



HOUSING DEPARTMENT

Displacement Prevention Overview – July 2023
Asian American Quality-of-Life Advisory Commission

Content

- History and Background
- Goals & Strategies
- Programs & Investments
- Project Connect
- Questions



HISTORY & BACKGROUND

Transparency

The Displacement Prevention Division will be honest in its communication about the history of past discrimination that led to unfair housing policies and practices as we work strategically, creatively and intentionally to cultivate a diverse and economically inclusive City by expanding access to resources and opportunities to create economic mobility and greater household stabilization to prevent community member displacement.

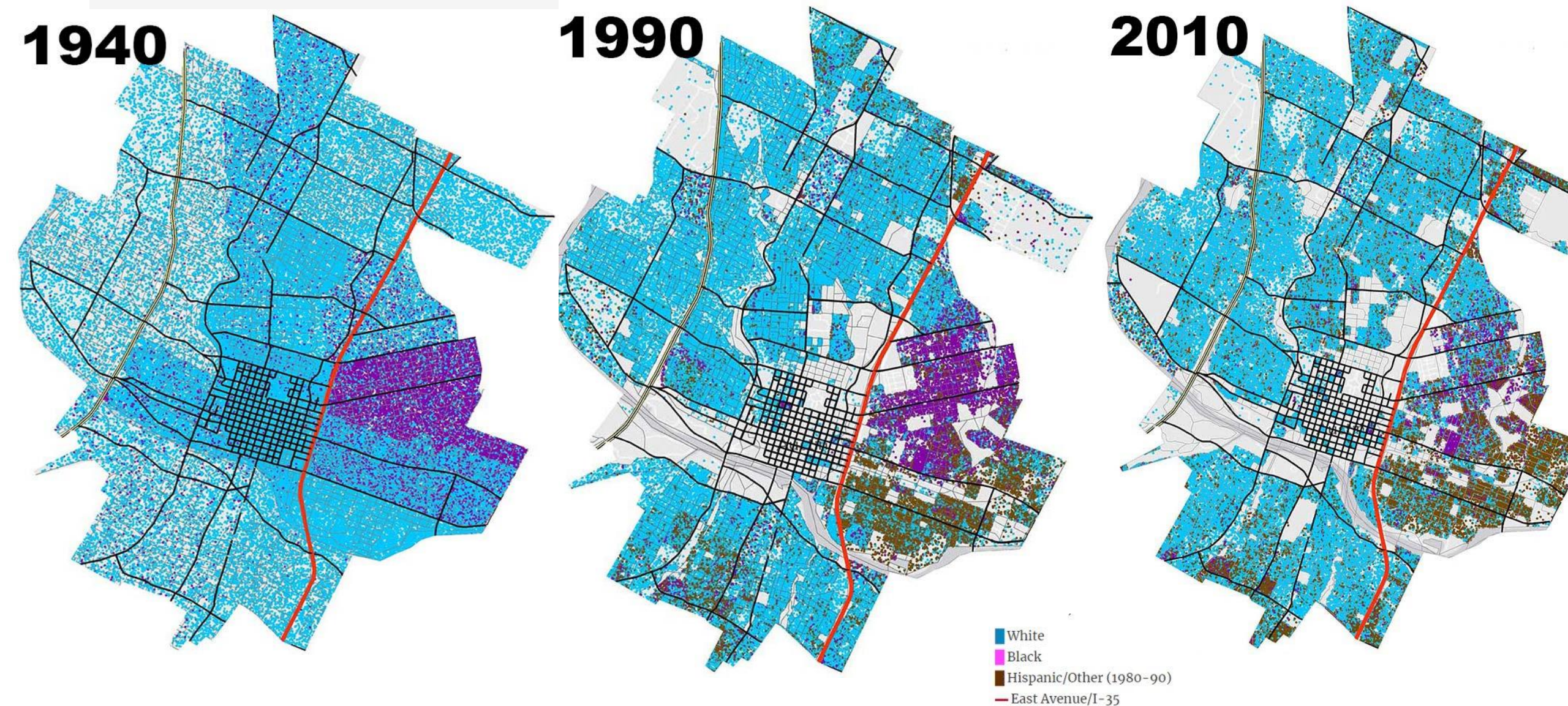
HISTORY & BACKGROUND - 1928 MASTER PLAN

“There has been considerable talk in Austin, as well as other cities, in regard to the race segregation problem. This problem cannot be solved legally under any zoning law known to us at present.

