Equitable Transit-Oriented Development

ETOD Policy Plan

City Council Housing and Planning Committee - November 2022



Purpose of the Plan

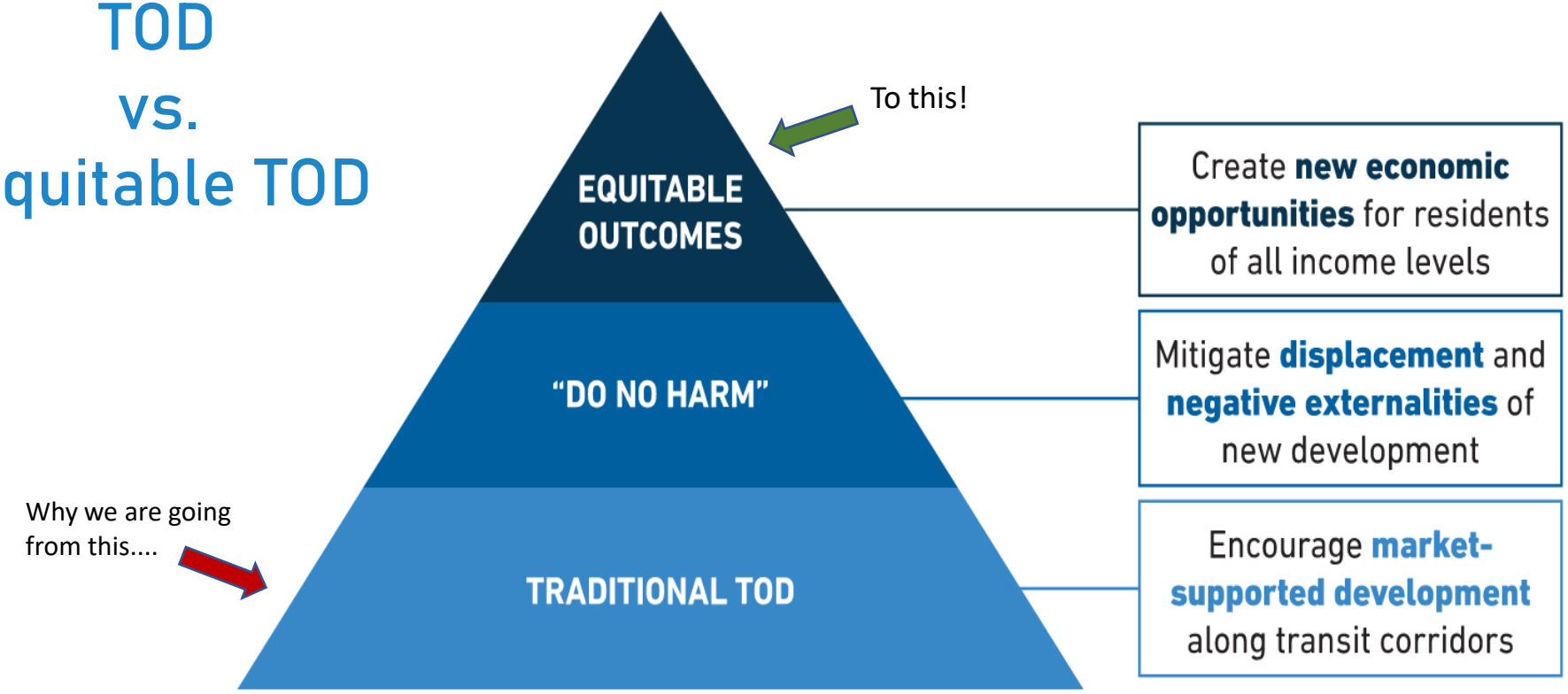
Provide a comprehensive framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of all incomes and backgrounds, especially those who have been disproportionately burdened by past transportation and land use decisions.

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?

