

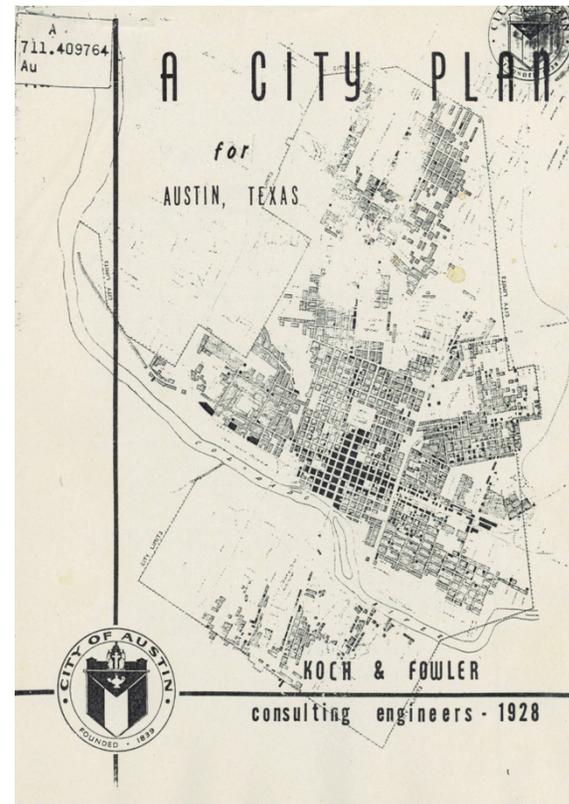
CodeNext & Equity: Stopping the Cycle of Austin's Racist History

Racism: race prejudice + institutional power (=misuse of institutional and social power). A system of oppression maintained by institutions and cultural “norms” that exploit, control, and oppress People of Color groups in order to maintain a position of social and material supremacy and privilege for white people, (particularly the powerful and wealthy elite).

Zoning/Planning

1928 City of Austin “Yes Master Plan” relocated African American and Mexican population along with industries to East Austin

1990 City of Austin Smart Growth Initiative designates East Austin as the Desired Development Zone



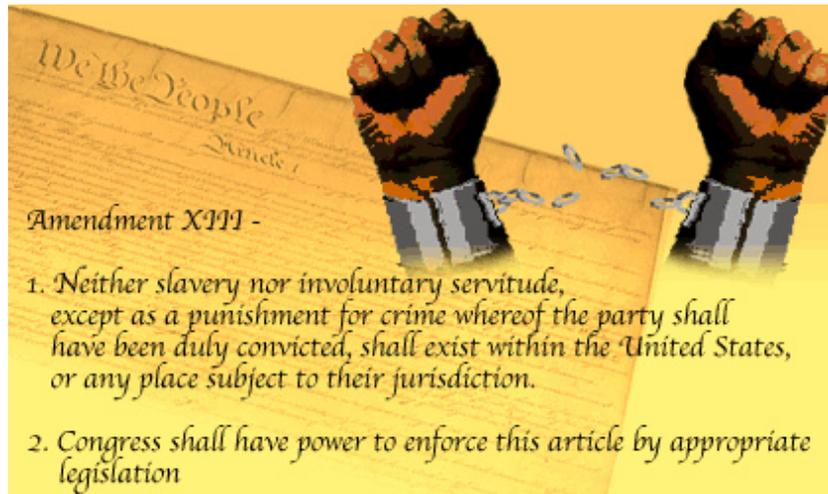


RECA
REAL ESTATE COUNCIL
OF AUSTIN



Building Central Texas Communities...One Home at a Time.

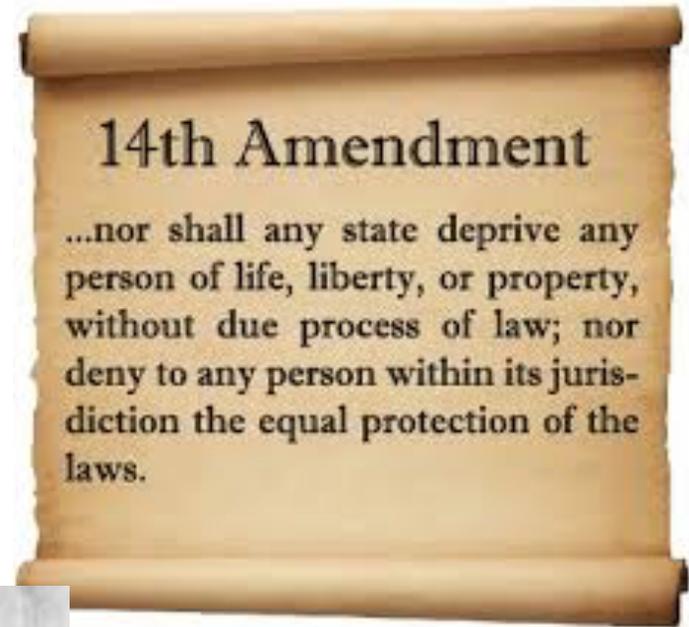




We the People
Article I

Amendment XIII -

- 1. Neither slavery nor involuntary servitude, except as a punishment for crime whereof the party shall have been duly convicted, shall exist within the United States, or any place subject to their jurisdiction.*
- 2. Congress shall have power to enforce this article by appropriate legislation*



14th Amendment

...nor shall any state deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.

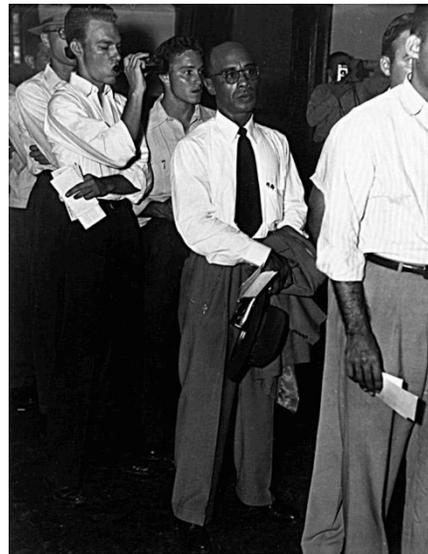


Most of Austin's gentrification is the consequence of the city's segregation, first through separate-but-equal city plans, the twenty-seven Jim Crow laws passed in the Texas, the public housing legislation and also through the disenfranchisement of people of color voice in city and state politics.

Both the University of Texas and the Austin Independent School District fought against integration.



Heman Sweatt, registering for courses at the University of

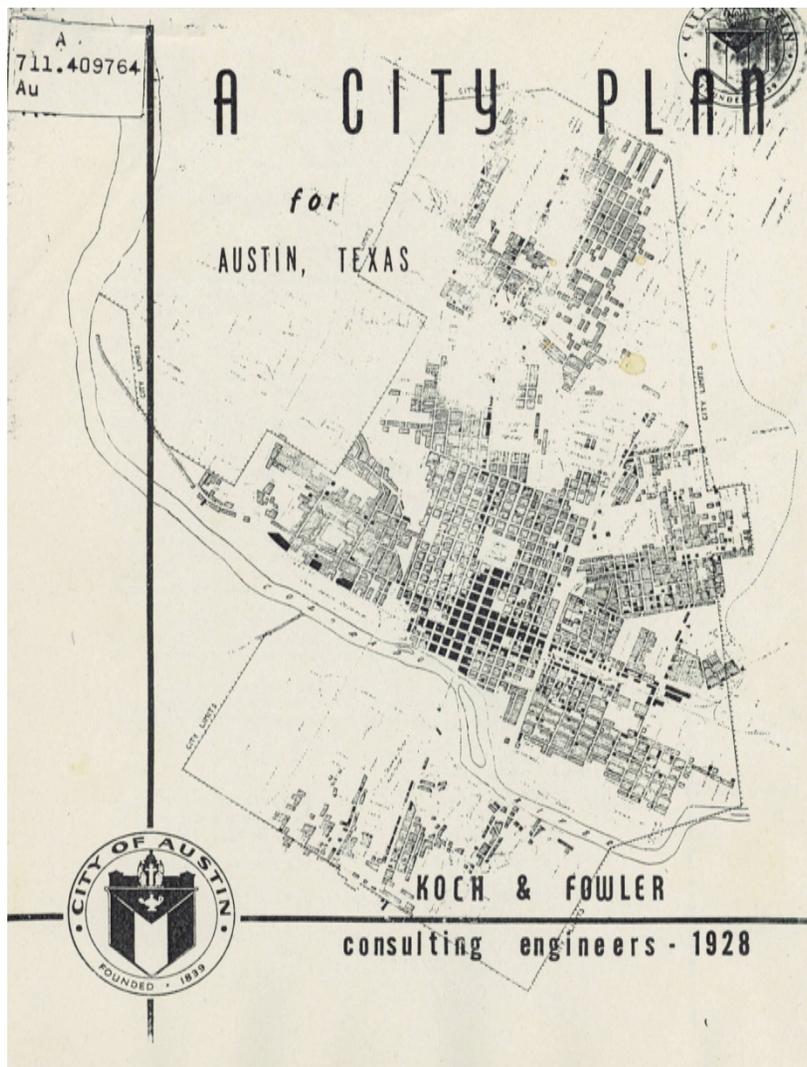


Heman Sweatt, Texas law school, Austin, 1950. Prints and Photographs Collection, Heman Sweatt file, CAH; CN 00323B. Dolph Briscoe Center for American History. Sweatt won admission to the University of Texas law school as a result of *Sweatt v. Painter*, which went to the United States Supreme Court. registering for courses at the University of

In 1922 Congress Passed the Standard State Zoning Enabling Act



This Act cleared the path for further segregation and environmental racism



City of Austin Master Plan - 1928

The plan made certain areas in town “desirable” and making other “undesirable”. The plan cites the fact that any zoning laws used for the purposes of segregation would be deemed unconstitutional. The planners recognized that the black population was present in small communities everywhere in the city, including Wheatville, Pleasant Hill & Clarksville; but not “the areas just east of East Avenue & south of the City Cemetery. This area had all negro population.” The recommendation of the plan was to place all black facilities in already black-populated east side. Later the Mexican American community would relocate to East Austin. **Zoning without Zoning**

The Wheatsville School was built by Travis County in the late 1870s at the northwest corner of Longview and 25th Streets. After serving for decades as one of the county's several schools for Black children, the building was moved in 1933 to the Rosewood School site, where it was used as a temporary school and a lunchroom. This photo of teacher J.H. Pickard's class was taken around 1907. Photograph courtesy of Carver Museum.





