

Equitable Transit-Oriented Development

ETOD Policy Plan

Community Development Commission - 4/11/2023



Background

1

How Does the ETOD Policy Plan Relate to Project Connect?

- The ETOD Policy Plan provides a comprehensive policy framework to guide future development around the Project Connect system.
- It helps the Austin community ensure that the results of Project Connect support residents of **all incomes and backgrounds, especially those who have been disproportionately burdened** by transportation and land use decisions.

Equitable Transit-Oriented Development Policy Plan



City of Austin



What is ETOD? How is it Different from Past Work?

- **Transit-Oriented Development**, or TOD, is development that:
 - Is compact and relatively dense, where appropriate
 - Is within walking, biking, or rolling distance of transit
 - Is mixed-use, including housing, jobs, services, shopping, and fun
- BUT** →
- Is largely reliant on the market to offer community benefits, resulting in inequitable access to these benefits
 - Has often resulted in displacement, reduction in Black, Indigenous, and communities of color, and increase in vehicle use
- **Equitable Transit-Oriented Development**, or ETOD, builds upon the **positive** practices of TOD, but introduces **equity** to ensure everyone has access to the new opportunities that ETOD and Project Connect can bring.

How Did This Work Begin?

2020

Voters overwhelmingly approve Project Connect

- Also approved is \$300 million in anti-displacement funding
- Austin Transit Partnership (ATP) created
- Joint Powers Agreement (JPA) between City of Austin, CapMetro, and ATP

2021

CapMetro ETOD study (funded by FTA)

- Analyzed all 98 station areas for: population & demographics, displacement risk, jobs & businesses, urban fabric, real estate market, and mobility
- Collected data through community engagement

2021

City Council Resolution on ETOD

Directed that the ETOD Policy Plan explore tools for: equitable outcomes; anti-displacement strategies; preservation + creation of affordable + market-rate housing; compact, connected + transit supportive mix of land uses; codifying community benefits

What is the ETOD Policy Plan?



2

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



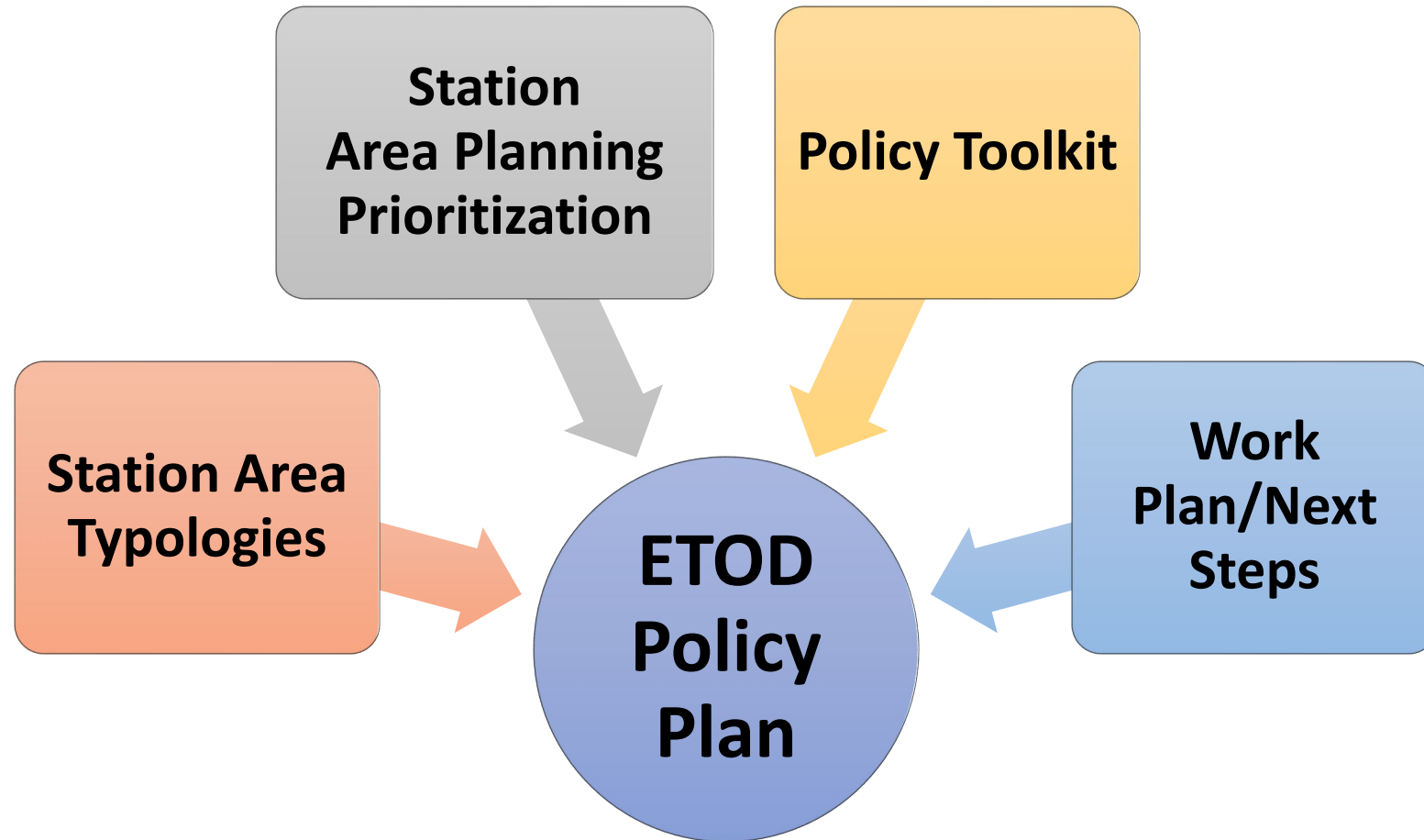
 Support Healthy Neighborhoods That Meet Daily Needs



