



# HOUSING OPPORTUNITY CONFERENCE

## General Session: Austin: Past, Present, and Future

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**ANNICK BEAUDET**

**KEVIN BURNS**

**DR. LILA VALENCIA**

MODERATOR

FEBRUARY 21, 2024



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CONFERENCE

# Austin Dualities



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### How Austin Became One of the Least Affordable Cities in America

The capital of Texas has long been an attractive place to call home. But with an average of 180 new residents a day arriving, its popularity has created a brewing housing crisis that is reshaping the city.



### THE TEXAS TRIBUNE

### Why: Austin is Most Economically Segregated Metro Area

In 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.

BY JEFFREY BLAGDER, THE WASHINGTON POST FEB. 23, 2015 6 PM CENTRAL SHARE



Photo by Trey Ratcliff

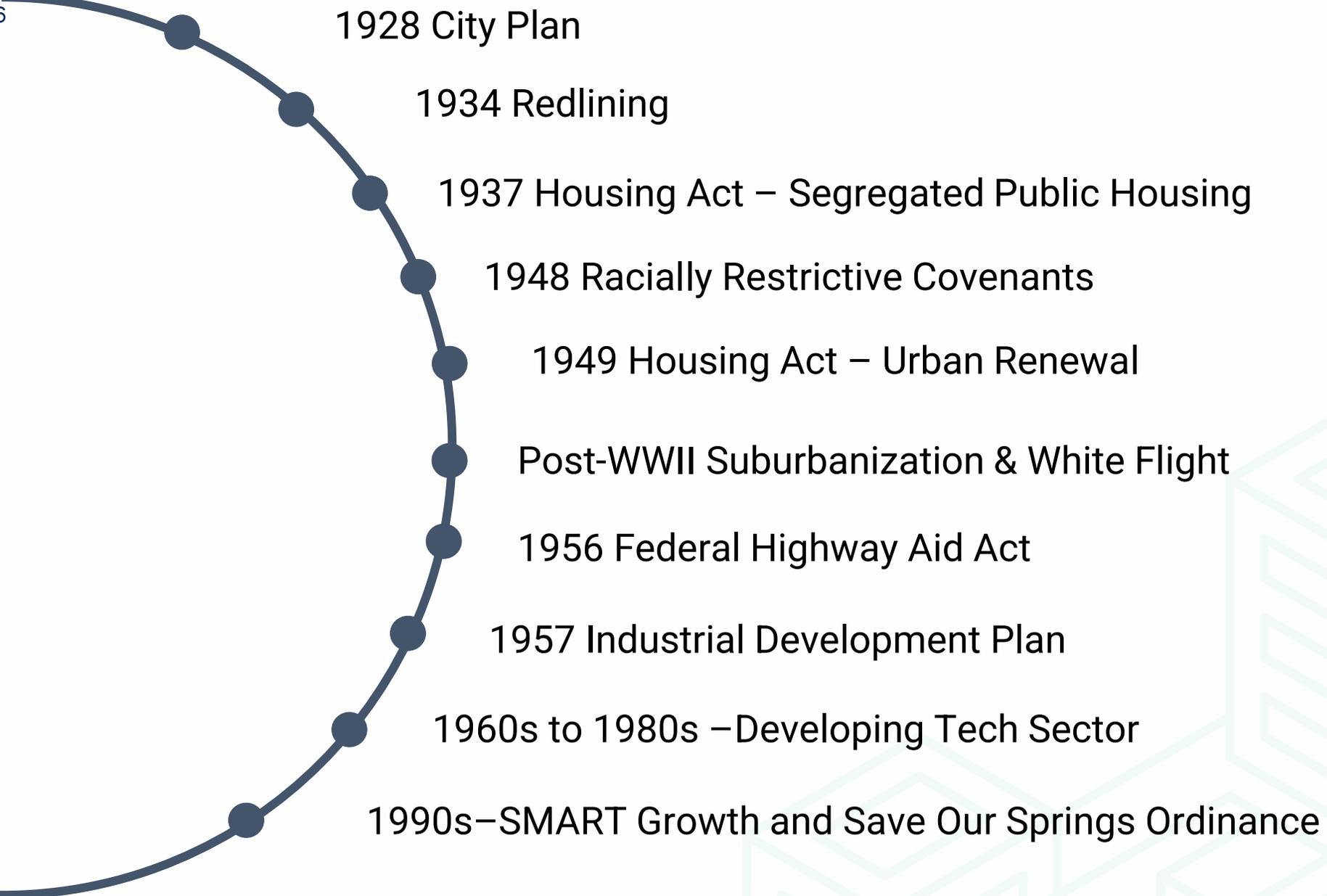


# HOUSING OPPORTUNITY CONFERENCE

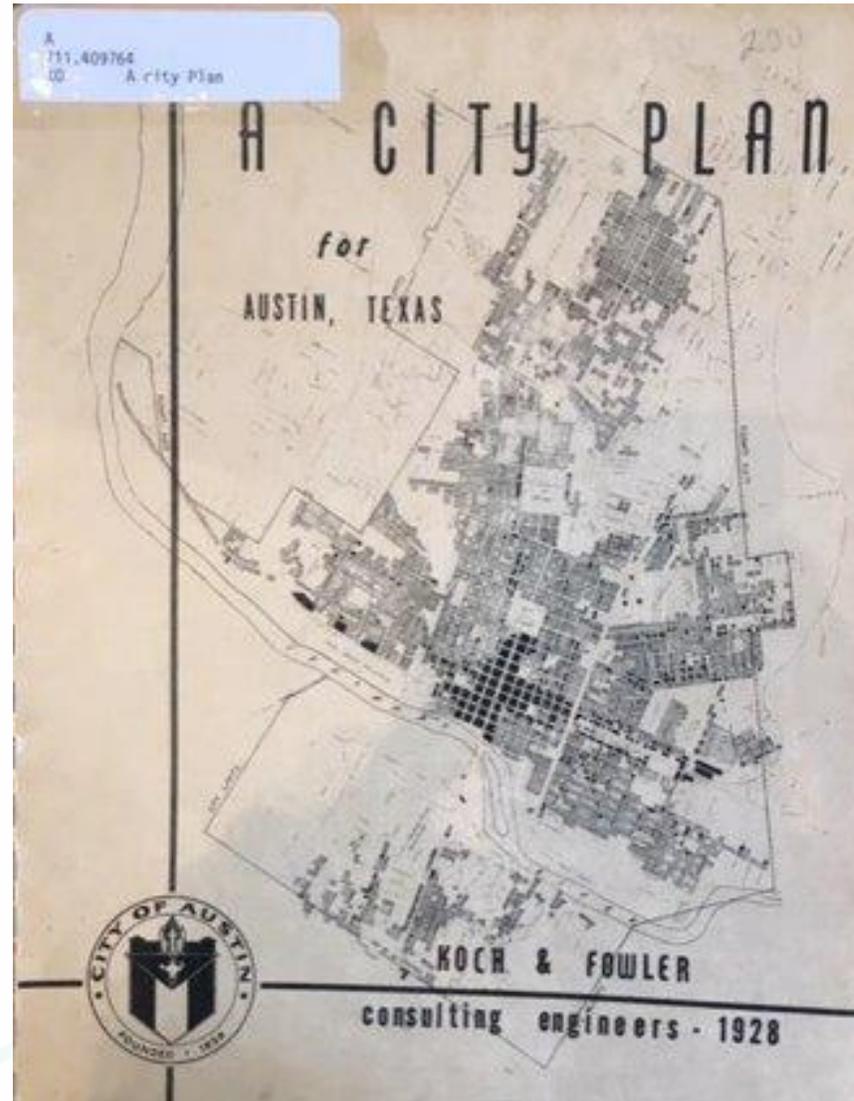
# Austin Dualities

- ❖ Austin is the principal city in the Austin metro area, the fastest growing region in the country for 12 consecutive years.
- ❖ Austin had the highest job growth in the last ten years among the nation's 51 largest metros and has the 4<sup>th</sup> most highly educated workforce, with over 52% of adults with a BA and above.
- ❖ Austin added an unprecedented number (90k+) of housing units between 2010 and 2020.
- ❖ Austin population growth has yielded increased diversity.
- ❖ Population growth has resulted in a farther eastward movement of primarily families of color to areas with fewer resources.
- ❖ In 2015, Austin was named the most economically segregated metro in the country, and BA attainment of White Austinites is 2.4 times higher than that of Hispanic Austinites.
- ❖ Housing unit growth in Austin is not keeping pace with household formation, and homeownership rates of White households are 1.6 times that of Black households.
- ❖ Increased diversity in Austin obscures a declining share of Black and Hispanic Austinites and a real decline among Black and Latino children.