In our studies in Austin we have found that the negroes are present in small numbers, in practically all sections of the city, excepting the area just east of East Avenue and south of the City Cemetery. This area seems to be all negro population. It is our recommendation that the nearest approach to the solution of the race segregation problem will be the recommendation of this district as a negro district...”



HISTORY & BACKGROUND – DECLINING BLACK POPULATION

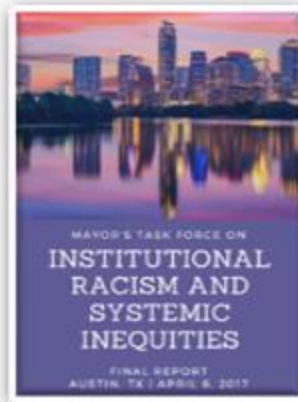
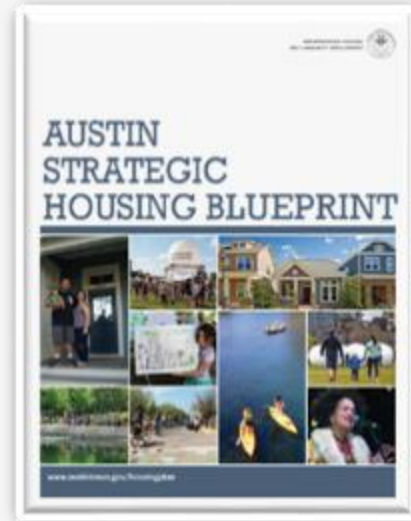


GOALS & STRATEGIES



- 01** Prevent Displacement of Low- and Moderate-Income Homeowners and Renters
- 02** Increase Number of Income Restricted Affordable Housing Units
- 03** Increase Opportunities for Households to Reduce Utility Costs
- 04** Minimize the Displacement of Transit Riders
- 05** Improve HPD's Operations to Address Displacement Prevention Demands

GOALS & STRATEGIES – OVER 600+ STRATEGIES REVIEWED



GOALS & STRATEGIES - NARROWING PROCESS

612

(Records Tagged)

335

(Actionable Records)