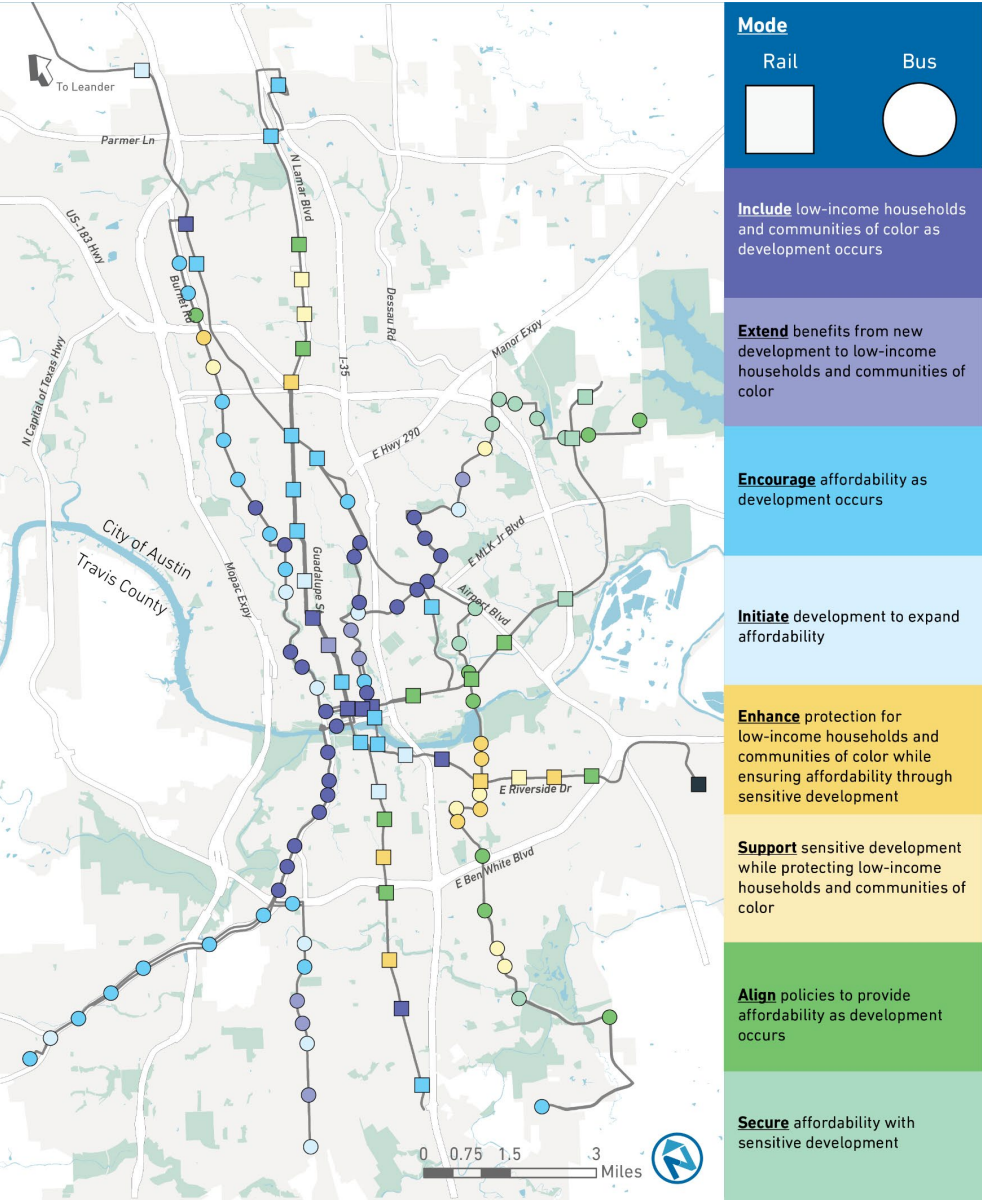
 Sustain Austin's Diverse Cultural Heritage & Small Businesses