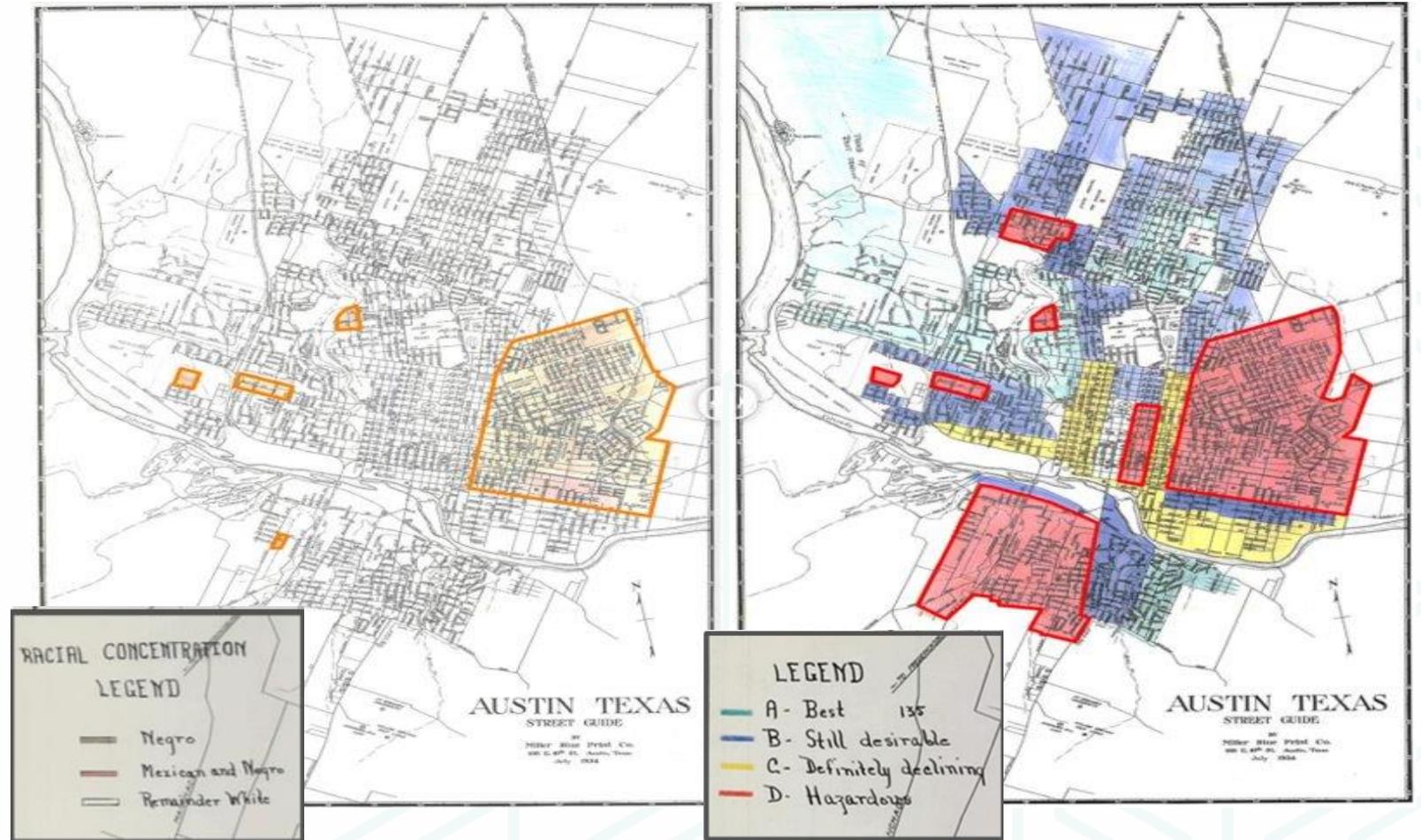


# 1928 City Plan



1928 City Plan

# 1934 Redlining



Source: Homeowners Loan Corporation Maps, 1934

1928 City Plan

1934 Redlining

## 1937 Housing Act – Segregated Public Housing



Santa Rita Courts, 1939



Rosewood Courts, 1943

Source: Collection of photos from the Austin History Center



1928 City Plan

1934 Redlining

1937 Housing Act – Segregated Public Housing

# 1948 Racially Restrictive Covenants

We Sell Only To White People

Here it is  
Right in the Heart of  
AUSTIN

**TRAVIS HEIGHTS**

Warranty Deed  
Free Abstract

**LOTS**  
\$100 DOWN ~ \$100 A WEEK

We Sell Only To White People

**Restricted—High Class**

NO PAYMENTS While Out of Work  
NO PAYMENTS WHILE SICK

Prices, \$75 to \$995  
\$45,000

Owned by the  
**Citizens Loan and Investment Co.**  
Austin, Texas  
Capital Stock - \$1,000,000

16 Blocks  
10 Minutes  
FROM THE BUSINESS CENTER OF  
**AUSTIN**

**PROPER-GRAY CO.**  
EXCLUSIVE SELLING AGENTS

**Stacy-Robbins Co.**

**HYDE PARK**

The most beautiful, scientific, and practical place for homes in the city right here. 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 155 feet above the river. Hyde Park is Cool, Clean and Scenic. 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 731 CONGRESS AVENUE, AUSTIN, TEXAS.

**M. K. & T. LAND AND TOWN CO.**  
M. M. SHIFE, General Manager

Source: Collection of images from the Austin History Center

1928 City Plan

1934 Redlining

1937 Housing Act – Segregated Public Housing

1948 Racially Restrictive Covenants

## 1949 Housing Act – Urban Renewal



Source: Collection of photos from the Austin History Center



1928 City Plan

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1949 Housing Act – Urban Renewal

# Post-WWII Suburbanization & White Flight



Source: Collection of photos from the Austin History Center

1928 City Plan

1934 Redlining

1937 Housing Act – Segregated Public Housing

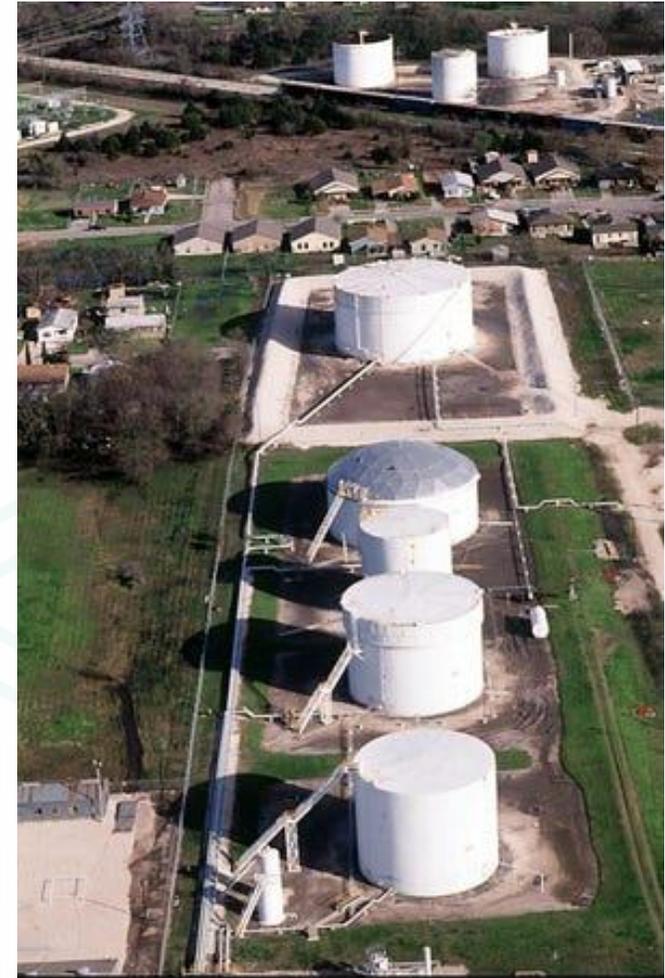
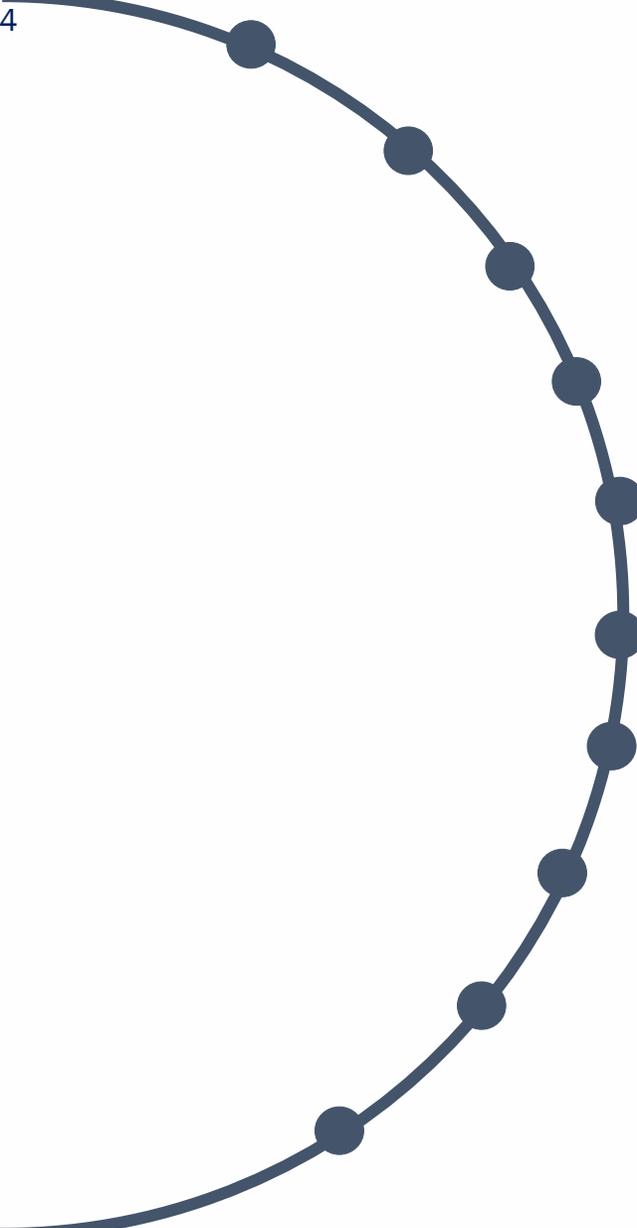
1948 Racially Restrictive Covenants