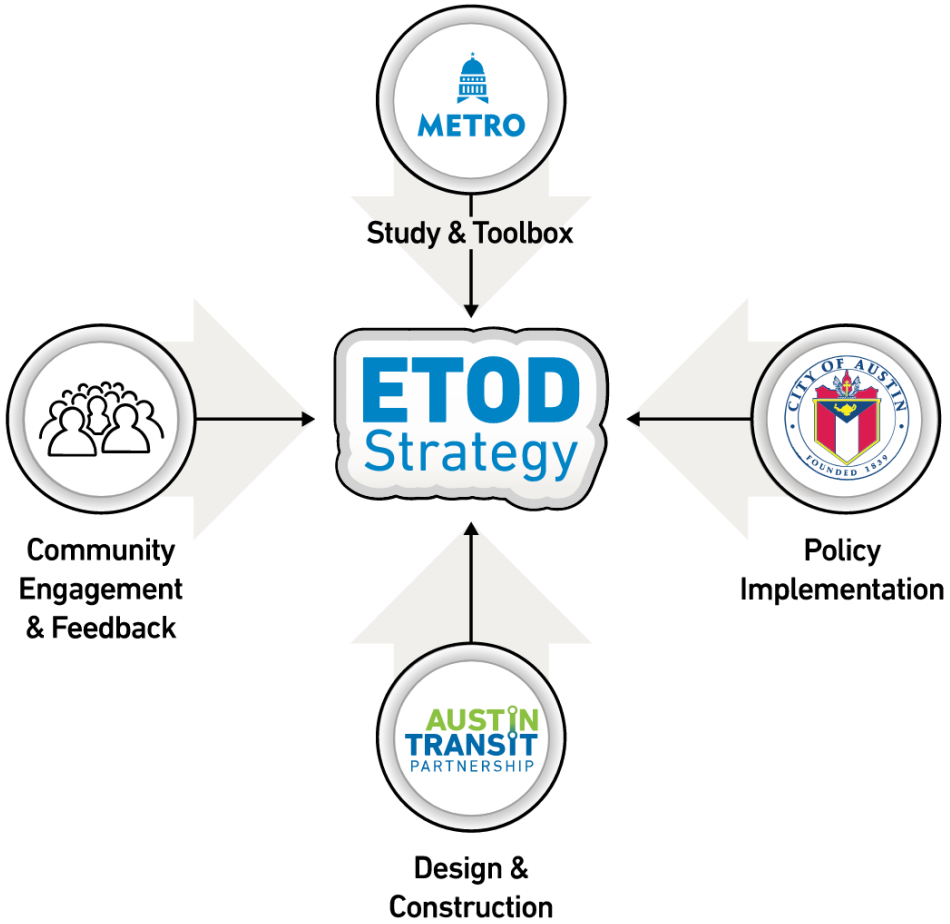
TOD vs. Equitable TOD

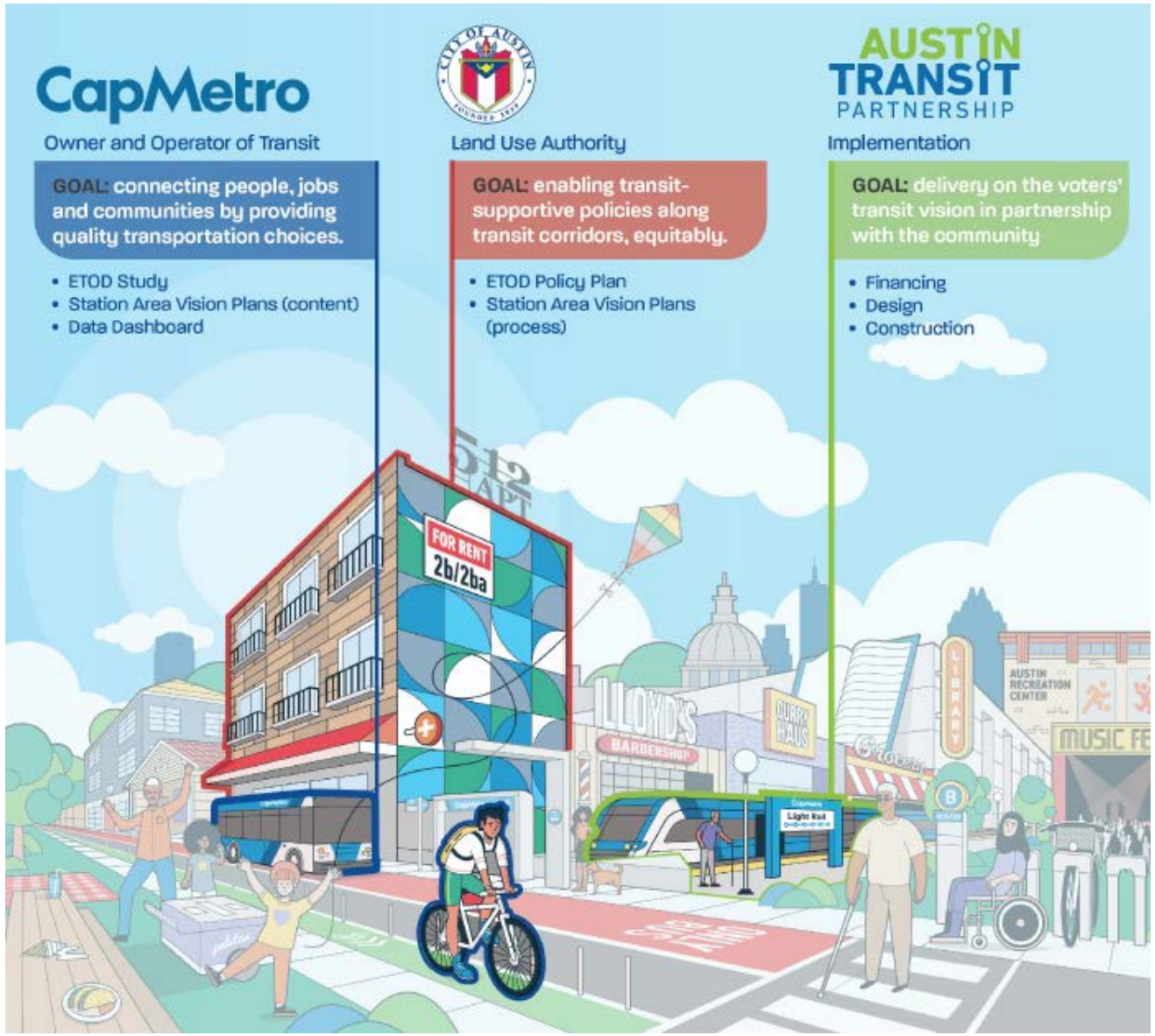


Equitable Transit Oriented Development

CapMetro AUSTIN TRANSIT PARTNERSHIP

The ETOD Team





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Austin's ETOD Journey

Corridor Bond, ASMP, and Project Connect



Established corridors of focus, mode split goals, and procured funding for high-capacity transit project delivery.

2016 - 2020

ETOD Study



Establishes protypes for TOD that reflect Austin's vision to equitably share the benefits of transit investments for residents of all income levels, and backgrounds.

2021 - 2022

ETOD POLICY PLAN



Recommendations for planning prioritization, typologies, policy tools, and next steps to implement ETOD in Austin.

WE ARE HERE

2022 - 2023

REGULATION AND IMPLEMENTATION



Adopt ETOD station area plans and code amendments that may include updates to zoning. Could be expanded to other geographies in the future.