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

What's in the ETOD Policy Plan?



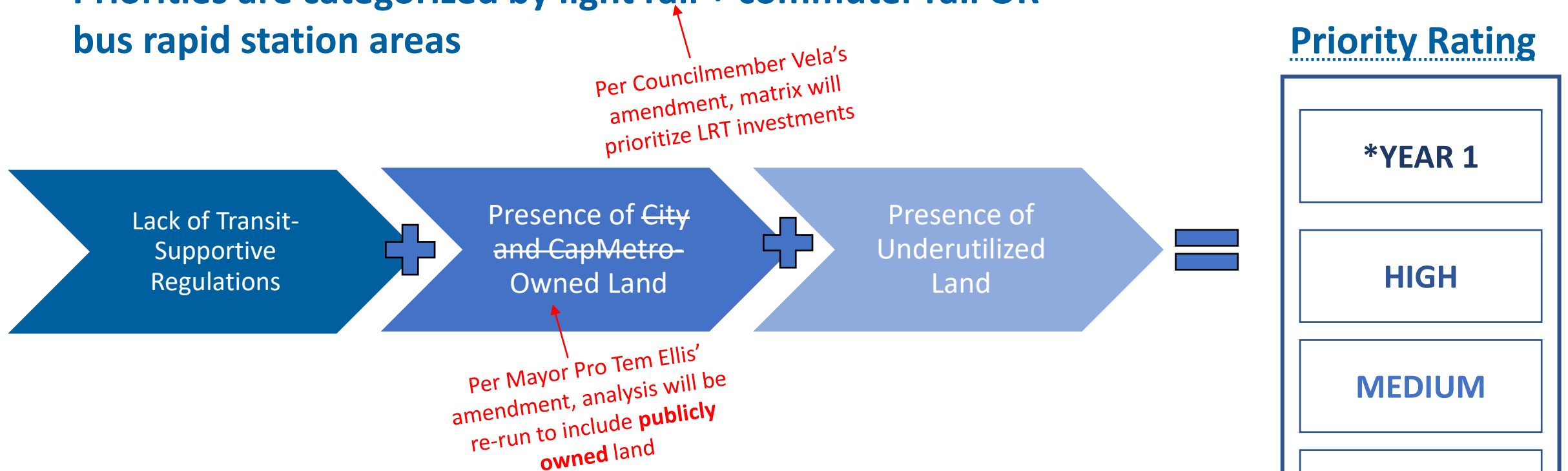
ETOD Typologies



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 (Re-run)

Priorities are categorized by light rail + commuter rail OR bus rapid station areas



* Year 1 work program stations are areas that already have ongoing planning processes identified, either by our partners at CapMetro or with other ongoing City of Austin planning processes.

