

# Equitable Transit-Oriented Development

ETOD Policy Plan

Early Childhood Council meeting - November 2022



# Purpose of the Plan

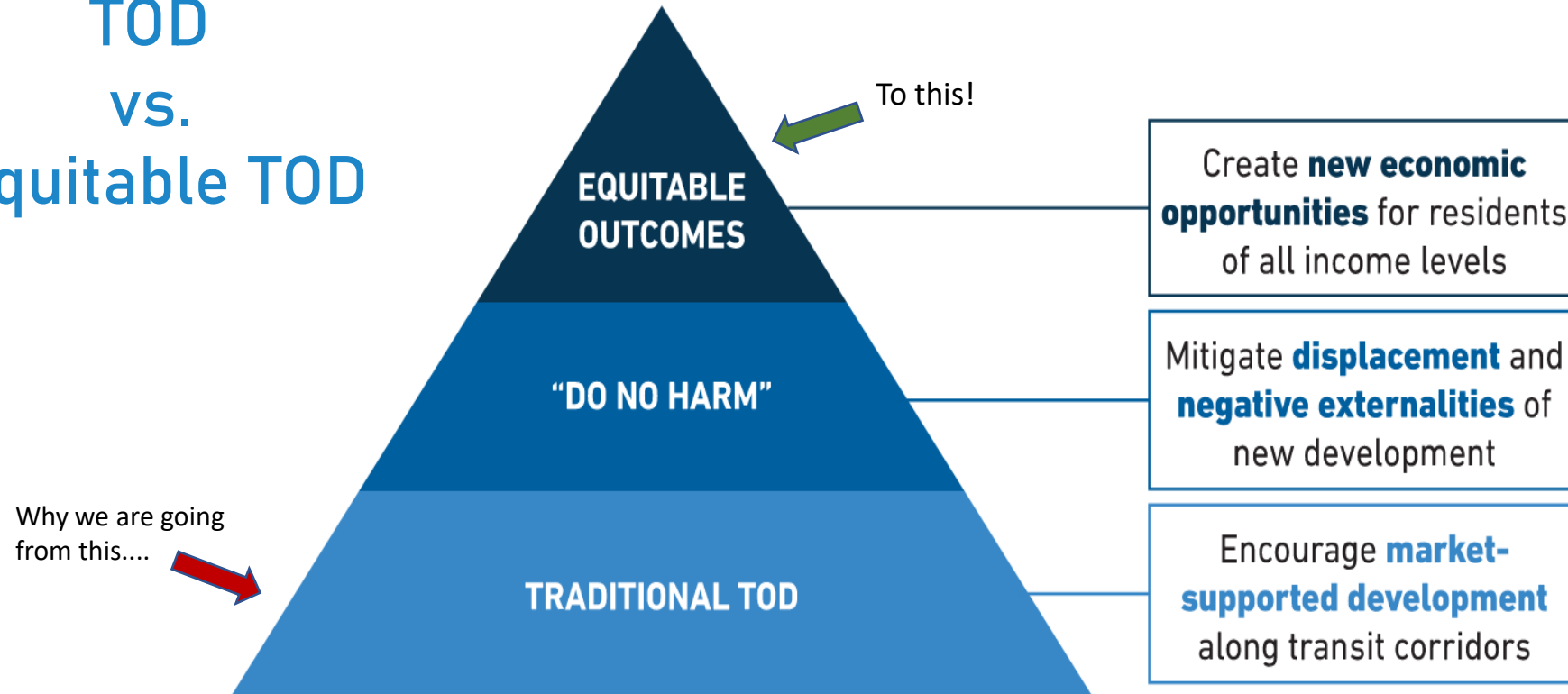
Provide a comprehensive framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of all incomes and backgrounds, especially those who have been disproportionately burdened by past transportation and land use decisions.

