

# Equitable Transit Oriented Development Austin, Texas

Palm Beach Visit

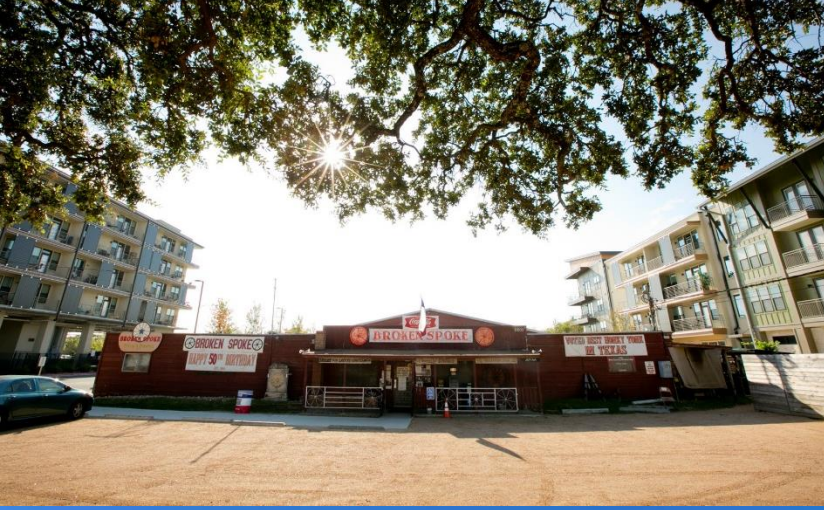
4/13/2023



**HOUSING &  
PLANNING**

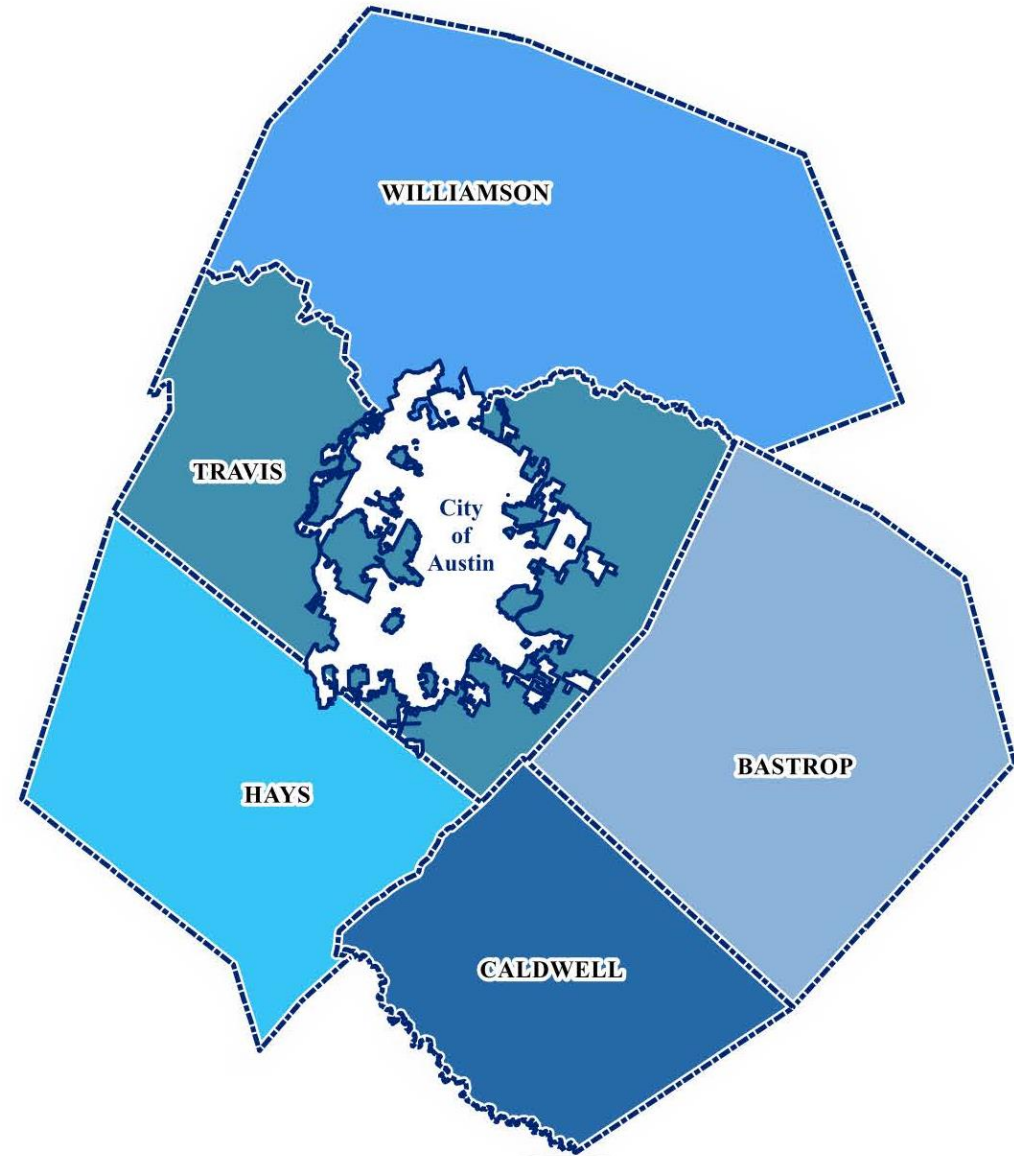
# Contents

- Background
- Project Connect
- Racial Equity/Anti-Displacement
- Equitable TOD Planning