143

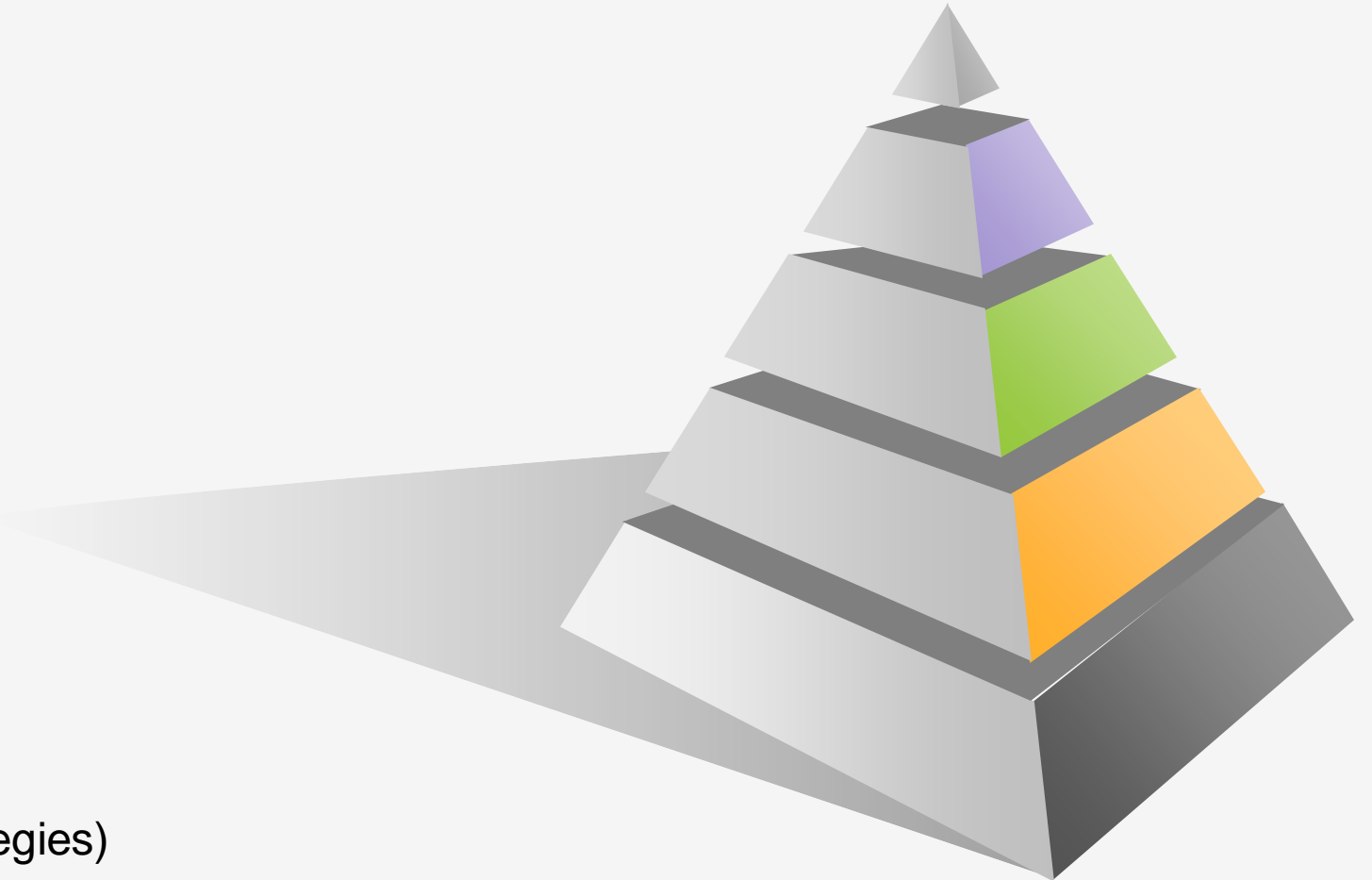
(Records in NHCD's control)

103

(Records prioritized)

15

(Short Term Recommended Strategies)



15 STRATEGIC PRIORITIES

1. Implement a Preference Policy to prioritize new city-subsidized affordable units for income-qualified households that are appropriately sized to the unit and/or have ties to the city.
2. Incorporate robust tenant protections for all rental properties receiving city support.
3. Streamline the application process for affordable units.
4. Market HPD-subsidized affordable units to people of color in gentrifying areas.
5. Engage directly with communities vulnerable to displacement and connect them with services.
6. Modify and expand home repair programs in gentrifying areas.
7. Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction or displacement.
8. Provide tenant relocation assistance and emergency rental assistance.
9. Proactively monitor affordable properties at risk of losing affordability to extend affordability periods.
10. Increase fair housing enforcement and education.
11. Support capacity building for community development corporations.
12. Recalibrate, streamline, and expand density bonus programs to serve renters at or below 60% MFI.
13. Increase communities of color participation in HPD's affordable housing investment recommendations and displacement prevention activities.
14. Land bank in gentrifying areas to acquire and develop affordable housing. Support the creation of deeply affordable units at 20% and 30% MFI and below.
15. Support the creation of deeply affordable units at 20% and 30% MFI and below.



PROGRAMS & INVESTMENTS

Community Centered, Equitable & Sustainable

We must begin to value social equity the same way that we value environmental and economic policies. Equity priorities are inter-related to economic and environmental conditions.