# ETOD Resolution 20210610-093

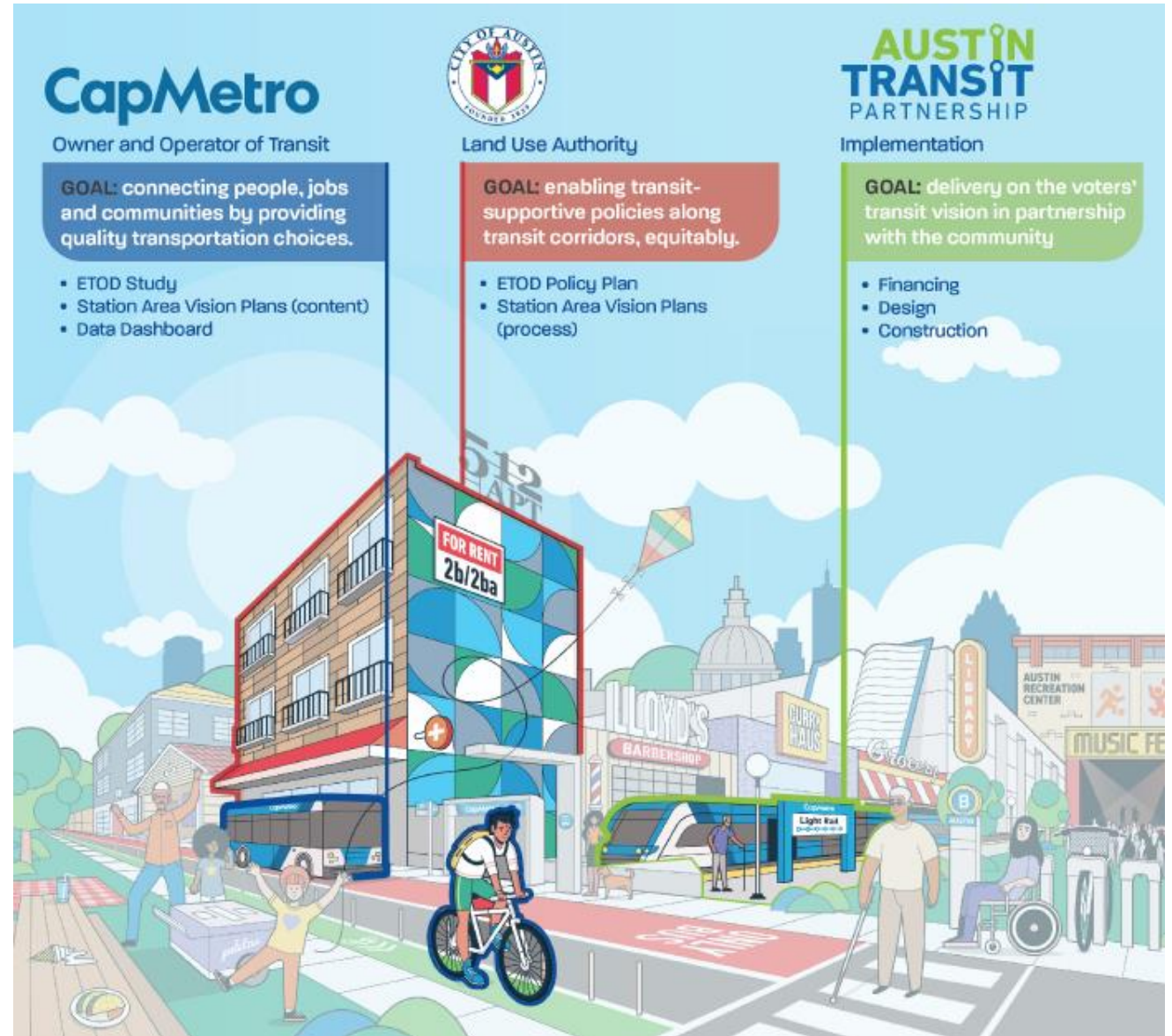
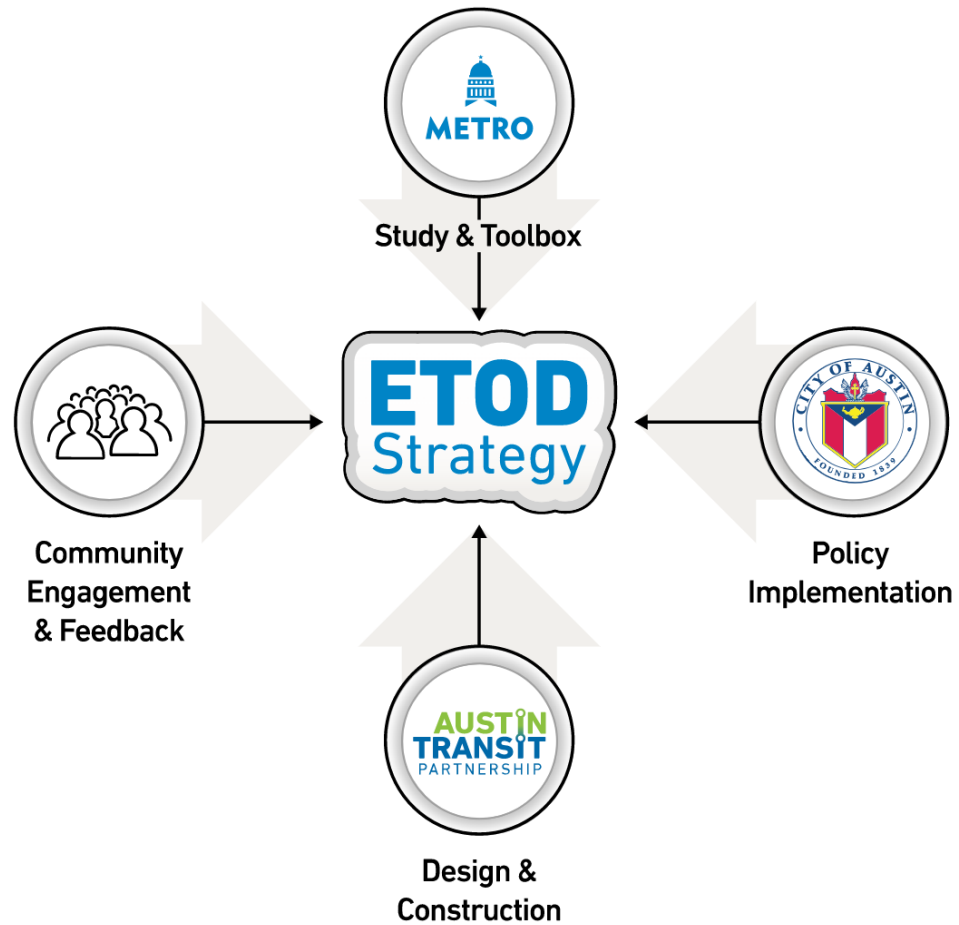
- Prioritization of equitable outcomes
- Categorization of TODs by tiers using context-sensitive criteria
- Anti-displacement strategies
- Preservation of existing and creation of affordable housing
- Creation of market-rate housing
- Compact, connected and transit-supportive
- Mix of land uses
- Codify community benefits