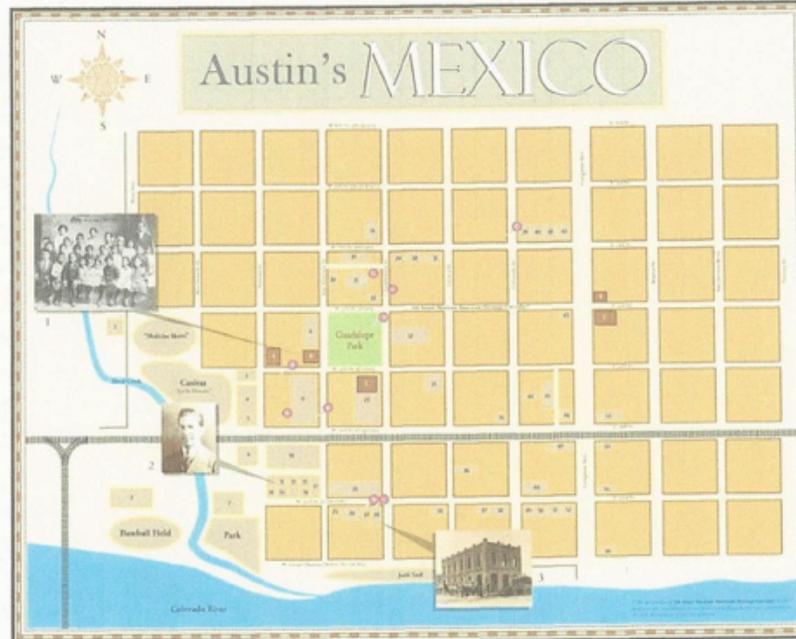
Rosewood Courts were made to house African Americans

Republic Square and Austin's Mexico

Beginning in the 1870s, the neighborhood around what is now Republic Square was known as "Mexico" because of the number of Mexican and Mexican-American residents living in the area. At this time Republic Square was often referred to as "Mexico Park" and was a significant part of daily life for residents of the surrounding neighborhood. One block north of the Park Our Lady of Guadalupe Church, which was in part a response to racial segregation in other city churches, was built in 1907. In 1917 a parochial school associated with the church was built on the same block.

The map to the right shows the locations of the homes, businesses, and social organizations that arose to support and define the neighborhood. Most of the locations are noted in the remembrances of Jose Trevino (pictured at bottom left of map), who grew up in this neighborhood, as recorded in an oral history interview conducted by his daughter-in-law, Modesta Trevino. The sites identified in the Trevino interview are transposed here without correction except where a minor clarification such as a more complete name was needed" (quoted from Austin's Mexico Map, courtesy of the Austin History Center, Austin Public Library).

In the 1920s and 1930s, the area's residents gradually left the neighborhood, with many of them relocating to Austin's East Side. This move was partly driven by racial discrimination and Austin's 1928 City Plan, which advanced the idea of racial segregation in the city. Our Lady of Guadalupe Church was demolished in 1925.



(Austin's Mexico Map, Austin History Center, Austin Public Library) The proposed 5th St Mexican-American Heritage Corridor seeks to provide a comprehensive network of information related to early Mexican settlement in Austin. The vision is for visitors to access related information while moving around the focus area, which includes sites between the "Treaty Oak" just west of Lamar Boulevard over to Plaza Saltillo in East Austin. There is currently no funding to implement or develop this plan.

- Jose Trevino Recollections:
1. West Ave School
 2. Gaslight Power Plant
 3. Y.W.C.A.
 4. Mexican Neighborhood
 5. Luis' Cantina
 6. Quality Mills Flour Mill
 7. Water Pump
 8. Mexican Neighborhood
 9. (New) Child Factory
 10. Kerosene Station and Refinery
 11. Jose Trevino's Home
 12. Maria Residence
 13. Maria Residence
 14. Fero Store
 15. Fero Residence
 16. Lopez Residence
 17. Other Mexican Homes
 18. Asamo Hotel
 19. Ice Cream Factory
 20. Catholic Man's Residence
 21. Our Lady of Guadalupe Catholic Church
 22. Our Lady of Guadalupe School
 23. (Old) Child Factory
 24. Mexican Neighborhood
 25. Ramirez Residence
 26. Sagovia Tortilla Factory
 27. Sagovia Residence
 28. J.P. Schneider Store
 29. Buick Auto Co.
 30. Canuso's Restaurant
 31. Wooden Building
 32. Mexican Neighborhood
 33. Tom Miller's Hairy Washhouse and Tannery
 34. Eusebio Rodriguez Grocery Store
 35. Bakery
 36. Ice Station
 37. Luis Sahas' Barbershop
 38. Cantina
 39. Post Office
 40. Hancock Theater
 41. Shoe Shop
 42. Hotel and Shops
 43. Paris Cafe
 44. Ice Station
 45. Casitas ("little houses" facing alley)
 46. Jefferson Hotel
 47. MKT Railroad Depot
 48. Marathon Dances (OK Garage)
 49. Lonestar Ice Company
 50. Gato Negro Restaurant
 51. Carmona's Barbershop
 52. Meat Market
 53. Southern Pacific Railroad Depot
 54. Sam Wah Cafe
 55. Meat Market
 56. Meat Market

- Other Sites:
- A. Mexican Methodist Episcopal Church
 - B. First Mexican Baptist Church
 - C. Travis County Courthouse
 - D. Philip's Building - Mexican Music Hall
 - E. Mexico-Arts Museum

- Photographs:
1. Young people at First Mexican Baptist Church, 1908, image # PICA 16161
 2. Jose Trevino, Undated, image # PICB 211637
 3. J.P. Schneider & Bros., Undated, image # C00130

“Mexican Square” now known as “Republic Square”



Santa Rita Courts were made to house Mexican Americans

HYDE PARK

This is, without doubt, the most perfect residence portion of the city of Austin, and is improving faster than any other part of the city.

It is as smooth as a carpet and lies 185 feet above the river.

The landscape is beautiful. The soil is the very best.

The electric street cars make a belt within the Park; the furthest lot is but two blocks from the street car track. Within the addition there are eight miles of streets and avenues, most of them are now gravelled in the most perfect manner. No city west of Boston can boast of finer drives than are now in Hyde Park addition. It is the fashionable drive and bicycle course. On both sides of the streets and avenues are rows of beautiful shade trees. One of the best city schools is in Hyde Park. Here are letter boxes and free mail delivery twice a day. The Hyde Park line is the main street car line in the city. The 160-foot electric tower in the center of the Park illuminates the whole addition. A system of water pipe from the city works furnishes abundance of water.

Hyde Park is Strictly for White People.

Hyde Park is the most beautiful and healthful spot in Austin.

Nearly every house in Hyde Park is a bower of roses. No part of Austin can compete with it. The lots in Hyde Park are not the cheapest in point of price, but they are the best value offered in the city. If you build a home, invest in Hyde Park. You are sure to reap a profit if in the future you should wish to sell. Every man and woman in Austin who works for a salary should invest in Hyde Park now. Extraordinary inducements now offered. For a short time the price of lots will be from \$100 to \$300 each. The terms of payment will be

\$2 Per Month on Each Lot Purchased,

NO INTEREST if paid in full within two years. You will have no taxes to pay until January 1, 1900.

If you ever expect to buy in Hyde Park now is your opportunity. These terms and prices will only be offered for a short time. To those who can pay all cash or will build good houses, still greater inducements will be offered.

The M. K. & T. Land and Town Company have lately purchased that beautiful tract of land adjoining Hyde Park on the north. It is but two blocks from street car line. Here you can buy a lot 50x150 feet for \$50, and pay for it at \$2 per month. Those who wish a whole block can buy it still cheaper. These prices will prevail only for a short time, so call soon if you wish to avail yourself of the above rare offers.

M. M. SHIPE, Agent.

Office 103 West Seventh Street. Austin.