ETOD Policy Toolkit

5 Tool Categories

1 Small Business and Workforce Development

2 Housing Affordability

3 Mobility

4 Land Use and Urban Design

5 Real Estate and Finance Strategies

Each tool identifies:

- **Who** would implement the tool (leads and partners)
- **Timeline** for implementation
- Which **ETOD Goals** the tool addresses
- Detailed **description** of the tool
- Existing **examples** of the tool
- Implementation **challenges** or **considerations for equity**
- Sample **Success metrics**

Policy Tools that support the CDC's Mission

Small Business & Workforce Development

Ongoing Small Business Support

Small Business Assistance Fund

Expand upon the structure of the City of Austin's small business relief grant and would be available to businesses along the corridor on an ongoing basis to help enhance the longevity of small, independent, and BIPOC-owned businesses.

Affordable Ground Floor Space for Local Businesses & Non-profits

Incentivize developers to provide affordable and favorable ground-floor lease terms for small businesses, non-profits, and community-supporting space as part of the parameters set for future land dispositions led by the City and CapMetro, such as business affordability criteria that is tied to standard ratios of Annual Sales (Revenue) to Annual Rent for target industries. The City can also deploy funds to subsidize local or legacy businesses within ground-floor space.

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.

Policy Tools that support the CDC's Mission

Housing Affordability

Tool	Description
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.
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.

Policy Tools that support the CDC's Mission

Land Use & Urban Design

Tool	Description
Equity Scorecard for ETOD Projects	Create a transparent and accessible scorecard for City agencies to use for benchmarking proposed development projects against the goals and priorities of Project Connect to provide regulatory considerations like compatibility waivers or the ability to participate in density bonuses in ETOD overlay areas.
Invest in Public Realm	
Provision of Civic Space Around Transit Stations	Anchor transit stations with inviting, vibrant civic spaces that provide flexible areas for a range of activities and instill a sense of pride and belonging for diverse communities.
Engage Community Voices in Public Space Design Process	Establish processes to encourage design elements in station areas celebrating local art, culture, and history.
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 Tools that support the CDC's Mission

Mobility

Tool	Description
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.
Mobility Infrastructure Improvement	
Equitable Station Access Strategy	Develop an equitable station access strategy to shape prioritization and implementation of station access improvements.

Council's Acceptance,
Implementation, and Next
Steps



3

Council accepts the ETOD Policy Plan

On **March 9, 2023** Council accepted the ETOD Policy Plan by a resolution with amendments and directed city staff to:

- Incorporate ETOD policy tools for 11 station areas in the upcoming Northeast Austin District planning process
- Initiate amendments to the *Imagine Austin* Comprehensive Plan to adopt elements of the ETOD Policy Plan
- Initiate amendments to City Code Title 25 - Land Development Code
- Begin the work to develop an ETOD Overlay and;
- Begin the work to develop an Equity Scorecard

Present an **ETOD implementation plan** that will include:

- tools prioritized for implementation
- targeted outcomes for tool implementation
- timeline for tool implementation
- identification of funding sources and other resources for tool implementation; and
- performance measures to assess tool implementation success

Update to be provided to Council by **May 26, 2023; full implementation plan presented by **September 12, 2023***