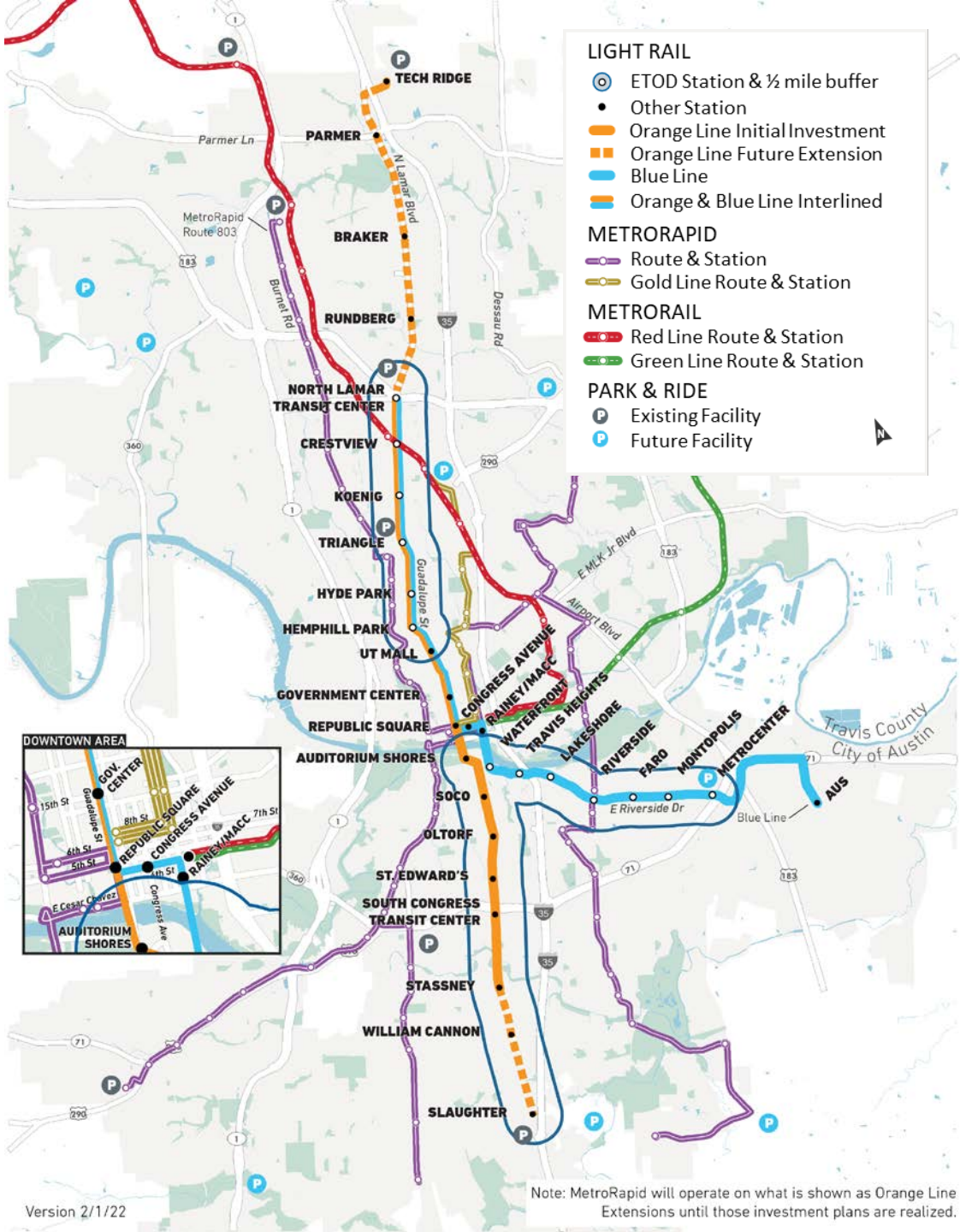
2023 - onward

ETOD Study

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

1. Quantitative analysis of existing conditions within ½ mile of station areas

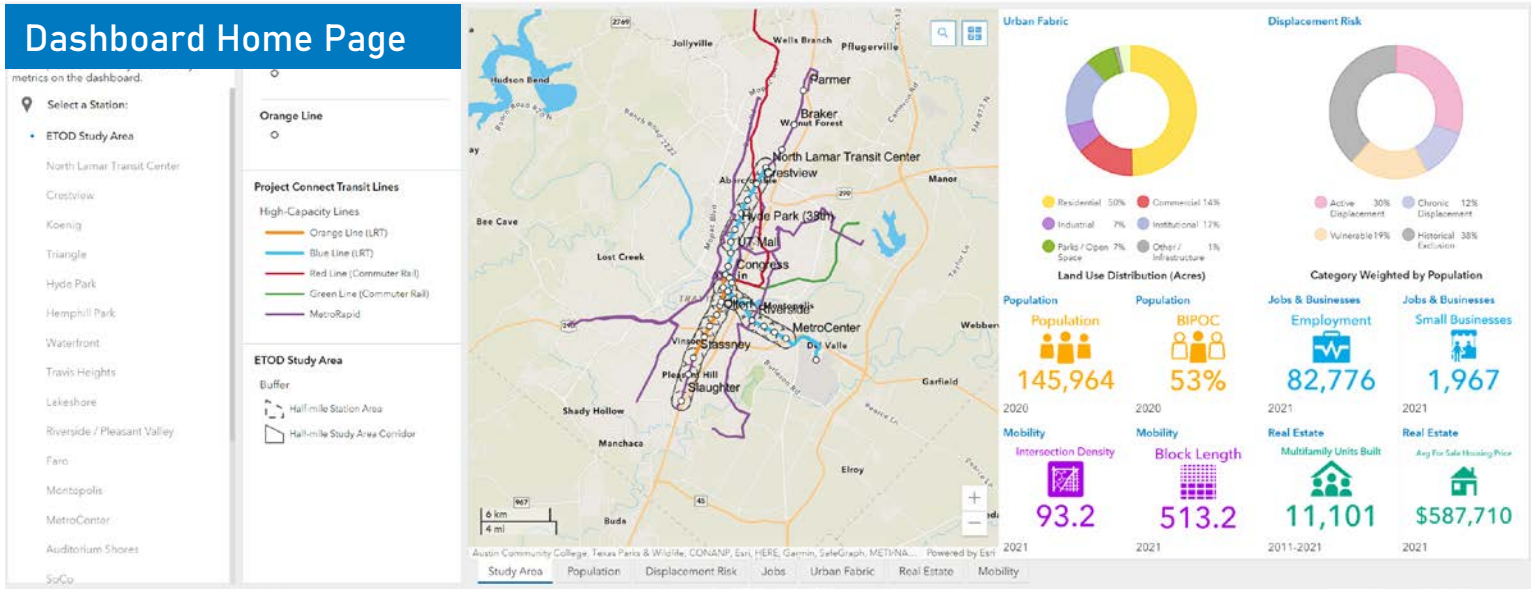
2. Qualitative data collection through robust community engagement