1957 Industrial Development



Industrial Zoning in East Austin

Holly Power Plant in Residential Area



Under Cumulative zoning, residential homes could be built on land zoned industrial. Cumulative zoning allowed polluting & hazardous facilities to be built adjacent to homes and schools in East Austin.

Cumulative zoning was not allowed in West Austin.



The 1956 Highway Act was used to segregate & displace communities of color throughout the United States.

Austin's Highway 35 created the clearest physical barrier between East Austin and the rest of the city, deepening the racial segregation.





Urban Renewal 1960s – 1970s





East Austin residents Protest the Waterstreet Lofts to be built at the corner of East Cesar Chavez & Comal Street.

The East César Chávez Neighborhood

The East César Chávez Neighborhood is located adjacent to downtown in central east Austin, Texas. The neighborhood is a stable, mixed-use area characterized by strong family values and a culturally diverse and rich Hispanic history. The neighborhood planning area boundaries include the alley between 6th and 7th Streets to the north, Chicón to the east, Town Lake to the south and Interstate 35 to the west.

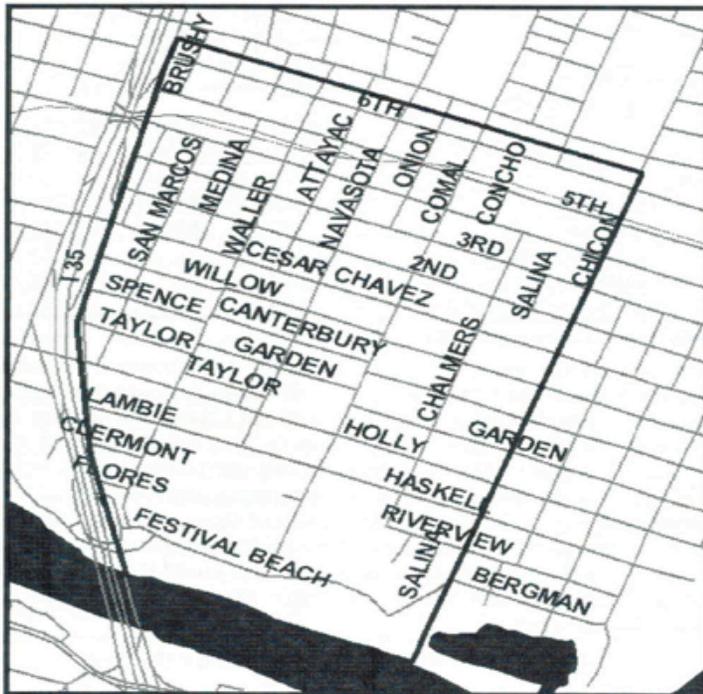
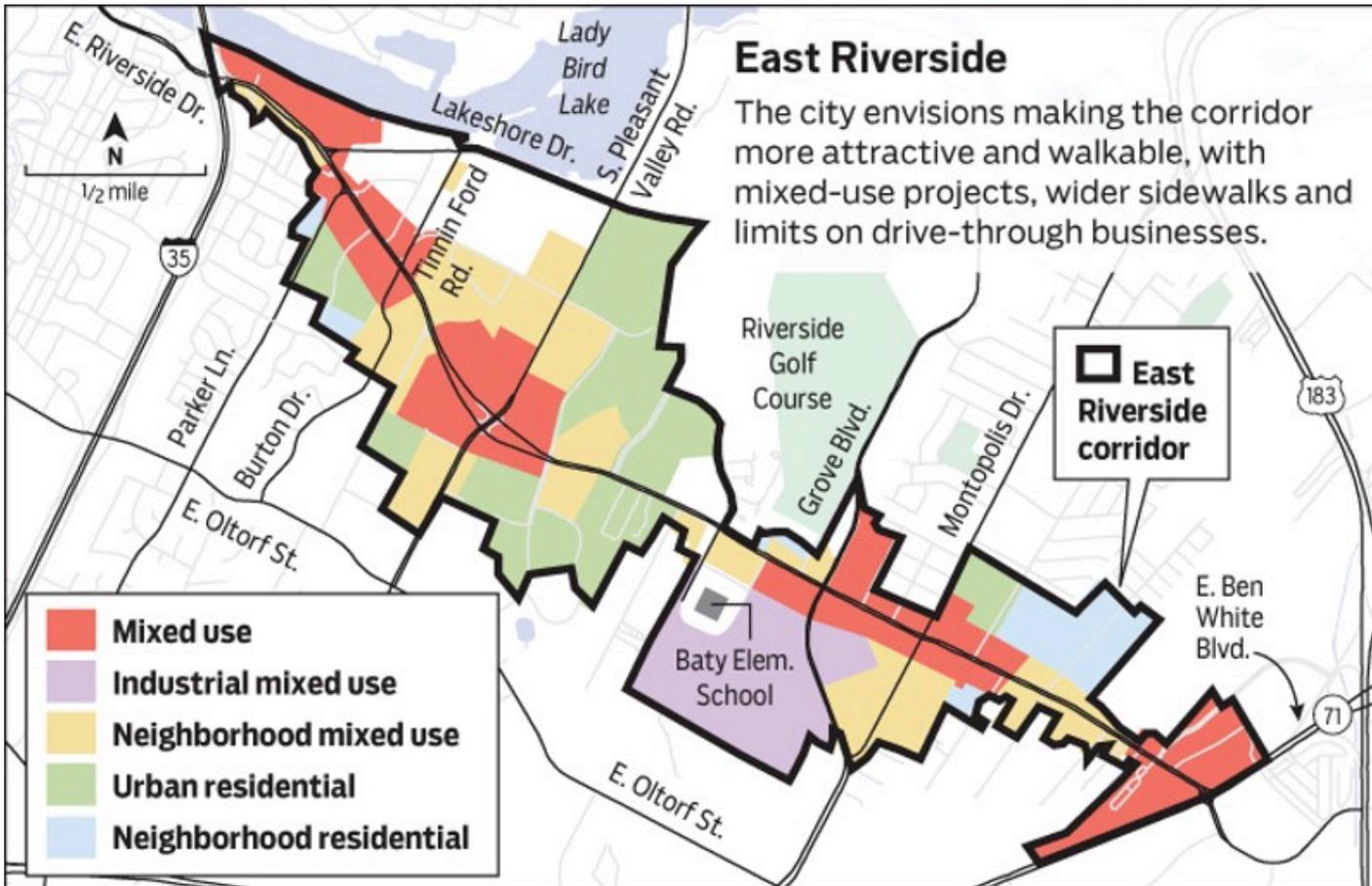


Figure 3: Neighborhood Boundary Map

According to a UT study, area residents in single family homes experienced over a 400% plus increase in land value and a 123% increase in their tax bill from 1998 to 2004.

The E. Cesar Chavez Plan opened the flood gates to gentrification!



City Council adopted East Riverside Corridor Master Plan as if the corridor was vacant of human life. Over 1,700 low-income & working poor, mostly people of color, were displaced to make room for new higher density, high class wage earners.

Source: City of Austin

LINDA SCOTT / STAFF

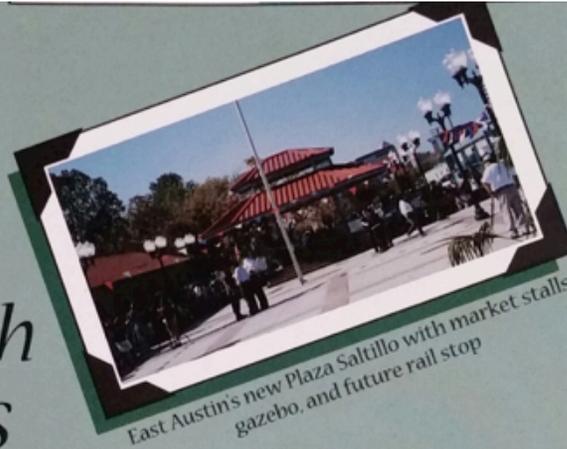


Displaced residents from E. Riverside Drive Corridor request more time to relocate.



West Austin was protected by the designation of “Drinking Water Protection Zone”.

Smart Growth Incentives



East Austin's new Plaza Saltillo with market stalls, gazebo, and future rail stop

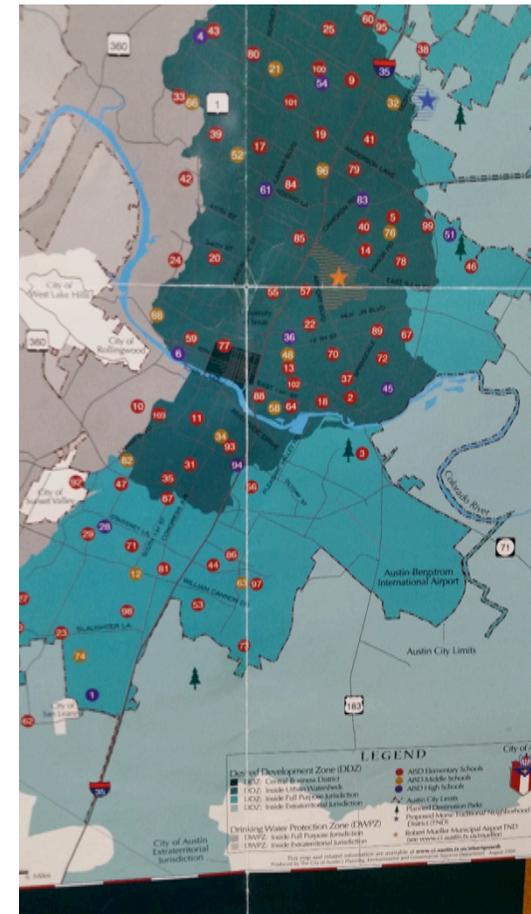


The City of Austin has created five incentive programs as part of the Smart Growth Initiative. These incentives are designed to provide financial benefits for a range of projects located in the Desired Development Zone (DDZ), from a single home to a large, mixed-use development such as a Traditional Neighborhood District (TND). The incentive programs are:

Smart Growth Zone Specific Incentives - Reductions in certain fees for all projects within the DDZ.