# What is ETOD?

## TOD VS. Equitable TOD



# The ETOD Team





# Austin's ETOD Journey



# ETOD Study

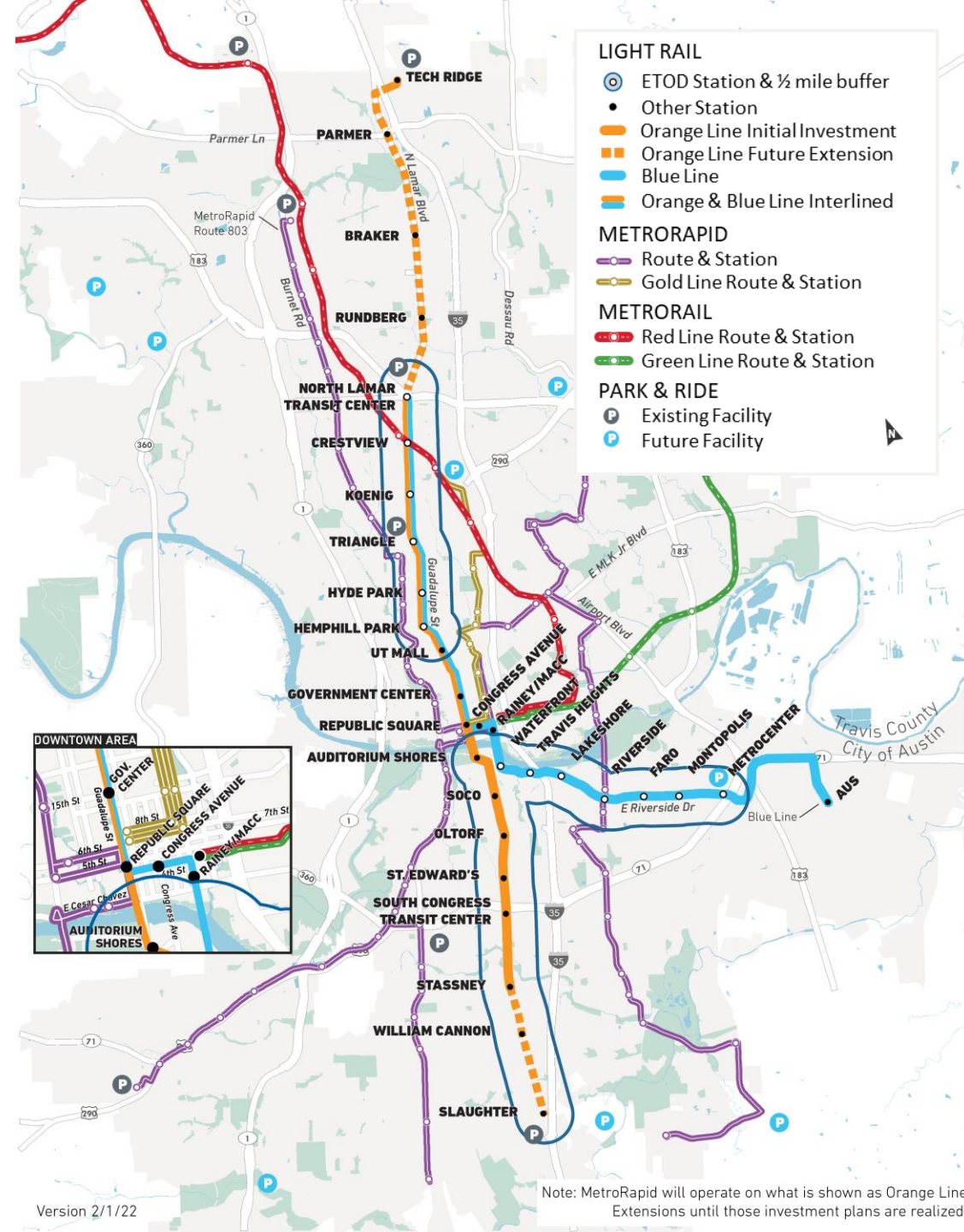
- **\$1.65 million** in Federal Transit Administration (FTA) TOD planning grants
- **Around 100 stations** across all Project Connect lines

1

Quantitative analysis of existing conditions within ½ mile of station areas

2

Qualitative data collection through robust community engagement







# Engagement Touchpoints



## Community Presentation

Large format meetings to present project milestones



## CAC Working Group Briefings

Monthly meetings, Ongoing guidance throughout project and major milestones



## Tabling/Intercept Surveys

In-person events to target specific neighborhoods or demographics



## Focus Groups & One-on-ones

Guided discussions with groups to identify vision and needs and to build consensus amongst stakeholders



