



**HOUSING &
PLANNING**

Project Connect – Process & Planning Update

Housing and Planning Committee Meeting

2/22/22

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Assistant Director

Content

- Project Connect –what centers us?
- What is the focus area
- How is the work divided?
- Land use direction, interventions and planning
- Anti-Displacement Funds – Budget for initial expenditures and future budget outline
- Next Steps

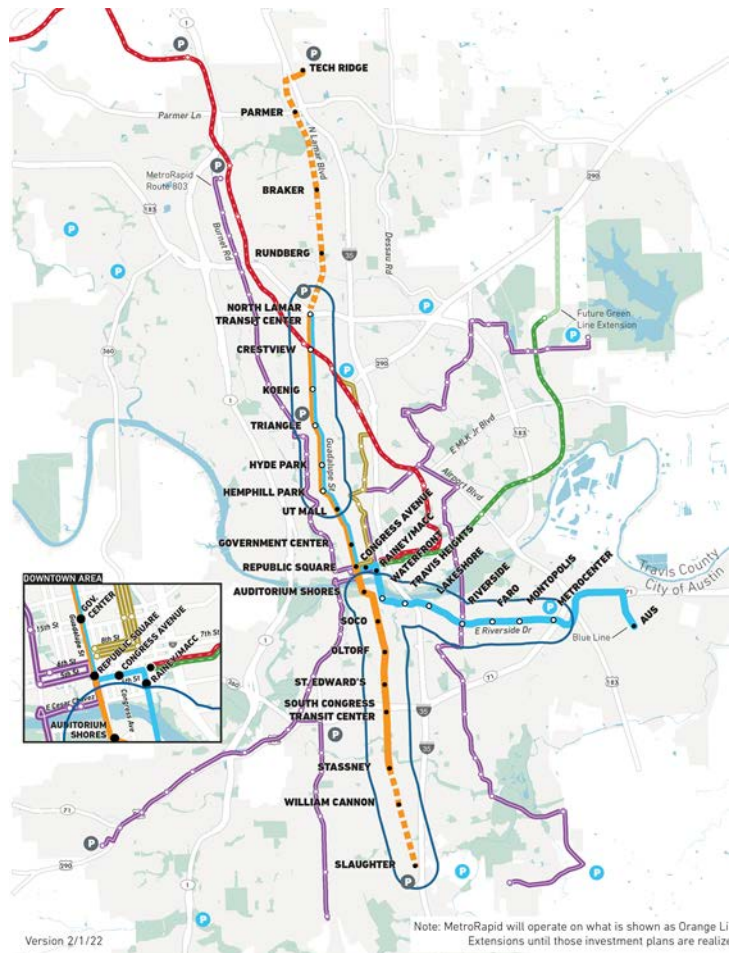
How is our work centered?

- Austin rapid change
 - Increased incomes, increased housing prices and rentals, increased regional diversity, increased economic investments and population.
 - Increased displacement pressure, in general
 - “compact & connected” city
- Historic investment in transportation- specifically light rail and rapid transit
- \$300 million investment in anti-displacement activities and pro-active engagement in equitable transit-oriented development activities
- Escalation of land & property acquisition costs in light rail vicinity & right of ways