1949 Housing Act – Urban Renewal

Post-WWII Suburbanization & White Flight

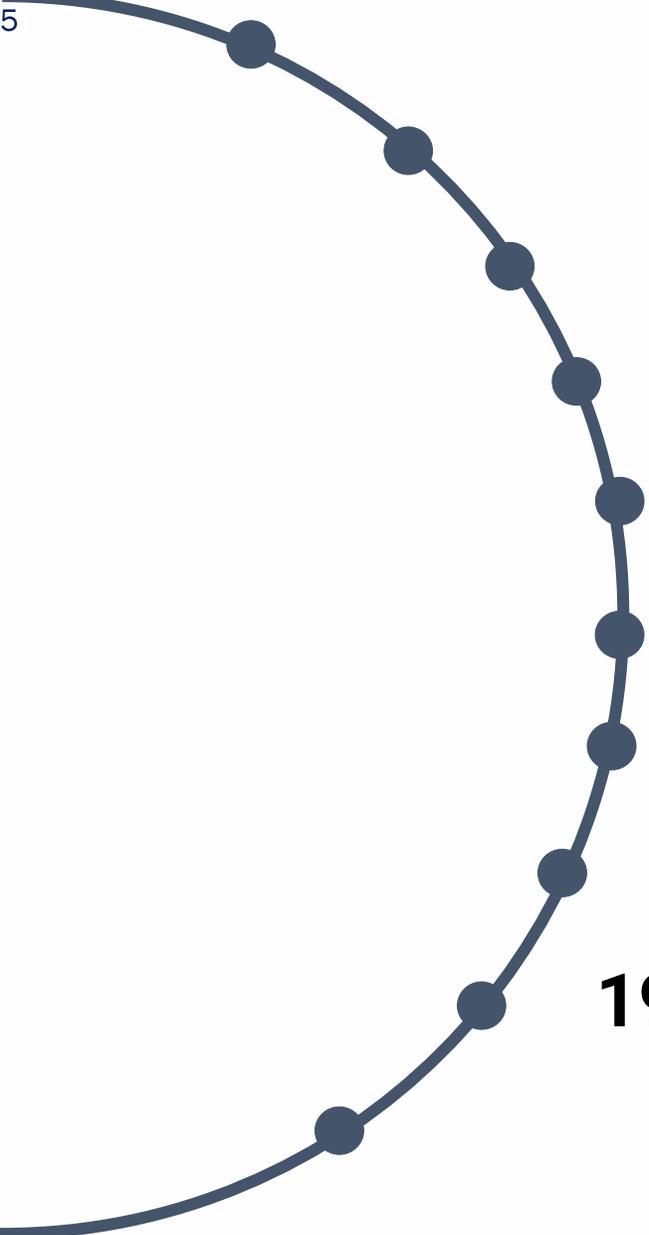
**1956 Federal Highway Aid Act**





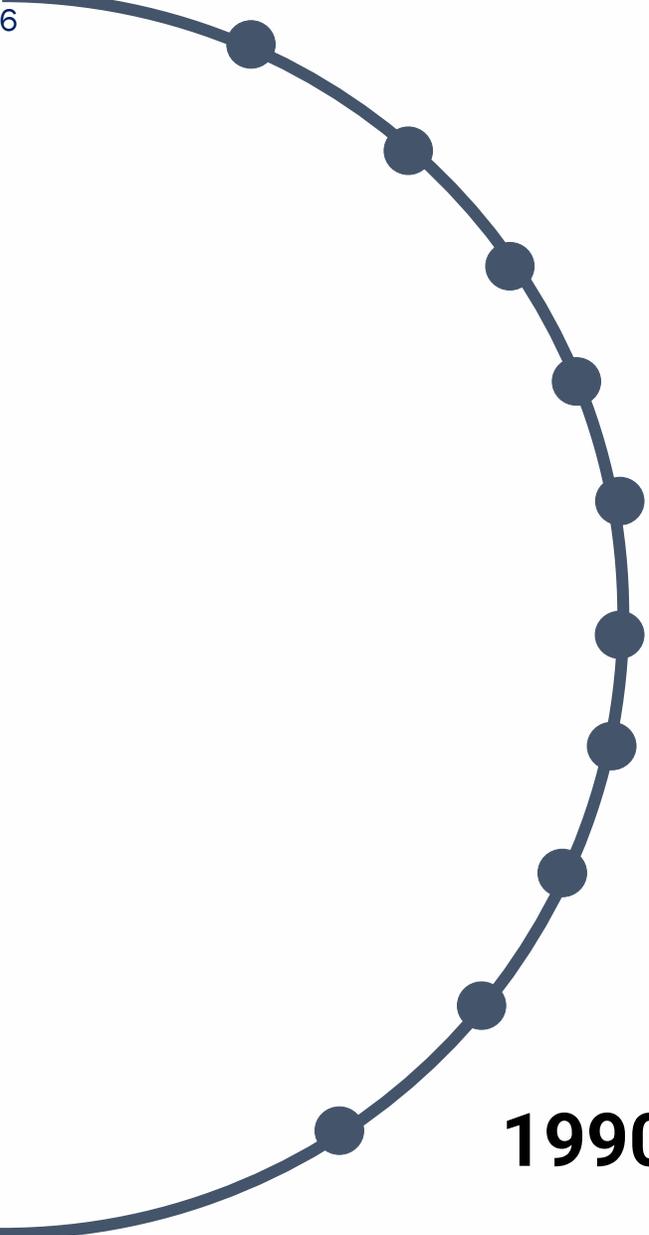
## 1957 Industrial Development Plan

Source: City of Austin Watershed Protection story map "[Tank Farms: Organizing for Justice](#)".

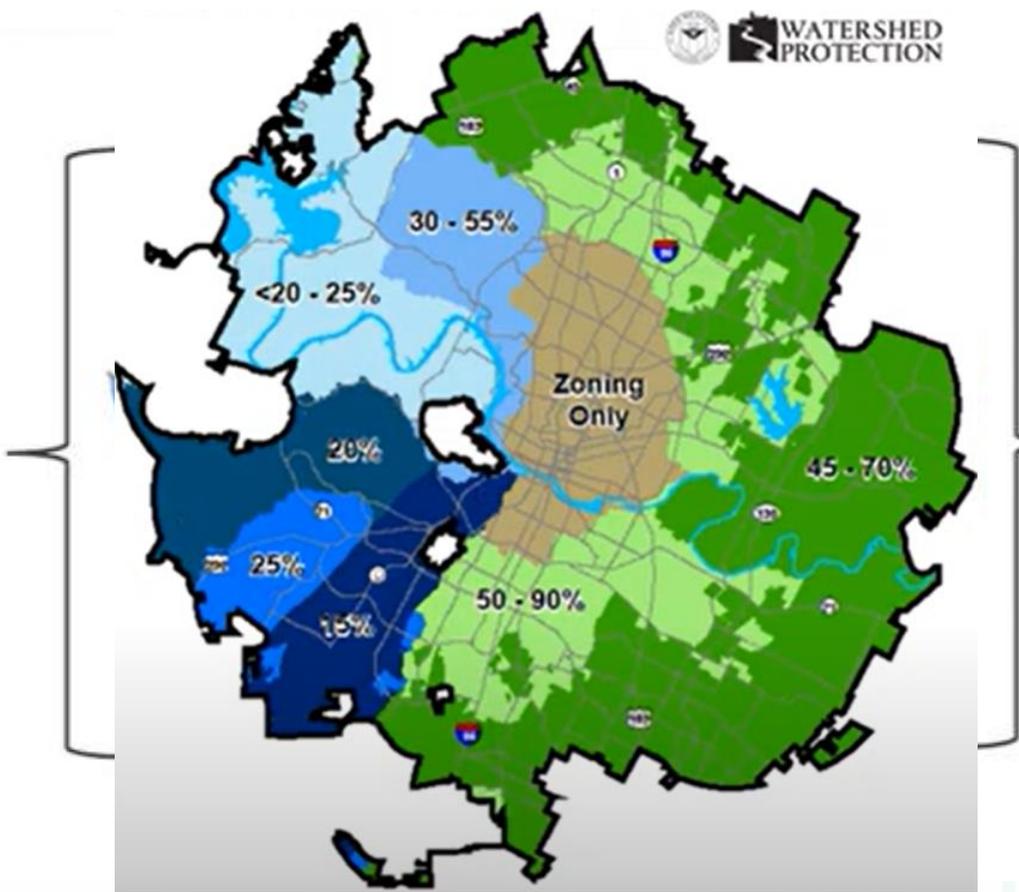


## 1960s to 1980s –Developing Tech Sector



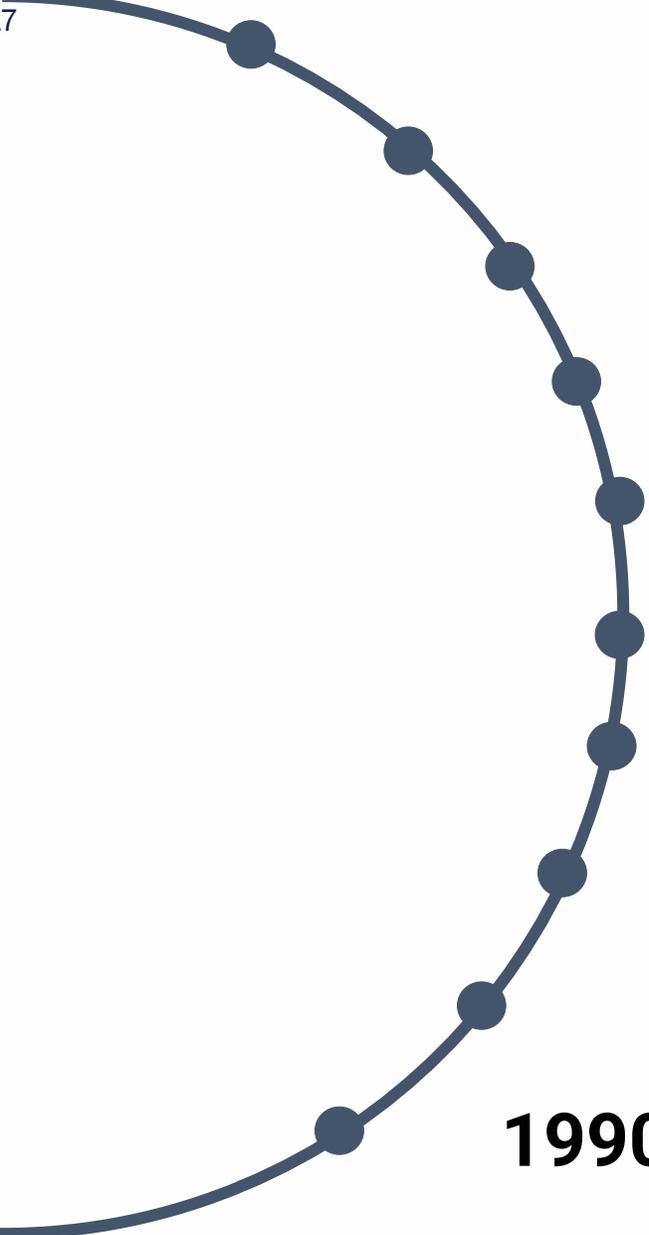


- WEST AUSTIN**
- Drinking Water Protection Zone
  - Strict development regulations