## Stakeholder Presentations

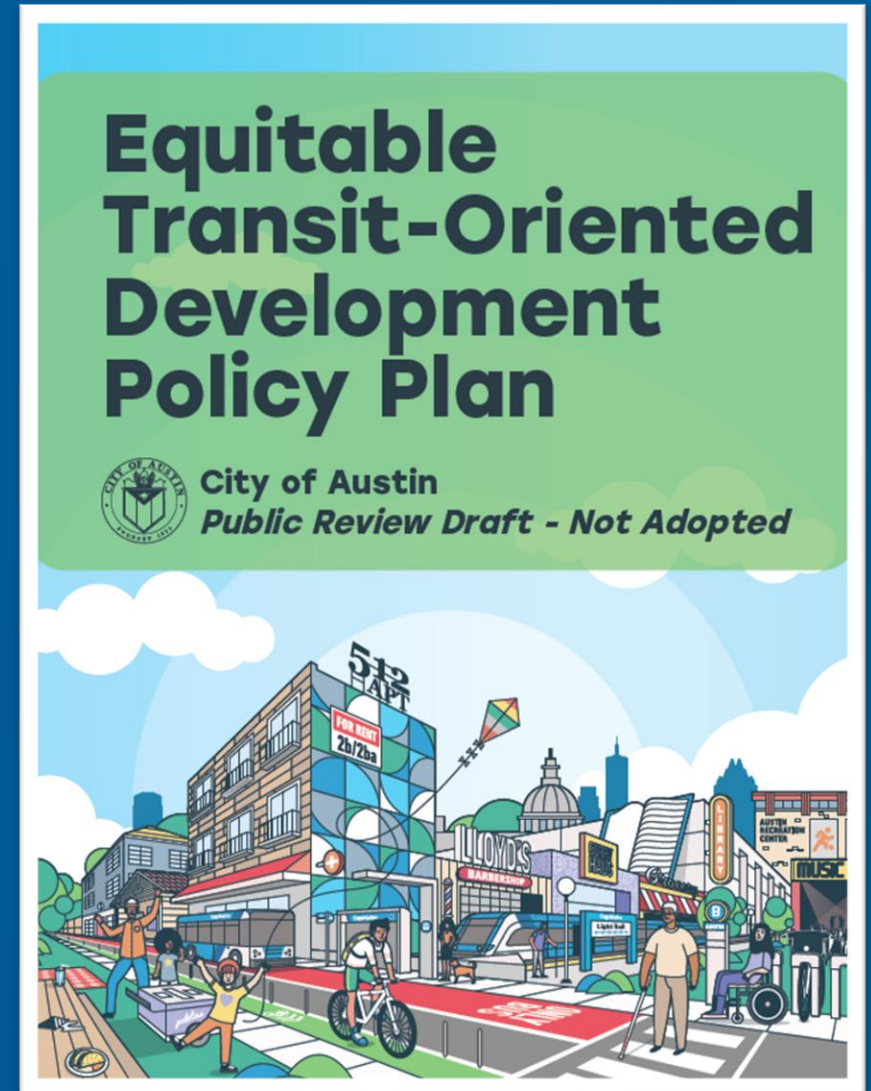
Presentations with stakeholder groups to educate participants on the process and vision of the ETOD Study



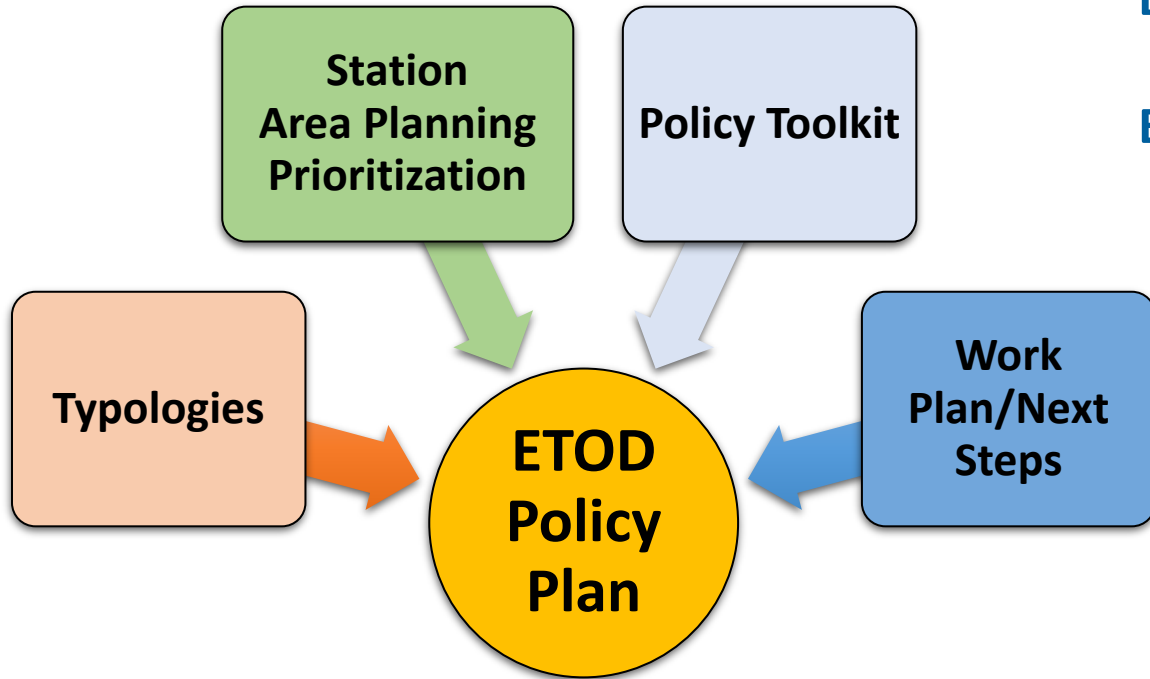
## Community Connectors

Pained and trained individuals who does in-depth outreach in their communities

# ETOD Policy Plan Contents



# What's in the Policy Plan?



**ETOD Policy Plan builds on the FTA-funded ETOD study**

**ETOD Policy Plan includes:**

- ETOD Goals
- A snapshot of how current TODs are performing (MLK Station, Plaza Saltillo, Crestview Station)
- Station Area Typologies and Planning Prioritization
- Equity Based Policy Toolkit with Success Metrics
- Work Plan for station area specific planning and regulatory changes in the short-, medium-, and long-term

# ETOD Project Goals



Enable All Residents to Benefit from Safe, Sustainable, & Accessible Transportation



