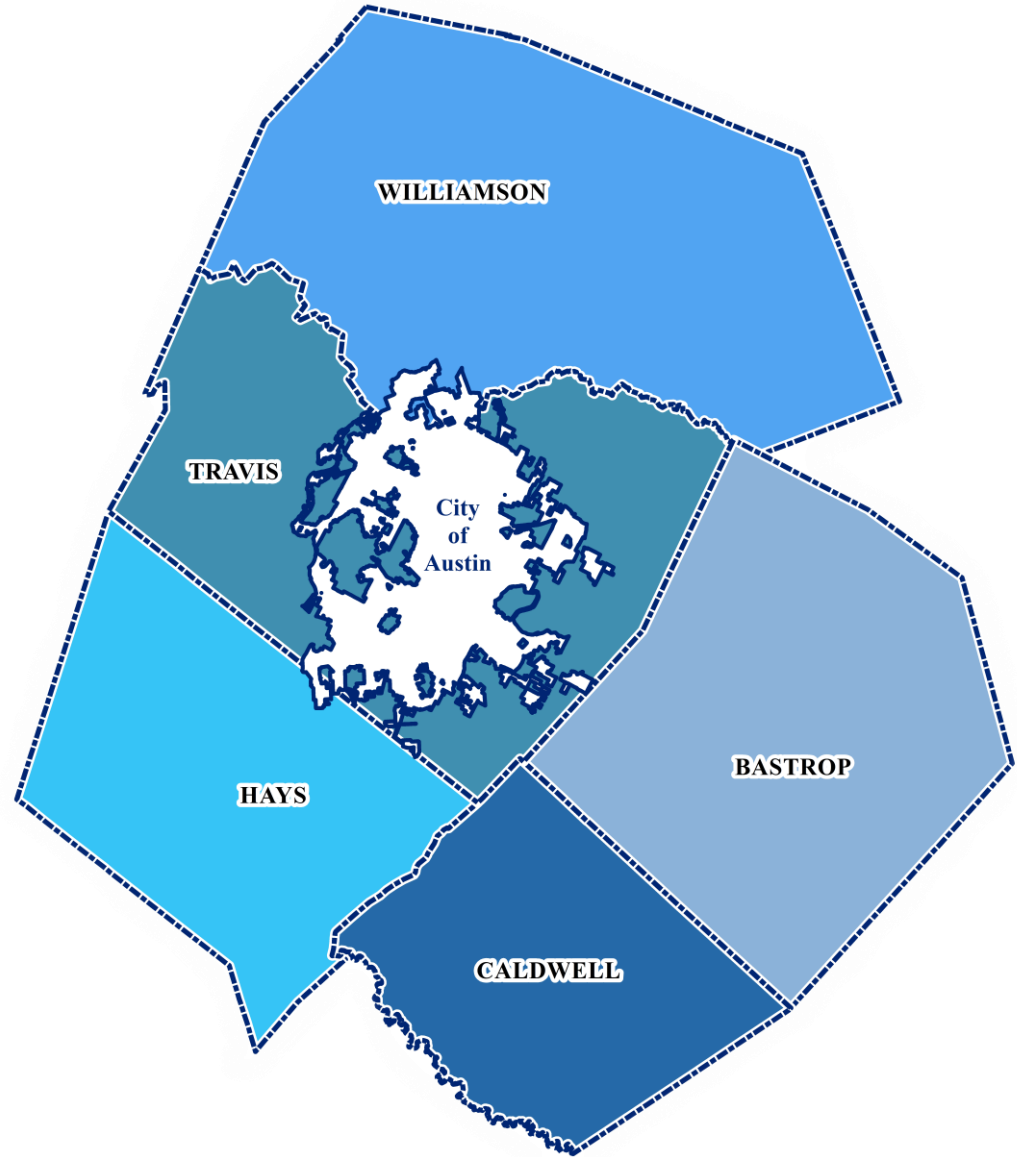


A CITY IN A REGION

Austin in context and its declining share of regional growth

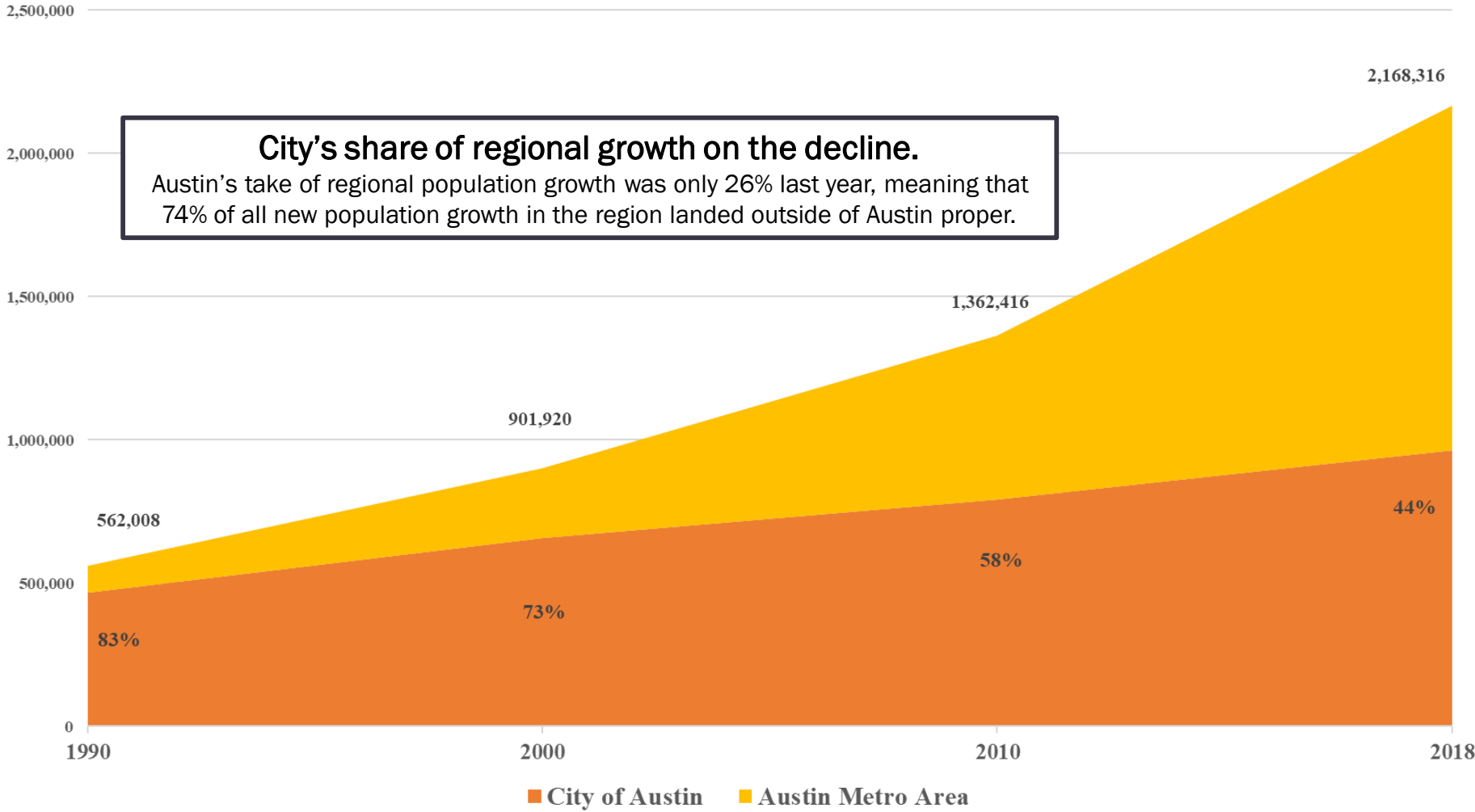
Austin in Context

- 11th Largest City in the United States
- One of the Fastest Growing Metro Areas in the Country
- Austin-Round Rock Metropolitan Statistical Area
 - Travis County
 - Williamson County
 - Hays County
 - Caldwell County
 - Bastrop County



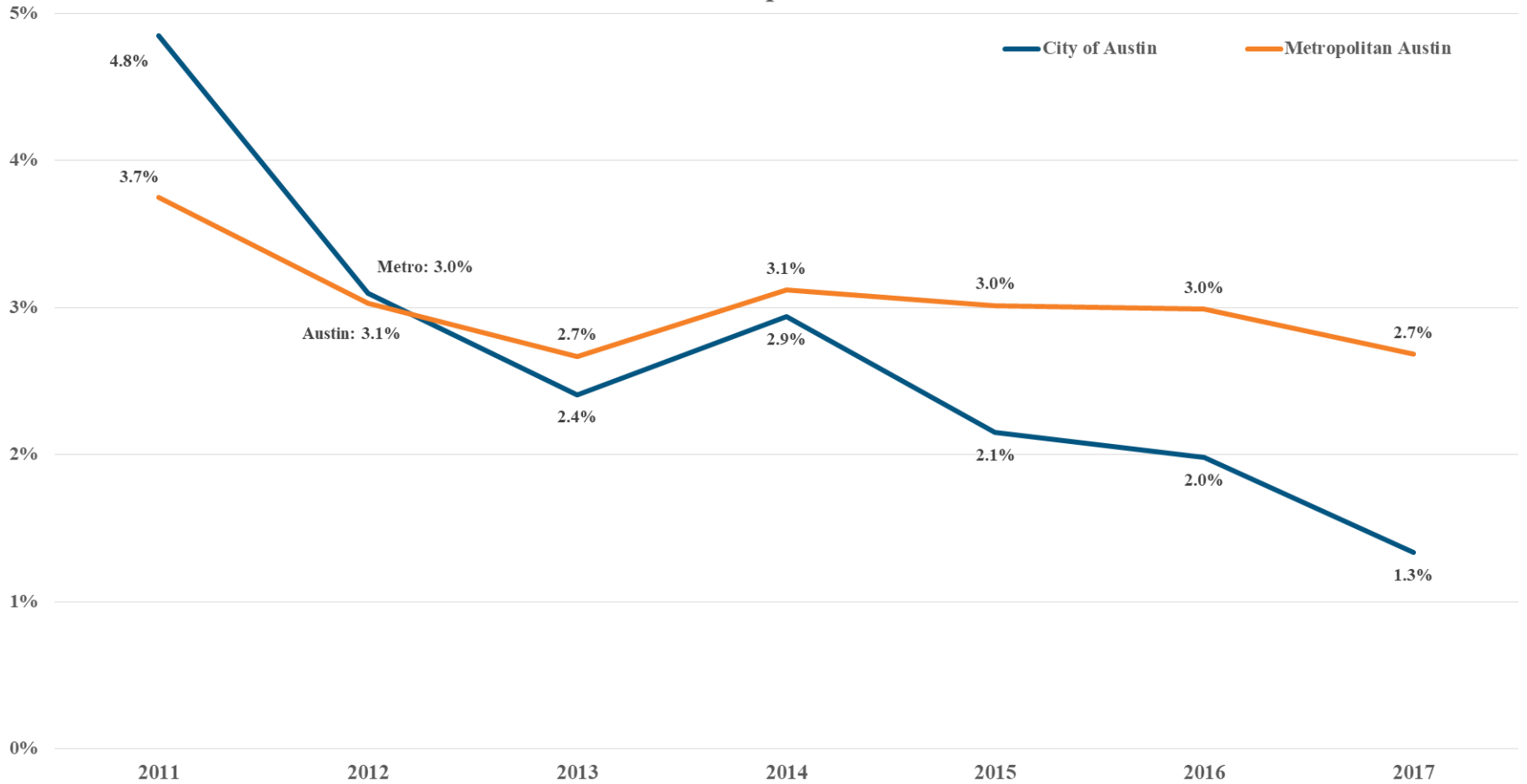
Austin Metro Population Share 1990 to 2018

City's share of regional growth on the decline.
Austin's take of regional population growth was only 26% last year, meaning that 74% of all new population growth in the region landed outside of Austin proper.