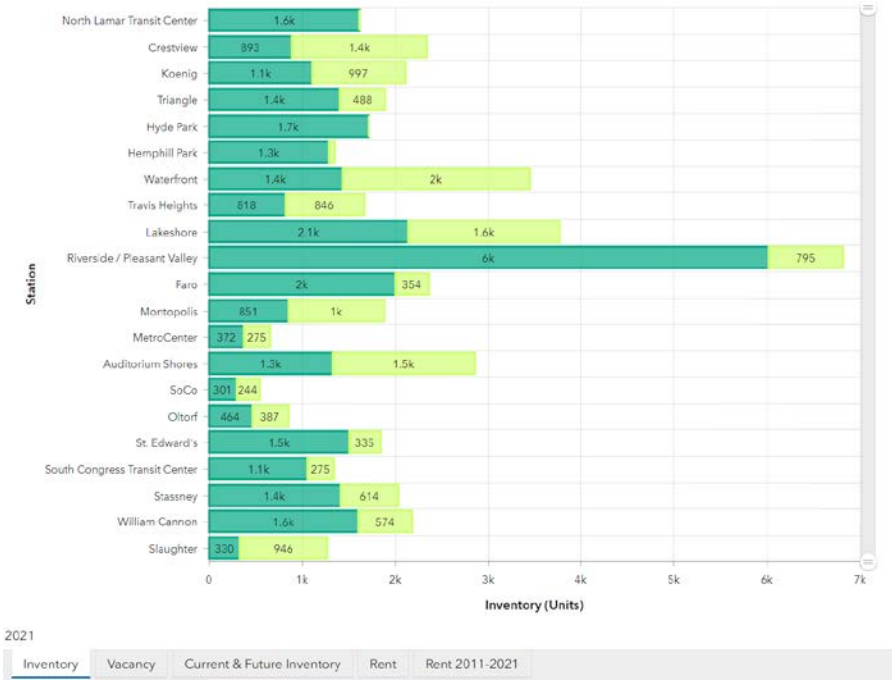
Equitable Transit Oriented Development

Dashboard – Existing Conditions

Dashboard Home Page



Multifamily Inventory

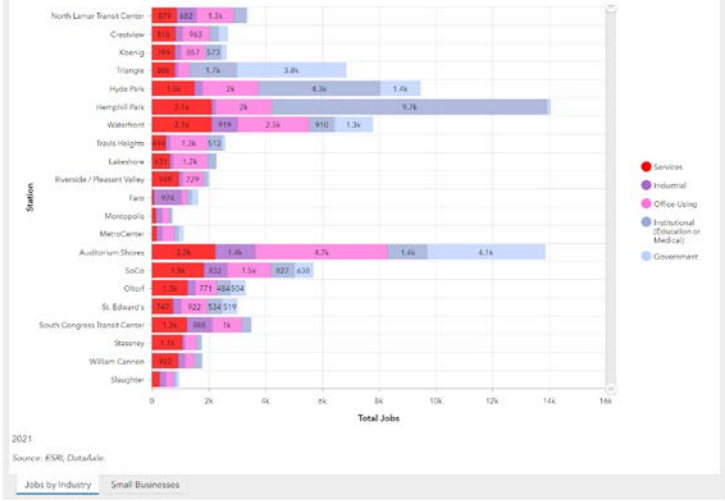


Interactive Data :

Social Dynamics
- Population
- Displacement Risk
- Jobs

Physical characteristics
- Urban Fabric
- Real Estate
- Mobility

Total Jobs by Industry



Station Tour



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 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



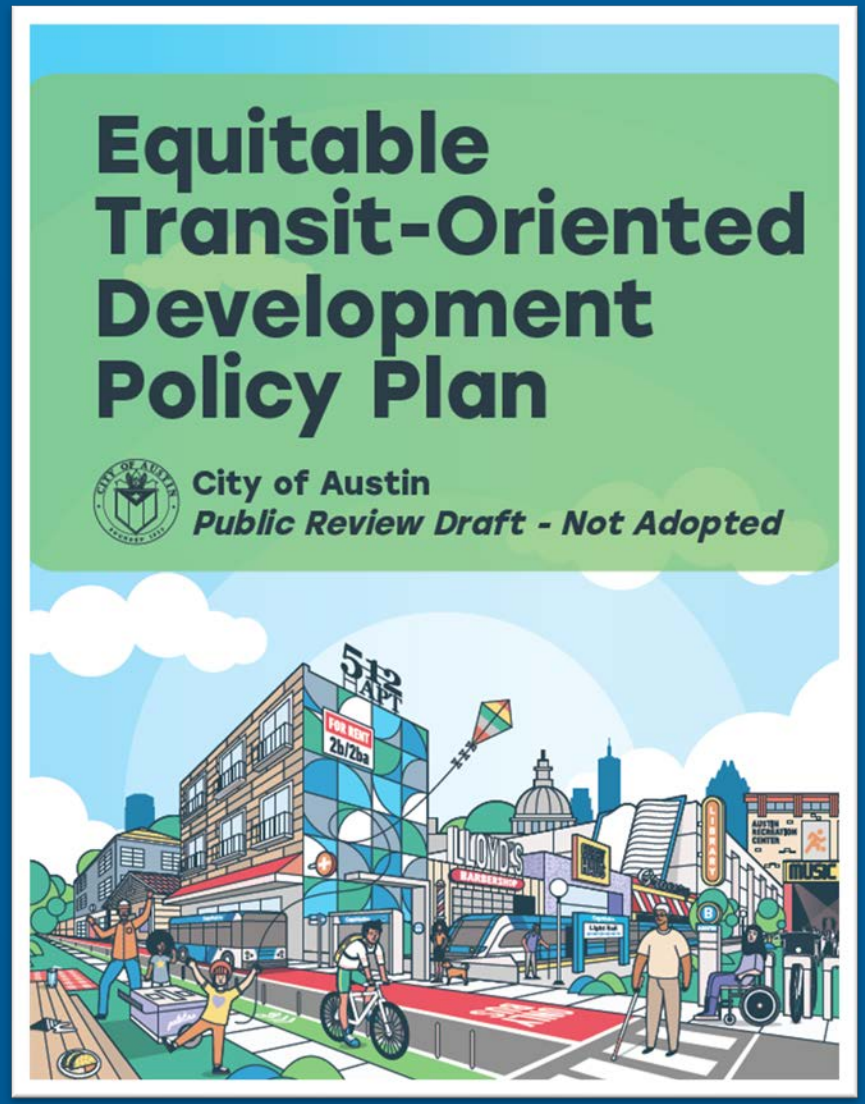
Support Healthy Neighborhoods That Meet Daily Needs