Help to Close Racial Health & Wealth Gaps



Preserve and Increase Housing Opportunities That are Affordable & Attainable



Expand Access to High-Quality Jobs & Career Opportunities



Support Healthy Neighborhoods That Meet Daily Needs

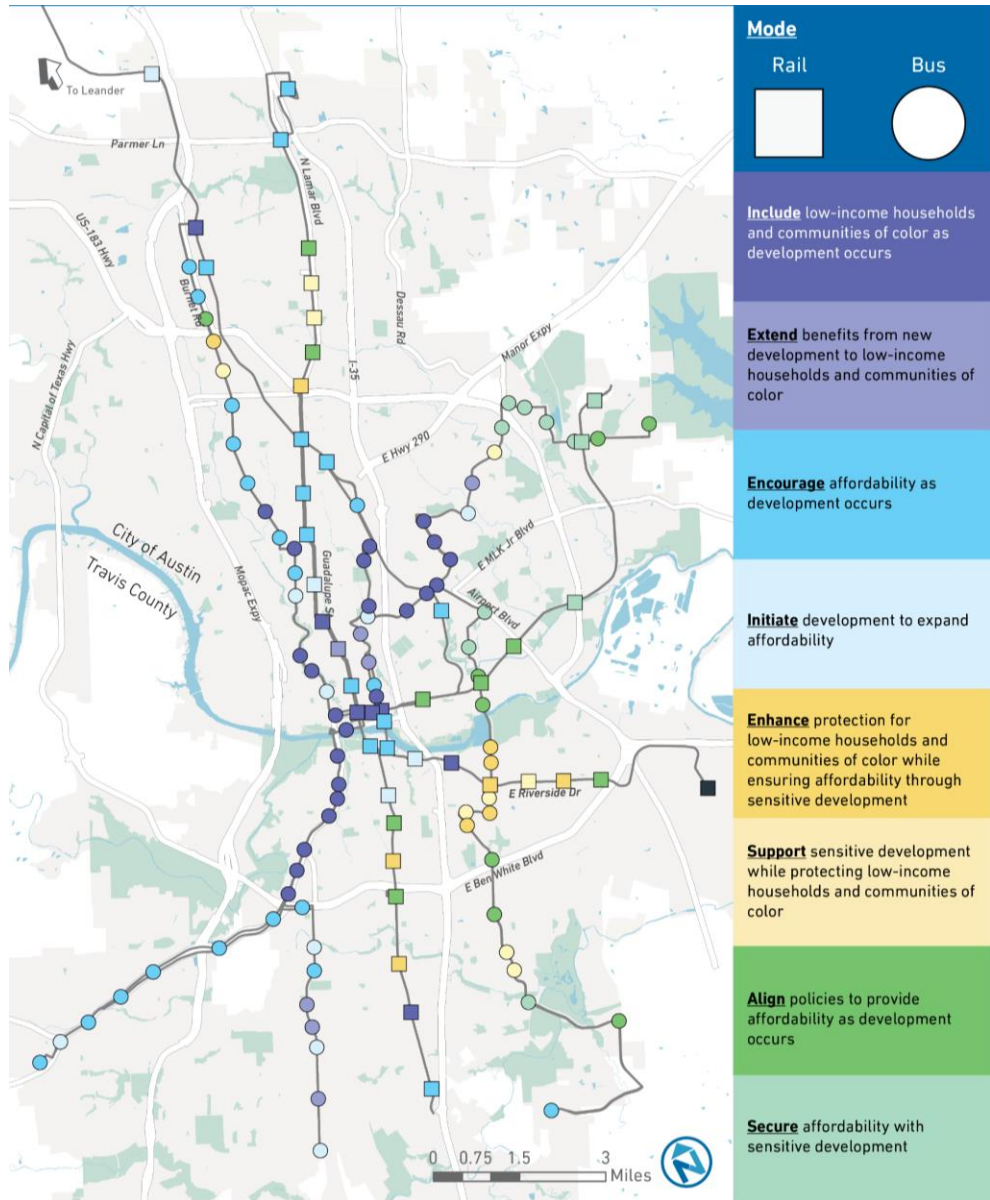


Sustain Austin's Diverse Cultural Heritage & Small Businesses

1. Enable All Residents to Benefit from Safe, Sustainable, and Accessible Transportation
2. Help to Close Racial Health and Wealth Gaps
3. Preserve and Increase Housing Opportunities That are Affordable and Attainable
4. Expand Access to High-Quality Jobs and Career Opportunities
5. Support Healthy Neighborhoods That Meet Daily Needs
6. Expand Austin's Diverse Cultural Heritage and Small, BIPOC-owned and Legacy Businesses



# ETOD Typologies



If a station has...	...and is...	...and has experienced...
<b>More Residents Today</b>	Historically Exclusionary or Low Displacement	<b>Rapid Change</b>
<b>More Residents Today</b>	Historically Exclusionary or Low Displacement	Slow Change
Fewer Residents Today	Historically Exclusionary or Low Displacement	<b>Rapid Change</b>
Fewer Residents Today	Historically Exclusionary or Low Displacement	Slow Change
<b>More Residents Today</b>	<b>Vulnerable to or Experiencing Displacement</b>	<b>Rapid Change</b>
<b>More Residents Today</b>	<b>Vulnerable to or Experiencing Displacement</b>	Slow Change
Fewer Residents Today	<b>Vulnerable to or Experiencing Displacement</b>	<b>Rapid Change</b>
Fewer Residents Today	<b>Vulnerable to or Experiencing Displacement</b>	Slow Change