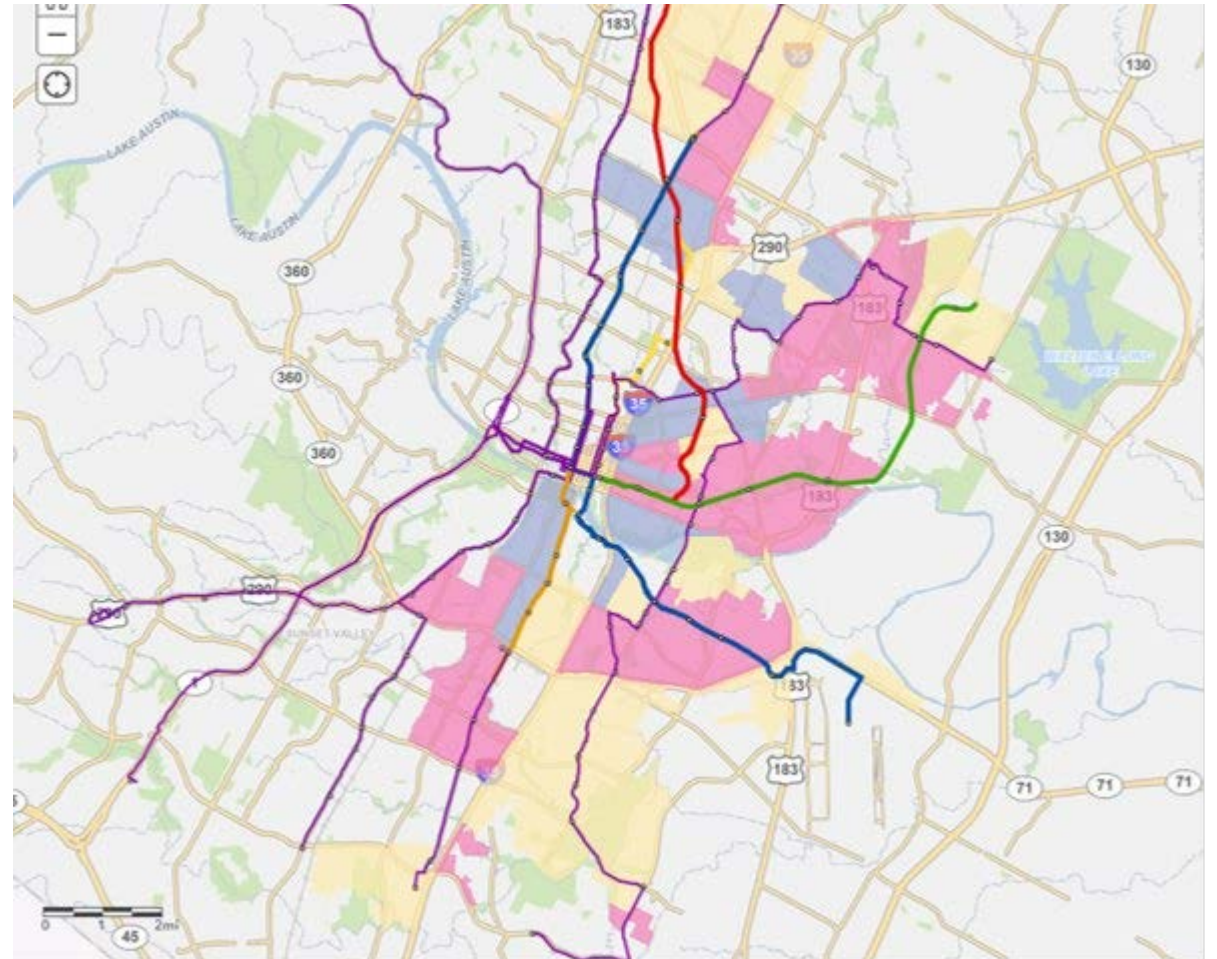
Our work is guided by centering ALL the people of Austin. We utilize front end resources, strategies and processes to preserve, protect and produce opportunities that lead to housing options that stabilize Austin families and individuals- with a specific intentional focus on those most vulnerable.