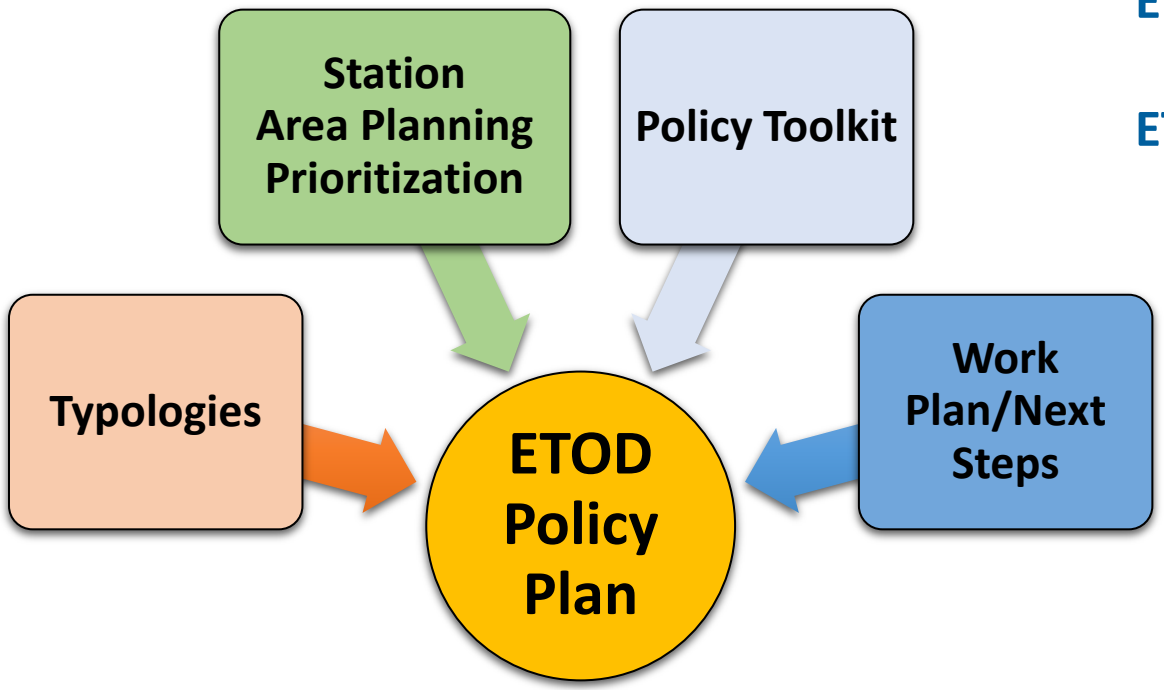
Sustain Austin's Diverse Cultural Heritage & Small Businesses

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 Policy Plan Contents



ETOD Policy Plan



ETOD Policy Plan builds on the FTA-funded ETOD study

ETOD Policy Plan includes:

