

RESOLUTION NO. 20230413-047

WHEREAS, on November 3, 2020, voters approved an ad valorem tax rate to fund and authorize a high-capacity transit system known as “Project Connect”; and

WHEREAS, pursuant to Resolution No. 20200812-015, known as the “Contract with the Voters”, \$300 million of the Project Connect tax revenue was to be provided to the Austin Transit Partnership (the “ATP”) for the purpose of (1) acquiring real property, and (2) financing tools and other anti-displacement strategies related to the implementation of Project Connect; and

WHEREAS, on December 17, 2021, the City entered into a Joint Powers Agreement with ATP and the Capital Metropolitan Transportation Authority (the “Joint Powers Agreement”) which requires ATP to reimburse the City for up to \$300 million for transit supportive anti-displacement strategies; and

WHEREAS, pursuant to the Contract with the Voters, the City, with input from the community, developed and implemented neighborhood level tools and strategies, the data-informed anti-displacement maps and dashboard, and the Nothing About Us Without Us: Racial Equity Anti-Displacement Tool, to serve as the guiding framework for investing these dollars; and

WHEREAS, pursuant to Resolution No. 20210204-062, the City’s priority is to focus on areas identified as vulnerable to displacement and along the Project Connect high-capacity transit corridors; and

WHEREAS, pursuant to Resolution No. 20210204-062, \$23 million in anti-displacement funding was made available in Fiscal Year 2021, and, pursuant to

Resolution No. 20220303-030, \$41 million in anti-displacement funding was made available in Fiscal Year 2022; and

WHEREAS, the Project Connect Advisory Committee (the “CAC”) is tasked with advising City Council regarding the funds available to address any potential Project Connect transit-induced displacement per the Joint Powers Agreement; and

WHEREAS, over the next three years, \$75 million in funds will become available for this purpose, with \$35 million available in 2023; and

WHEREAS, the CAC created recommendations regarding the funding for anti-displacement utilizing the Nothing About Us Without Us: Racial Equity Anti-Displacement Tool and engagement with impacted communities and City staff; and

WHEREAS, these recommendations build on the success of the previously expended Project Connect anti-displacement funds, while creating opportunities for strategically expanding existing programs and exploring additional strategies; and

WHEREAS, the CAC held community engagement sessions in September and October of 2022 to gather feedback on community priorities, focusing on communities most impacted by potential displacement pressures; and

WHEREAS, the CAC built on the recommendations of the Nothing About us Without Us Racial Equity Anti-Displacement Tool, while incorporating insight from other sources, including: the City’s Displacement Mitigation Strategy, the Community Powered Workshop Community Investment and Wealth-Building Strategies Report, the Texas Anti-Displacement Toolkit (Uprooted Study), the

Anti-Displacement Task Force Report, The People’s Plan, Mayor’s Task Force on Institutional Racism and Systemic Inequities Report, and the Fair Housing Action Plan. **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to utilize the following guidelines to allocate anti-displacement funds for 2023, 2024, and 2025 as follows:

- 3 Year total: Years 2023-2025 (funding available: \$75 million)
 - Land acquisition, preservation, and rehabilitation: \$43 million
 - Affordable housing development: \$14 million
 - Programs and other strategies addressing immediate needs: \$14 million
 - Staffing, community engagement, and marketing: \$4 million
- Year 1: 2023 (Funding available: \$35 million)
 - Land acquisition, preservation, and rehabilitation: \$23 million
 - Affordable housing development: \$10 million
 - Programs and other strategies addressing immediate needs: \$1 million
 - Staffing, community engagement, and marketing: \$1 million
- Year 2: 2024 (Funding available: \$20 million)
 - Land acquisition, preservation, and rehabilitation: \$11 million
 - Affordable housing development: \$2 million
 - Programs and other strategies addressing immediate needs: \$5.5 million
 - Staffing, community engagement, and marketing: \$1.5 million
- Year 3: 2025 (Funding available: \$20 million)
 - Land acquisition, preservation, and rehabilitation: \$9 million

- Affordable housing development: \$2 million
- Programs and other strategies addressing immediate needs: \$7.5 million
- Staffing, community engagement, and marketing: \$1.5 million

BE IT FURTHER RESOLVED:

The City Manager is directed to utilize the following guidelines in planning and expending the anti-displacement funding:

- While all funds shall be utilized within one mile of high-capacity Project Connect infrastructure, including the Light Rail, MetroRail, and MetroRapid elements, in areas vulnerable to displacement, staff should prioritize land adjacent to or within short walking distance of station areas targeted for Transit Oriented Development planning, where early infrastructure improvements will be made.
- In order to maintain flexibility, City staff shall have the ability to move surplus funds between the “land acquisition, preservation, and rehabilitation” and “affordable housing development” categories in consultation with the CAC.
- Surplus funds dedicated for “staffing, community engagement, and marketing” may be utilized to address other priorities, specifically in the development of “programs and other strategies addressing immediate needs,” in consultation with the CAC.

BE IT FURTHER RESOLVED:

The City Manager is directed to consider the following suggestions in implementing these anti-displacement strategies and programs:

- Coordinate across different City departments and divisions, and, if possible, across other public entities to better align and leverage different resources, attempting to avoid duplicative programming.
- Wherever possible, align work with existing planning and programming to support community efforts and stretch limited resources.
- Staff shall develop detailed plans for utilizing the funds in consultation with the CAC, specifically those dedicated to developing “programs and other strategies addressing immediate needs.”
- For the “land acquisition, preservation, and rehabilitation” and “affordable housing development” categories:
 - prioritize the preservation of existing market affordable multifamily housing or income-restricted housing with expiring affordability requirements;
 - prioritize the creation of deeply affordable housing that serves residents earning 30% of the median family income or less;
 - explore opportunities for collective apartment purchasing by existing tenants and cooperative housing models;
 - create opportunities for displaced residents to access temporary housing in their neighborhoods as they transition to another permanent housing situation;
 - encourage partnerships between different community organizations, with a focus on advancing stability for residents; and
 - explore opportunities to make minimal critical investments in preserving spaces for small businesses impacted by potential transit-induced displacement pressures.

- For the “programs and other strategies addressing immediate needs” category:
 - create a small grant program that is focused on opportunities for community-based and place-based organizations to provide services and programs, while building organizational capacity;
 - advance strategic solicitations for programs such as rental assistance, legal assistance, tenant organizing, home repair, down payment assistance, financial counselling, and utility assistance;
 - provide limited funding extensions to current Community Initiated Solutions grant recipients based on performance to maintain continuity of existing services, while advancing targeted anti-displacement strategies through solicitations; and
 - offer minimal spending to fill critical gaps in relocation for undocumented residential tenants in partnership with the Austin Transit Partnership, if necessary.

ADOPTED: April 13, 2023

ATTEST:



Myrna Rios
City Clerk