Impacts of Segregation and Exclusionary Practices

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Geography of Opportunity

• Sprawl, concentrated poverty, and segregation have shaped metropolitan areas in ways that exacerbate existing economic and social inequalities.

• The geography of opportunity is based on two main premises:
  – where one lives is critical for taking advantage of available opportunities;
  – households have unequal abilities to live in places with good opportunities.
Inequalities may be due to:

- Discrimination in lending and real estate industries
- A lack of, and a poor distribution of housing opportunities
  - Housing market segmentation
  - Uneven regional growth
  - Clustering of low-income housing

Consequences include:

- Poorer access to:
  - Educational opportunities
  - Health care, healthy communities, recreational opportunities
  - Public transportation
  - Jobs
- Greater exposure to:
  - Crime
  - Natural disasters, especially flooding
What segregation looks like in Houston

Map by Eric Fischer (http://www.flickr.com/photos/walkingsf/5560487046/sizes/o/in/photostream/)
Continuum of Housing Opportunity

High Opportunity
Suburbs

Homes that are:
• High-Value
• Owner-Occupied
• Single-Family

Low Opportunity
Central City/Inner Suburb

Homes that are:
• Low-Value
• Renting
• Multi-Family

HOUSING VALUE
HOUSING TENURE
HOUSING TYPE
Housing and Segregation

TEXAS METROS ARE HIGHLY SEGMENTED BY TENURE, TYPE, AND ESPECIALLY BY HOUSING VALUE
Values closer to 1.0 indicate homogeneity within neighborhoods (census tracts)

<table>
<thead>
<tr>
<th>Sorting Indices (eta-squared statistic)</th>
<th>Austin</th>
<th>San Antonio</th>
<th>Houston</th>
<th>Dallas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenure (homeownership rate)</td>
<td>0.75</td>
<td>0.57</td>
<td>0.65</td>
<td>0.62</td>
</tr>
<tr>
<td>Type (percent single-family(^a))</td>
<td>0.65</td>
<td>0.55</td>
<td>0.61</td>
<td>0.60</td>
</tr>
<tr>
<td>Value (Median value, owner-occupied)</td>
<td>0.87</td>
<td>0.78</td>
<td>0.84</td>
<td>0.83</td>
</tr>
<tr>
<td>Household Income</td>
<td>0.85</td>
<td>0.75</td>
<td>0.79</td>
<td>0.77</td>
</tr>
</tbody>
</table>

\(^a\) Single-family includes both detached and attached units. It excludes mobile homes.
All between-tract and within-tract differences significant at p<.001.
Social factors and processes generate vulnerability in terms of a person’s or group’s capacity to anticipate, cope with, resist and recover from the impact of a natural hazard.

Social vulnerability will rarely be uniformly distributed among the individuals, groups, or various populations comprising social systems.

HOUSING INEQUALITIES mean that vulnerable populations are concentrated in physically vulnerable areas in lower-quality homes.
Social Vulnerability Mapping
SV and 100-year flood plain
SV and Surge Zones
Damage Assessment after Hurricane Ike in Galveston Texas

Legend
Damage Assessment
- Severe Damage (more than 50%)
- Moderate Damage (20%-50%)
- Minor Damage (less than 20%)
- No Damage
- Outside Study Area
- Ocean

Data Sources: Galveston CAD
Created by Tingyi Chang 2011
In the urban core of Galveston, many lower quality homes are only elevated a foot or less off the ground, if at all. A poorly-constructed home has slid off its foundation, and the other structural systems have also collapsed.
In contrast, a West End vacation home sits well above the surge level, a block off the gulf coast, these high-quality homes received only wind damage, which as seen here, was quite minimal.
Greater degrees of damage

Higher levels of damage seen to minority neighborhoods—even after accounting for the age of the housing and the proximity of the housing unit to water and the seawall.
The average property value pre-storm was $152,155, and dropped 20.1% due to Ike damage. Average property values regained 95.5% of the pre-storm value within two years. Lower value homes experienced greater damage, lost a greater proportion of their value, and have only recovered 82% of their pre-storm value.
Long-term displacement

Distribution of Students enrolled in GISD, January 2010

Galveston:
- Hispanic: 46%
- White: 25%
- African-American: 25%

Bolivar:
- Hispanic: 39%
- White: 51%
- African-American: 1%

Mainland:
- Hispanic: 42%
- White: 35%
- African-American: 19%
Summary

- Potential for redevelopment and population change
- Slower recovery times for minorities
- Permanent displacement
- Loss of affordable housing stock
- Exacerbation of pre-existing inequities
Housing Opportunities can be improved by:

- Spatially redistributing existing affordable housing opportunities within a metro (household-based voucher or mobility programs), and/or
- Increasing the volume of affordable housing throughout a region (unit-based or supply-side programs)
  - Fair share programs
  - Inclusionary zoning
  - Low-Income Housing Tax Credit (LIHTC)
- Altering existing residential land use patterns
Recommendations

- Increase the supply of affordable housing, both rental and homeownership
- Encourage both mixed-income and mixed-use development throughout community
  - Flexibility in land use regs
  - Inclusionary programs
- Promote both place-based and mobility-based programs
- Promote regional planning and cooperation
Resources

• Coastal Community Planning Atlas
  – coastalatlas.tamug.edu

• **On Galveston:**

• **On Social Vulnerability generally:**