Smart Growth Matrix Incentives - Potential fee waivers and infrastructure improvements for projects within the DDZ that meet Smart Growth goals such as proximity to mass transit, urban design characteristics, and a mix of uses.

Water and Wastewater Reimbursement Policies - Reduced costs for extending major water and wastewater lines within the DDZ.



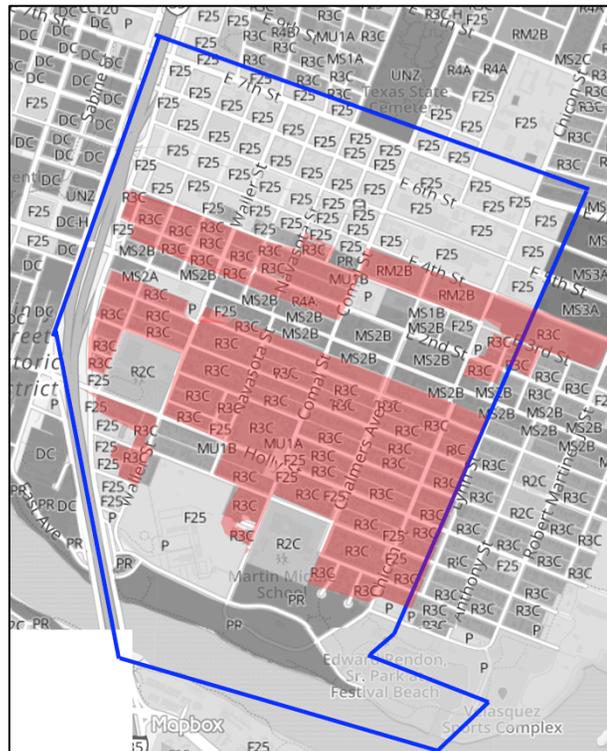
East Austin Designated DDZ

Proposed CodeNEXT Zoning E. Cesar Chavez Neighborhood Plan Area

Proposed Zoning Yellow = Residential



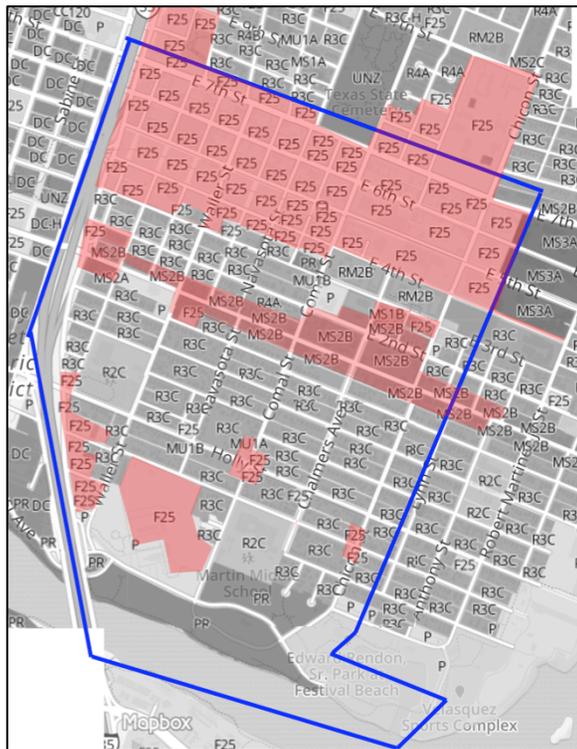
Residential High Density = Red



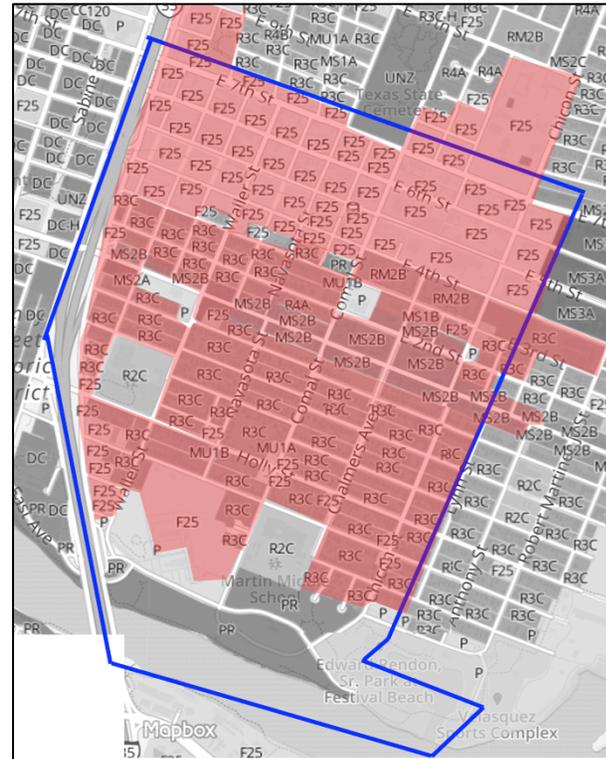
Residential High Density Red = 3 or more units on lot

Proposed CodeNEXT Zoning E. Cesar Chavez Neighborhood Plan Area

Commercial High Density = Red



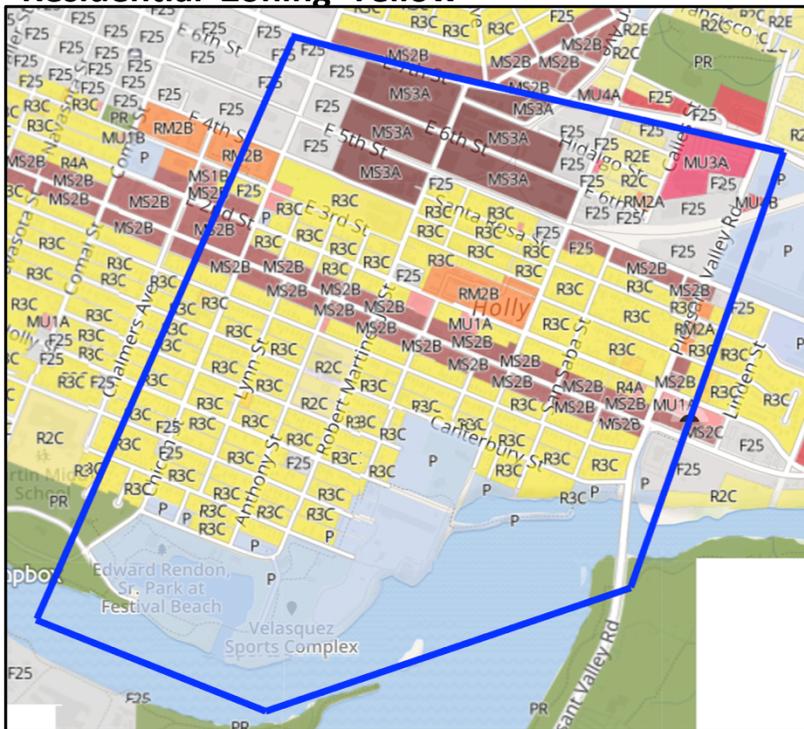
Residential and Commercial High Density Combined



