



AUSTIN EQUITY OVERLAY STUDY

Community Development Commission

February 11th, 2025



APD Urban Planning and Management, LLC.

45
years

**OF PLANNING
EXPERIENCE**

- APD-U established in 1990
- Minority-owned, family-operated firm based in Atlanta, GA
- Over 45 years of national expertise on neighborhood planning, housing development, affordability policies, and equitable community development
- Proven track record of success in the management of acquisition, housing strategies, and neighborhood redevelopment projects with a focus on sustainable place-based redevelopment
- The perspective of a developer and knowledge of community-based organizations
- Community capacity building training and expertise
- Displacement risk mitigation expertise

Scope

- The City would like to “study the feasibility, merits, and risks of applying an equity/anti-displacement overlay and the impacts that such an overlay could have on affordability, displacement, and property values should the City modify the proposed standards by geographic area and lowest income census tracts.”
- Our approach is built upon:
 - Displacement Risk Analysis
 - Community feedback
 - Program Recommendations and Implementation

Deliverables

Phase 1: Community Outreach and Engagement	Phase 2: Policy/Program Study and Analysis	Phase 3: Risk of Displacement	Phase 4: Final Report
<ul style="list-style-type: none"> • Meeting notes from stakeholder interviews • Public Engagement Matrix categorizing expressed concerns • Summary of engagement findings • Community Engagement Report Memo 	<ul style="list-style-type: none"> • Peer City review findings report • Summary of regulatory policies' feasibility • Previous plans and studies matrix • SWOT assessment of financial impact on homeowners and renters 	<ul style="list-style-type: none"> • Risk of Displacement Analysis Presentation • Potential Participants in an Equity Overlay Program • Related Map Series 	<ul style="list-style-type: none"> • Final report summarizing findings from Phases 1-3, providing recommendations of potential programs/policies limiting, or revising, HOME applicability in study areas we find to be experiencing active, vulnerable, or chronic displacement risk
<p><i>Ongoing</i></p>	<p><i>Ongoing</i></p>	<p><i>Early stages</i></p>	<p><i>Upcoming</i></p>

Preliminary Findings

	<i>Community Engagement</i>	<i>Policy/Program Study and Analysis</i>	<i>Displacement Risk</i>
<i>FINDINGS</i>	<ul style="list-style-type: none"> Concerns from community members and engaged stakeholders about lack of community engagement in HOME development 	<ul style="list-style-type: none"> Confusion from community members and engaged stakeholders on HOME and general planning landscape 	<ul style="list-style-type: none"> Lack of current data around HOME's impact on displacement risk for homeowners and renters
<i>APD-U INTERVENTION</i>	<ul style="list-style-type: none"> Stakeholder interviews with range of Austin residents, community organizers, CDC Commissioners, and professionals on both sides of HOME discussion 	<ul style="list-style-type: none"> Previous plans analysis and peer city review seek to clearly define HOME's role in Austin amongst other plans, developer incentives, and ordinances Feasibility analysis seeks to clarify what <i>can</i> be done with an Equity Overlay 	<ul style="list-style-type: none"> Spatial data organization of demographics, homeowner exemptions, HOME permits, and other information provides up-to-date snapshot of displacement risk and HOME impacts on Austinites

Timeline

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Tasks	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
TASK 0 - Ongoing						
Client Kick-Off						
Project Team Meetings (max 11)						
Advisory Committee Meetings (max 6)						
TASK 1 - Public Outreach + Engagement						
Public Meetings/Community Forums						
Stakeholder Interviews/Focus Groups (up to 10)						
TASK 2 - Policy/Program Study & Analysis						
Peer City Review						
Previous Plans/Studies						
Explore the feasibility of income-restricting						
Consult with the City of Austin Legal Staff						
Study the financial impact on homeowners and renters						
TASK 3 - Displacement Risk Analysis						
Spatial Organization of Data						
Demographic Analysis						
Homeowner Exemptions Analysis						
Demographic Risk of Displacement						
TASK 4 - Final Report and Presentation						
Draft Report & Presentation						
Final Plan and Adoption						



THANK YOU!

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