Two-part strategy – regarding displacement

Equitable Transit Oriented Development (ETOD)



Anti-displacement Strategy & efforts

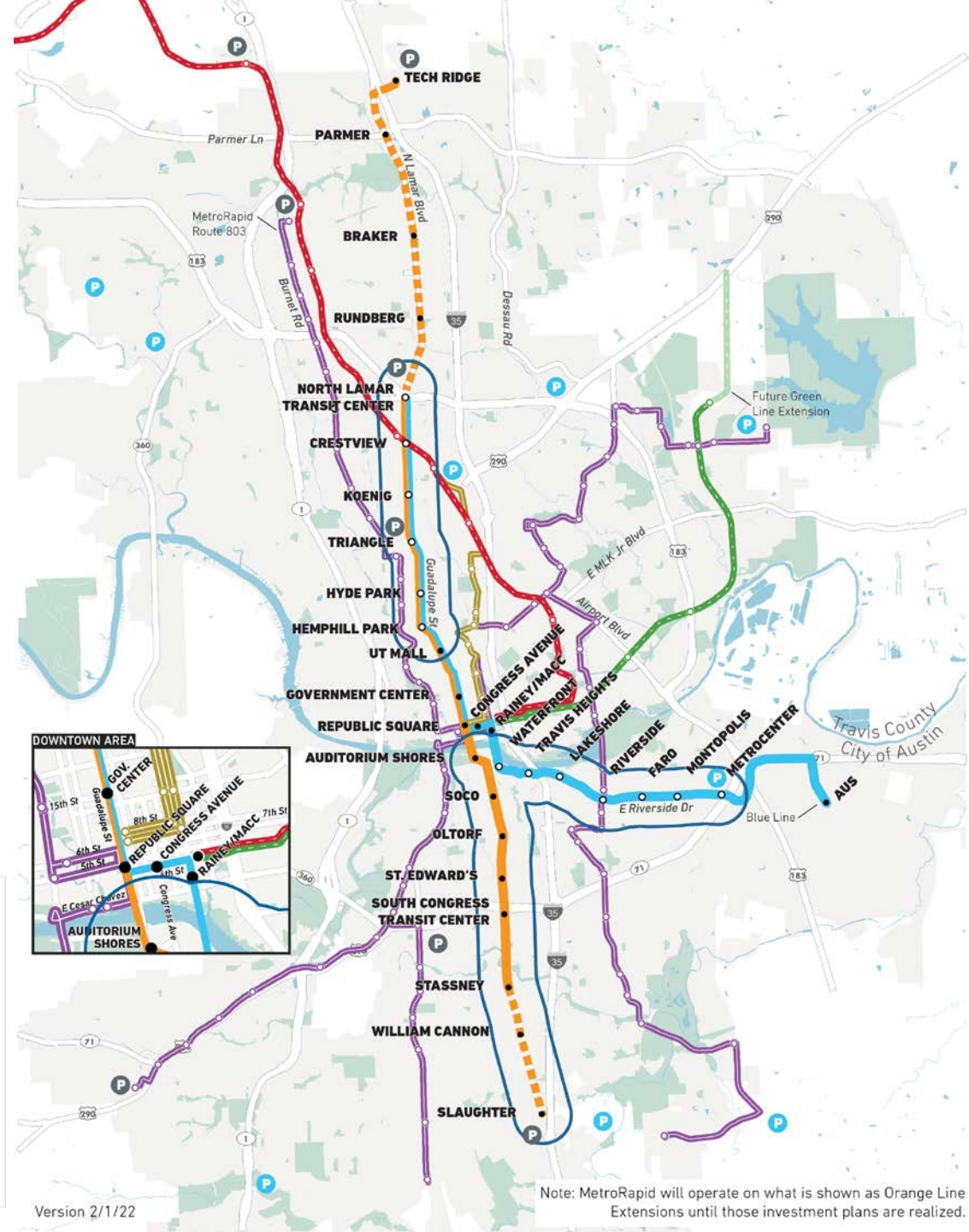
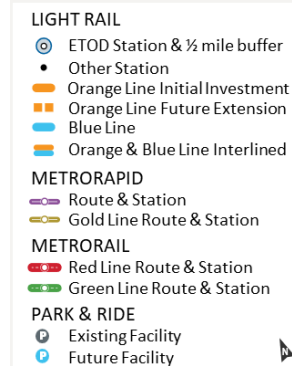


Equitable Transit Oriented Dev. (ETOD) Corridor Study Area

- 21 stations included in Federal Transit Administration grants to Capital Metro
- City Council directed development of a systemwide ETOD Policy Plan which will build on the Capital Metro ETOD work and guide additional planning activities in other corridors

- **Project website**

<https://projectconnect.com/projects/etod>



How We Define ETOD | Challenges of Traditional TOD

While Project Connect and TOD investments **will generate significant benefits** for Austin, they **may exacerbate current displacement trends** without concurrent efforts to ensure equitable growth.