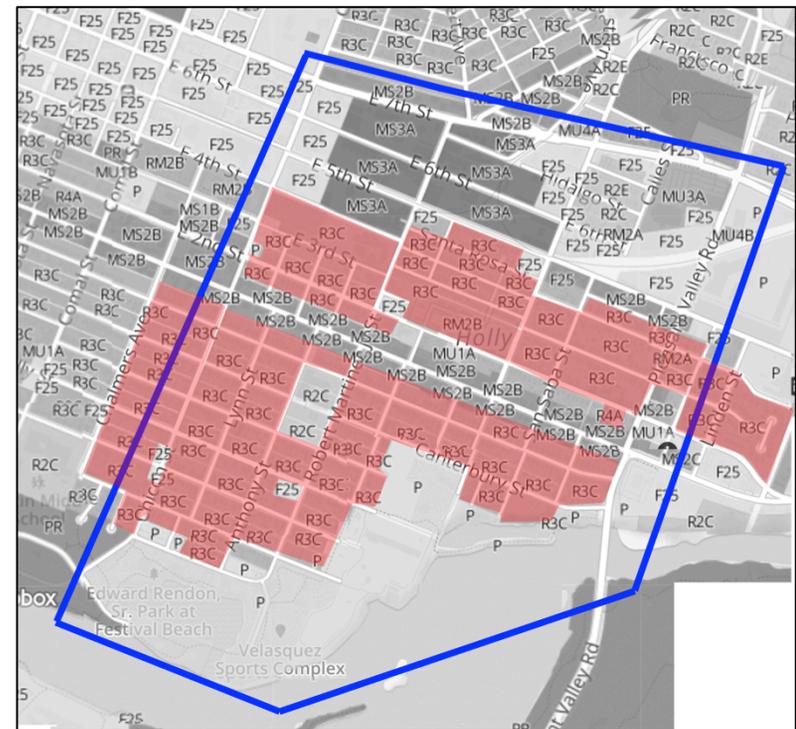
R3C
RM2B
F25
MS2B

Proposed CodeNEXT Zoning Holly Neighborhood Plan Area

Residential Zoning Yellow

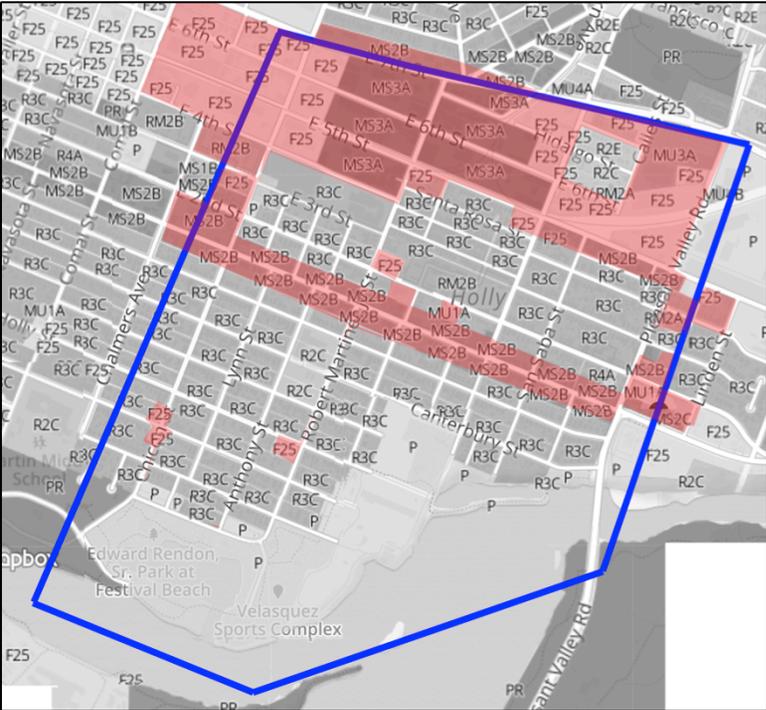


Residential High Density Red = 3 or more units on lot

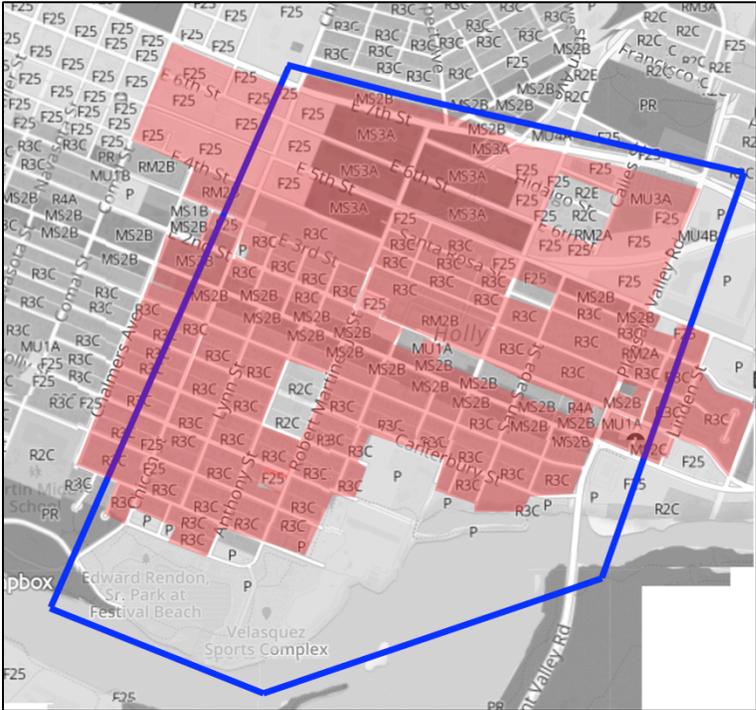


Proposed CodeNEXT Zoning Holly Neighborhood Plan Area

Commercial High Density = Red



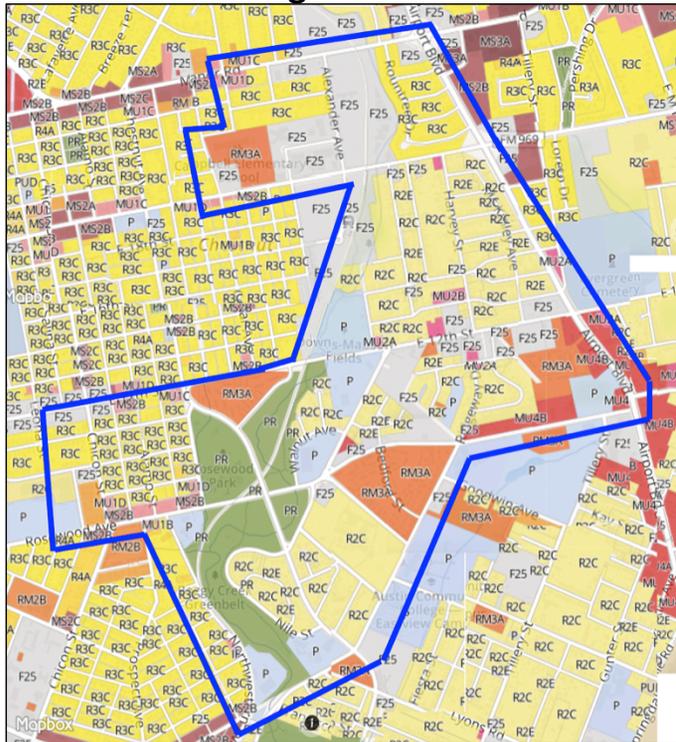
Residential and Commercial High Density Combined