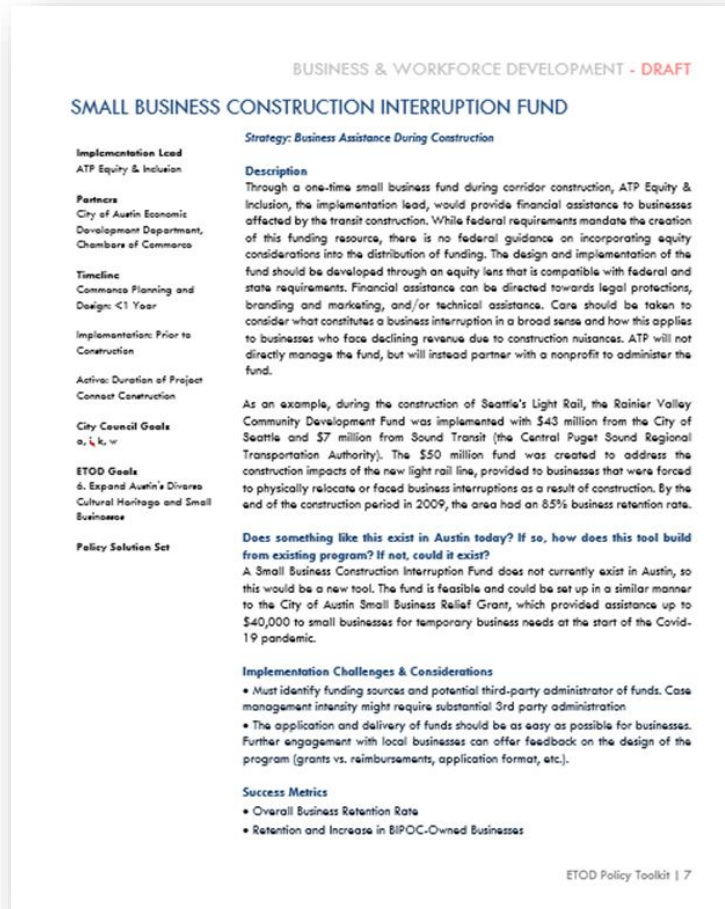
# ETOD Station Area Planning Prioritization

Per Council direction, staff has created a Station Area Planning Prioritization approach that assigns a high, medium, or low rating to each of the stations along the rail and bus rapid transit lines. Criteria for high priority station areas are:

- 1) Lack of Existing Transit-supportive Regulations
- 2) Presence of City- and CapMetro-Owned Land
- 3) Presence of "Underutilized" Land

The **high/medium/low priority rating will combine with other considerations** as we determine the exact future station area planning processes to initiate. For example, we may combine multiple stations in a corridor into a single planning process, partner with another ongoing process to add ETOD (like with Northeast Austin District), and/or look to balance planning in different parts of town, for both rail and bus, and in a range of Typology types.

# ETOD Policy Toolkit



POLICY TOOL	
Implementation Lead	Agency or organization
Partners	Additional agencies or organizations who can support in tool implementation
Timeline	<b>Commence Planning and Design:</b> Within 1 Year, 1-2 Years, 3-4 Years, 5+ Years <b>Implementation Begins:</b> Prior to Transit Construction, During Transit Construction <b>Active:</b> Duration of Transit Construction, Ongoing, Other Time Period
City Council Goals	Identifies the relevant City Council ETOD goals the tool addresses
ETOD Goals	Identifies the relevant ETOD Policy Plan goals the tool addresses
Description of the Tool	Provides a summary of what the recommended tool is
Examples of existing programs in Austin, if any	Discusses if an existing program/tool exists in Austin. If not, similar programs that may be used to align with ETOD goals
Implementation Challenges and Considerations	This section outlines financial, legal and programmatic considerations for the Implementation Lead in planning and designing the tool
Success Metrics	A set of metrics that will be further developed by the Implementation Lead to measure the success of the tool over time

# Early Childhood and Family-Supportive Policy Tools

## Workforce Development Programs

### Skills-Based and Industry-Specific Job Training & Hiring

Work with large employers to design programs and certifications directly addressing the needs of employers and create a pipeline for students to high-quality local jobs.

### Transit Line Construction Apprenticeship Program to Enable Local Worker Participation

Help build and develop the skills needed for transit expansion and create high-quality jobs for the local workforce.

### Childcare Grants

Subsidize the costs of childcare for low-income households with parents working a designated number of hours/week.

### Land Acquisition for Affordable Housing

Consider opportunities to support future affordable housing development by the City of Austin acquiring property along the transit corridors.

### Community Land Trusts & Other Shared Equity Homeownership Models

Create a shared equity programs to facilitate homeownership for low-income households by decreasing the costs of home purchases. There are three main shared equity models in the US: Community Land Trusts (CLTs), Limited Equity Cooperatives, and Deed-Restricted Homeownership.



# Early Childhood and Family-Supportive Policy Tools

## Homeownership and Tenant Support

### Expanded Down-Payment Assistance Funds

Create wealth building and homeownership opportunities through either grants or low-cost loans for first-time homebuyers to help cover the deposit when purchasing a home.

### Expanded Home Repair Programs

Expand home repair programs, also known as owner-occupied home rehabilitation, provide grants or low-cost loans to help eligible homeowners make critical home repairs.

### Emergency Direct Rental Assistance

Provide relief to low and moderate-income households at risk of experiencing homelessness or housing instability by providing rental arrears, temporary rental assistance, and utility arrears assistance.

### Supporting Tenants' Right to Counsel

Help low-income renters hold power over their housing and counter predatory and unjust practices. Actions to support tenants facing eviction include providing low-income tenants access to free legal counsel.