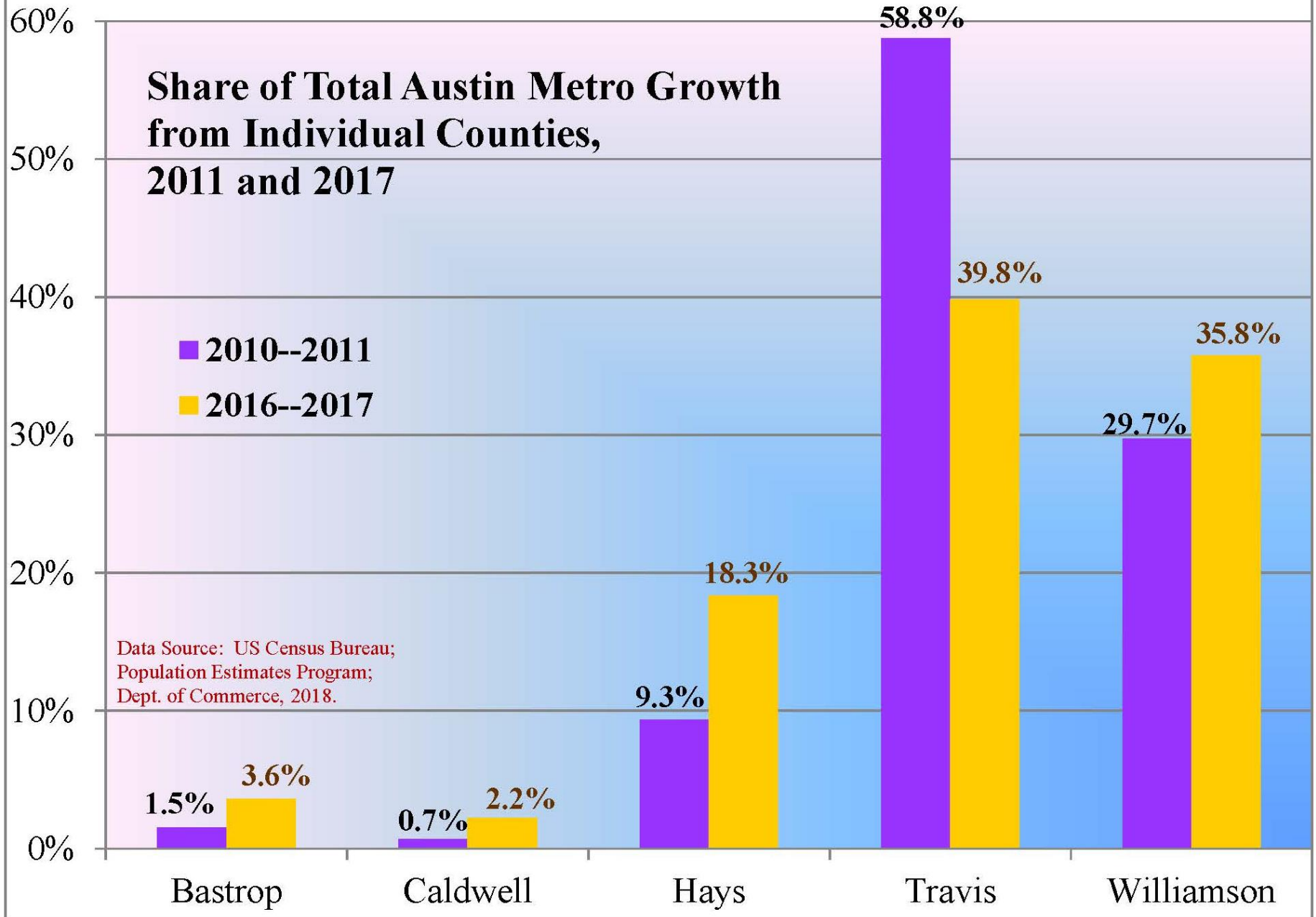


Data Source: US Census Bureau, Decennial Census Total Population, 2018 American Community Survey Population Estimate

Austin Area Annual Population Growth Rates



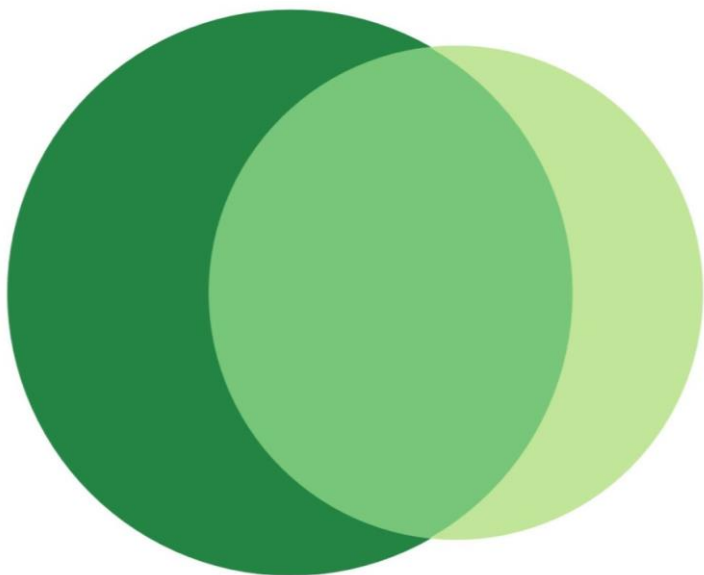
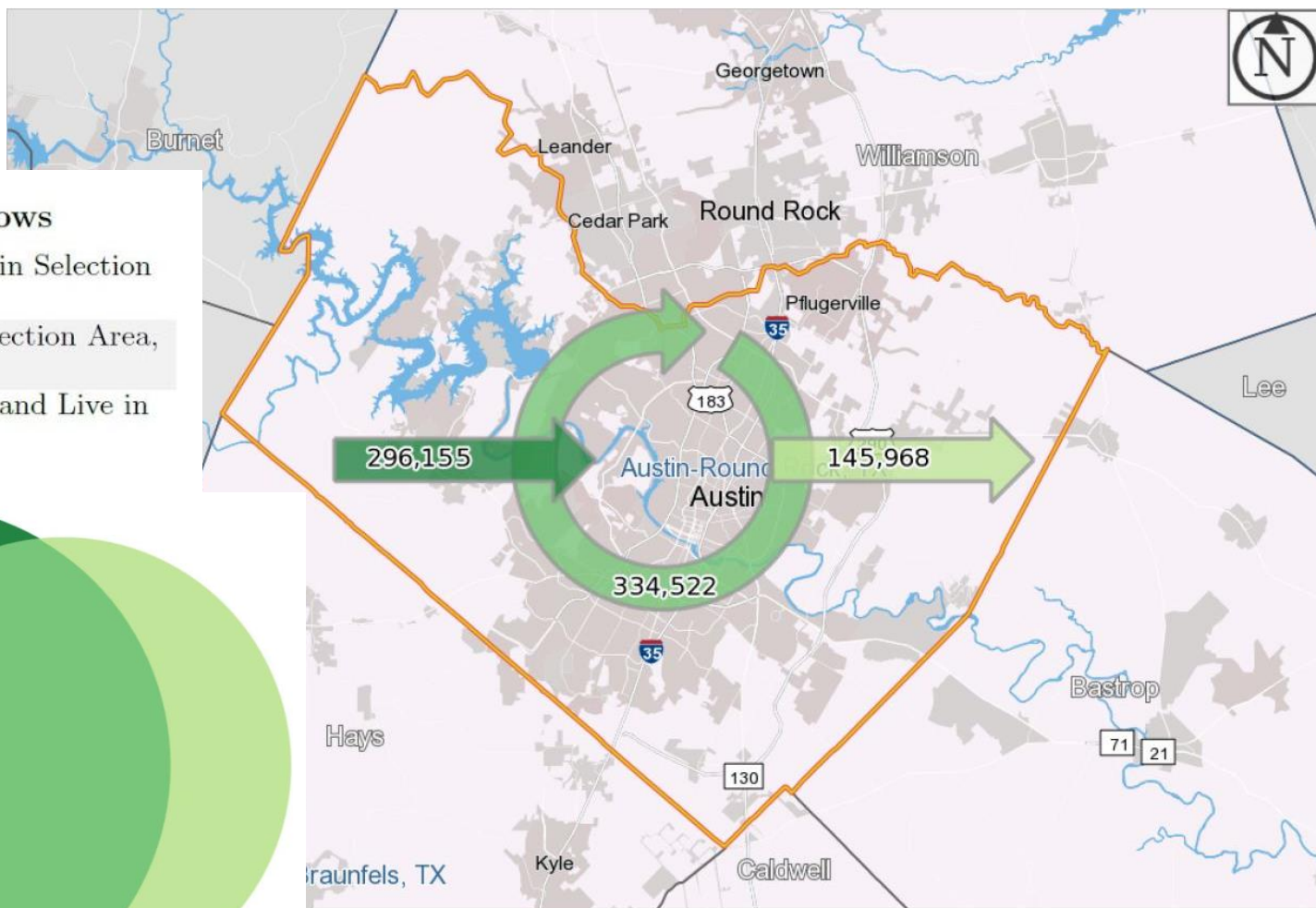
Share of Total Austin Metro Growth from Individual Counties, 2011 and 2017



Worker Flows for Austin (2014)

Worker Flows

- 296,155 - Employed in Selection Area, Live Outside
- 145,968 - Live in Selection Area, Employed Outside
- 334,522 - Employed and Live in Selection Area



SUBURBANIZATION AND SPRAWL

suburbs take the lead in regional growth

TheUpshot

URBAN STUDIES

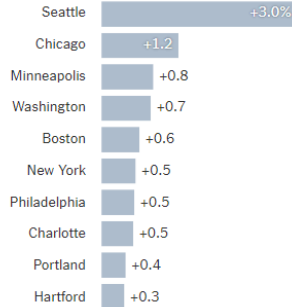
*Seattle Climbs but Austin Sprawls:
The Myth of the Return to Cities*



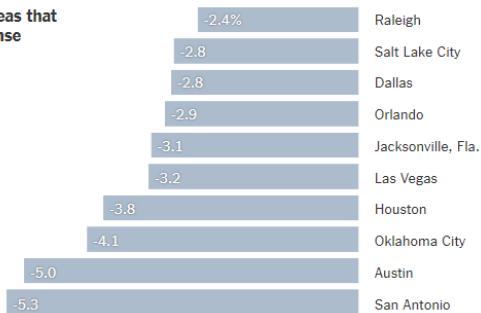
Metro Areas Heading in Opposite Directions

Change in average neighborhood density, 2010 to 2016.