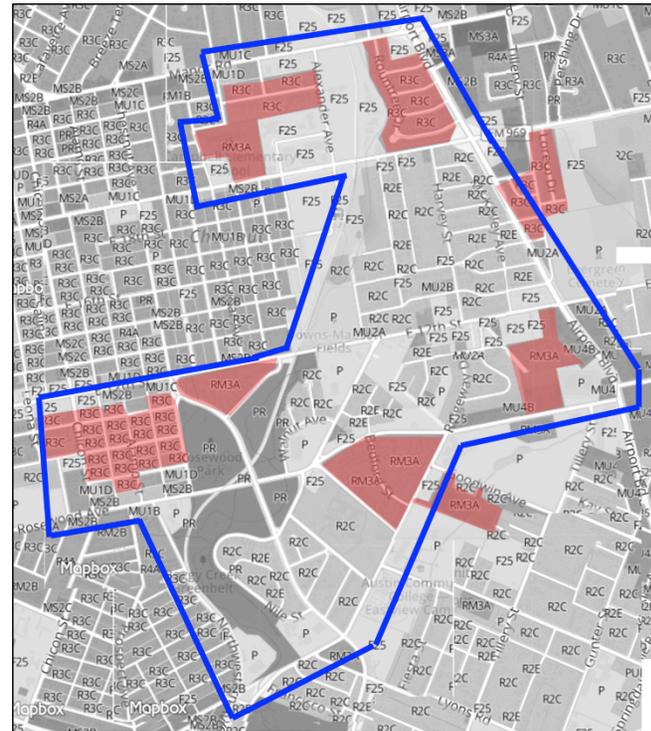
- R3C
- RM2B
- MS2B
- F25

CodeNEXT Proposed Zoning Rosewood Neighborhood Plan Area

Residential Zoning Yellow

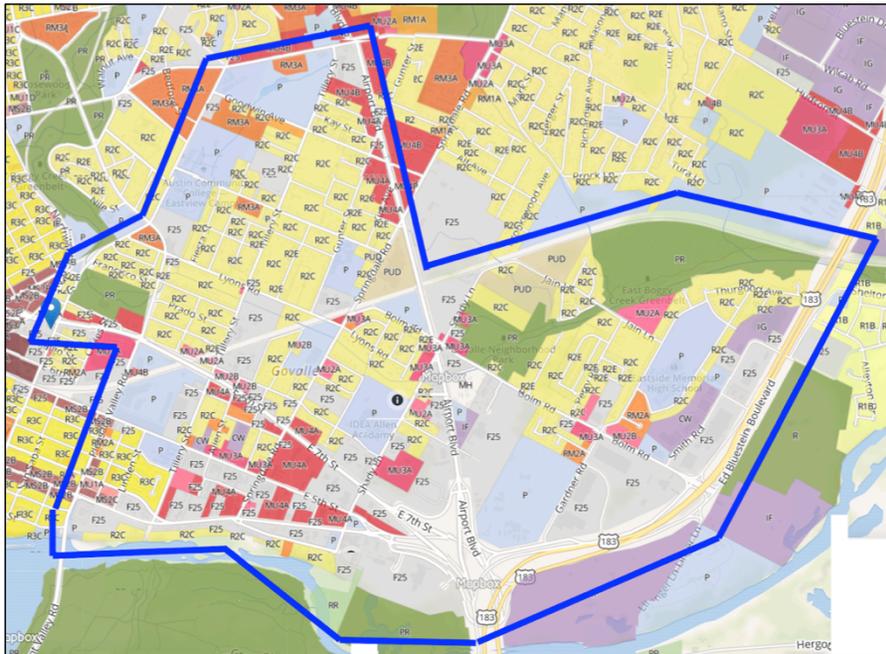


Residential High Density zoning Red



CodeNEXT Proposed Zoning Govalle/Johnston Terrace Neighborhood Plan Area

Residential Zoning Yellow

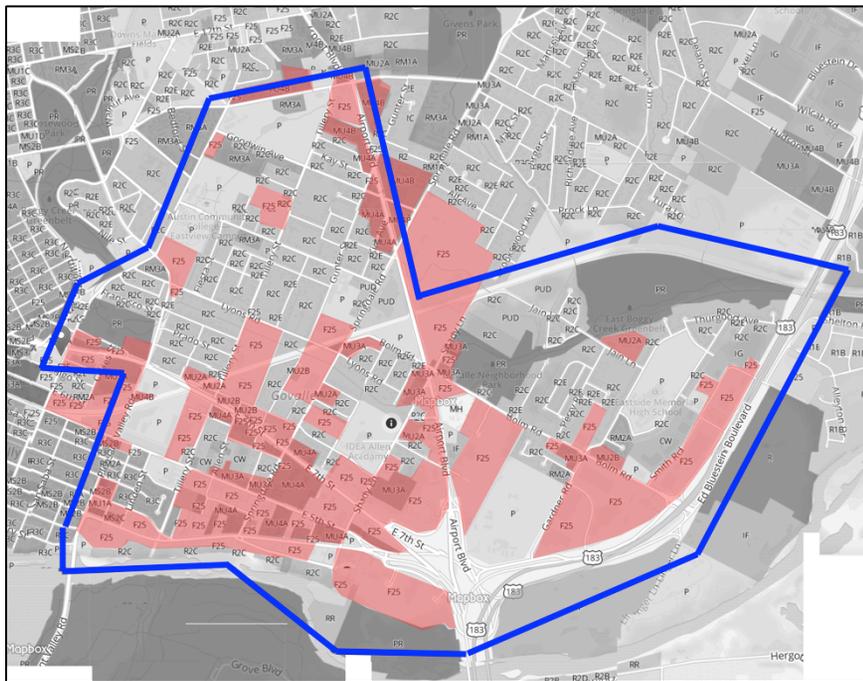


Residential High Density zoning Red

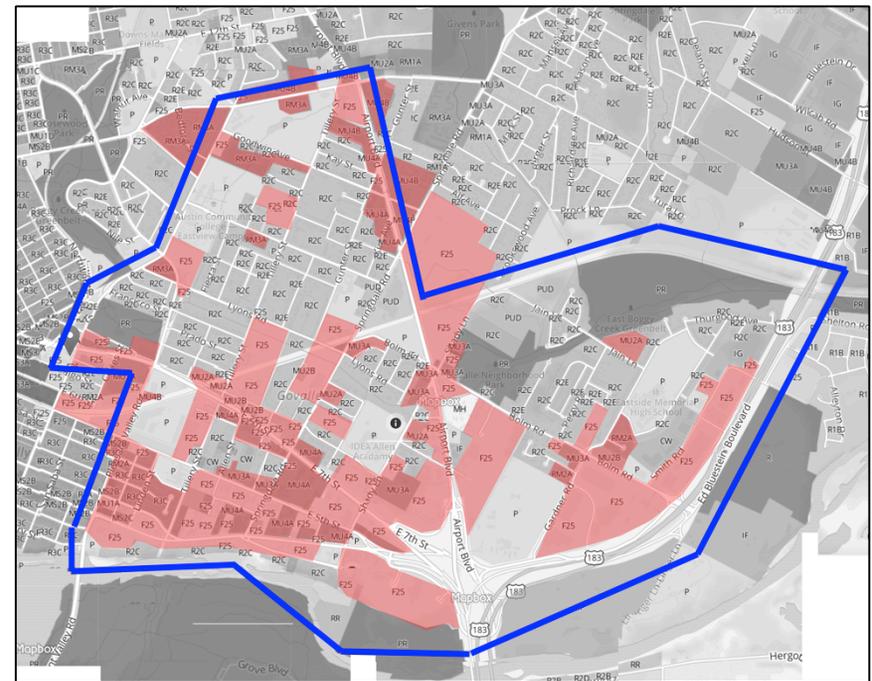


CodeNEXT Proposed Zoning Govalle/Johnston Terrace Neighborhood Plan Area

Commercial High Density Red

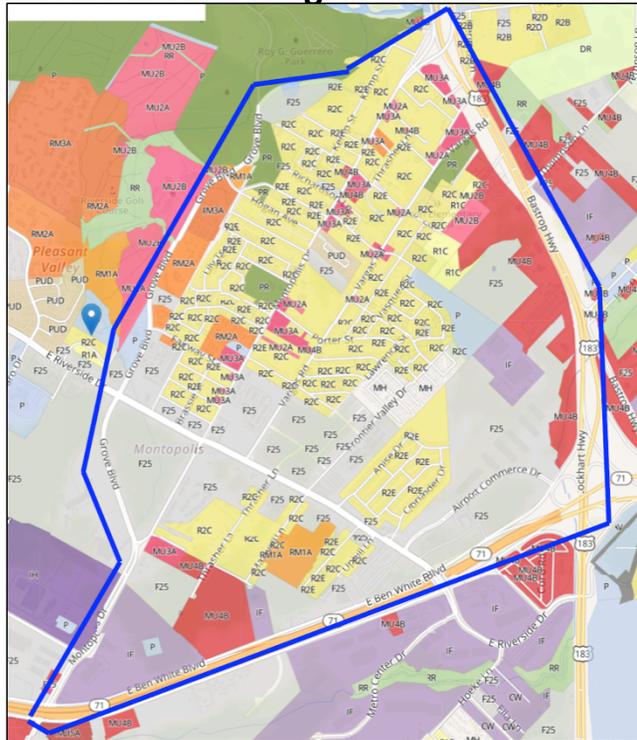