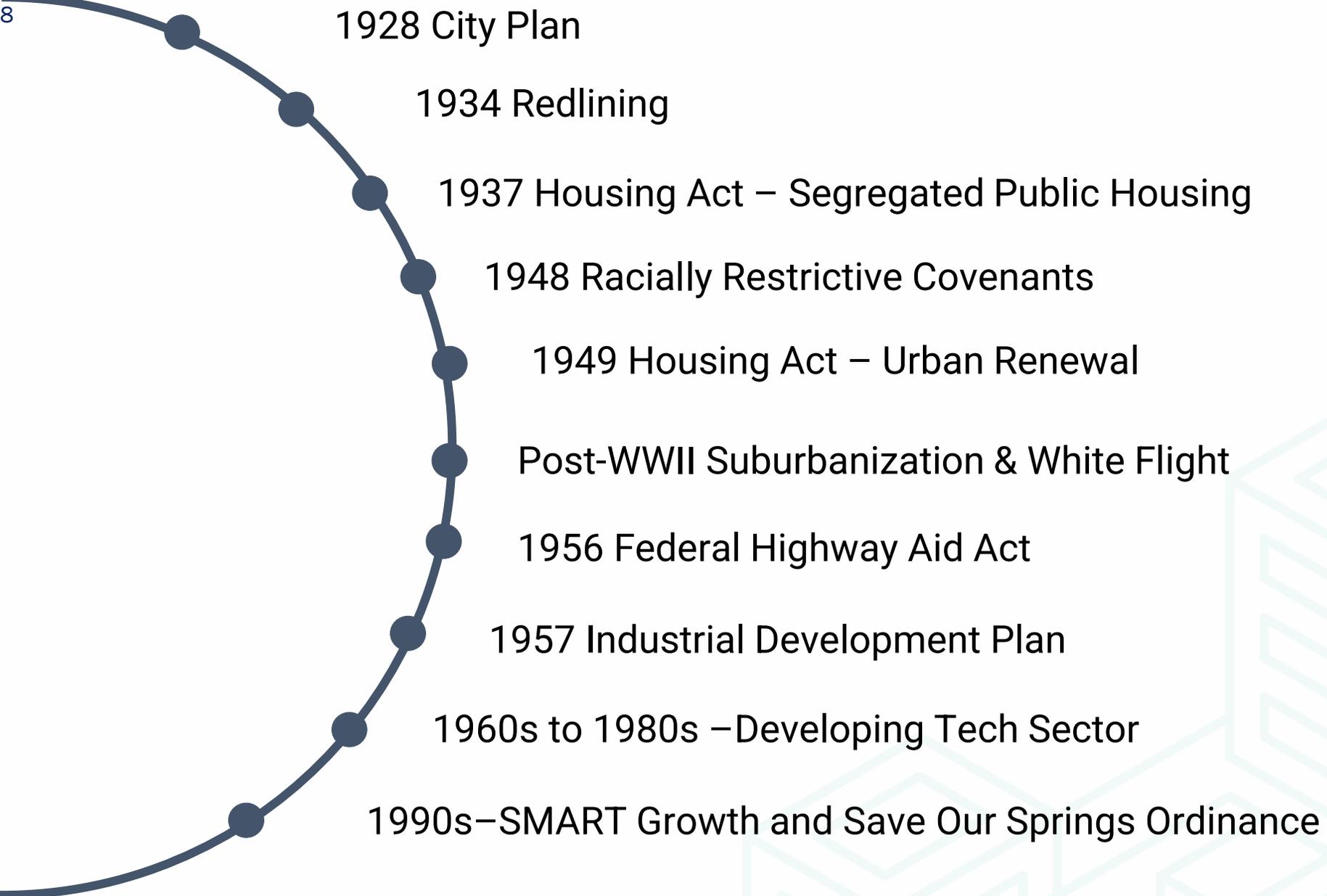
- EAST AUSTIN**
- **Desired Development Zone**
  - Less development restrictions

# 1990s—SMART Growth and Save Our Springs Ordinance



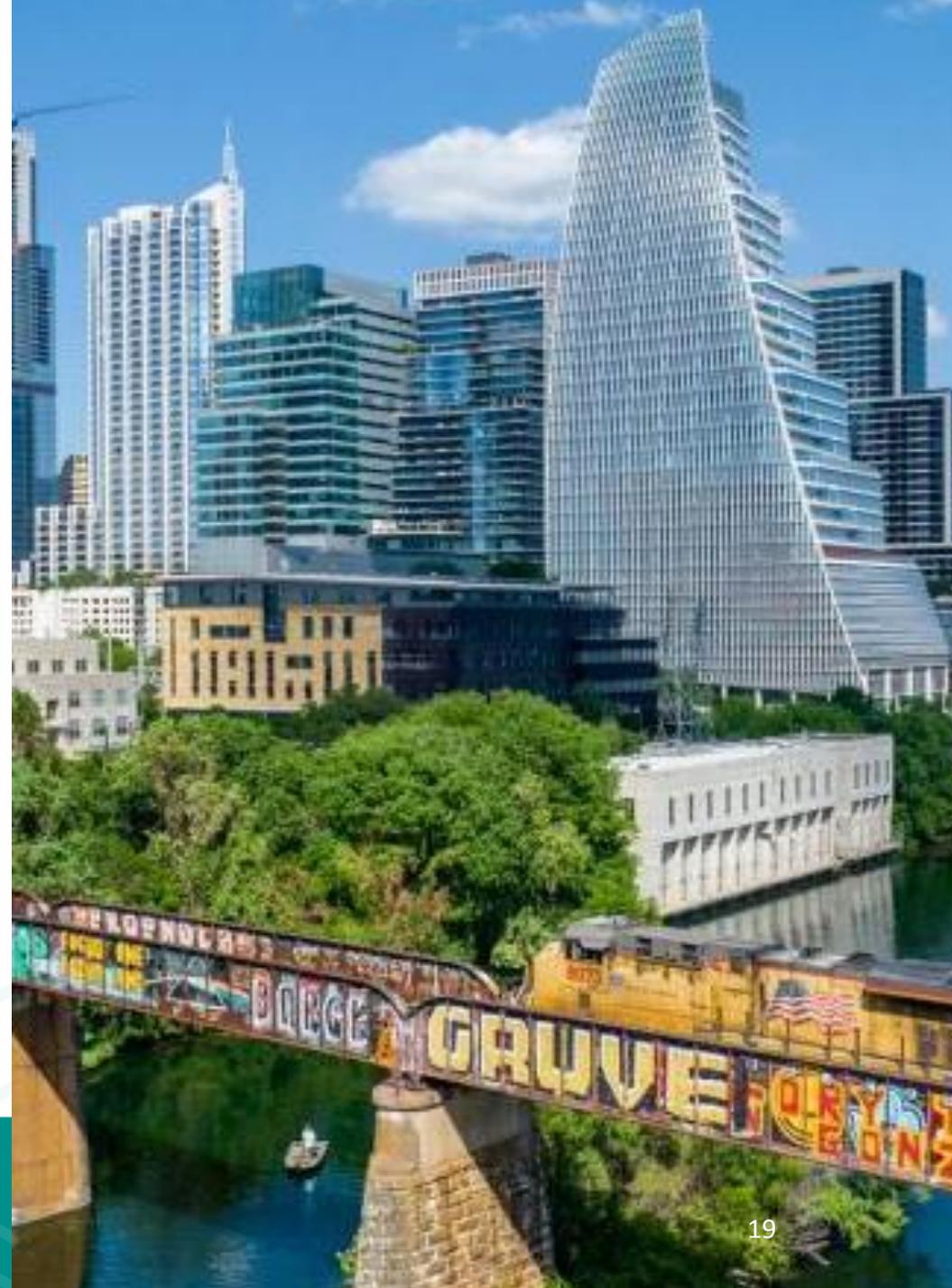
# 1990s—SMART Growth and Save Our Springs Ordinance





# Planning for the Future

- Policy and planning efforts relating to:
  - Housing affordability
  - Transit and transportation
  - Access to schools and health care
  - Utility infrastructure
  - Workforce dynamics
- Acknowledge the history and consider the impact on demographic trends and shifts.
- Policies put in place today will have long-standing effects on our city and communities.



# Downtown Austin Housing Snapshot

By: Urbanspace Real Estate + Interiors

# DT HOUSING NUMBERS —

	CURRENT	PLANNED	UNDER CONSTRUCTION
CONDO	5,725	~800	~700
APARTMENT	8,290	~5,150	~3,130

- 2005 Mayor Will Wynn initiative goal of 25k living in downtown by 2015
- 2023 Downtown Alliance Report stated 14,300 living downtown





# CONDO TOWERS OVER THE YEARS —

2000 - 2006



**Austin City  
Lofts**



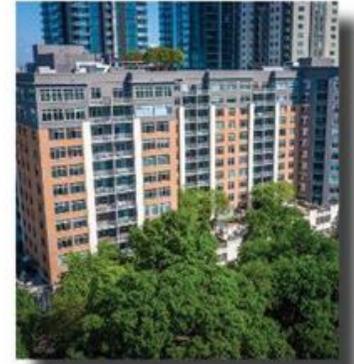
**Nokonah**



**Plaza**



**5 Fifty Five**



**Milago**



# CONDO TOWERS OVER THE YEARS –

2010's



**Austonian**



**W**



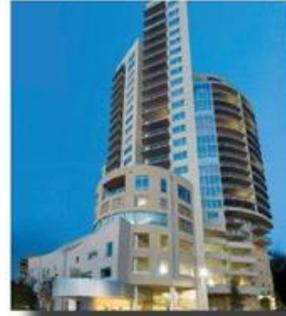
**Four Seasons**



**360 Condos**



**Spring**



**Shore**



# CONDO TOWERS OVER THE YEARS –

2016 - 2019



**Seaholm**



**Independent**



**The Proper**



**5th & West**



**70 Rainey**



# CONDO TOWERS OVER THE YEARS –

2022 - 2028



**44 East Ave**



**Natiivo**



**Vesper**



**The Linden**



**The Modern**



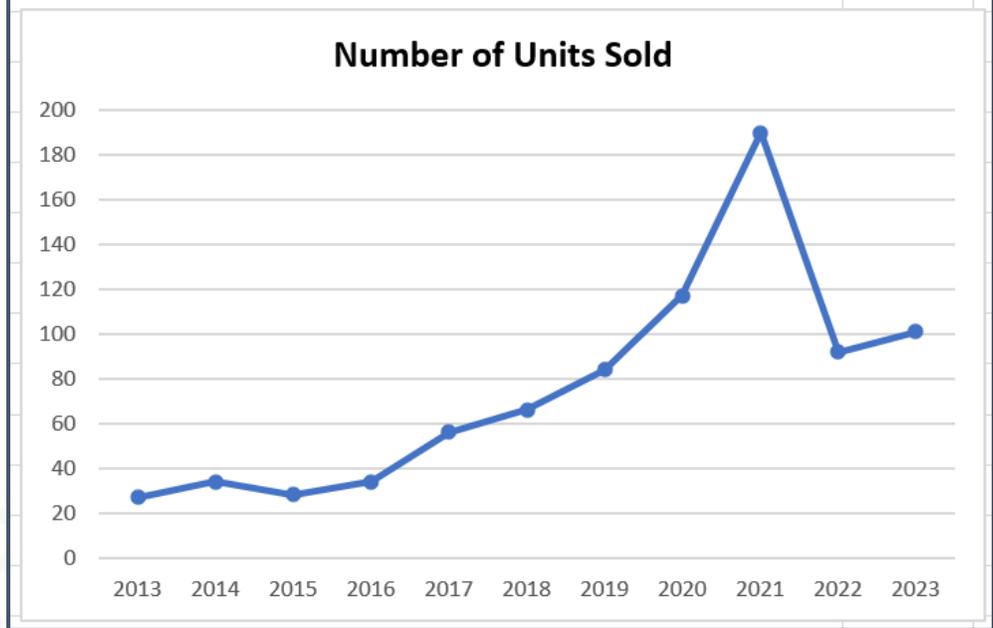
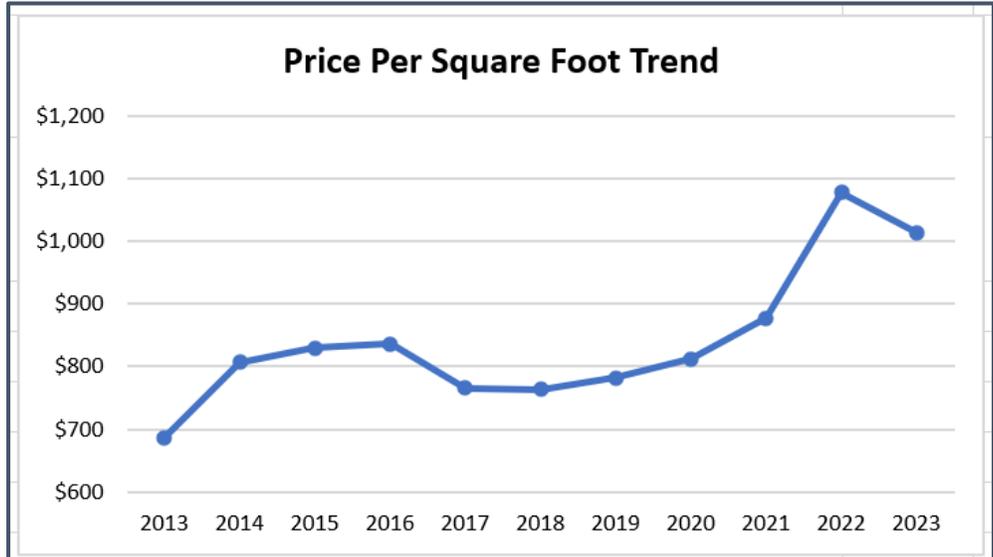
**Luminary**