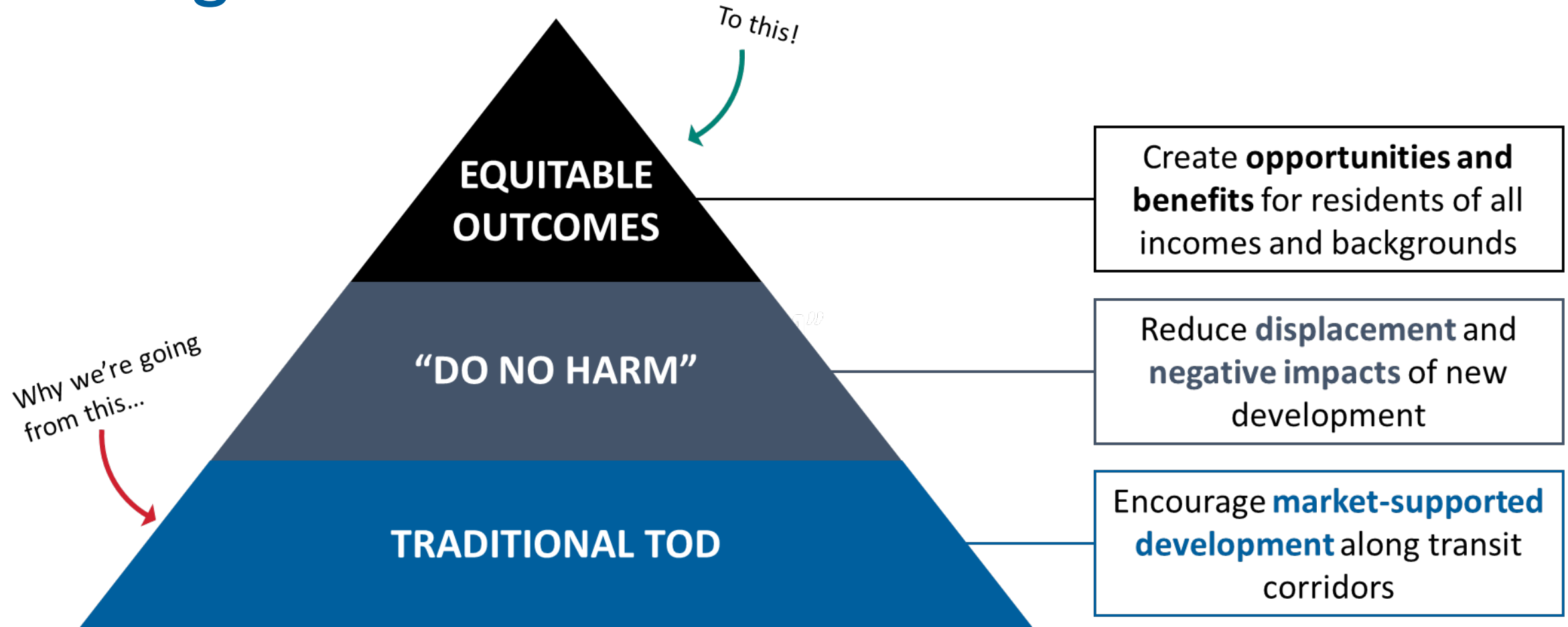
Traditional TOD Returns

- Transit investments connect residents & businesses to jobs and housing.
- TOD attracts private investment in walkable, mixed-use developments.