“We can maintain economic resiliency by staying attuned to global trends and emerging technologies by preparing our children academically and sociality to lead Austin’s future.” This is achieved by centering community voices throughout our processes. From program design, evaluation, and through ongoing engagement, impacted community’s voices are critical if we are to achieve equitable outcomes.

PROGRAMS & INVESTMENTS – TENANTS RIGHTS ASSISTANCE PROGRAM

Services

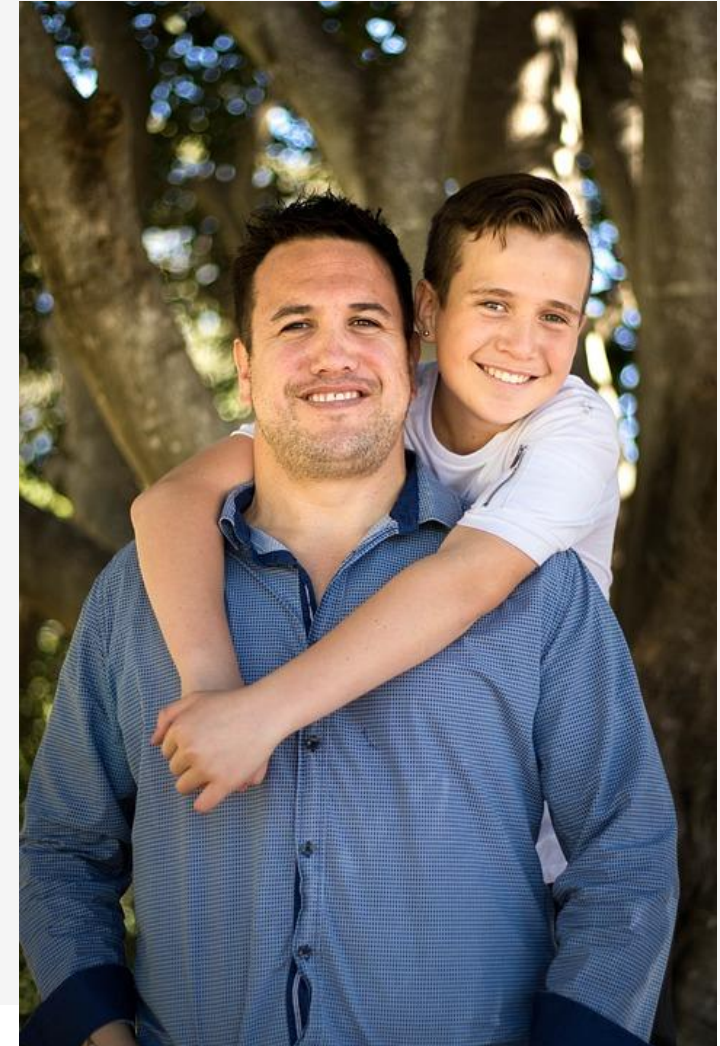
Counseling and technical assistance to low-income renters regarding tenant/landlord issues

Funding

- CDBG - \$298,938 for FY23

Status

- ATC (now part of TRLA) has contract



PROGRAMS & INVESTMENTS – I BELONG IN AUSTIN

Services

Emergency rental assistance, deposits, moving, storage, negotiated settlements

Funding

\$7.8M from Budget Stabilization Reserve Fund for FY23

Status

- Contract for council approval on 7/20/23 agenda

PROGRAMS & INVESTMENTS – REPRESENTATION MATTERS

Services

Ongoing tenant stabilization, specifically eviction representation services

Funding

\$220,000 from Housing Trust Fund for FY23

Status

- TRLA contract

PROGRAMS & INVESTMENTS – DISPLACEMENT PREVENTION NAVIGATOR PROGRAM

Services

Navigators will help renters and homeowners to learn about and access housing resources from the City and other organizations.