## DOWNTOWN CONDO SALES - 2013-2023

Year	Units Closed	Average Sales Price	Closed Price/Sq Ft
2013	27	\$1,200,000	\$686 / ft
2014	34	\$1,490,000	\$807 / ft
2015	28	\$1,430,000	\$830 / ft
2016	34	\$1,317,000	\$836 / ft
2017	56	\$1,330,000	\$766 / ft
2018	66	\$1,000,000	\$764 / ft
2019	84	\$1,200,000	\$782 / ft
2020	117	\$1,040,000	\$812 / ft
2021	190	\$1,370,000	\$877 / ft
2022	92	\$1,480,000	\$1078 / ft
2023	101	\$1,310,000	\$1014 / ft

Source: ABoR - DT closed high rise condominium sales built 2010+



## DENSITY –

### Reasons to Live in Dense Neighborhoods

- Easy access to restaurants, shops, hospitality, arts, parks + living conveniences such as grocery stores, dentist, salon, dry cleaners
- Safety – building security, controlled access
- Walkability – active lifestyle within the city and along Austin's Hike & Bike Trails promotes healthy living
- Sense of Community – Each building has its own “personality” and offers great ways to connect with others
- Reducing commute times in major metros



# AUSTIN SKYLINE OVER THE YEARS –



**80's Skyline**



**90's Skyline**



**2005 Skyline**



**2013 Skyline**



**2017 Skyline**



**2021 Skyline**



**2022 Skyline**



# AUSTIN PIPELINE —

## DOWNTOWN DEVELOPMENT

 17 projects totaling **5.54 million square feet** were delivered in 2022.

 **8 office projects** are currently under construction, and 10 more have been proposed or are in planning.

 Downtown will add **3,000 hotel rooms** in the coming years, or 25% of current inventory.

 Downtown residential projects under construction will add over **11,800 units**.

Downtown's ever-changing skyline continues to be a visual reminder of Austin's rapid growth. By 2040, the Austin regional population is expected to grow to 3.6 million, a 57% increase from its current population.

Downtown offers the density to absorb this growth and help our city build up, not just out. It will also be the hub for transformational multi-modal transportation projects such as Project Connect and the reimagining of I-35, which will enable people from all over the city to more easily access downtown.

This accessibility will also increase the diversity of people connecting with each other and enjoying downtown's opportunities, events and amenities.

Of the 19 projects under construction downtown, 35% will also be mixed-use, adding vibrancy and a diverse clientele for neighboring businesses.