→ ETOD Goals

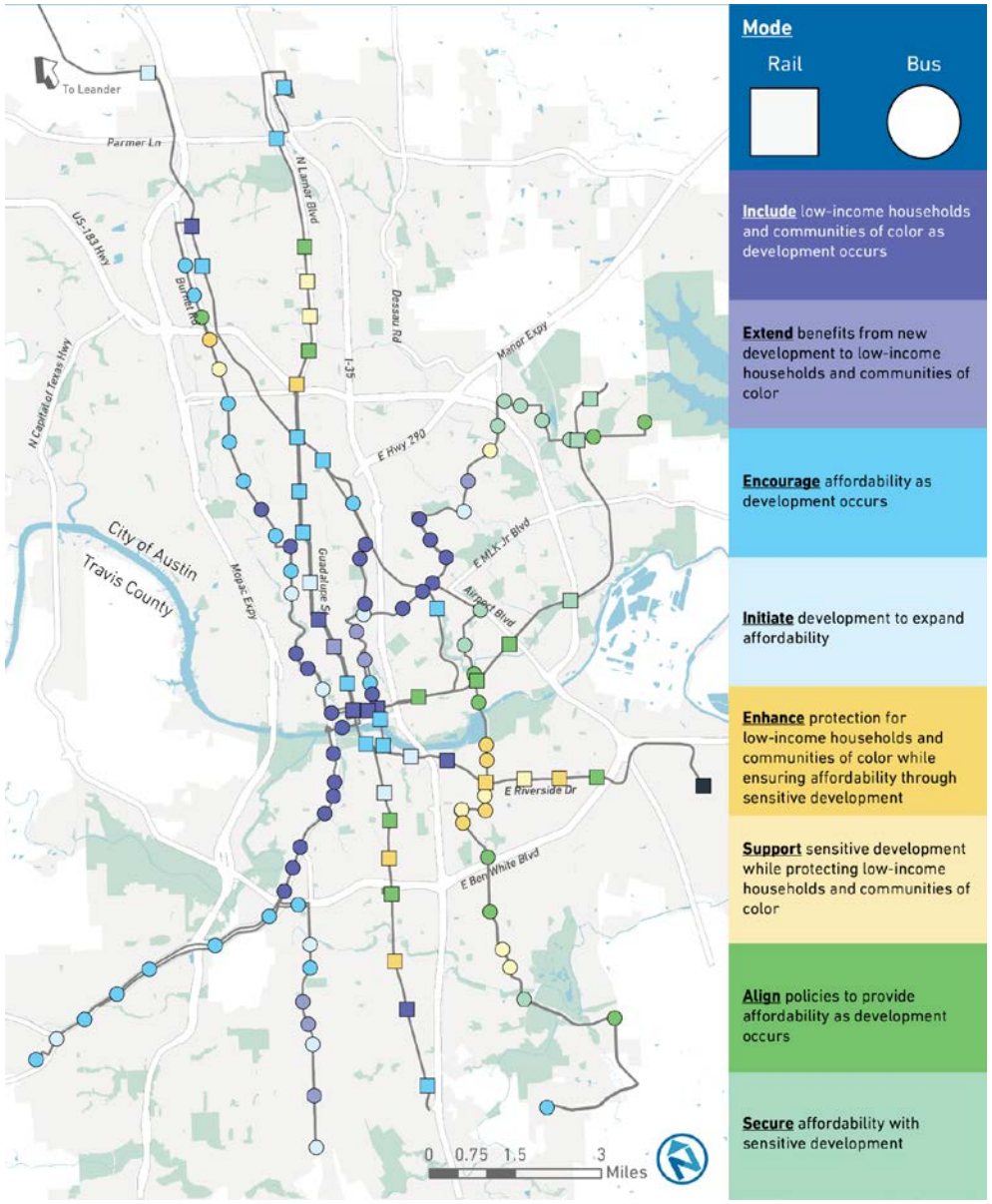
→ A snapshot of how current TODs are performing (MLK Station, Plaza Saltillo, Crestview Station)

→ 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 Typologies



If a station has…	…and is…	…and has experienced…
More Residents Today	Historically Exclusionary or Low Displacement	**Rapid Change**
More Residents Today	Historically Exclusionary or Low Displacement	Slow Change
Fewer Residents Today	Historically Exclusionary or Low Displacement	**Rapid Change**
Fewer Residents Today	Historically Exclusionary or Low Displacement	Slow Change
More Residents Today	**Vulnerable to or Experiencing Displacement**	**Rapid Change**
More Residents Today	**Vulnerable to or Experiencing Displacement**	Slow Change
Fewer Residents Today	**Vulnerable to or Experiencing Displacement**	**Rapid Change**
Fewer Residents Today	**Vulnerable to or Experiencing Displacement**	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



BUSINESS & WORKFORCE DEVELOPMENT - DRAFT

SMALL BUSINESS CONSTRUCTION INTERRUPTION FUND

Strategy: Business Assistance During Construction

Implementation Lead
ATP Equity & Inclusion

Partners
City of Austin Economic Development Department, Chambers of Commerce

Timeline
Commence Planning and Design: <1 Year

Implementation: Prior to Construction

Active: Duration of Project Connect Construction

City Council Goals
a, k, w

ETOD Goals
6. Expand Austin's Diverse Cultural Heritage and Small Businesses

Policy Solution Set

Description
Through a one-time small business fund during corridor construction, ATP Equity & Inclusion, the implementation lead, would provide financial assistance to businesses affected by the transit construction. While federal requirements mandate the creation of this funding resource, there is no federal guidance on incorporating equity considerations into the distribution of funding. The design and implementation of the fund should be developed through an equity lens that is compatible with federal and state requirements. Financial assistance can be directed towards legal protections, branding and marketing, and/or technical assistance. Care should be taken to consider what constitutes a business interruption in a broad sense and how this applies to businesses who face declining revenue due to construction nuisances. ATP will not directly manage the fund, but will instead partner with a nonprofit to administer the fund.