Funding

- HTF - \$360,000 for FY22

Status

- Launched



PROGRAMS & INVESTMENTS – BLACK LAND MATTERS, THE SYMPOSIUM



Jennifer Sanders
KXAN News



Thomas Mitchell
Director of the Initiative on
Land, Housing & Property
Rights, Boston College



Rosalind Alexander-
Kasparik
Alexander Farm



James Armstrong III
Builders of Hope,
Dallas TX

The purpose of this symposium is to cultivate a space where communication and dialogue can be the fuel to generate ideas, resources, strategies, and networks to help black communities:

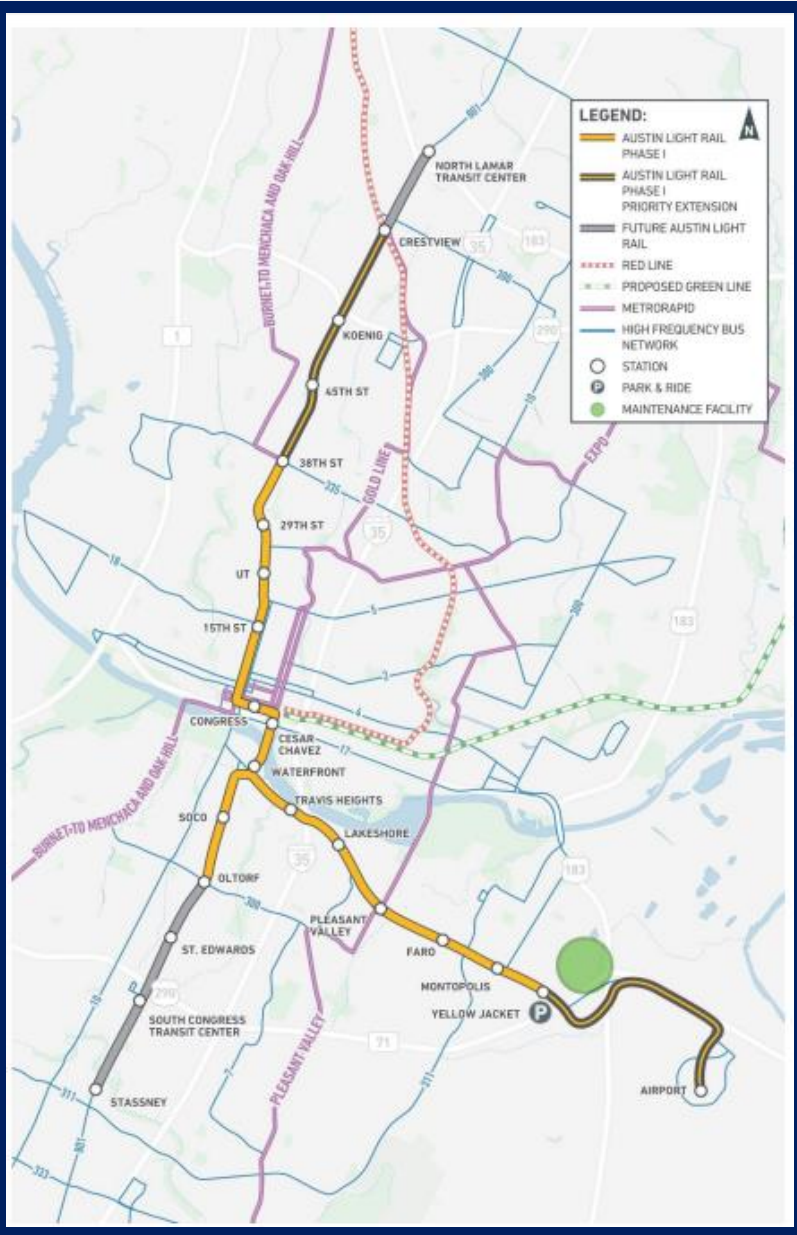
- Reaffirm the value of land ownership.
- Pursue methods and resources to expand landownership for wealth building, cultural sustainability, and improved health outcomes.
- Develop plans to maintain communal properties, and
- Explore the expansion of ownership models that lead to equitable and conscious community developments.