FUTURE OF AUSTIN



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# PARKS & RECREATION —



**WATERLOO GREENWAY**



**WATERLOO PARK + MOODY  
AMPHITEATER**



**HIKE + BIKE TRAIL**



**LADY BIRD LAKE**



# PARKS & RECREATION —



**SEAHOLM PARK**



**ZILKER PARK**



**PEASE PARK**



**DUNCAN PARK**



# ARTS & ENTERTAINMENT —



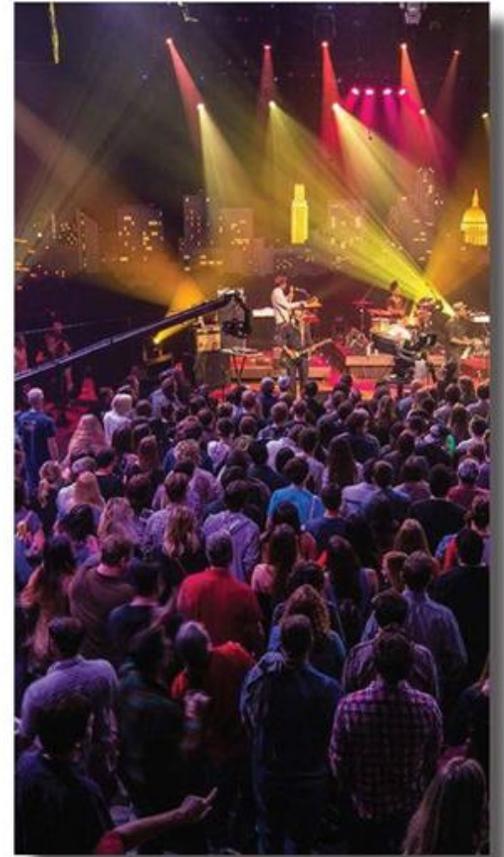
**BLANTON MUSEUM**



**BOB BULLOCK MUSEUM**



**COMEDY MOTHERSHIP**



**ACL LIVE**



## ARTS & ENTERTAINMENT —



**MEXICAN AMERICAN  
CULTURAL CENTER**



**MOODY CENTER**



**PARAMOUNT**



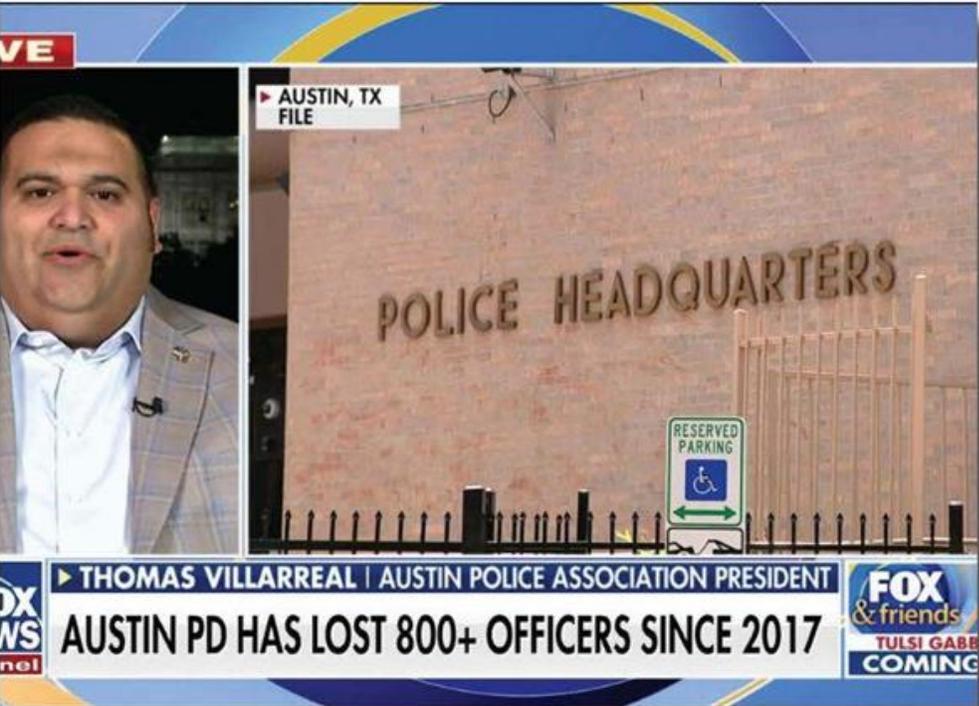
**Antone's**



# UNHOUSED —



# POLICE SHORTAGE —



# Land Use & Mobility

Austin, Texas

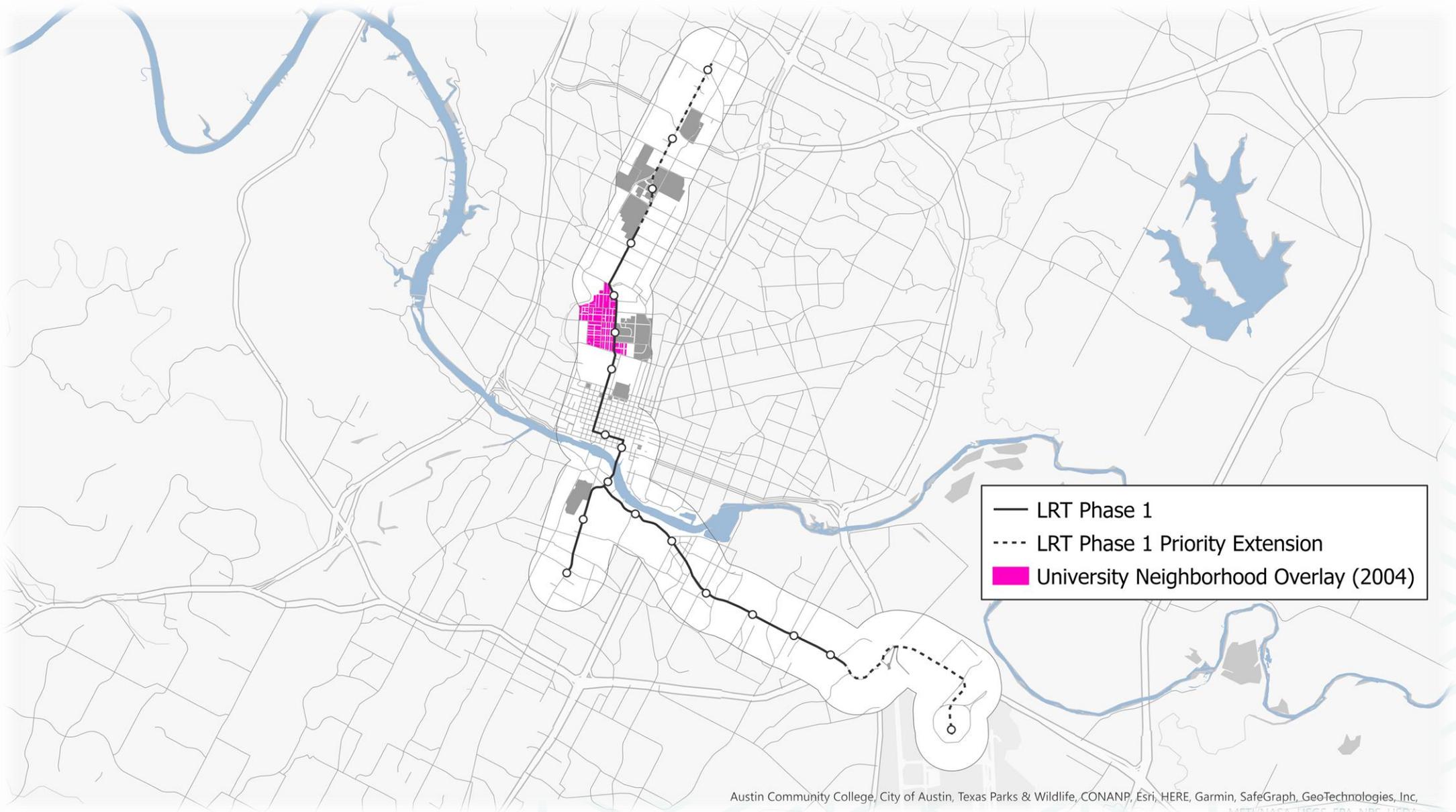


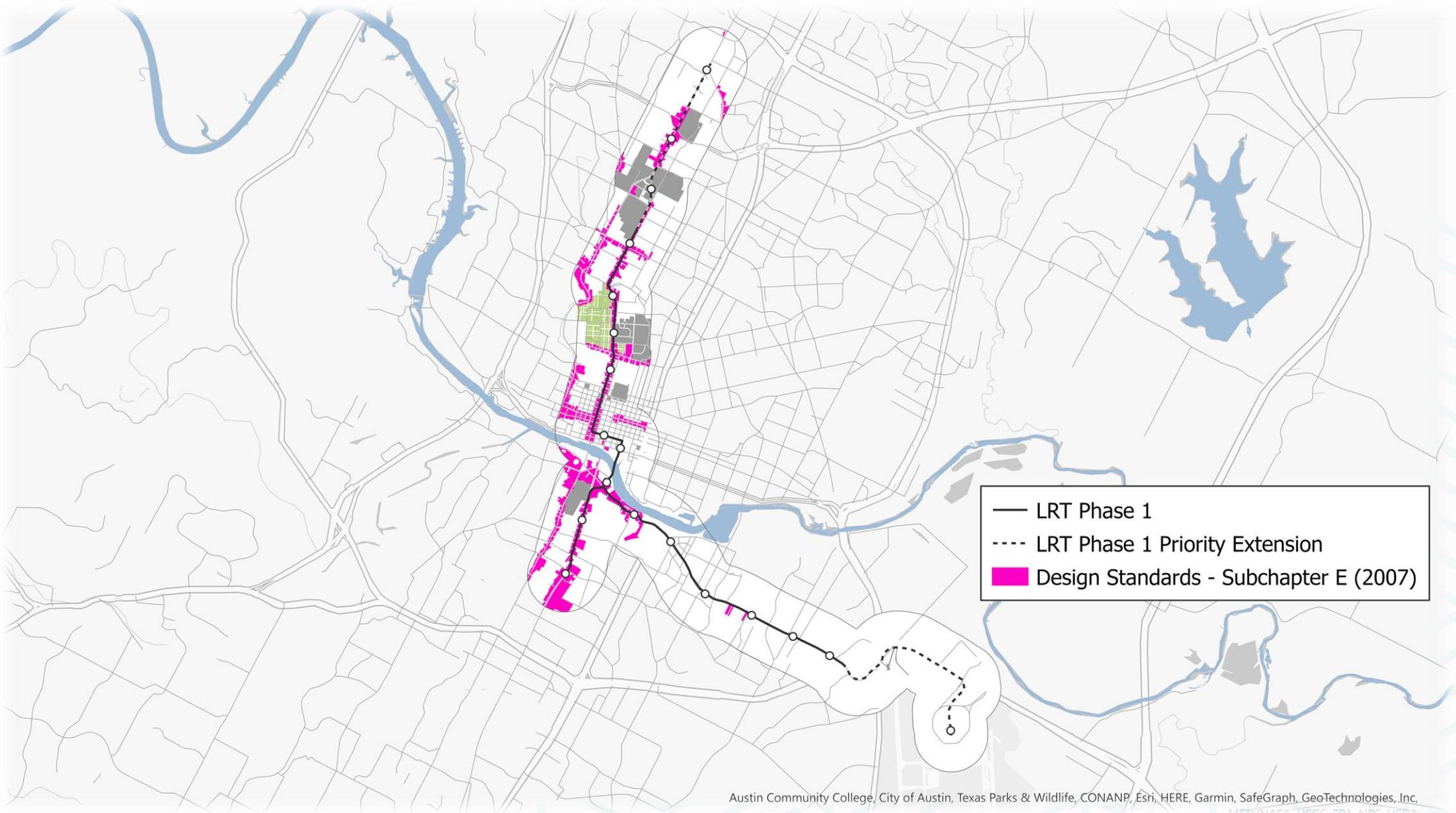
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# Incremental Transit Supportive Land Use Policy



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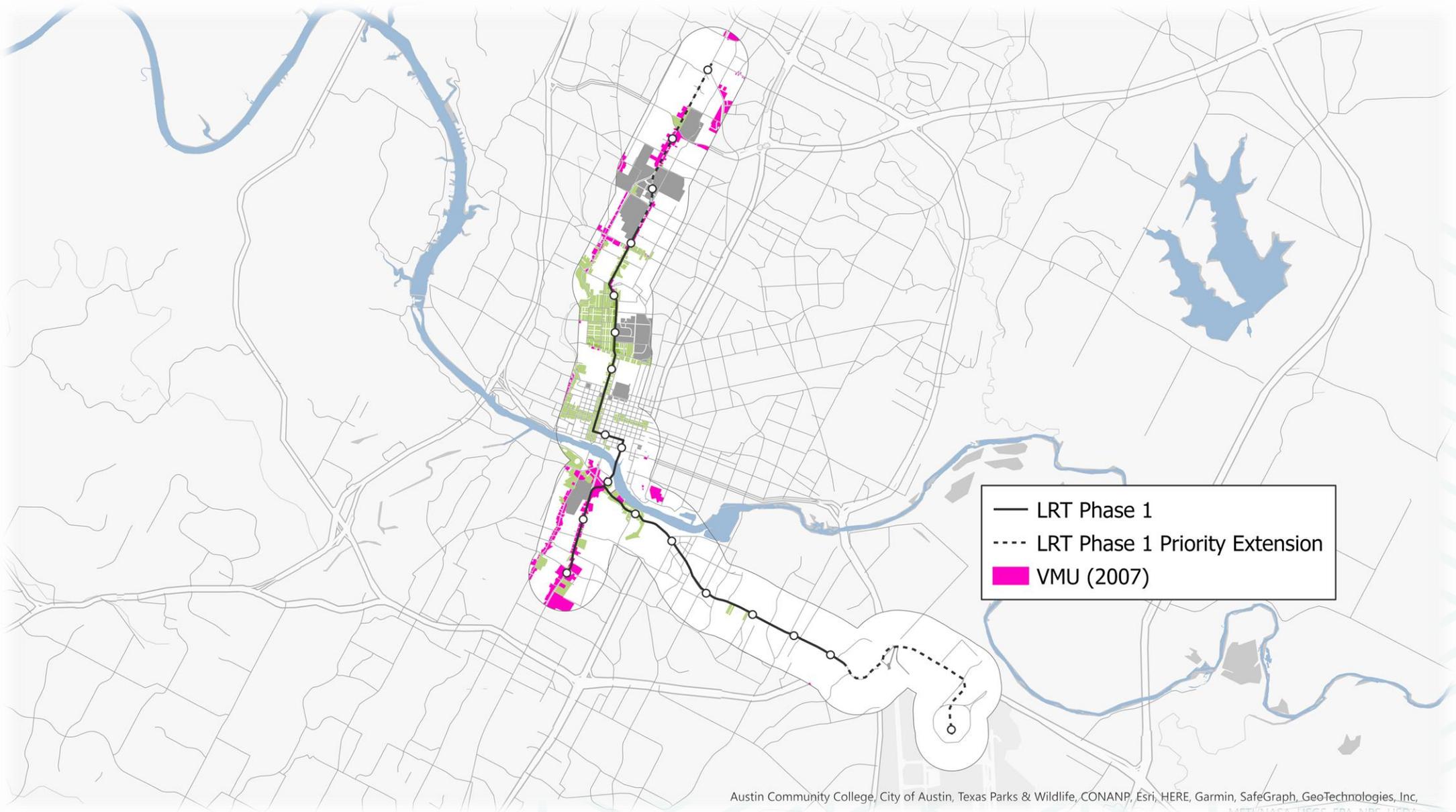


- LRT Phase 1
- - - LRT Phase 1 Priority Extension
- Design Standards - Subchapter E (2007)

Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METRO/STACA, TSSCC, EPA, NPS, TDCR