Residential and Commercial Combined

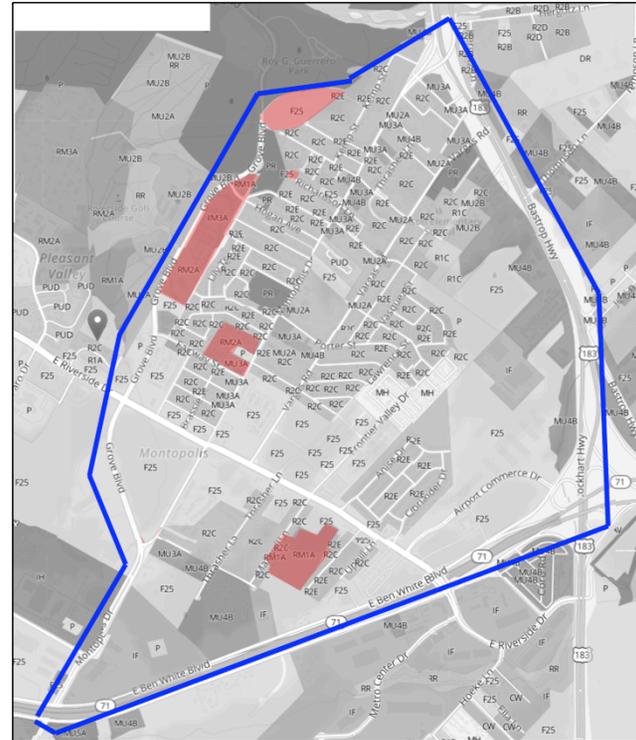


CodeNEXT Proposed Zoning Montopolis Neighborhood Plan Area

Residential Zoning Yellow

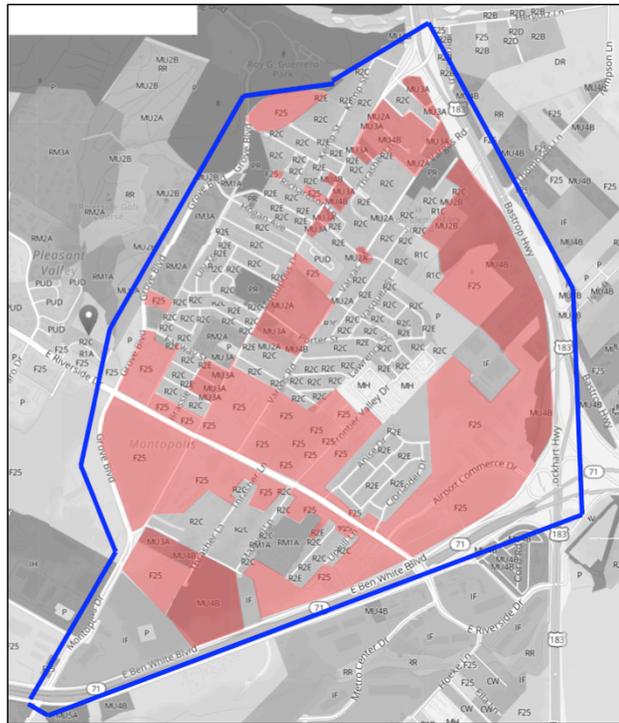


Residential High Density Red



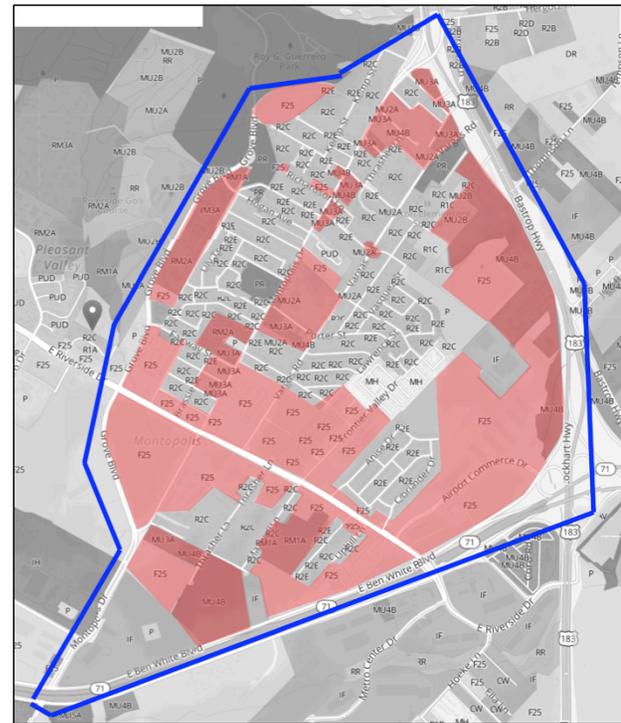
CodeNEXT Proposed Zoning Montopolis Neighborhood Plan Area

Commercial High Density Red



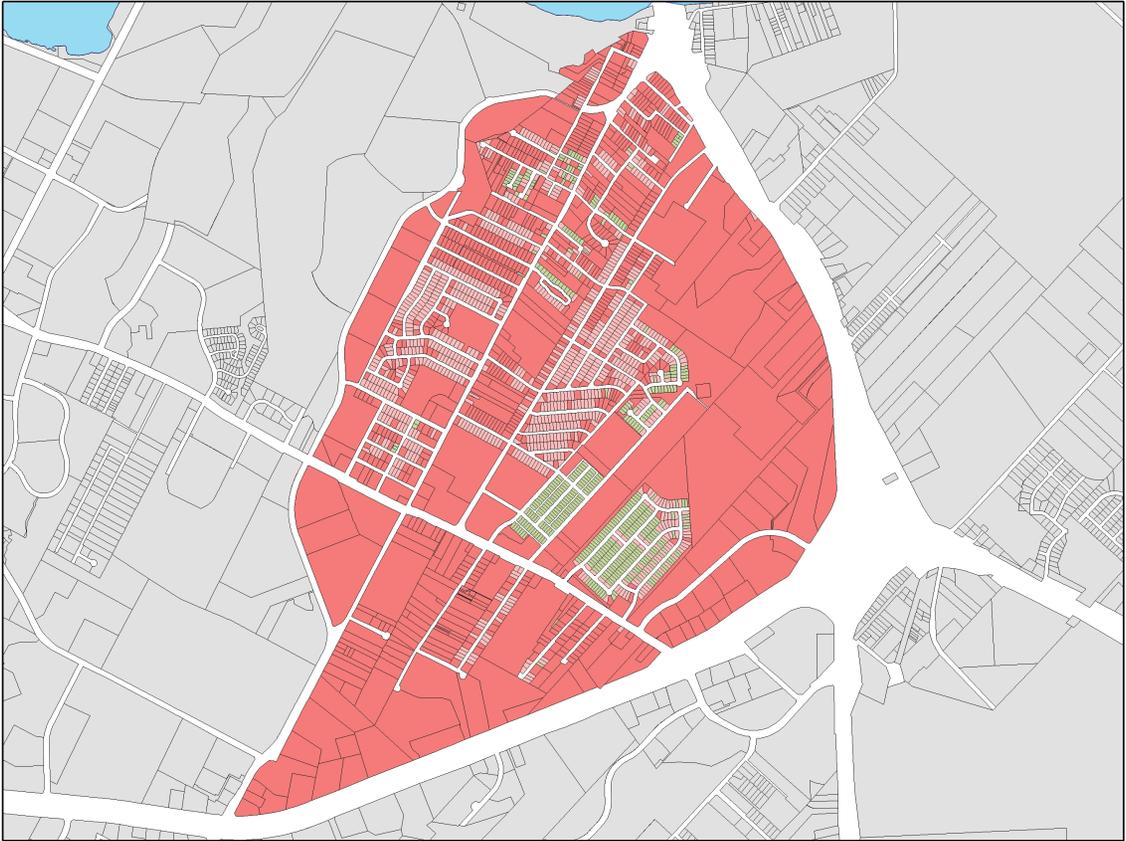
**F25
MU3A
MU4B**

Residential and Commercial Combined



MONTOPOLIS

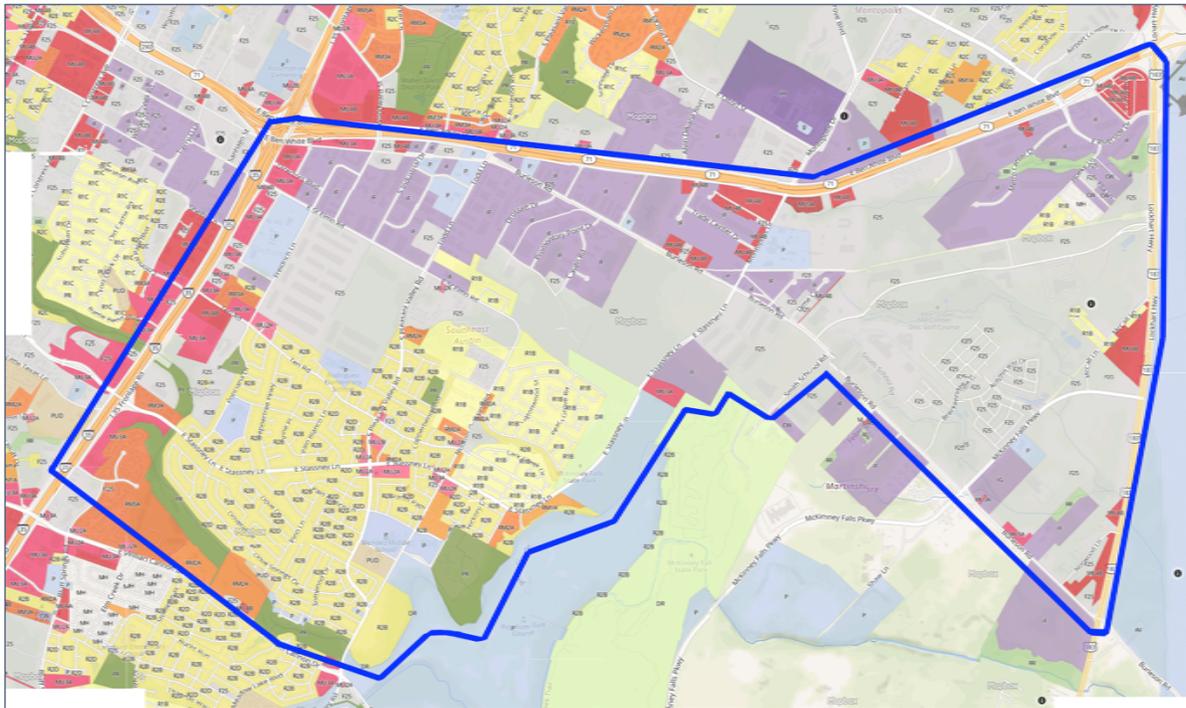
Over 7000 sq ft 5000 – 7000 sq ft Less than 5000 sq ft



Source: Travis Central Appraisal District (2017)

