THE FORGOTTEN HISTORY OF HOW GOVERNMENT SEGREGATED HOUSTON & HOW THIS IS MAINTAINED TODAY
### METHODS OF SEGREGATION

<table>
<thead>
<tr>
<th>Page</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>HISTORY OF DISPLACEMENT</td>
</tr>
<tr>
<td>8</td>
<td>SUBSIDIZED HOUSING</td>
</tr>
<tr>
<td>10</td>
<td>SUBSIDIZED DEVELOPMENT</td>
</tr>
<tr>
<td>12</td>
<td>ENVIRONMENTAL HAZARDS</td>
</tr>
<tr>
<td>14</td>
<td>CASE STUDY: SUNNYSIDE</td>
</tr>
</tbody>
</table>

FOR MORE INFORMATION

The information shown here is summarized from our extensive reports. Please visit us at [TexasHousers.net](http://TexasHousers.net) to learn more about our work and read through the entirety of these respective reports.
On the occasion of Richard Rothstein’s lecture at the Kinder Institute Forum about his seminal work, *The Color of Law: A Forgotten History of How Our Government Segregated America*, researchers at Texas Housers offer evidence on how the practices Rothstein uncovered have created segregation in Houston and the ways segregation is maintained by government actions today.
Throughout this report, we reference a "High Opportunity Zone" that we identified through The Reinvestment Fund’s research on Houston in 2017.¹ This zone overlaps with the wealthiest portion of the city that also has the highest concentration of white (Non-Hispanic/Latino) residents. This area also has the highest concentration of well-performing schools according to the Student Achievement Scores calculated by the TEA.² This zone will be highlighted and referenced to reiterate prevalence of segregation and the uneven benefits that it provides. It is not a coincidence that this zone overlaps with the best graded neighborhoods on the US Home Loan Corporation’s assessment of Houston.³

¹ "Market Value Analysis (MVA): Houston," The Reinvestment Fund, April 2017
² "2017-2018 School Report Card," Texas Education Agency
³ US Home Loan Corporation Map
60 years of rapid growth yet continued racial and ethnic segregation remain a constant in Houston. Black residents were concentrated on the Eastern side of what is now downtown Houston. The overall movement pattern shows that they moved along a consistent Y-shaped pattern through the city and are now moving into the exurbs that surround the city.

Concentration of Black Residents 1940 - 2010

Source: Decennial Census
THE PRACTICE OF RACIALLY SEGREGATING GOVERNMENT-SUBSIDIZED HOUSING WAS ESTABLISHED FROM INCEPTION. THOUGH ILLEGAL NOW, THIS PATTERN CONTINUES.

Source: HUD Picture of Subsidized Housing 2017
Less than one-fifth of Public Housing and Project-Based Section 8 complexes are located in the MVA zone. Instead, the subsidized housing choices are concentrated in minority neighborhoods that are already disproportionately poor.

Source: HUD Picture of Subsidized Housing 2017
Decades ago, the federal government, the city of Houston, and the state of Texas colluded to create a system of racially segregated subsidized housing. Today, those government officials and private developers maintain that system through affordable housing development programs.

Approximately 5% of Low Income Housing Tax Credit Properties are located in the high opportunity zone. There is no opportunity for the residents, who are mostly African-American to find housing outside of racially segregated, impoverished neighborhoods with environmental hazards, substandard public services and low-performing schools.
GOVERNMENT-SUBSIDIZED HOUSING IN HOUSTON TODAY IS CONFINED EXCLUSIVELY TO LOW-INCOME NEIGHBORHOODS OF COLOR.

71% of the schools in historically minority neighborhoods have student achievement index scores below 20.

Source: Decennial Census; TEA School Report Cards
The city has failed to provide basic infrastructure to neighborhoods of color

In spite of the huge public infrastructure deficits in minority neighborhoods, the City of Houston continues to allocate public improvement dollars disproportionately to white neighborhoods that already have infrastructure. The result is that segregated minority neighborhoods flood more, and the value of their homes is suppressed.