PROJECT CONNECT

Prioritizing the People, Places & Purposes to Mitigate Transit Induced Displacement

"Using both qualitative data from the workshops with the Catalysts, and quantitative data from neighborhood-level maps, we can be better informed about where investments are deployed and prioritize Project Connect anti-displacement funds to protect those most at risk of displacement. The Equity Tool and the report remind us to center equity as funding decisions are made."

- Nefertitti Jackmon, Community Displacement Prevention Officer



PROJECT CONNECT – USING THE TOOL & REPORT

- **Priority Places:** All Investments will be focused in displacement risk areas within 1 mile of a Project Connect station 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.



RACIAL EQUITY ANTI-DISPLACEMENT
TOOL

**NOTHING ABOUT US
WITHOUT US!**

ACCOUNTABILITY TO THE COMMUNITY

PROJECT CONNECT - MAPPING DISPLACEMENT PRESSURE

Project Connect Anti-Displacement Maps and Dashboard



Displacement Risk Dashboard Áreas en riesgo de desplazamiento Displacement Risk Maps Access to Opportunity Maps About this Tool

2020 Displacement Risk within 1 mile of Project Connect

To explore, click on the arrow to the left to expand the button bar. Select different categories to see how the data changes. To clear your selection, click "All".

About this Dashboard

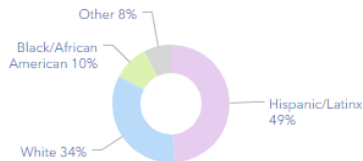
This dashboard illustrates demographic characteristics of areas within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk.

To determine displacement risk, researchers at the University of Texas conducted a three-part analysis: the presence of vulnerable populations, residential market appreciation, and demographic change. To determine vulnerable populations, the authors used indicators to identify residents who, according to academic research, are least able to absorb housing costs, which includes: communities of color, low-income households, heads of households without a bachelor's degree or higher, families with children in poverty, and renters.

The City of Austin Housing and Planning staff updated the data and simplified the categories below.

- Vulnerable:** Vulnerable populations present, with no significant demographic change, some tracts are near or contain high-value and high-appreciation areas.
- Active Displacement Risk:** Vulnerable populations present, active demographic change, accelerating or appreciating the housing market.
- Chronic Displacement Risk:** Vulnerable populations have