Metropolitan areas that became more dense

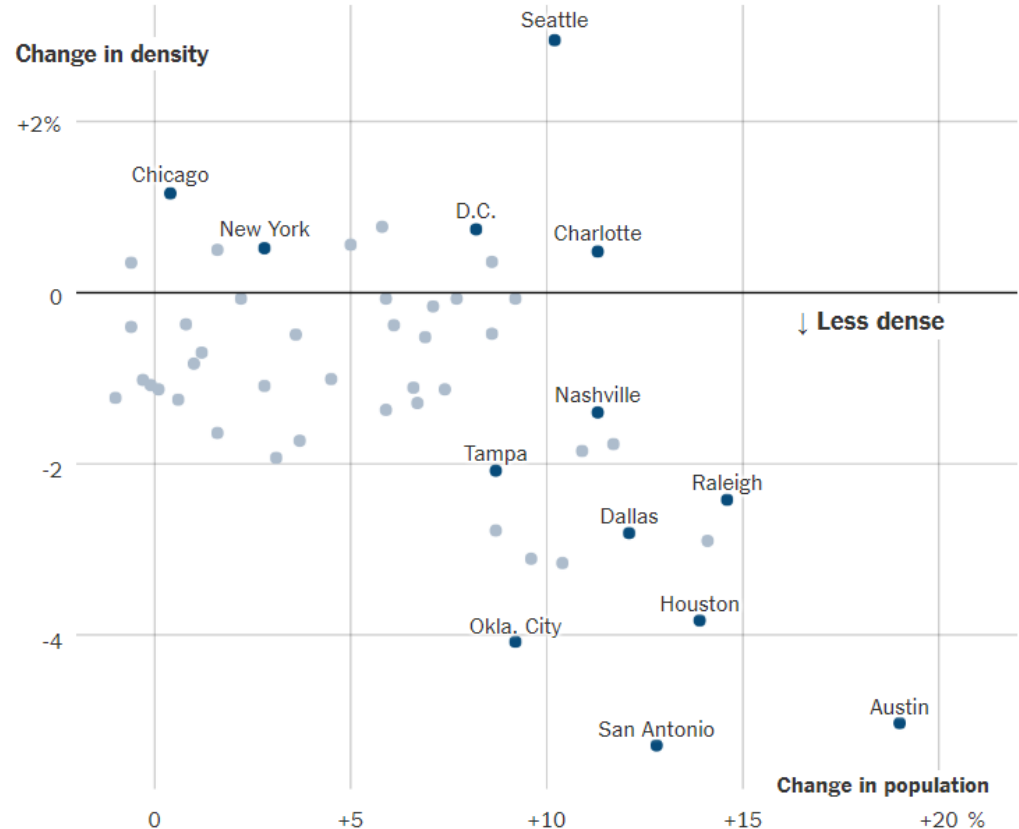


Metropolitan areas that became less dense



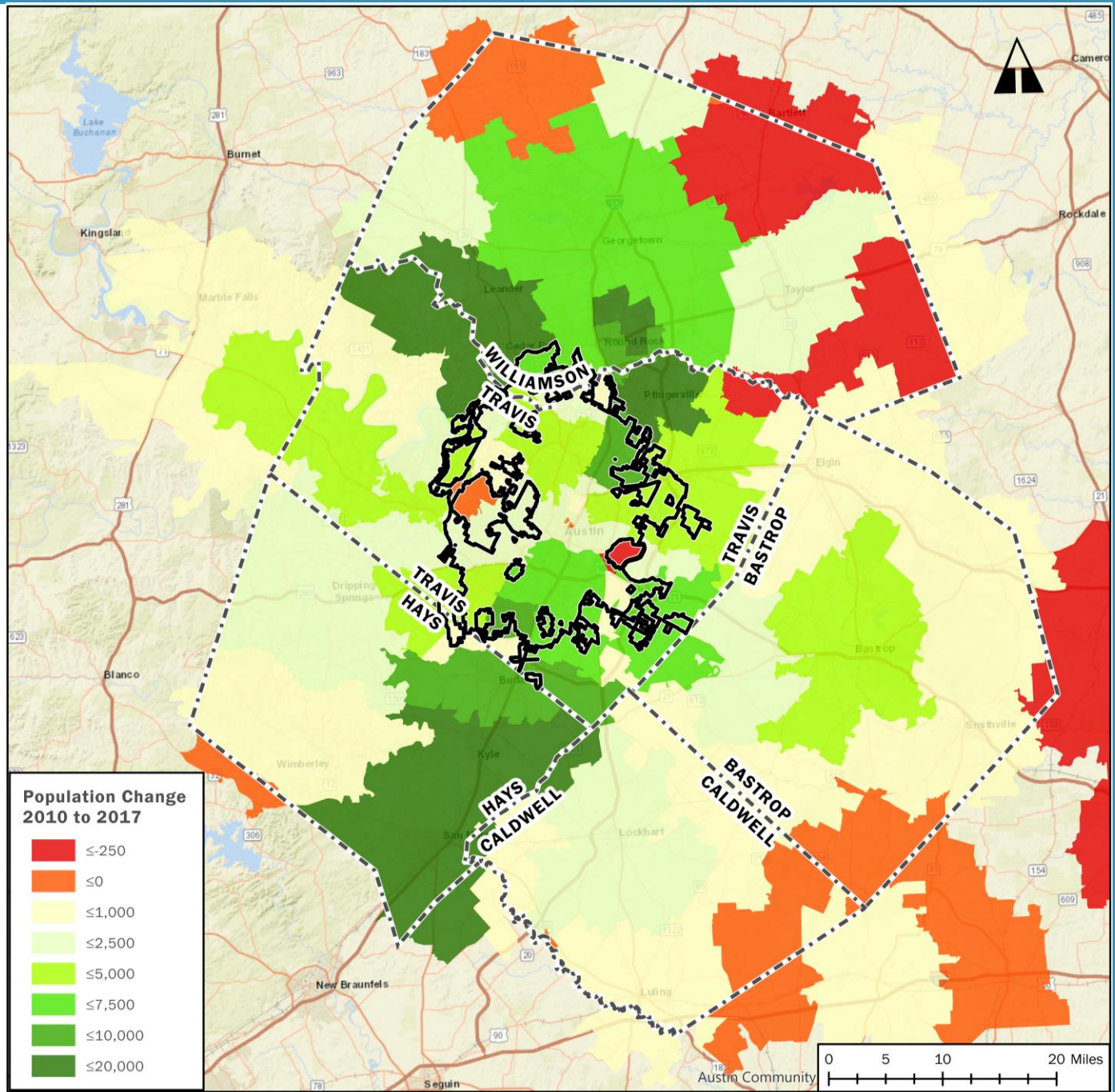
The Sprawling Majority

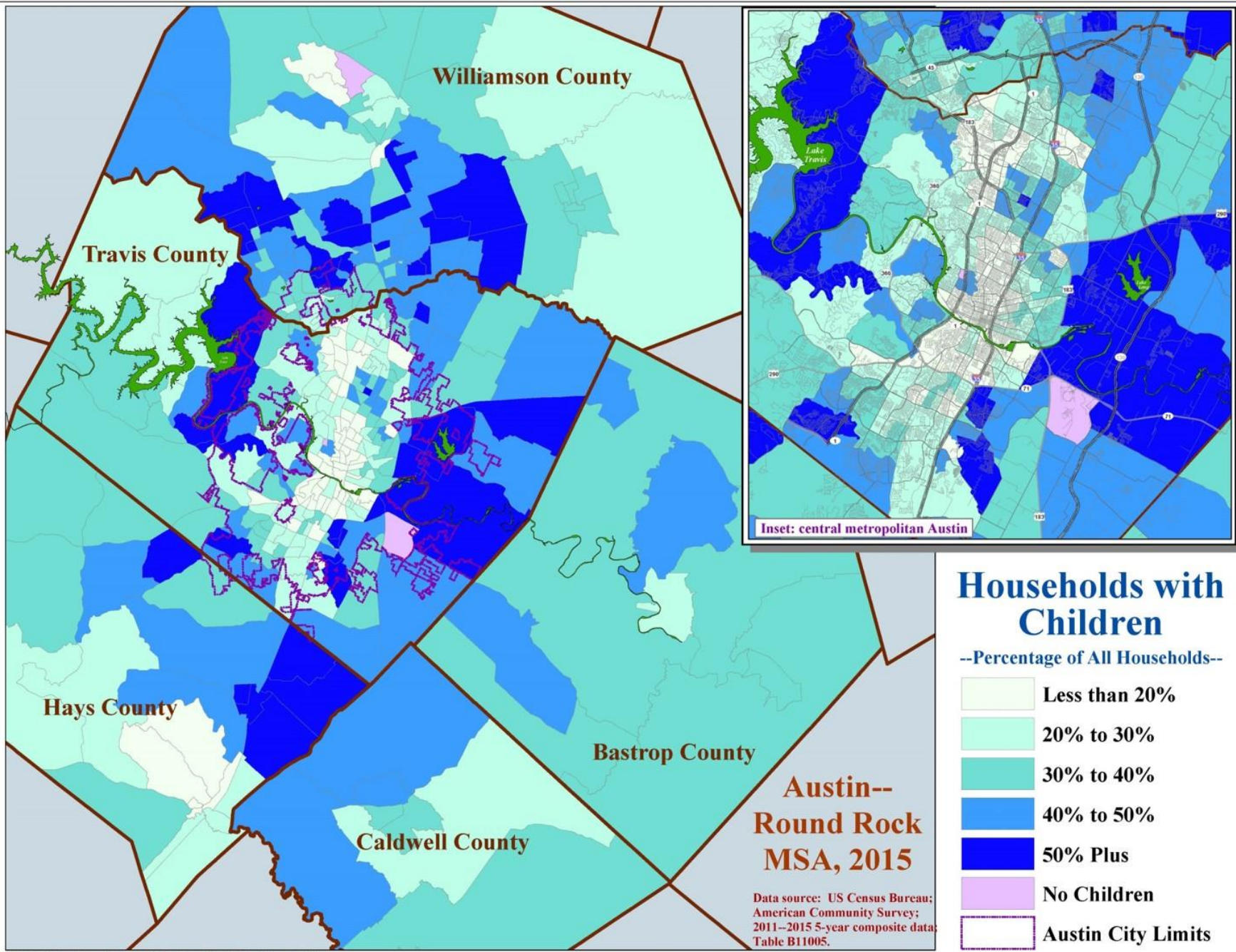
Between 2010 and 2016, most of America's largest metro areas became more suburban.