Implementing the ETOD Policy Plan

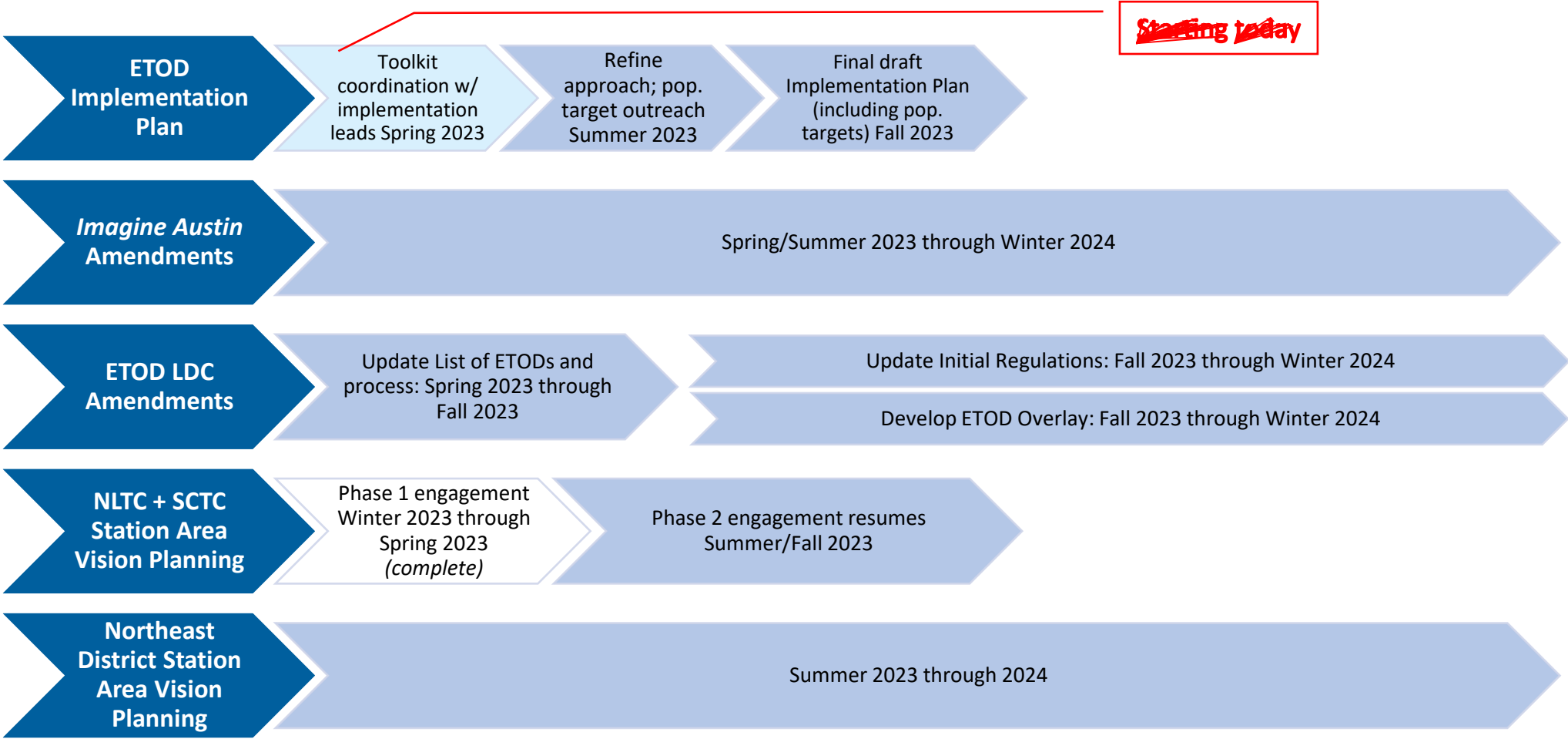
Systemwide Approach

- *Imagine Austin* Amendments
- Land Development Code Amendments
- Policy Tools that apply systemwide