As an example, during the construction of Seattle's Light Rail, the Rainier Valley Community Development Fund was implemented with $43 million from the City of Seattle and $7 million from Sound Transit (the Central Puget Sound Regional Transportation Authority). The $50 million fund was created to address the construction impacts of the new light rail line, provided to businesses that were forced to physically relocate or faced business interruptions as a result of construction. By the end of the construction period in 2009, the area had an 85% business retention rate.

Does something like this exist in Austin today? If so, how does this tool build from existing program? If not, could it exist?
A Small Business Construction Interruption Fund does not currently exist in Austin, so this would be a new tool. The fund is feasible and could be set up in a similar manner to the City of Austin Small Business Relief Grant, which provided assistance up to $40,000 to small businesses for temporary business needs at the start of the Covid-19 pandemic.

Implementation Challenges & Considerations
- Must identify funding sources and potential third-party administrator of funds. Case management intensity might require substantial 3rd party administration
- The application and delivery of funds should be as easy as possible for businesses. Further engagement with local businesses can offer feedback on the design of the program (grants vs. reimbursements, application format, etc.).

Success Metrics
- Overall Business Retention Rate
- Retention and Increase in BIPOC-Owned Businesses

ETOD Policy Toolkit | 7

POLICY TOOL	
Implementation Lead	Agency or organization
Partners	Additional agencies or organizations who can support in tool implementation
Timeline	**Commence Planning and Design:** Within 1 Year, 1-2 Years, 3-4 Years, 5+ Years **Implementation Begins**: Prior to Transit Construction, During Transit Construction **Active:** 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

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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 equity financing and programmatic planning support
- ❑ Amend ETOD Policy Plan to the Imagine Austin Comprehensive Plan
- ❑ Develop an Equity Scorecard to evaluate proposed ETOD private development projects

Ongoing (Year 2 and Beyond)

2025-Ongoing

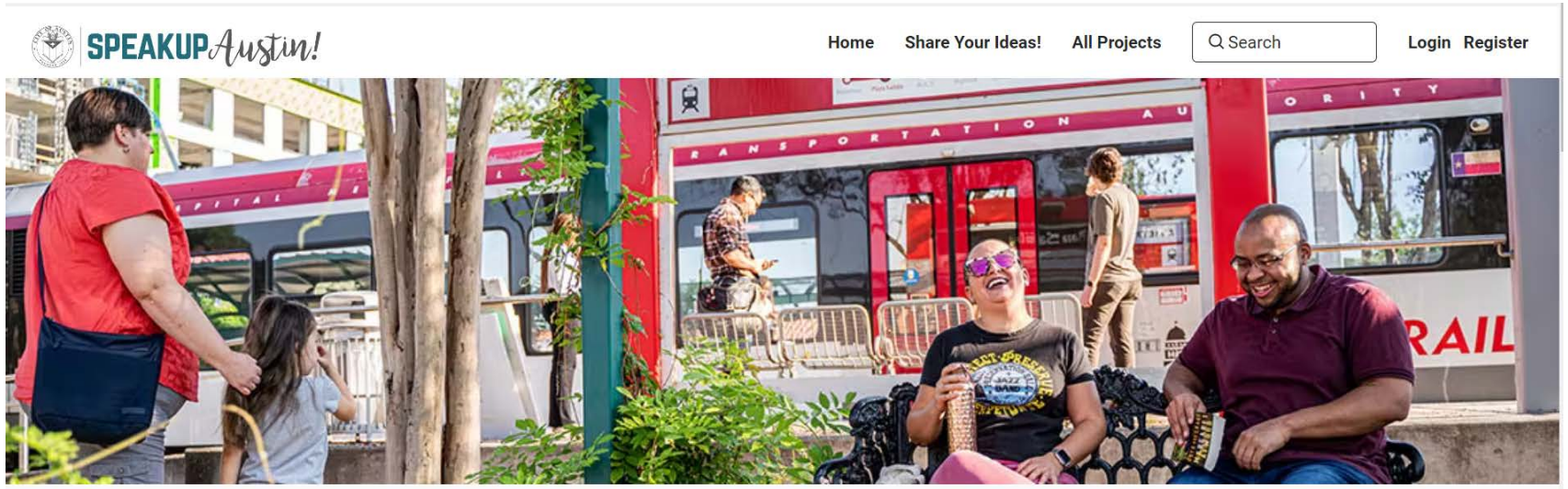
- ❑ Station Area Planning for 6-10 stations
- ❑ ETOD implementation lead equity financing and programmatic planning support (2nd iteration)
- ❑ Assessment of year 1 station area plans using policy toolkit success metrics
- ❑ Monitor performance of ETOD station areas in meeting ETOD goals using policy toolkit success metrics
- ❑ Continued public engagement surrounding station area planning

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METRO

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Get Involved!



Review draft plan & take the survey by December 2: 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



Questions?

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