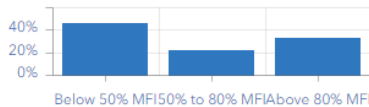
Race and Ethnicity



Displacement Risk



Income Distribution



Median Rent

\$1262

Median Home Value

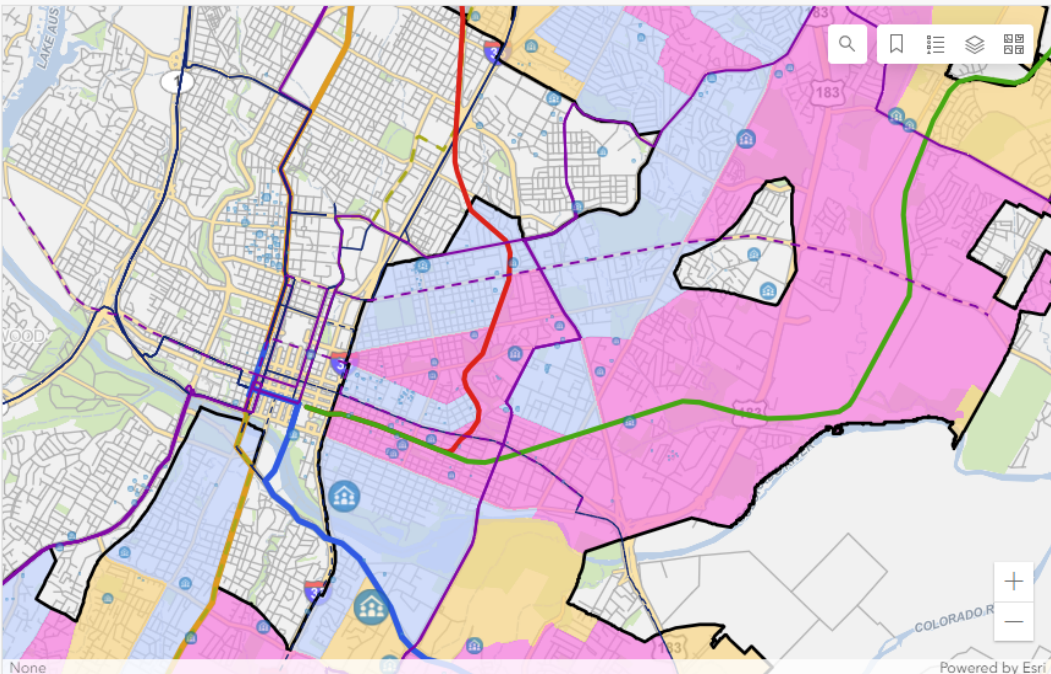
\$319k

Population

313k

Housing Units

139k



To search for an address, click the magnifying glass icon on the upper right corner of the map and type into the search bar.

City and Non-City Affordable Housing

19.2k

5.8k City-Subsidized Units

Communities of Color

65%

MSA average: 49%

Low Income

67%

People making at or below 80% Median Family Income (MFI)

MSA average: 43%

Children Living in Poverty

29%

MSA average: 12%

Renters

55%

22% Severely Rent Burdened (50% of Income on Rent)