## Austin in Context

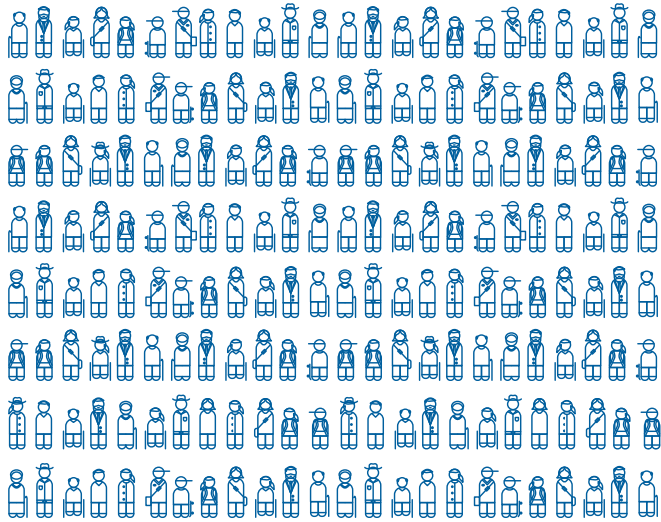
- 11<sup>th</sup> Largest City in the United States
- One of the Fastest Growing Metro Areas in the Country
- Austin-Round Rock Metropolitan Statistical Area
  - Travis County
  - Williamson County
  - Hays County
  - Caldwell County
  - Bastrop County