### Expansion of Existing Preference Policy

Expand the existing policy to cover all deed-restricted affordable housing units, granting qualifying households facing displacement with preferential access to affordable units in their communities.

# Early Childhood and Family- Supportive Policy Tools

## **Universal Basic Mobility Pilot**

Create a pilot program covering the cost of a variety of transportation services for qualified households.

## **Community Car Program**

Provide and market car share vehicles to ETOD and legacy site users to help provide more resources for households wishing to utilize new transit as primary mode but needing back-up—essentially making it easier and more feasible for households to go car-free.

## **Development Incentives, Standards, or Regulations**

### **Establish High Affordable Housing Goals for Publicly Owned Land in ETOD Areas**

Mandate a minimum percentage of housing units to be affordable to ensure an inclusive station area on publicly owned parcels.

### **Incentivize Public Amenities that Improve Community Health and Wellbeing**

Evaluate potential incentives (financial or administrative) that could be provided for ETOD projects that design public spaces and public amenities to facilitate community gathering, neighborhood commerce, festivals, and sustainability.

# Policy Tool: Childcare Grants

**Implementation Lead:** Workforce development providers

**Partners:** City of Austin Public Health; CapMetro

**Suggested Timeline:** Begin Planning within 1 year, implement prior to transit construction

**Related ETOD Goals:**

2. Help to Close Racial Health and Wealth Gaps

4. Expand Access to High-Quality Jobs & Career Opportunities

5. Support Healthy Neighborhoods that Meet Daily Needs

**Description:**

- Provide additional funding to existing workforce development programs and childcare scholarships
- Pilot program to subsidize transportation costs for qualifying households associated with accessing quality childcare
- CapMetro should continue providing high quality childcare to employees, while expanding hours of operation to cover non-traditional work hours and opening childcare centers at more of its facilities (like North Ops and Thompson Lane).
- Consider how other tools (like incentivizing affordable ground floor space for lease in transit station areas) could combine to increase the number of high-quality childcare centers within station areas

**Success Metrics:**

- The number of childcare grants awarded to BIPOC households
- The number of seats created in centers owned by BIPOC business owners
- Number of care givers who obtain employment while receiving childcare assistance.

# ETOD Work Plan

## Immediate Work Program

2022-2024

- ☐ Station Area Vision Planning for ~ 6 station areas
- ☐ Regulatory changes to support ETOD citywide
- ☐ ETOD implementation lead coordination on financing and programmatic support
- ☐ Amend the Imagine Austin Comprehensive Plan to incorporate ETOD Policy Plan
- ☐ Develop an Equity Scorecard to evaluate proposed ETOD private development projects



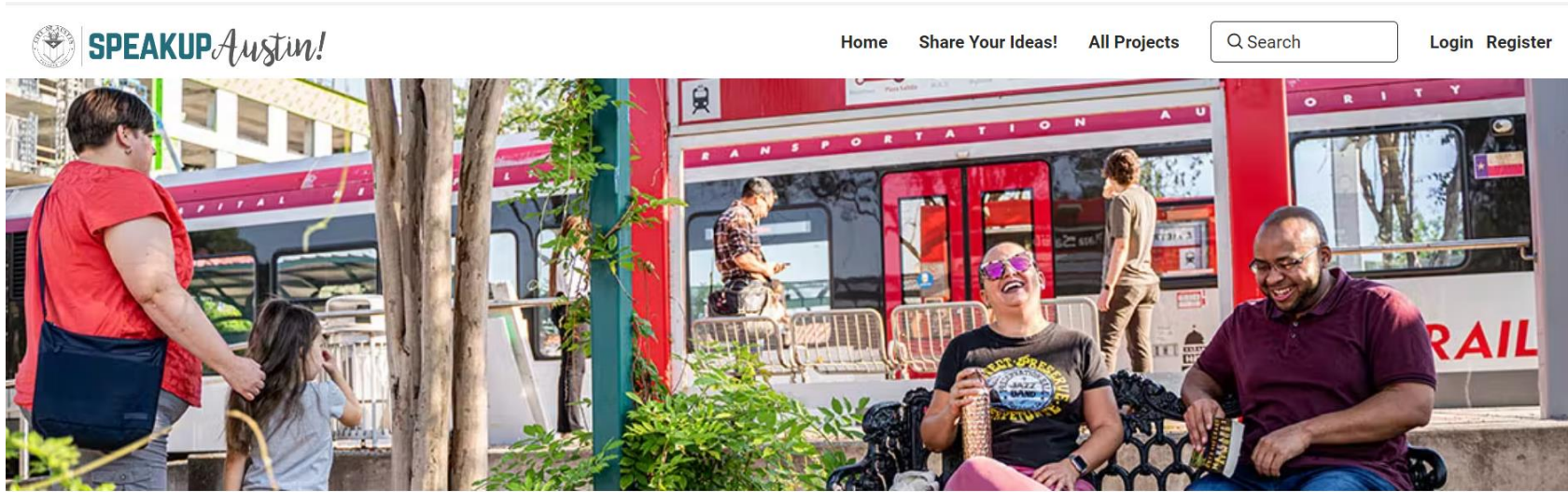
## Ongoing (Year 2 and Beyond)

2025-Ongoing

- ☐ Station Area Planning for ~ 6-10 more stations
- ☐ Continue ETOD implementation lead coordination on financing and programmatic support
- ☐ Assessment of year 1 station area plans using policy toolkit success metrics
- ☐ Monitor performance of ETOD station areas in meeting ETOD goals using policy toolkit success metrics
- ☐ Continued public engagement surrounding station area planning