Geographically Specific Approach

- ETOD Station Area planning
- Policy Tools that apply to specific stations

Draft Timeline for ETOD Implementation



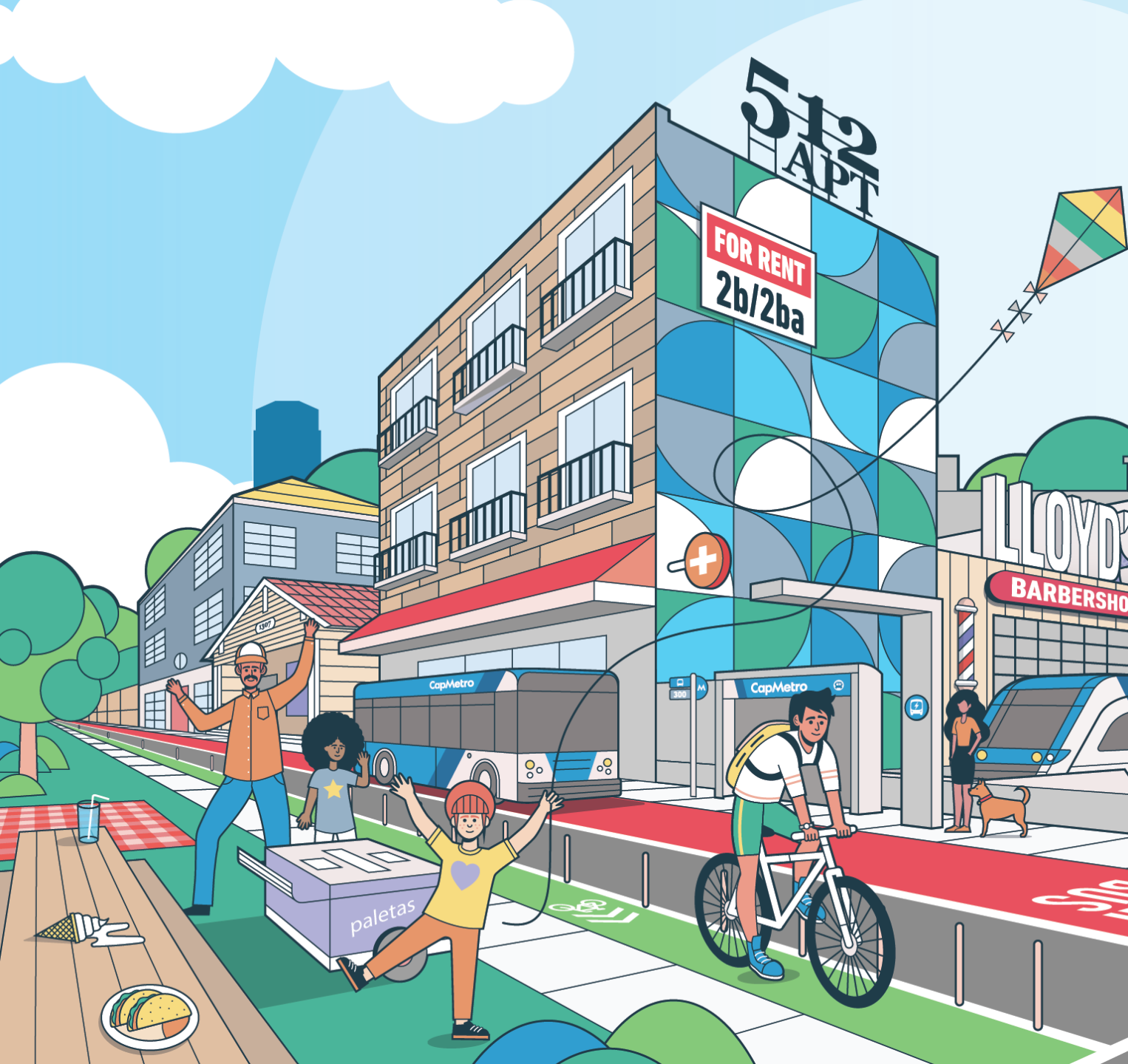
Get Involved!

We have begun station area vision planning for the **North Lamar and South Congress Transit Centers** and have incorporated feedback from the first phase of community engagement. **Phase 2 of community engagement for these two station areas will resume in late summer/early fall!**

ETOD Project Website: <https://projectconnect.com/projects/etod>

- *Sign up for upcoming engagement events*
- *Explore past engagement events and community feedback reports*
- *Sign up for Project Connect/ETOD Newsletter updates*

Send us a message: ETOD@austintexas.gov



Questions?

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