MSA average: 41%

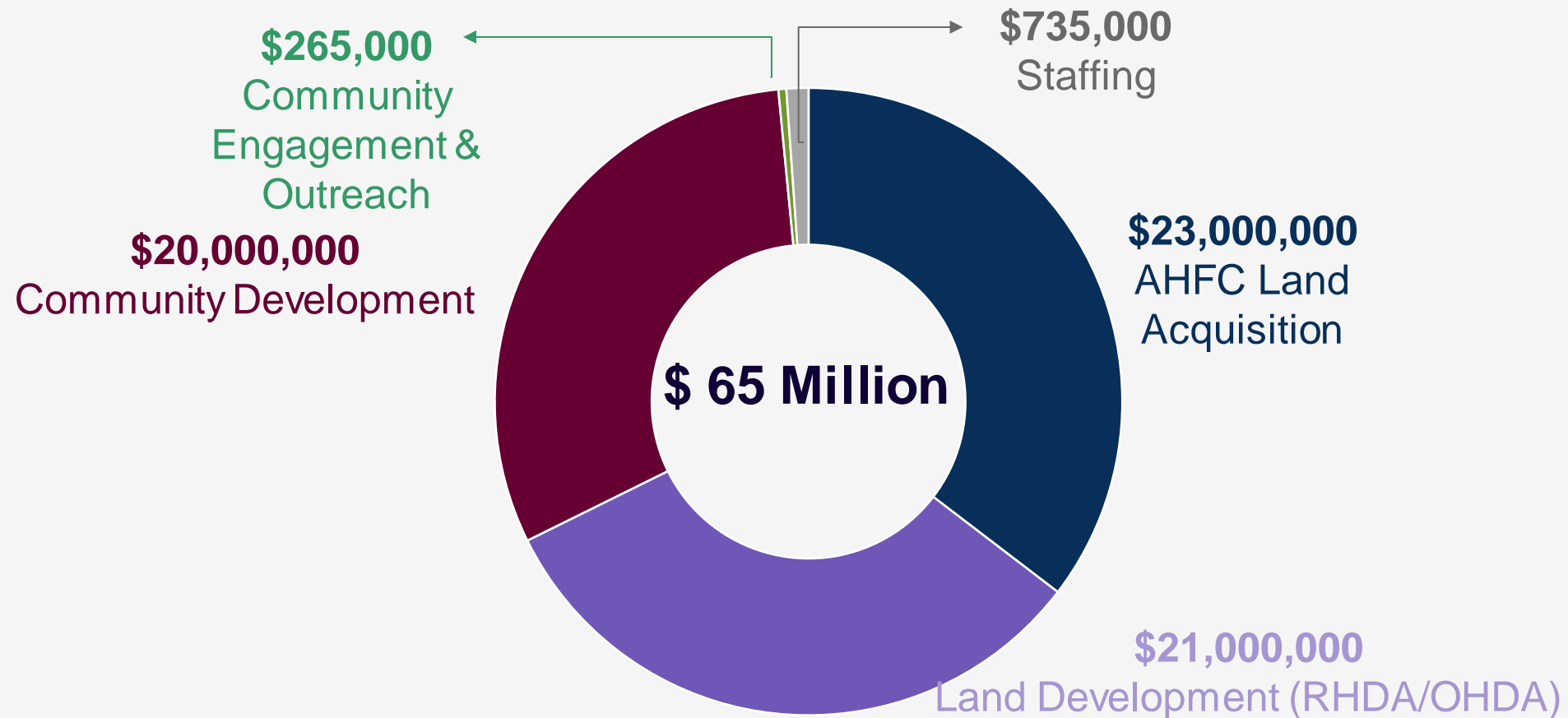
25+ Without a Bachelor's Degree

62%

MSA average: 54%

PROJECT CONNECT - \$300 MILLION ANTI-DISPLACEMENT INVESTMENTS

Funding for Years 1 & 2



PROJECT CONNECT - \$300 MILLION ANTI-DISPLACEMENT FUNDS RESPONSIVE SPENDING PRIORITIES

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

With the guidance of the Project Connect Community Advisory Committee, City Council approved the funding priorities for the next three years of anti-displacement funding (2023 – 2025).

Community engagement will occur every three years to establish spending priorities that are responsive to changing community needs and focused on transit induced displacement pressures.

PROJECT CONNECT – COMMUNITY INITIATED SOLUTIONS

Renter/Tenant Stabilization

- **El Buen Samaritano** – We Belong Here: Nuestros Hogares
- **Austin Voices for Education and Youth** - North Austin/Rundberg Community Stabilization Project
- **Meals on Wheels Central Texas** -Client Assistance Program
- **Communities in School of Central Texas** - CIS Student and Family Assistance (Relational, Timely Support to Prevent Housing Displacement)
- **Mama Sana Vibrant Woman** - Rental Assistance for Clients in Austin's Eastern Crescent
- **Catholic Charities of Central Texas** - Financial Stability Program
- **Workers Defense Project and Building And Strengthening Tenant Action** - Combatting Displacement Through Tenant and Worker Power
- **Austin Tenants Council** - Preserving, Asserting & Growing the Rights of Austin Tenants

PROJECT CONNECT – COMMUNITY INITIATED SOLUTIONS

Preserving & Expanding Homeowner Opportunities

- Austin Cooperative Business Foundation
Asociación de Residentes
Asociación de Residentes North Lamar
Anti-Displacement Improvements
- Del Valle Community Coalition
Homeowner Resilience Program
- Business & Community Lenders
The Austin Community Land Trust Accelerator



PROJECT CONNECT – COMMUNITY INITIATED SOLUTIONS

Expanding Economic Mobility

- **Goodwill Industries of Central Texas**
Connections to Work
- **Life Anew Restorative Justice Inc.**
Life Anew Anti-Displacement Property Ownership
- **Interfaith Action of Central Texas iACT**
iACT Financial Education & Literacy Program



PROJECT CONNECT – CAPACITY BUILDING ASSISTANCE

Support to Help Organizations Succeed

To ensure that the CIS awardees are successful, and their work has maximum impact, a Capacity Building and Technical Assistance Support Program will be available, and the services may include:

- Organizational strategic planning, needs assessment, and action plan
- Development assistance (fundraising)
- Impact/progress measurement
- Racial equity organizational development



PROJECT CONNECT – SPENDING DASHBOARD

Track Anti-Displacement Funds

A public Dashboard will be launched tracking the projects and investments using anti-displacement funds.

The Dashboard will be available in the fall.





THANK YOU!

Dr. Marla Torrado, Community Development Manager
Susan Watkins, Community Development Manager