CodeNEXT Proposed Zoning Southeast Combined Neighborhood Plan Area

Residential Zoning Yellow



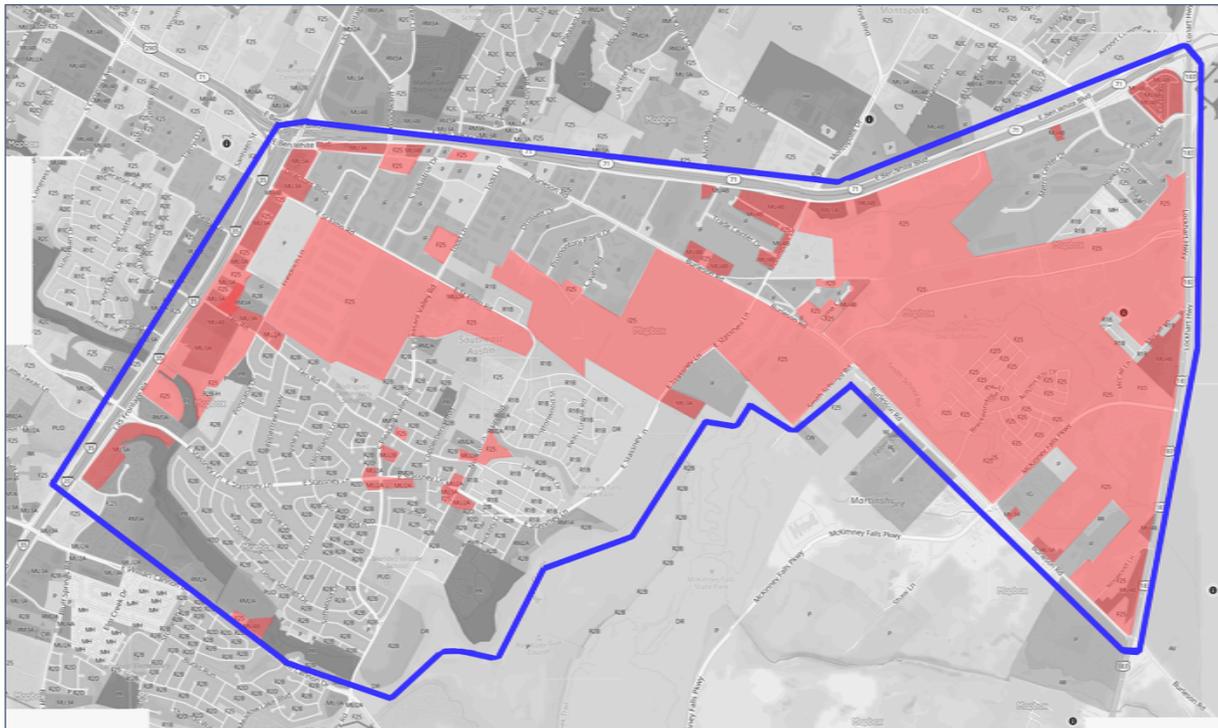
CodeNEXT Proposed Zoning Southeast Combined Neighborhood Plan Area

Residential High Density Red



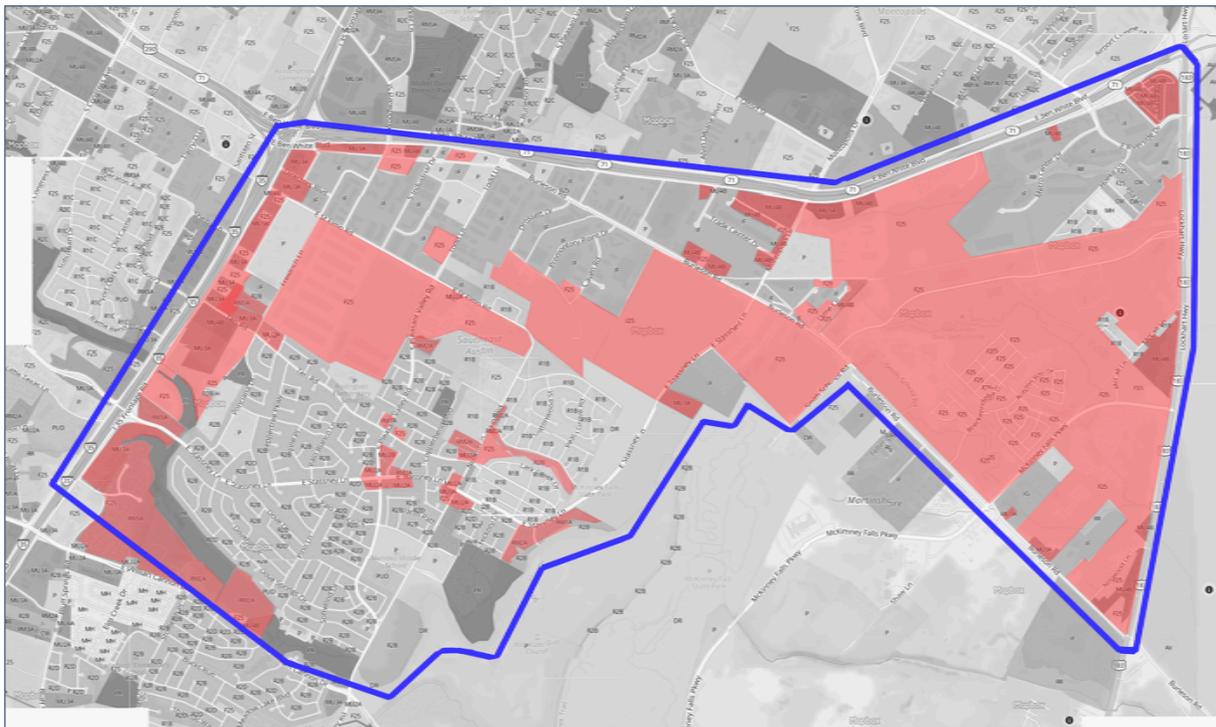
CodeNEXT Proposed Zoning Southeast Combined Neighborhood Plan Area

Commercial High Density Red



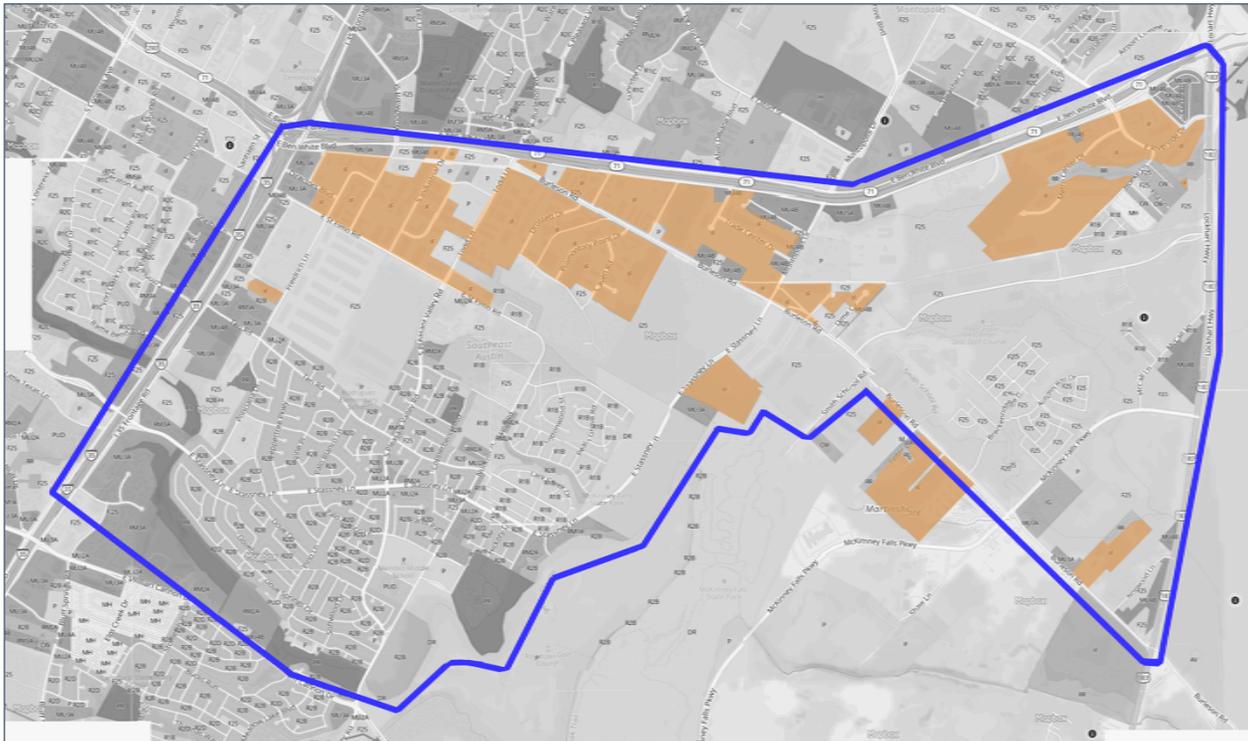
CodeNEXT Proposed Zoning Southeast Combined Neighborhood Plan Area

Residential and Commercial Combined



CodeNEXT Proposed Zoning Southeast Combined Neighborhood Plan Area

Industrial Zoning



What can we do to stop the process of CodeNext and ensure that Austin's future land development code protects and values all our residents?

- Acknowledge the racist history of its land development codes & their consequences on Austin's communities of color.
- Delay adoption of any land development code changes until the changes have been evaluated by a racial equity tool for their potential impacts on communities of color.
- Prioritize the voices of communities that have

- Prioritize the voices of communities that have been most negatively impacted by historical land use practices in Austin as it considers changes to the code.
- Preserve and expand all of the existing public participation processes for implementing zoning and land development code.

- Redefine affordability for the poor (0-30 MFI) and working-poor (31-60% MFI).
- Articulate our commitment to implement a land development code that is fair and just, that eliminates institutional barriers to equity.

- Tie any changes to the land development code to solutions for Austin's affordability crisis and to policies that prevent displacement, provide reparation and relocation for people of color and other vulnerable communities.
- Preserve existing and expand construction of affordable homes for working-poor families.

- Prohibit development that increases flooding, traffic, property taxes, and decreases affordability and causes displacement.
- Eliminate the Desired Development Zone (DDZ) designation in East Austin.