Austin MSA Population Change 2010 to 2017

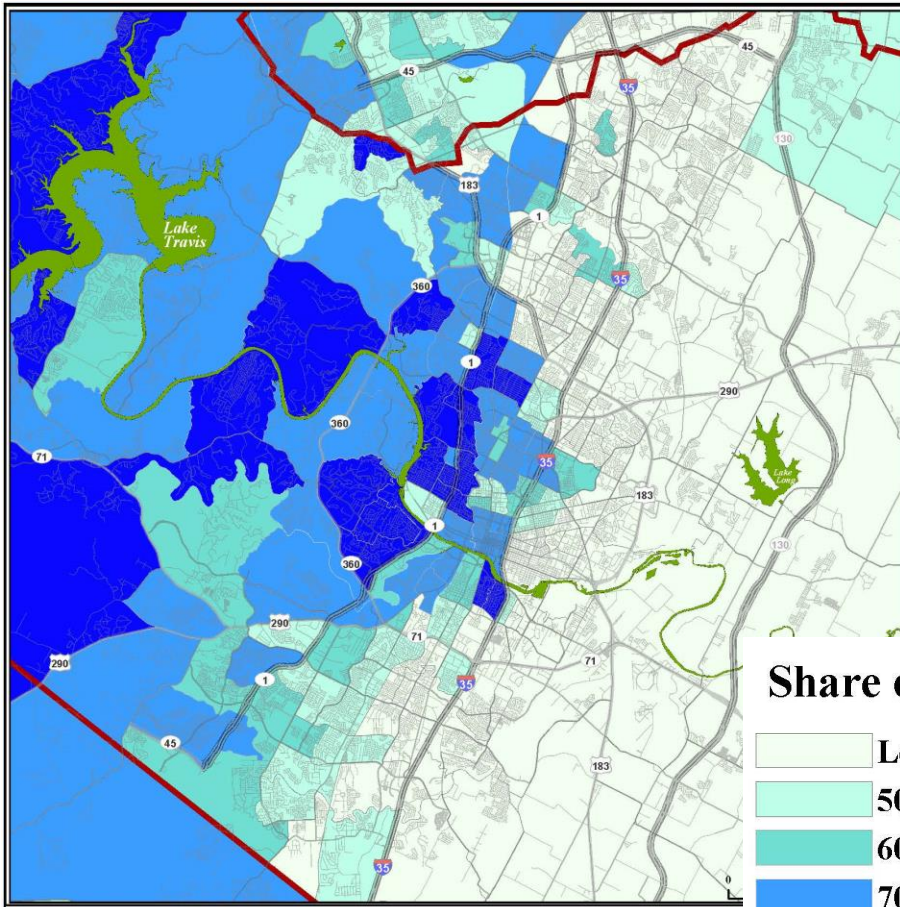
- Cedar Park
- Leander
- Georgetown
- Pflugerville
- Buda
- Kyle
- San Marcos





SEGREGATION AND STRATIFICATION

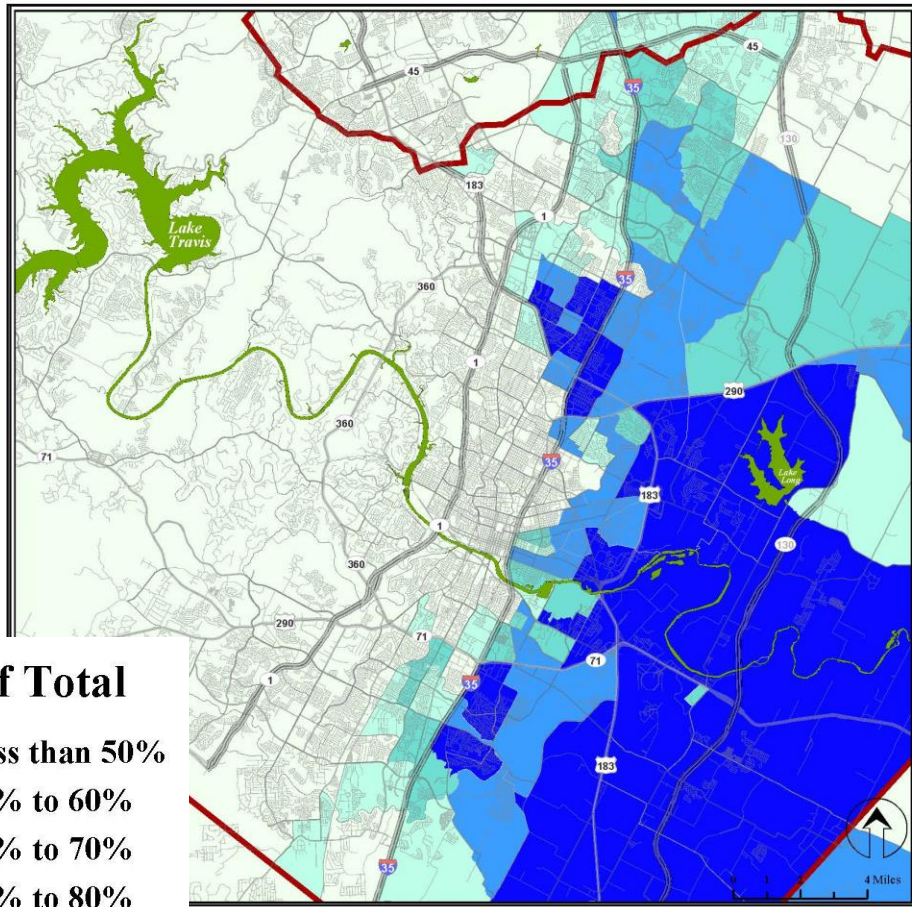
stubborn geographic segregation and widening disparities



Non-Hispanic White Share of Total

Share of Total

- Less than 50%
- 50% to 60%
- 60% to 70%
- 70% to 80%
- 80% Plus



Neighborhoods of Color
All Races and Ethnicities Other than non-Hispanic White

The Whitening of the Urban Core: 2000 to 2010

Austin, Texas

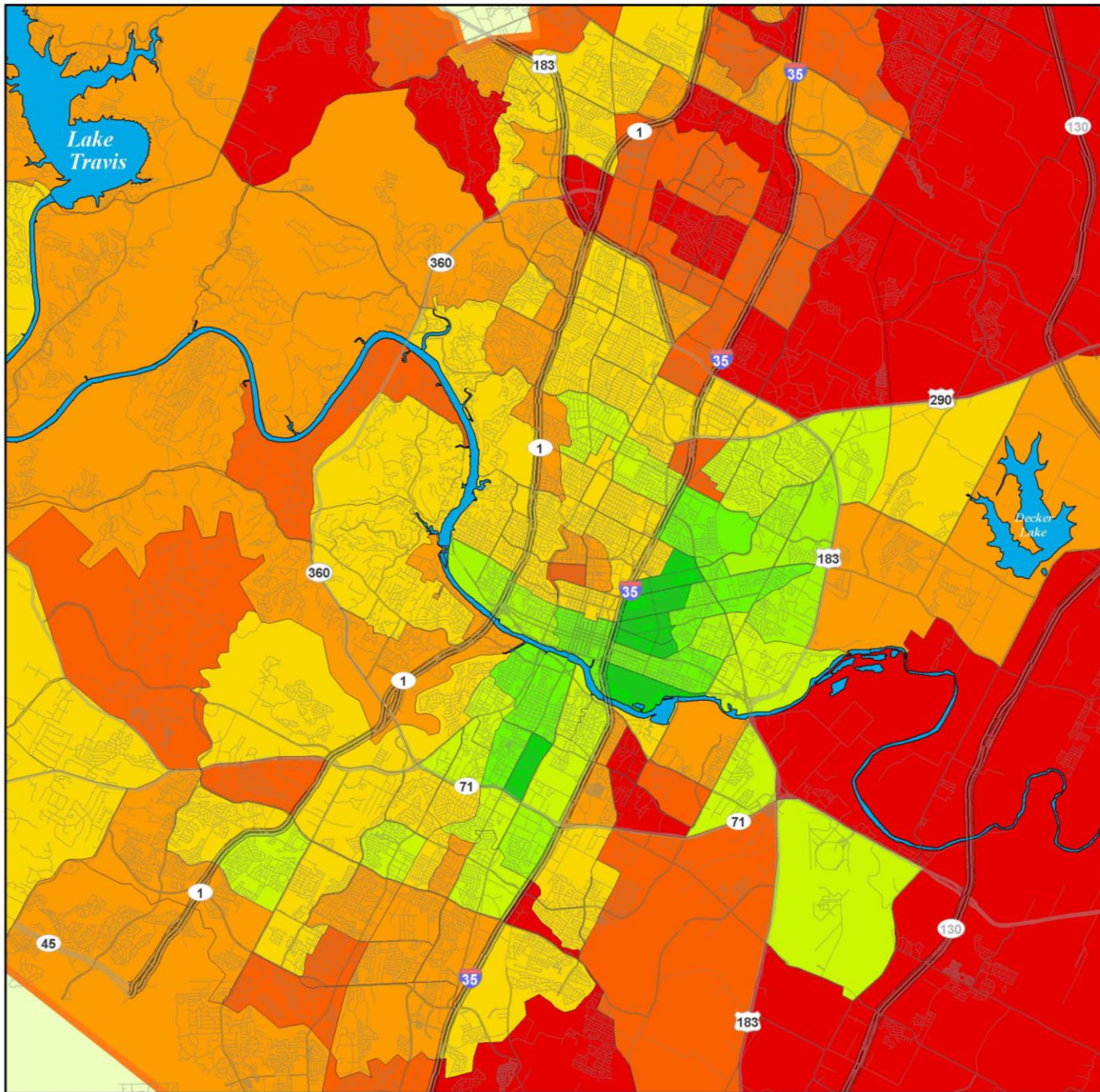
Decennial data from the US Census Bureau

Change in a Census Tract's Percentage of Total Population that is non-Hispanic White from 2000 to 2010 at the 2000 tract-level