Traditional TOD Externalities

- Rent growth displaces residents that would benefit most from transit.
- Rising rents & declining customer bases drive out local businesses.

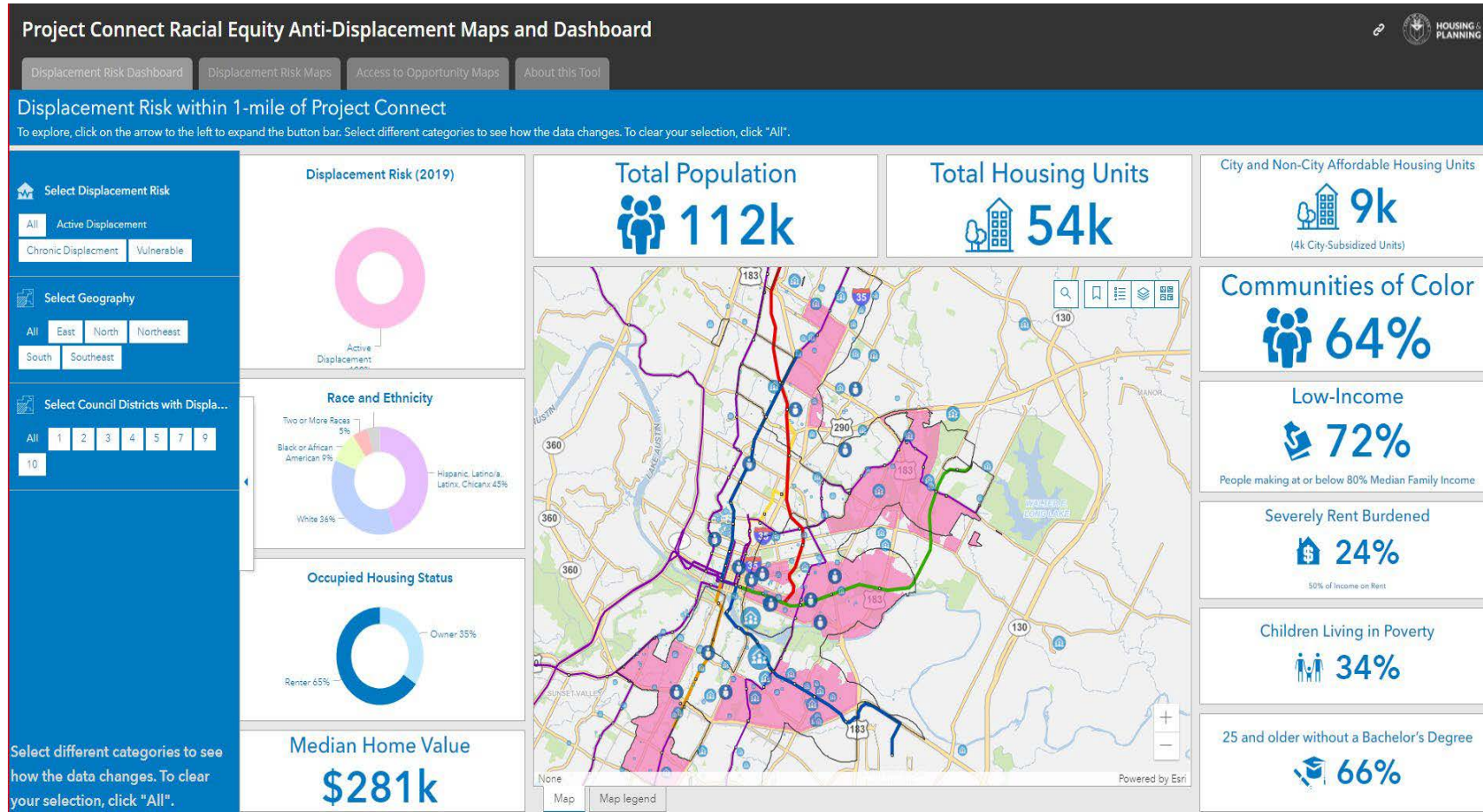
Putting the “E” in ETOD



Austin's ETOD Journey



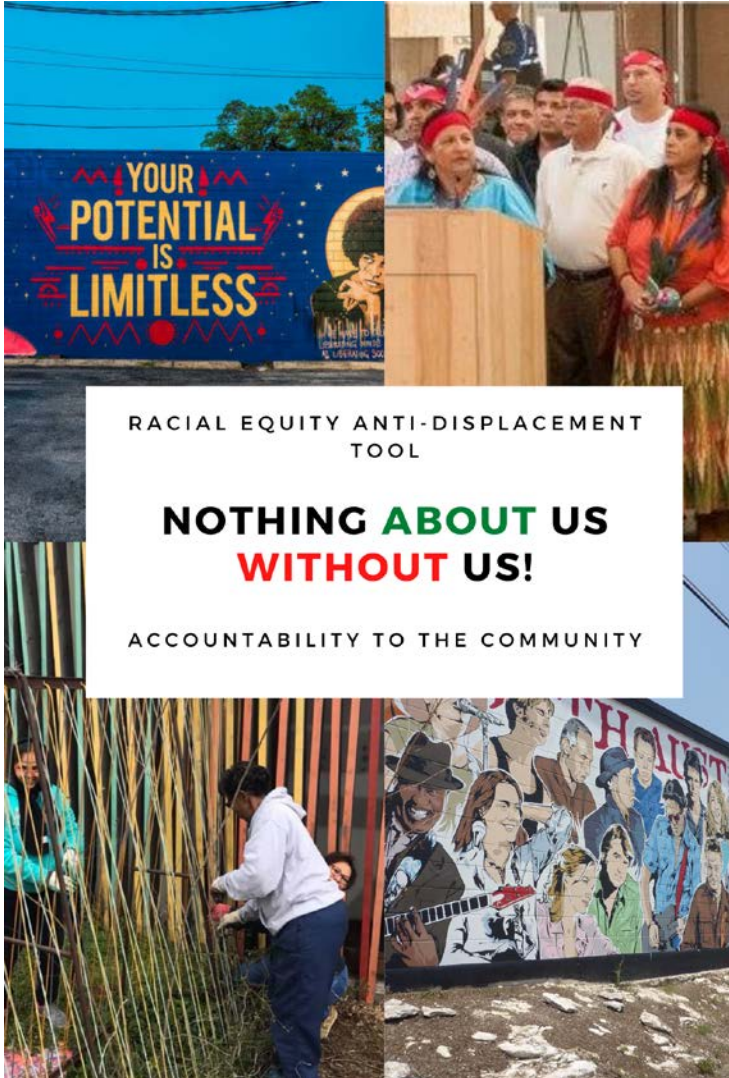
Displacement focus Area



Centering the work:

- Our primary work and investments focus on where the impact is most felt.
- To organize this work on a neighborhood level, our displacement risk maps and dashboard identify community vulnerabilities, and provide a publicly available visual tool that informs where investments need to be prioritized.
- This information provides us with the most recent data on neighborhood changes and guides the development of future opportunities.