Drainage Improvements 1998 - 2015 (Length in Miles)

- Less than 50% Minority Groups: 30%
- 50 to 85% Minority Groups: 25%
- 85 to 95% Minority Groups: 18%
- 95% or More Minority Groups: 28%

Sidewalk Improvements 1999 - 2013

- Less than 50% Minority Groups: 36%
- 50 to 85% Minority Groups: 17%
- 85 to 95% Minority Groups: 16%
- 95% or More Minority Groups: 31%

Source: City of Houston GIMS
City, state, and federal environmental laws and policies concentrated commercial environmental hazards in Hispanic and Black neighborhoods, devaluing homes, stripping home equity, and furthering segregation.

- 0% of Houston’s Superfund sites are located in the High Opportunity Area.
- 50% of Houston’s Superfund sites are located in historically minority neighborhoods.
- 89% of the Municipal Solid Waste Facilities are located outside of the High Opportunity Area.
- 79% of the Brownfields in Houston are located outside of the High Opportunity Area.

Source: Texas Commission on Environmental Quality
SUNNYSIDE, HOUSTON

A STUDY OF HOW ONE BLACK NEIGHBORHOOD HAS BEEN DEVASTED BY THE CITY OF HOUSTON'S DISCRIMINATION AGAINST ITS RESIDENTS

100 Years of cumulative public policy has led to many of Sunnyside’s current challenges. The city created most of these problems through official policies and must correct them. These problems require that the city undertake remediation to intentionally resolve these policy choices.

100 Years of Harmful Government Policies

- 1917: Severe racial oppression in Houston sparks riots and decades of Jim Crow practices, pressuring black families to relocate outside city limits
- 1918: Sunnyside Colored County School (grades 1-5) established
- 1919: Sunnyside subdivision platted as racially segregated neighborhood by white developer/city councilman
- 1927: Houston Planning Department formally adopts residential racial segregation as city policy
- 1929: Sunnyside School incorporated into HISD. Students allowed to continue to Yates High School located 3 miles away with no transportation provided
- 1930s: HOLC revalues home mortgage lending in Sunnyside
- 1937: City opens 300-acre Holmes Road Dump in Sunnyside
- 1946: City annexes Sunnyside, imposes taxes, but does not provide sewer, water, drainage, sidewalks, streetlights or other public services
- 1957: Sunnyside double-taxed
- 1964: Houston opens Reed Dump in Sunnyside (78 acres)
- 1966: Holmes Road incinerator opens
- 1969: City expands Reed Dump
- 1967: City and HUD begin building massive numbers of government subsidized low-income apartments in Sunnyside, residents protest
- 2010: Sims Bayou flood mitigation puts more Sunnyside residents in flood zone
- 2013: Sunnyside named 8th highest crime neighborhood in U.S.

http://txlihis.wixsite.com/home

Source: 2016 Sunnyside Plan
Photos of Substandard Open-Drainage Ditches in Sunnyside

151 of City Identified Open-Drainage Ditches in Sunnyside Cannot Handle a Modest Storm
339 Ditches are Worse

$26,798 Average Median Income for Sunnyside’s Black Households

85% of Sunnyside's Residents are Black (Non-Hispanic/Latino)

Source: City of Houston GIMS; Decennial Census;
“Today’s residential segregation in the North, South, Midwest, and West is not the unintended consequence of individual choices and of otherwise well-meaning law or regulation but of unhidden public policy that explicitly segregated every metropolitan area in the United States. The policy was so systematic and forceful that its effects endure to the present time. Without our government’s purposeful imposition of racial segregation, the other causes – private prejudice, white flight, real estate steering, bank redlining, income differences, and self-segregation – still would have existed but with far less opportunity for expression. Segregation by intential government action is not de facto. Rather, it is what courts call de jure: segregation by law and public policy.”

-Richard Rothstein