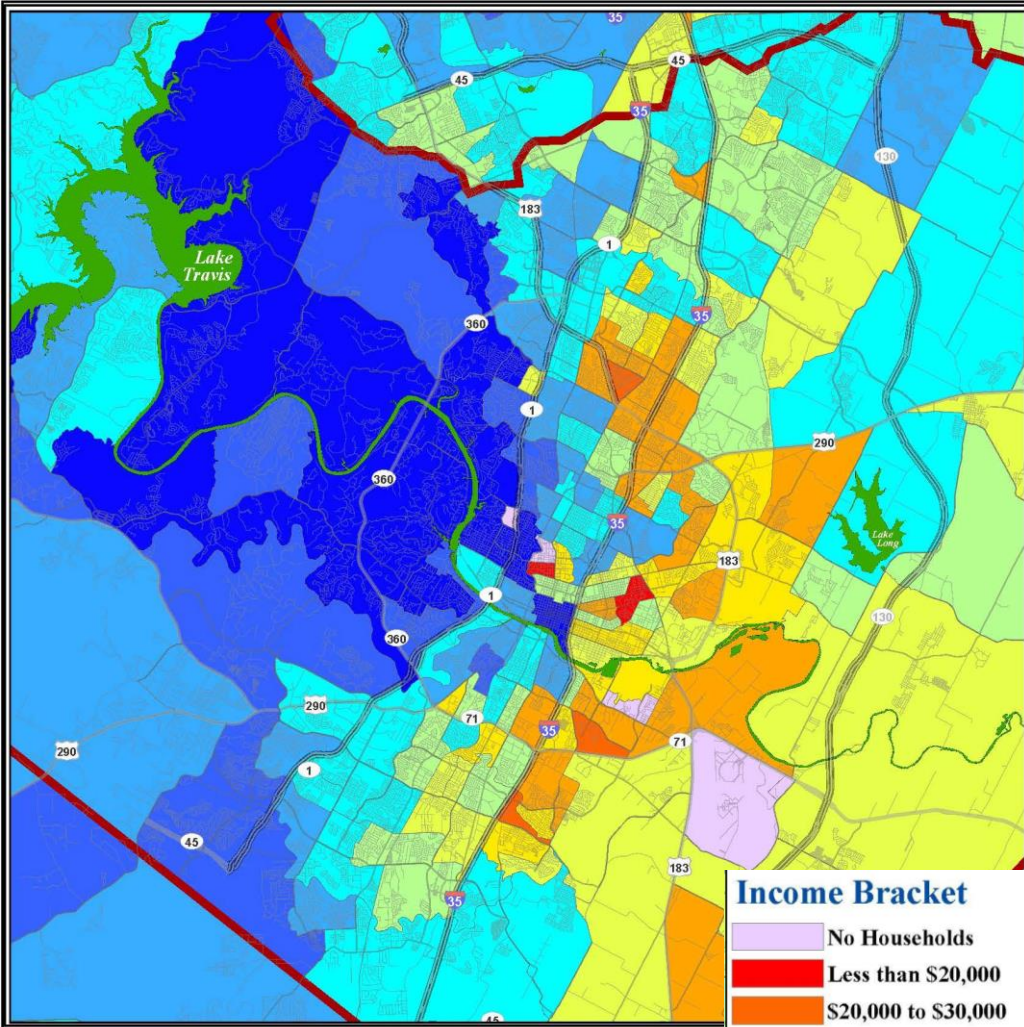
Example: 50% in 2000, 59% in 2010 = 9 Point Gain

Point Gain or Loss

- 15 Points Plus
- 10 to 15 Points
- 5 to 10 Points
- 0 to 5 Points
- 0 to -5 Points
- 10 to -5 Points
- 15 to -10 Points
- 15 Points Plus

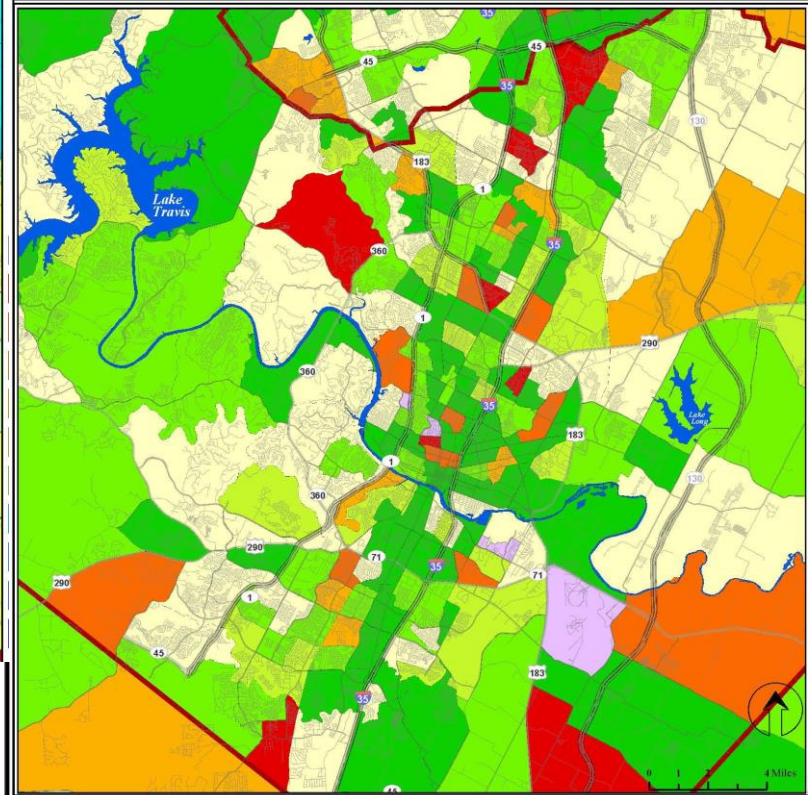


Median Family Income

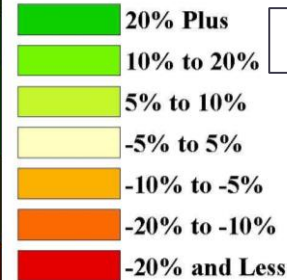


2016

Income Bracket



% Change from 2011 to 2016



Percent Poverty by Census Tract, Austin MSA, 2010-2014, ACS 5-Year Data

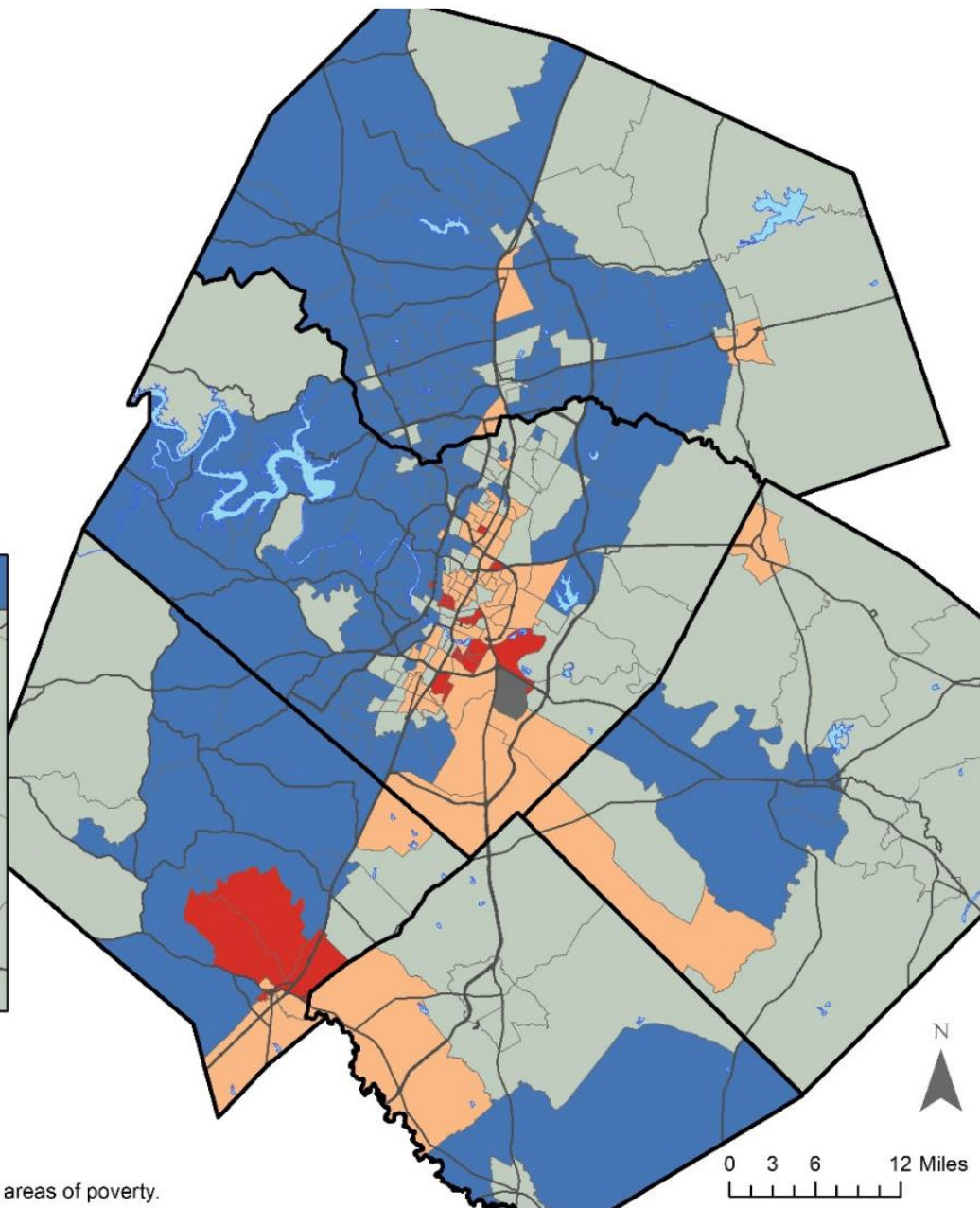
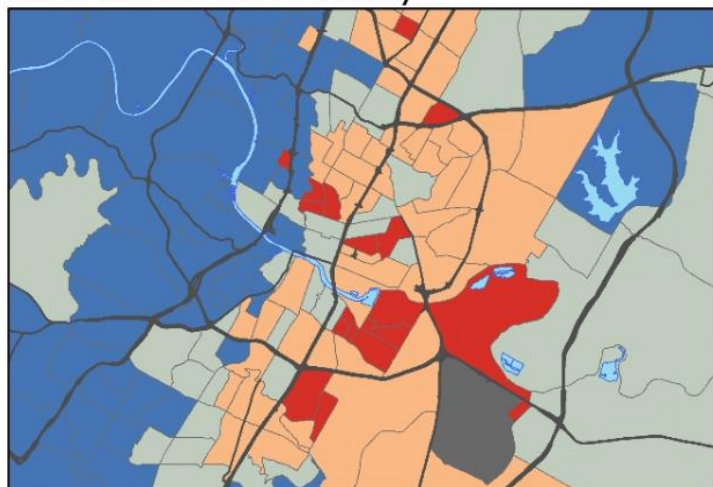
Legend

- County
- Highways
- Water
- Airport

Percent Poverty by Census Tract

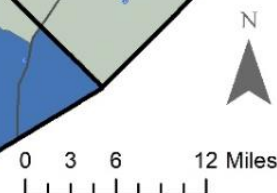
- Less than 10%
- 10% to 20%
- 20% to 40%
- Over 40%

Inset: Central Travis County



 Community Advancement Network

Map produced by CAN from U.S. Census Bureau, 5-Year, 2010-2014, American Community Survey data. (Table C17002: Ratio of Income to Poverty Level in Past 12 Months)
Census tracts with high student populations tend to correlate with high areas of poverty.