Guiding principles: Nothing about us, without us

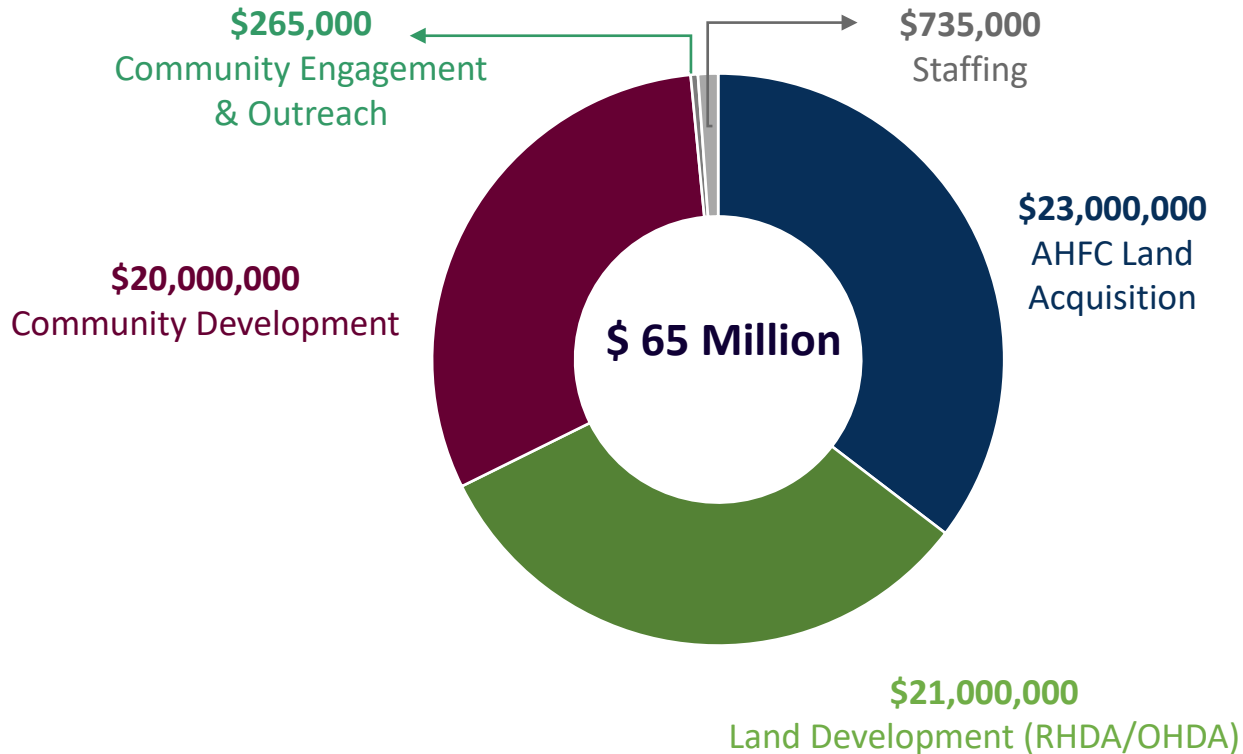


- **Priority Places:** All Investments will be focused in displacement risk areas within 1 mile of a Project Connect **line** as recommended by the Tool.
- **Priority Purposes:** Investments must advance at least one priority purpose as recommended by the Tool.
- **READ Tool Maps and Dashboard:** To understand the conditions in the respective geographies to prioritize investment.
- **Application and Scoring Criteria:** The Tool will inform the scoring criteria for the Community Development Fund's competitive process.



Figure 7. Illustration created by Racial Equity Catalyst Jasmine Willis. Balanced Allocation Priorities to be achieved as a result of using the Tool.

Tentative Anti-Displacement Fund Budget – Years 1 & 2



AHFC Land acquisition: preserving affordable housing on small sites, as well as rental and ownership on large sites.

Land acquisition and banking for development of large sites, both rental and ownership, as well as for expansion of city owned community land trust.

Land Development: assist private and nonprofit developers acquire state tax incentives and bonds for Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) for- Acquisition, Rehab, and new construction.

Community Development: community-initiated solutions that prevent displacement of tenants, prevent displacement of homeowners, & create economic mobility opportunities.