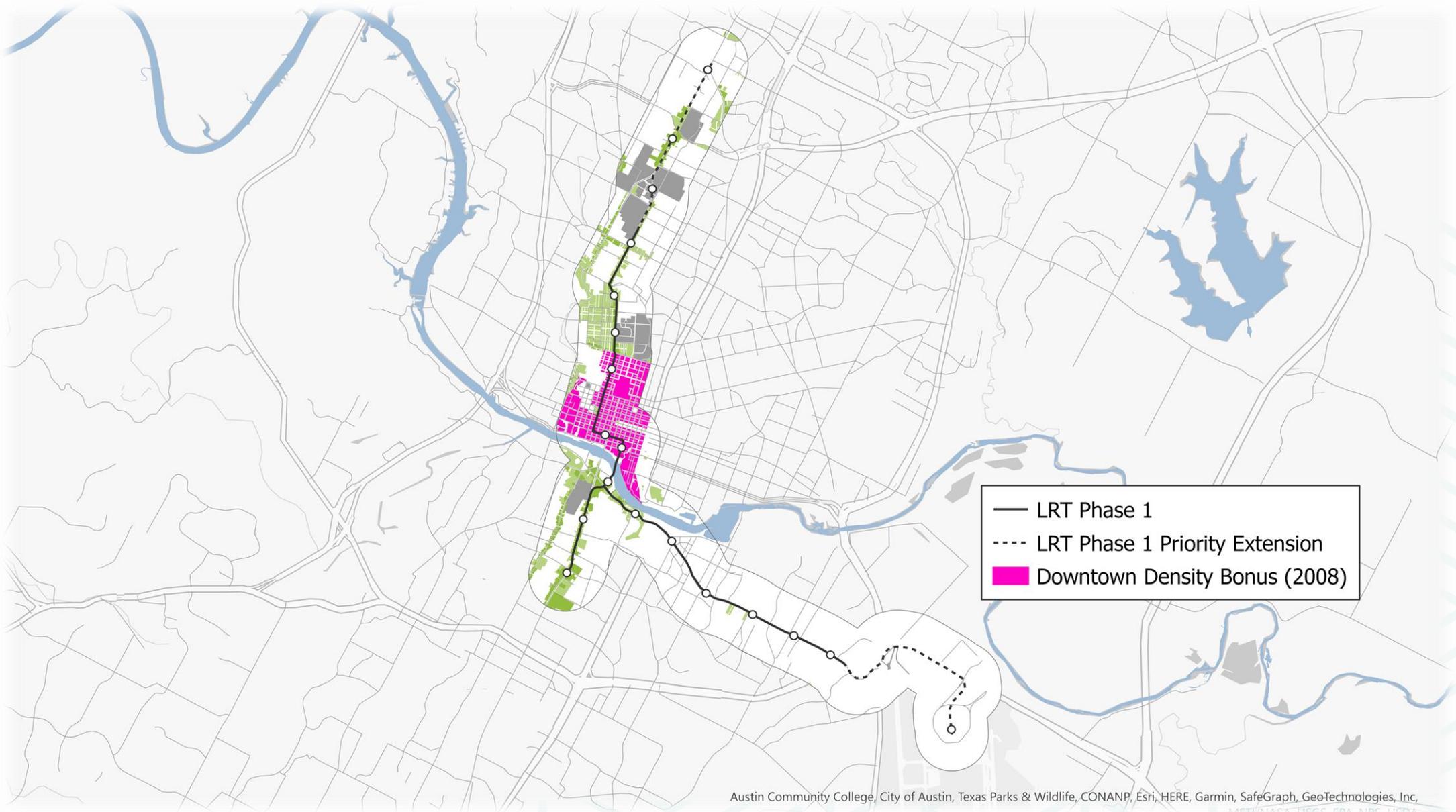
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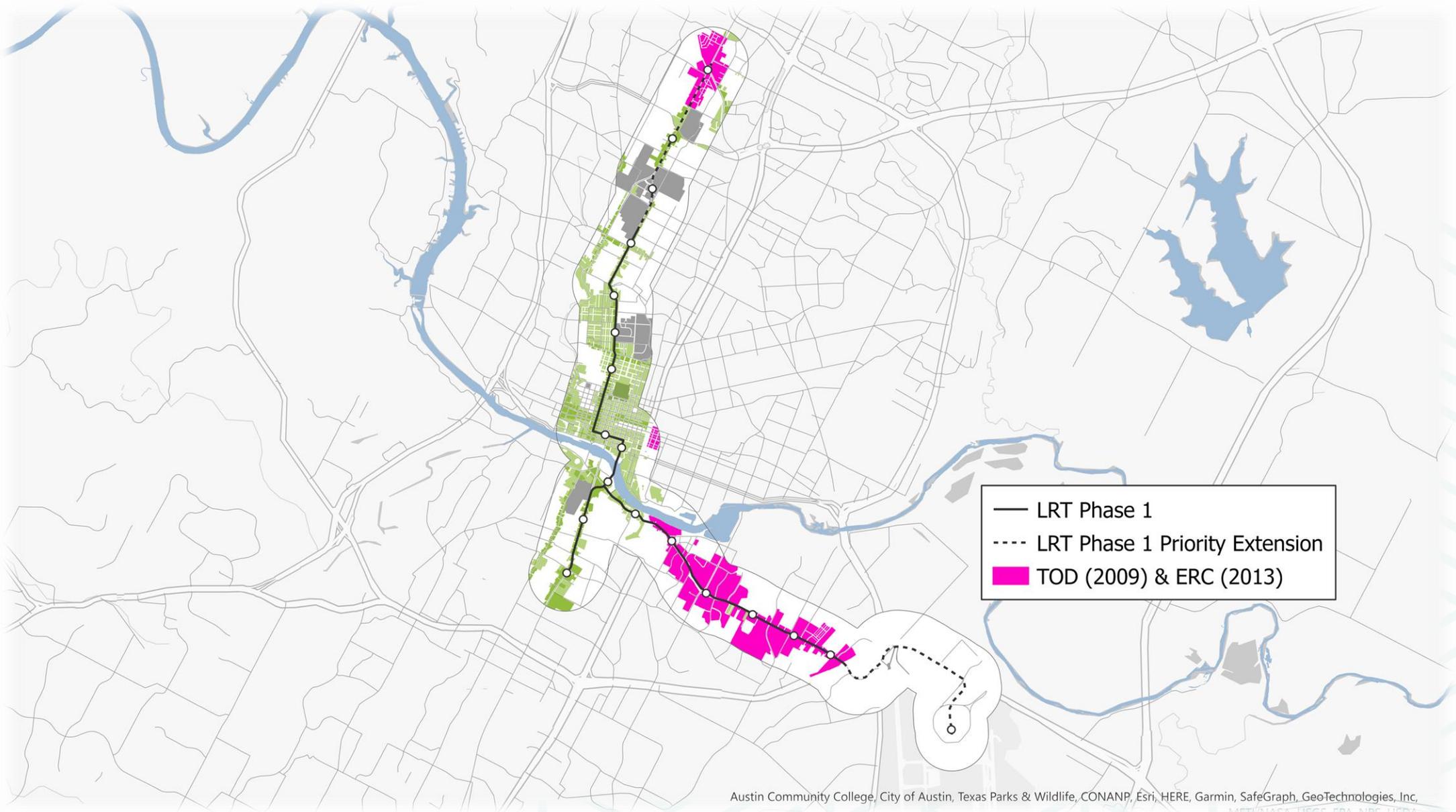


Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METRO/STACA, TSSCC, EPA, NRC, TIGDA



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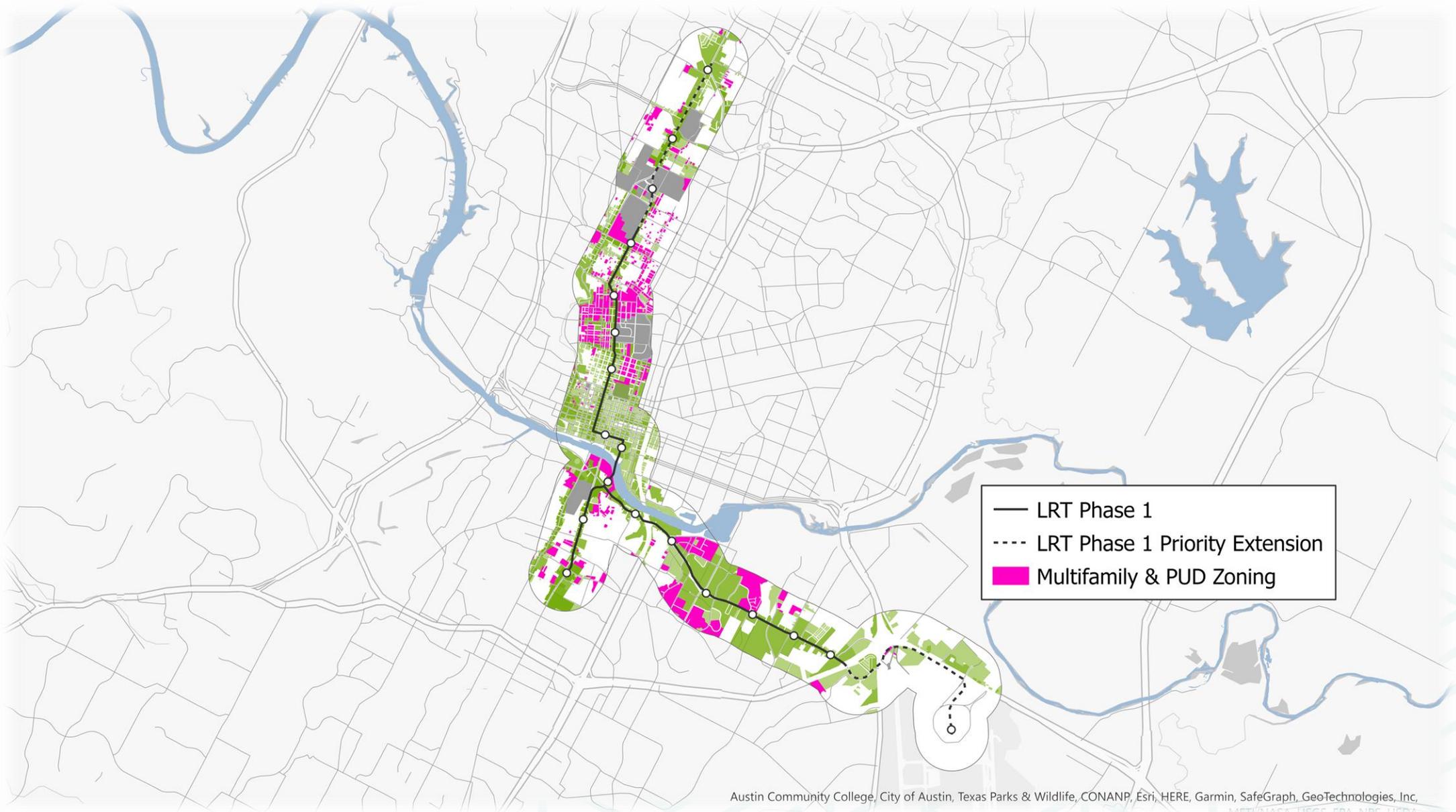