Our health and ability to make healthy choices are directly affected by where we live, work, learn, and play.

USJ BREI
September 2011

How do we live, work, learn, and play affect our health?

Takeaways:

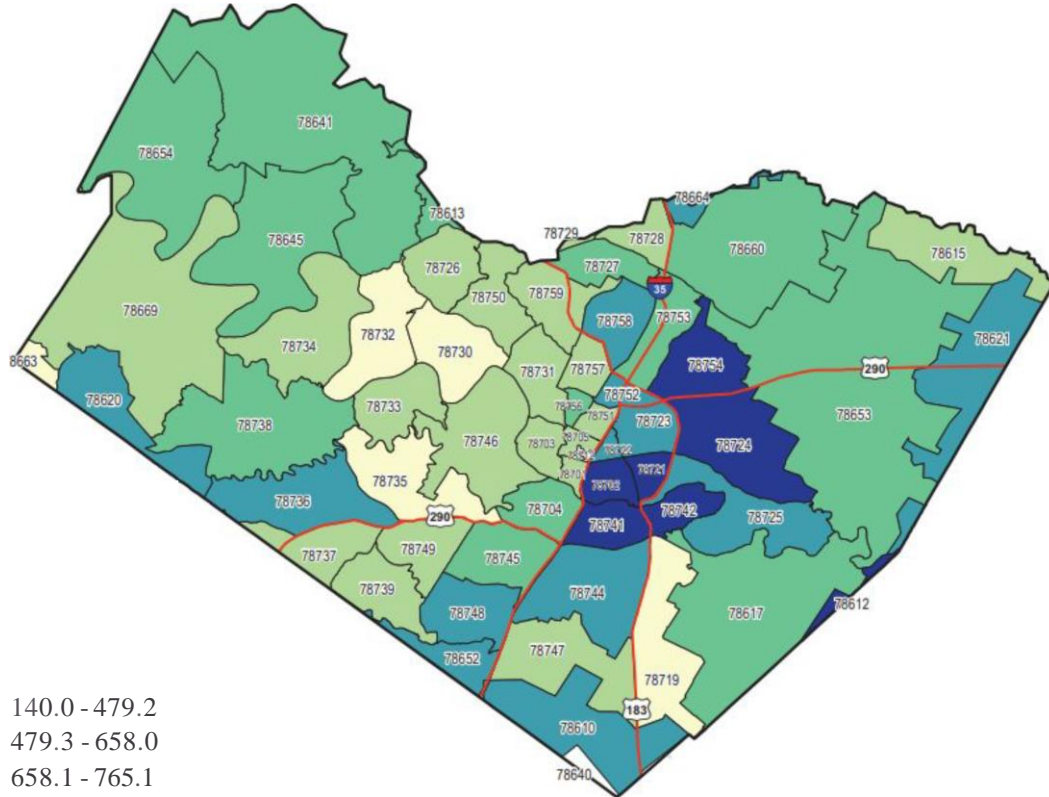
- Despite spending \$2.5 trillion annually on health care, Americans aren't as healthy as they should be.
- Health disparities caused by inequalities in education, employment, socioeconomic status, housing, community resources and transportation pose significant obstacles to improving the nation's overall health.
- Targeted investments in our communities can help overcome these obstacles so that more Americans can lead healthy and productive lives.

AMERICA'S HEALTH POTENTIAL

This country spends more on health care than any other nation, but ranks poorly against other industrialized countries on critical health measures. In 2009, the United States spent \$2.5 trillion on health care—more than 17 percent of its gross domestic product.¹ Still, the nation lags behind other countries such basic indicators of health as infant mortality and life expectancy. The United States spends more than twice as much per person on health as Japan, but the average American's life expectancy at birth is four years shorter.²

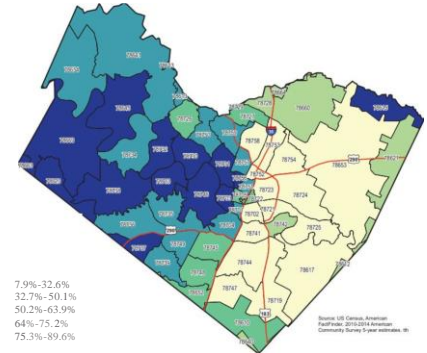
This disparity is due in part to more Americans having preventable chronic diseases like diabetes and heart disease, which raise health care costs and impede the nation's economic productivity. By one

Map 3.1. Age-adjusted *All-Cause Mortality Rates by Zip Code, Travis County, 2011-2015

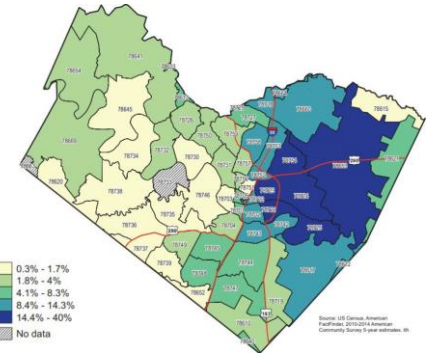


Source: Texas Department of State Health Services, Center for Health Statistics and U.S. Census Bureau, 2010 Census.
 *Age adjustment uses US 2000 standard population
 †In the case that the number of deaths were suppressed (due to value being between 1 and 9 deaths) an underestimated average of 4 was used. This was the case in 14 zip codes.
 ‡Rates are per 100,000 population

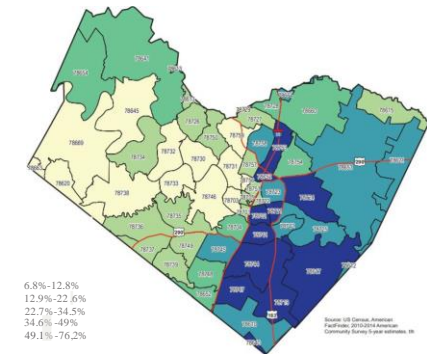
Map 1.1. Percentage of Whites by Zip Code, Travis County, 2010-2014



Map 1.2. Percentage of Blacks by Zip Code, Travis County, 2010-2014

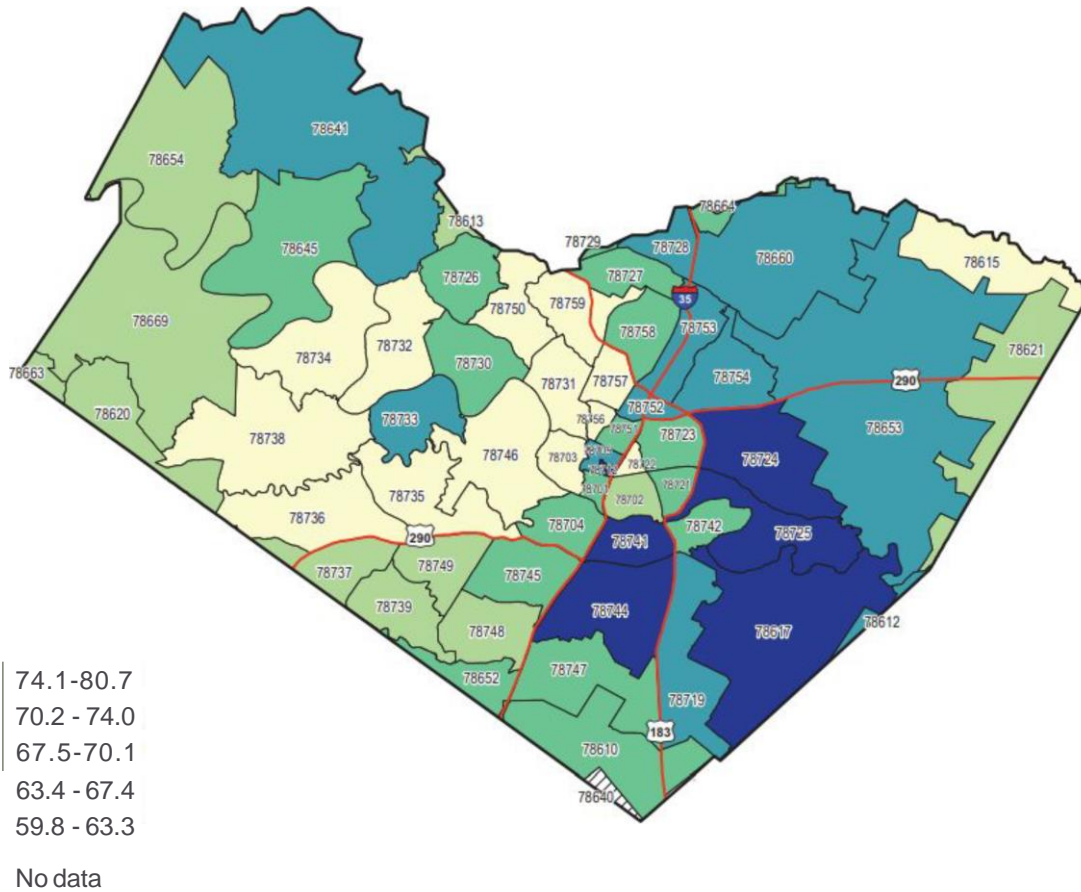


Map 1.3. Percentage of Hispanics by Zip Code, Travis County, 2010-2014



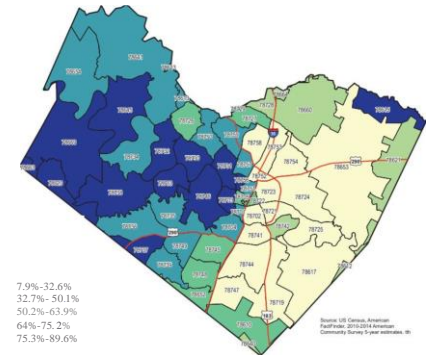
Map 3.2 shows the average age at death by zip code. Overall people are living longer in the zip codes on the west side of Travis County as compared to the zip codes on the east side. **There is a variance of 21 years from the zip code with the lowest average age at death (78741) to that of the highest (78731).**