Future funding discussions

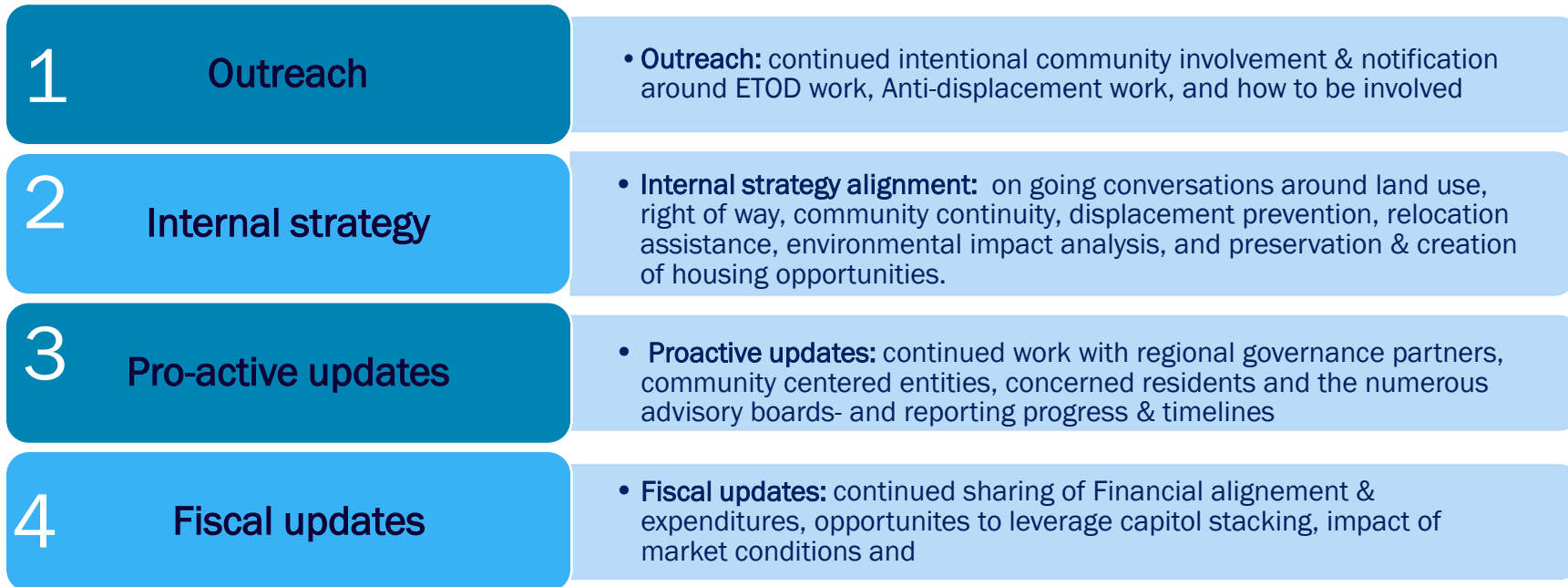
Exhibit B
Planned Annual Allotment of \$300 Million in Anti-Displacement Funds

Implementation Sequencing Plan	FY	Amount
Years 1-3 \$100 million	FY 2020-21	\$23 million
	FY 2021-22	\$42 million
	FY 2022-23	\$35 million
Years 4-8 \$100 million	FY 2023-24	\$20 million
	FY 2024-25	\$20 million
	FY 2025-26	\$20 million
	FY 2026-27	\$20 million
	FY 2027-28	\$20 million
Years 9-13 \$100 million	FY 2028-29	\$20 million
	FY 2029-30	\$20 million
	FY 2030-31	\$20 million
	FY 2031-32	\$20 million
	FY 2032 -33	\$20 million

Fy 2020-21 & Fy 2021-22 previously outlined

- Alignment with Community Advisory Committee – creating space for community input, data analysis, report out & investment/allocation strategy.
- Alignment with mayor & council direction and priorities for anti-displacement efforts & work.
- Alignment with previous informative anti-displacement strategies directing community input (equity catalyst work & uprooted work)
- Alignment with most recent data on displacement mapping, investment opportunities, project connect progress, and the general Austin housing and business space market.

Next Steps – continuous process of improvement & feedback loop





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Questions? Thank You!

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*** Members of our staff are on hand to answer any technical questions in regard to ETOD & Displacement prevention actions**