# Get Involved!

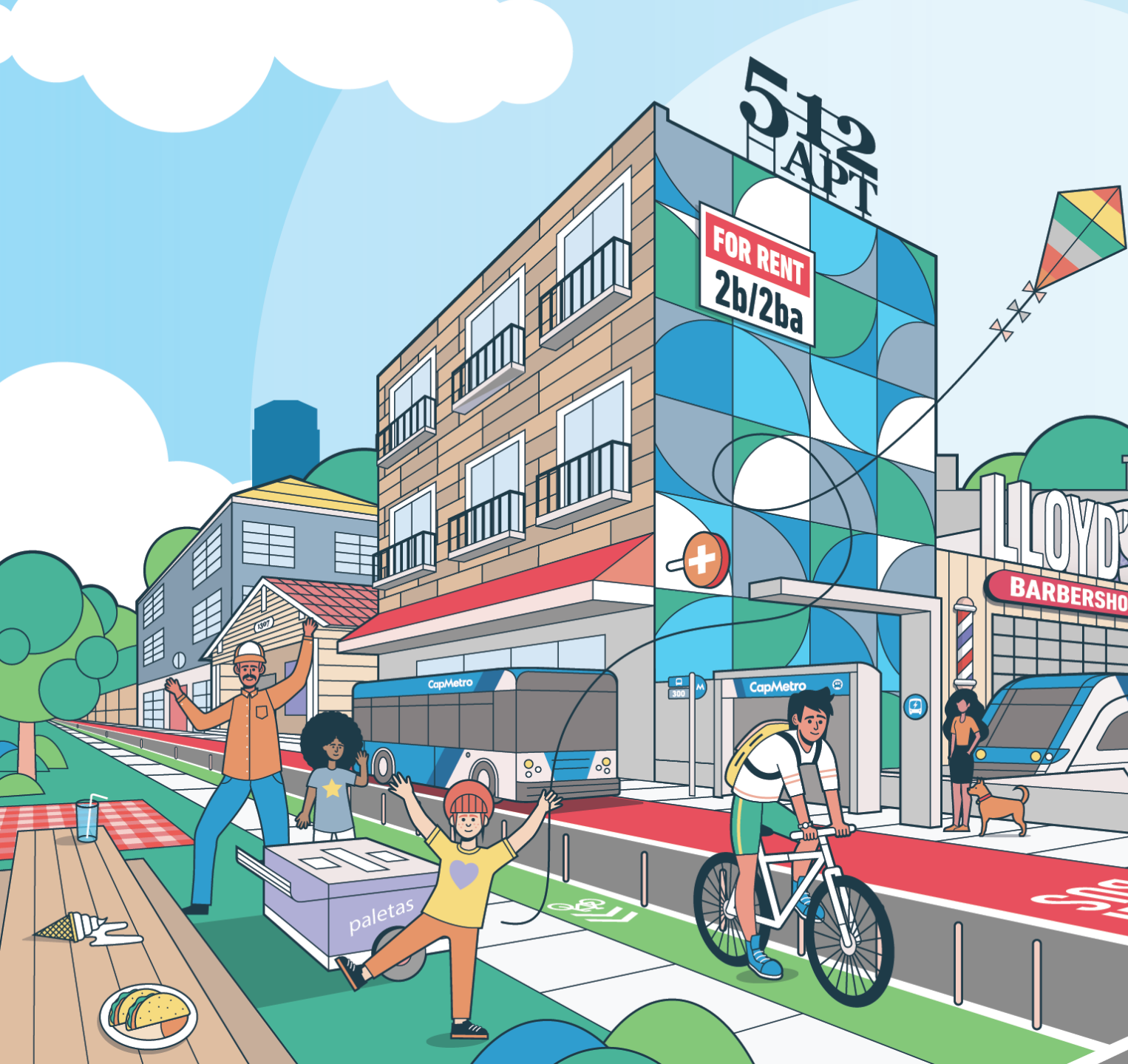


**Review draft plan & take the survey:** [www.speakupaustin.org/ETODpolicyplan](http://www.speakupaustin.org/ETODpolicyplan)

**Organizational summit for non-profits and agency staff:** Nov. 14th

**Comment at a Board or Commission meeting:** view schedule at SpeakUp Austin!

**Send us a message:** [ETOD@austintexas.gov](mailto:ETOD@austintexas.gov)



# Questions?

[Warner.Cook@austintexas.gov](mailto:Warner.Cook@austintexas.gov)

[Shanisha.Johnson@austintexas.gov](mailto:Shanisha.Johnson@austintexas.gov)



# Existing Family-Supportive Transit Programs

- **Kids ages 18 and under ride FREE!**
  - K-12 students must carry valid form of ID
  - Children under 10 years old must be accompanied by someone 12 years or older
  - Children may remain in strollers while on board in priority seating area
- **Guaranteed Ride Home program (Commuter “Insurance”)**
  - Get reimbursed for up to 4 emergency taxi or rideshare (Lyft, Uber, etc.) a year
    - Personal or Family Illness, unscheduled overtime or extended work hours, etc.
  - Annual fee of \$5 for Flyer (100-199), Express (900-990) and Commuter Rail riders
- **Fare Programs (Equifare\* and Reduced Fare) – *if eligible for both, receive Reduced fare***
  - **Equifare\*** (*piloting now*): Below 200% of Federal Poverty Line or same as City’s Customer Assistance Program for utility bills
    - Costs between Standard fare and Reduced fare
  - **Reduced Fare:** Seniors 65 and older, Medicare recipients, Active-duty military, Riders with disabilities
    - Costs half the Standard fare