Map 3.2. Average Age at Death, Travis County, 2011-2015

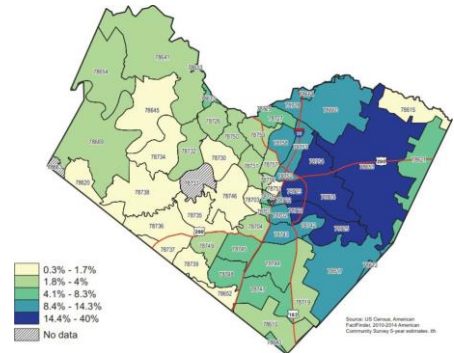


Source: Texas Department of State Health Services Center for Health Statistics

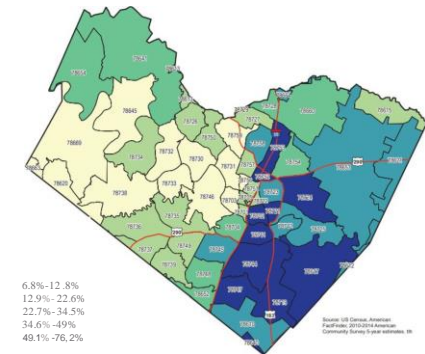
Map 1.1. Percentage of Whites by Zip Code, Travis County, 2010-2014



Map 1.2. Percentage of Blacks by Zip Code, Travis County, 2010-2014



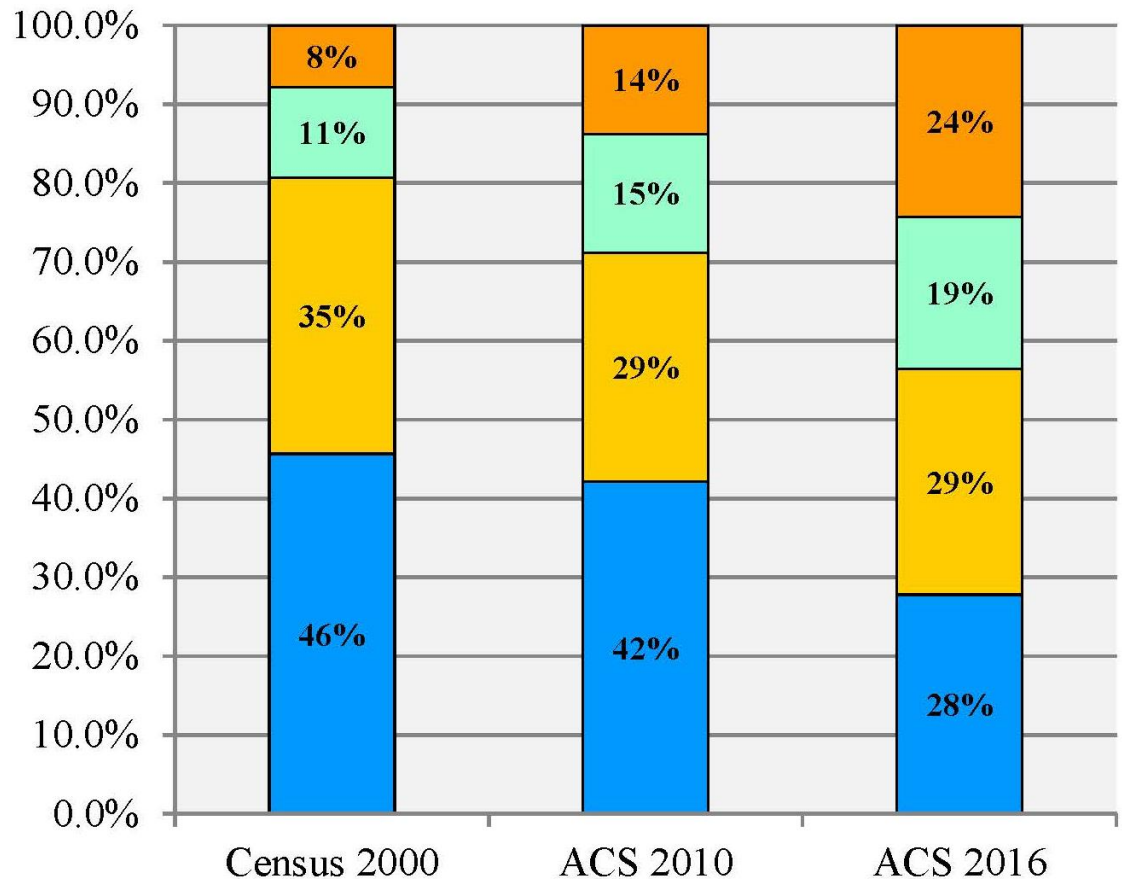
Map 1.3. Percentage of Hispanics by Zip Code, Travis County, 2010-2014



Austin Families by Income Bracket

2000 to 2016

- \$150,000 Plus
- \$100,000 to \$150,000
- \$50,000 to \$100,000
- Less than \$50,000