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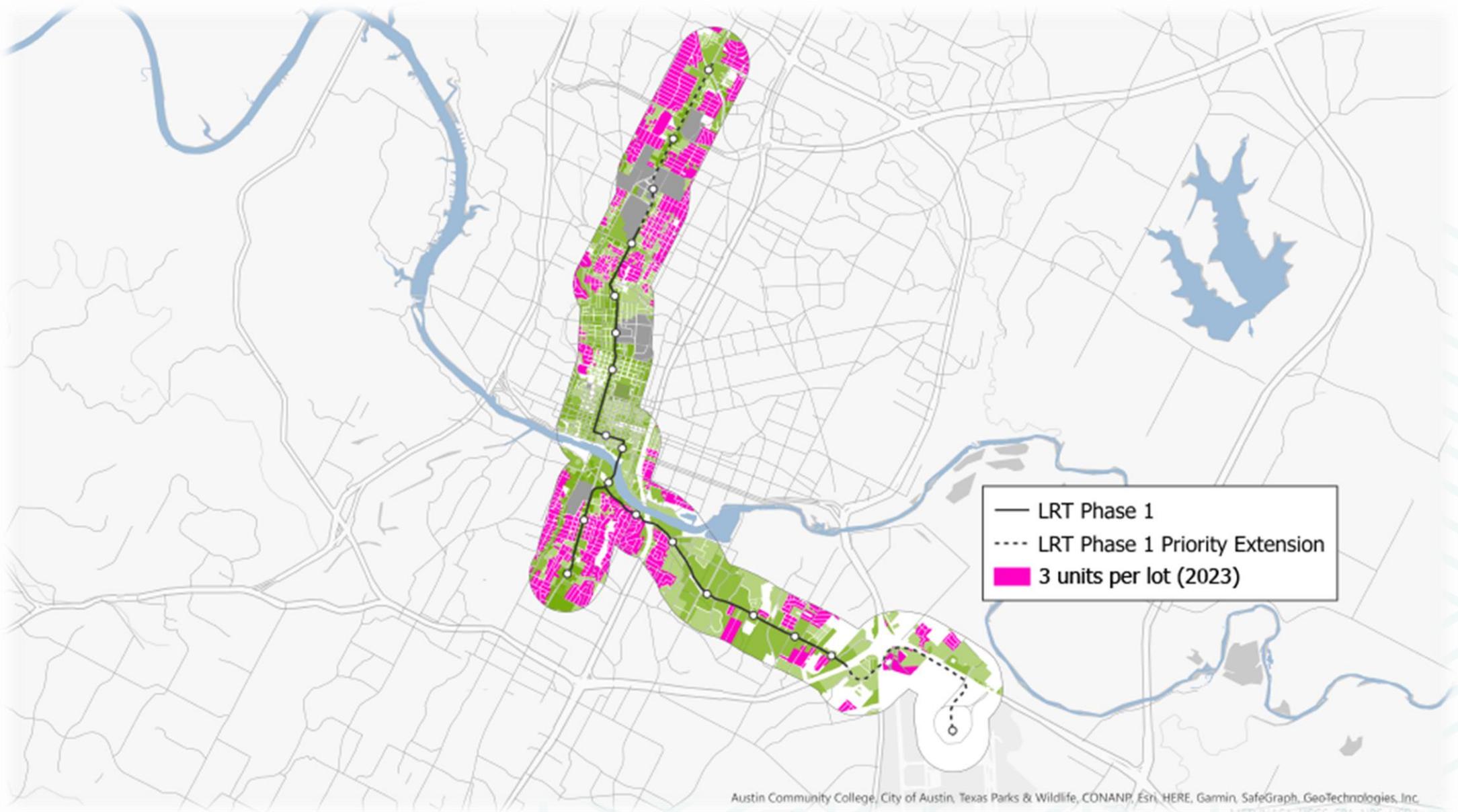
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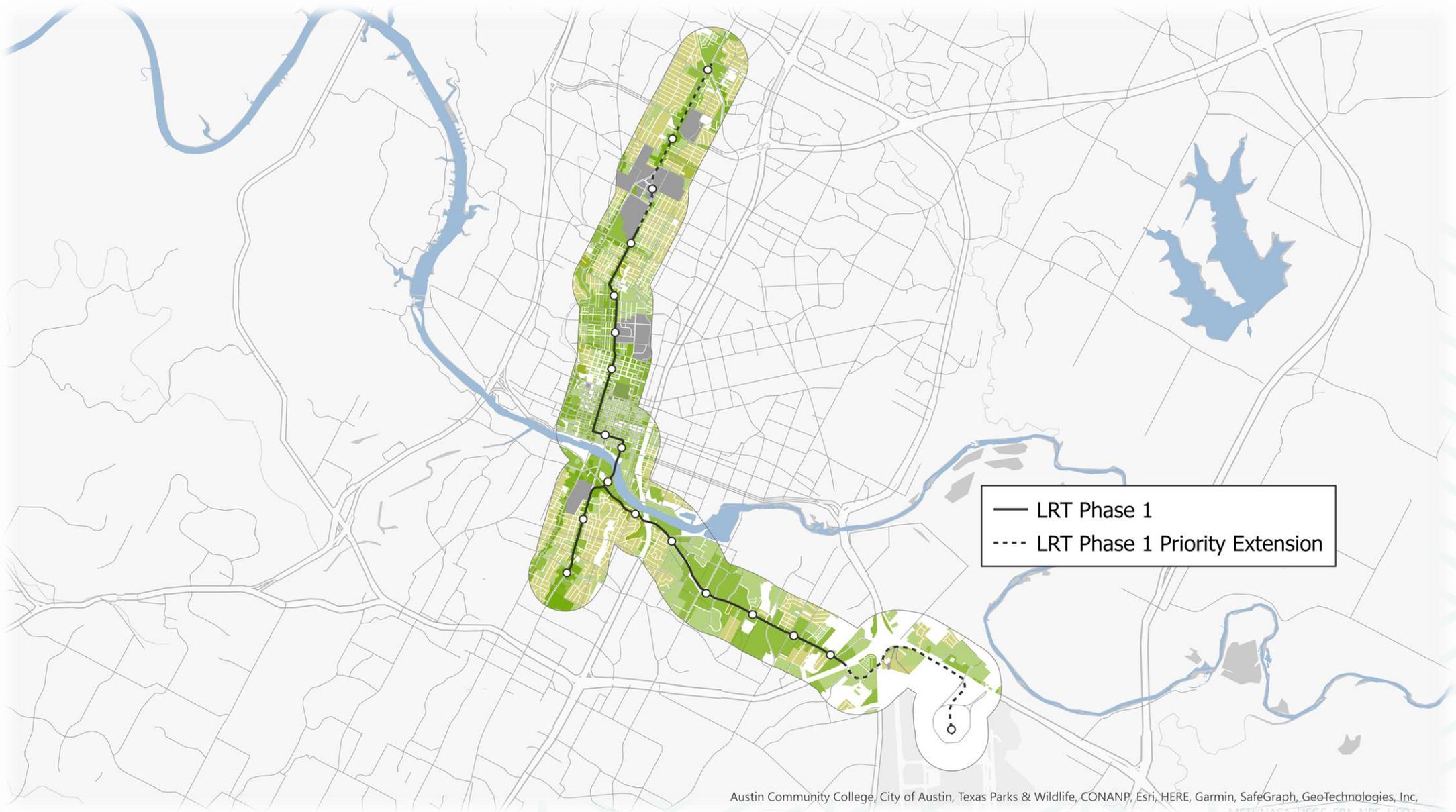


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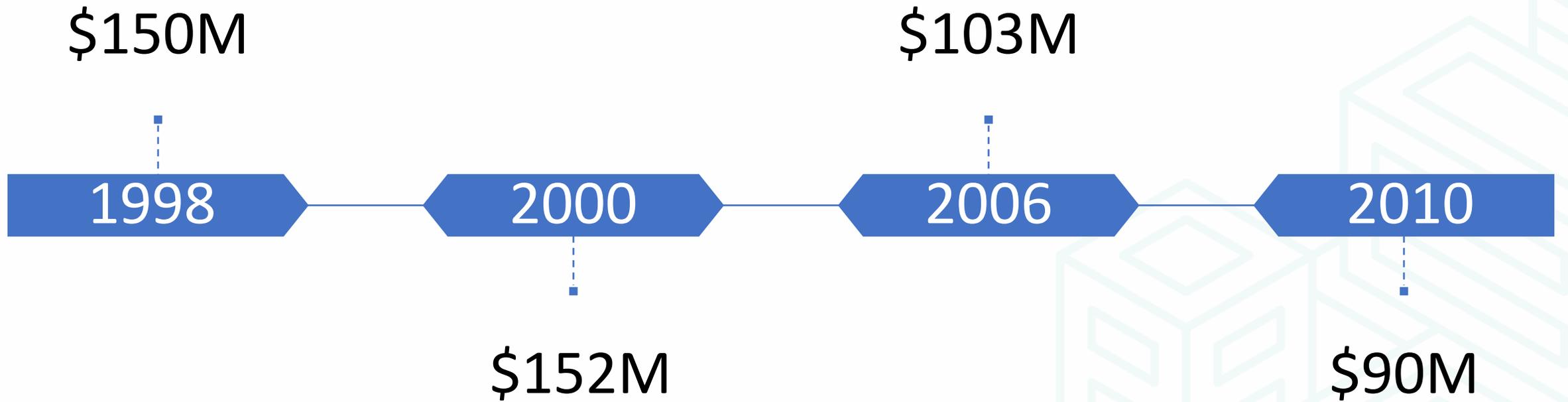


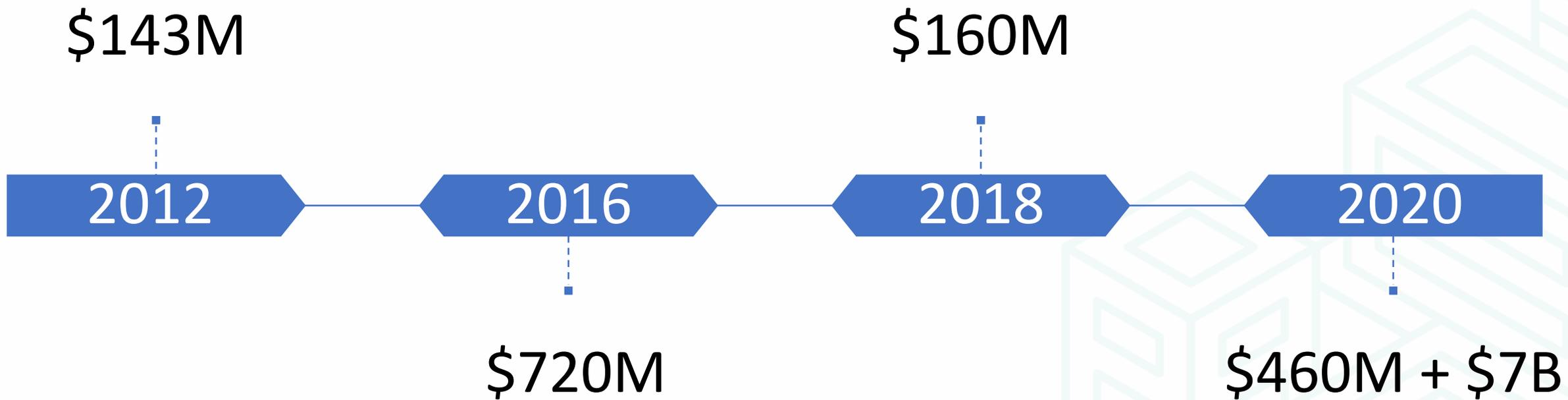


# Incremental Mobility Investments



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- 1. Change is often incremental, yet impactful, keep your eye on the prize**
- 2. A comprehensive unified development code revision can be challenging, especially in larger, more complex cities**
- 3. Crafting and framing urban mobility needs, and following funding programs, can and should evolve over time, should strive for balance and should build momentum for more**
- 4. What is your city doing to embrace the land use & mobility nexus?**





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# Q&A

[uli.org/terwilliger](http://uli.org/terwilliger)



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