Austin Median Household Income

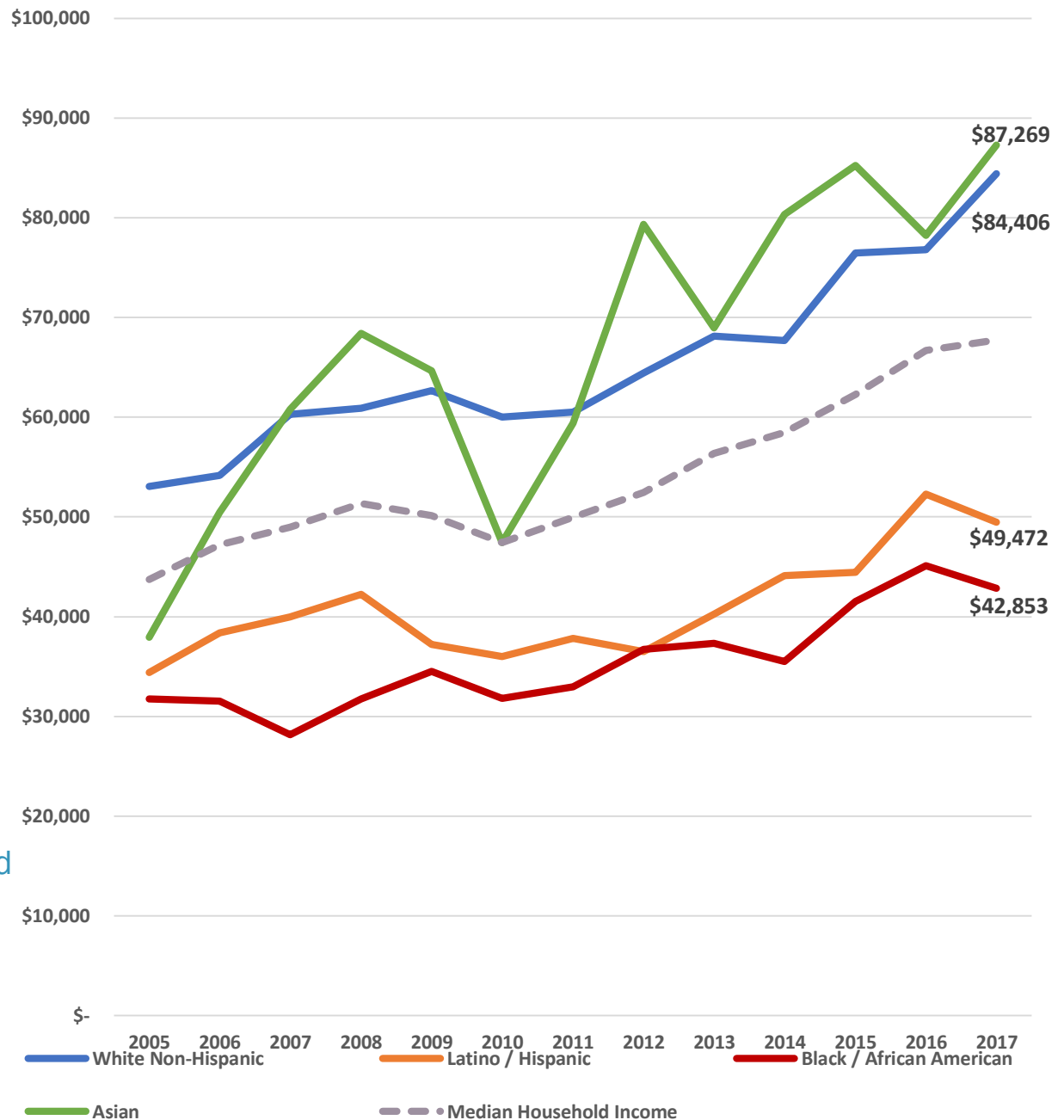
In 2017

City: **\$67,755**

Metro Area: **\$73,800**

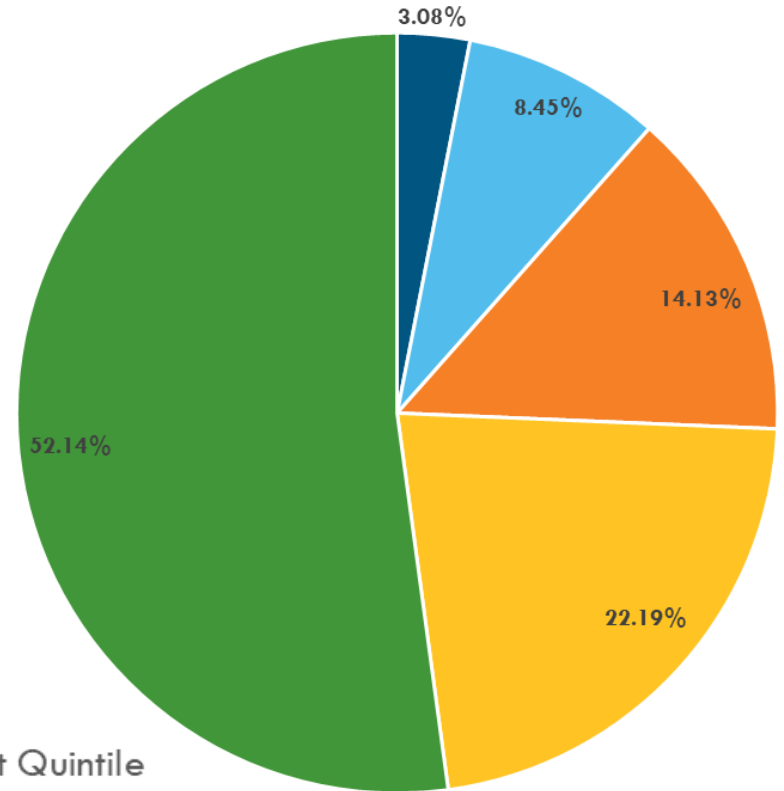
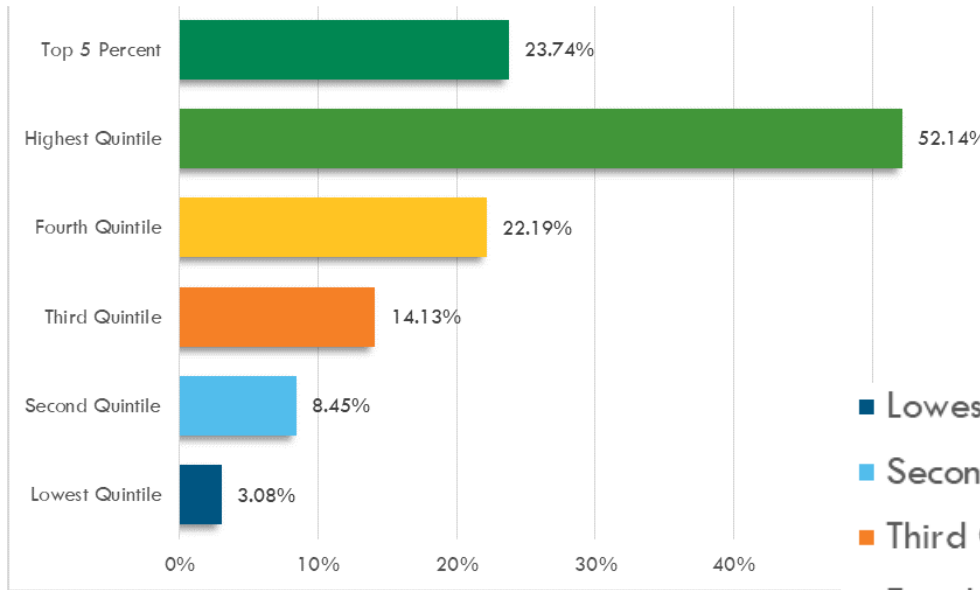
The difference between the median income of a white household and black household was **over \$40,000**.

Poverty rate = 13.1%



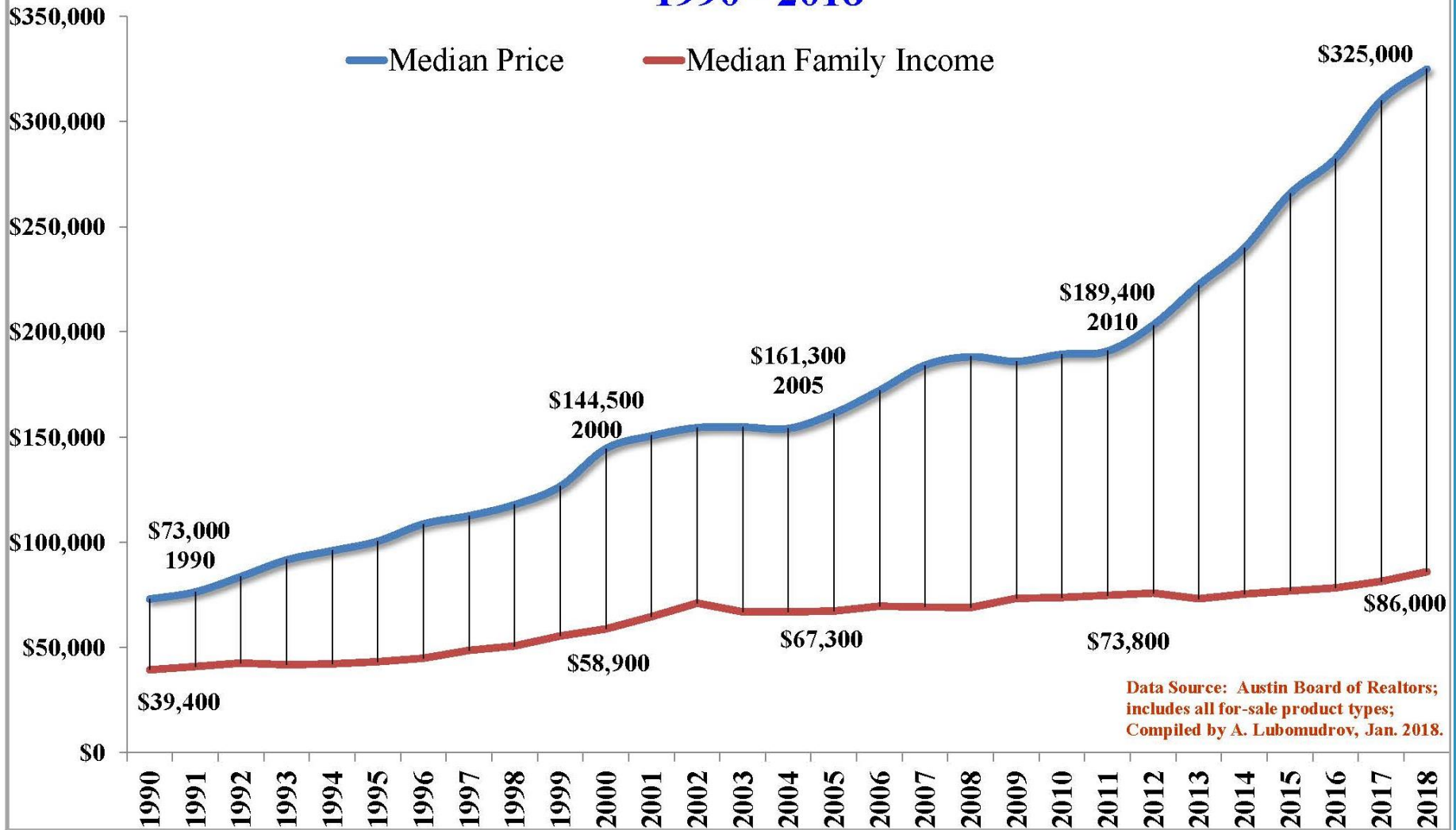
Austin's recent economic success has not yet meant prosperity for all.

Shares of Household Income



- Lowest Quintile
- Second Quintile
- Third Quintile
- Fourth Quintile
- Highest Quintile

Austin Area median home prices compared with median family income 1990 - 2018



Data Source: Austin Board of Realtors;
includes all for-sale product types;
Compiled by A. Lubomudrov, Jan. 2018.

Austin, Texas 2018

median home price:

\$367,000

average rent:

\$1,235

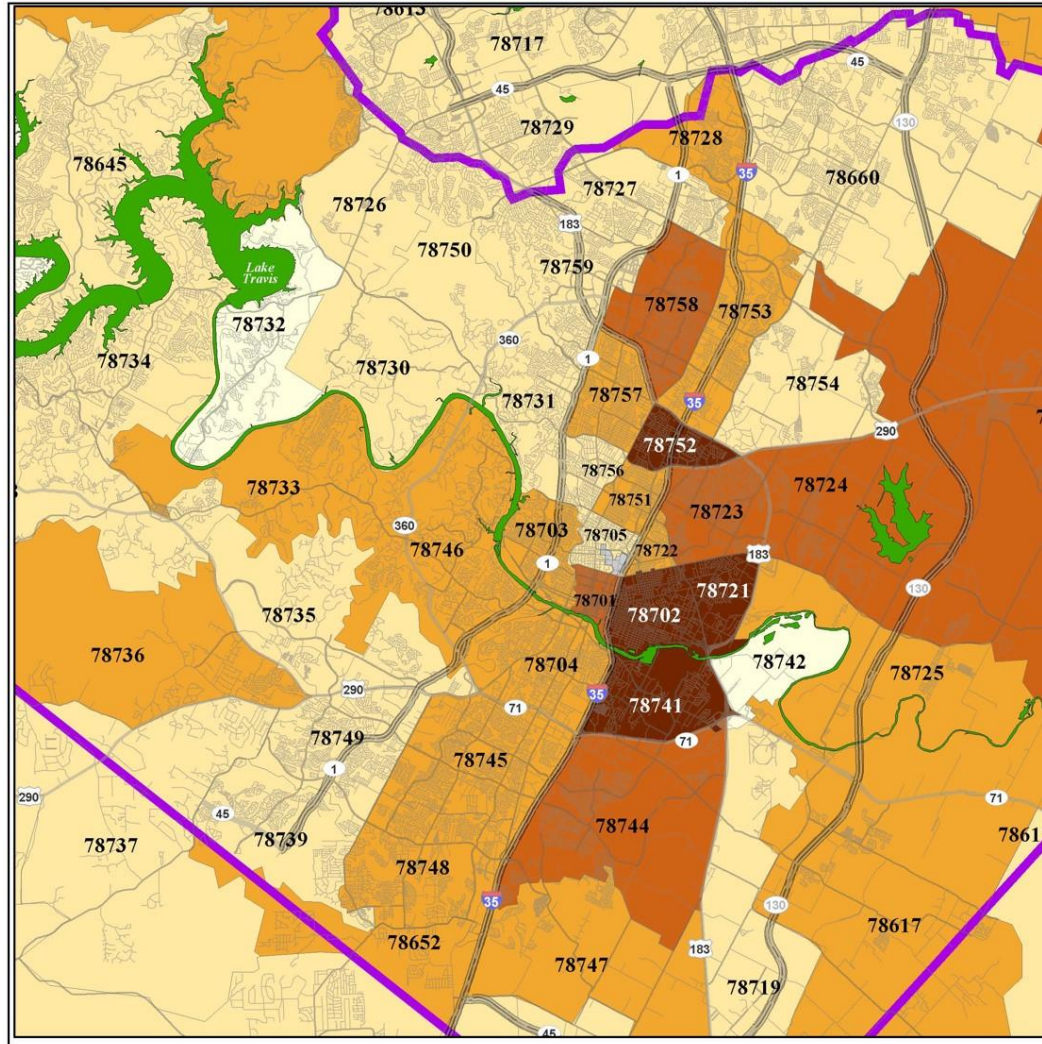
persons experiencing

homelessness:

2,255

cost-burdened households:

37%

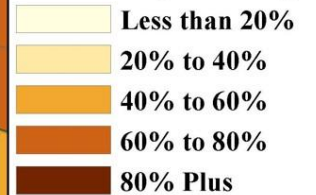


Percentage Change in Median Sales Price of Homes by ZIP Code: 2010 to 2015

Includes all residential homesales: Single Family Houses and Condos

DATA SOURCE:
Austin Board of Realtors.

Percentage Change



Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin, February 2016.

Take Aways

- Austin was shaped by a long history of systemic inequities
- Urban planning can have long-lasting effects on people
- Austin today is defined by rapid population growth and profound diversification
- Austin's share of regional growth is dwindling
- Suburbs take the lead in population growth while job growth remains predominately centralized
- Stubborn geographic segregation along racial lines and widening wealth disparities