# Population Growth Will Continue

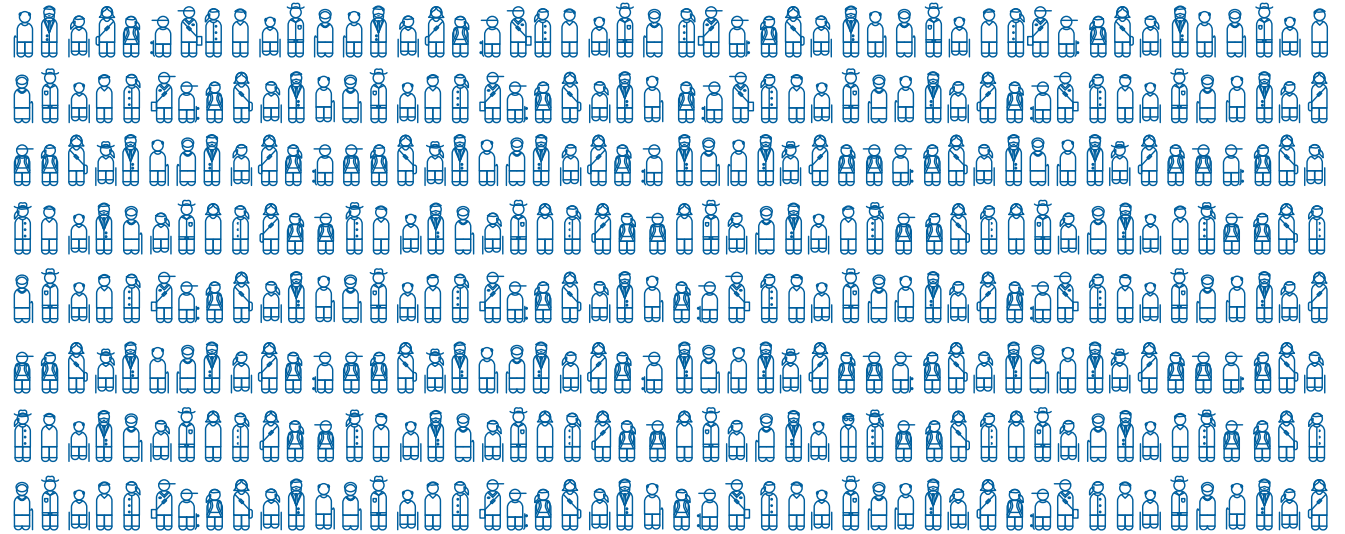
**2019**

Population: **2M+**



**2040**

Population: **4M+**



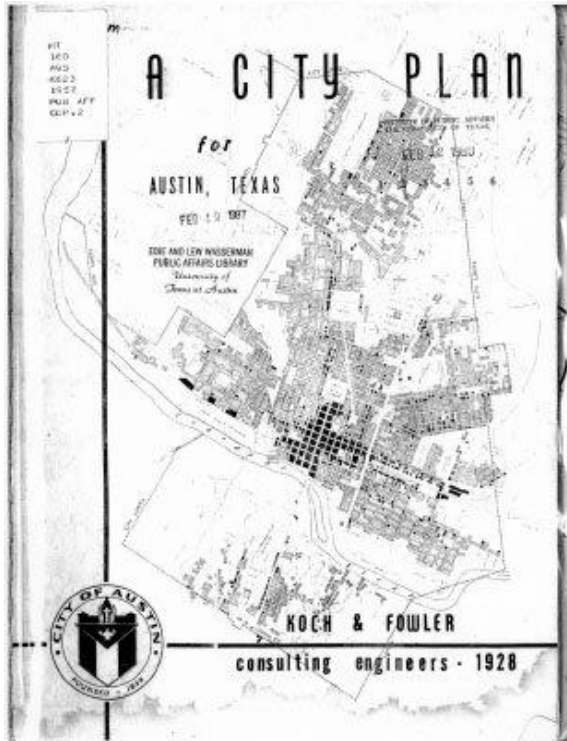
8th - 3rd Sts  
Houston - Tuleton  
University  
1/2 mi

12th - 11th Sts  
State Capitol  
1/2 mi

EXIT 234B

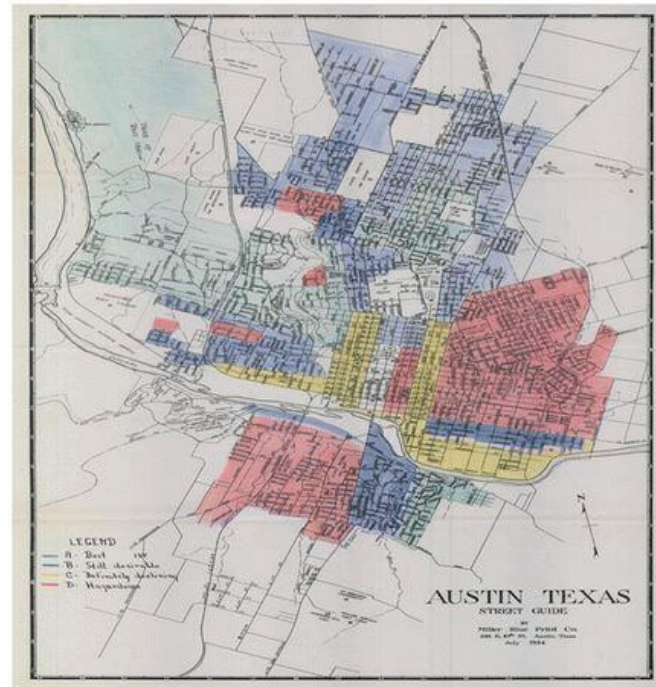
Austin  
Convention  
Center  
SECOND RIGHT

# 1928 Plan

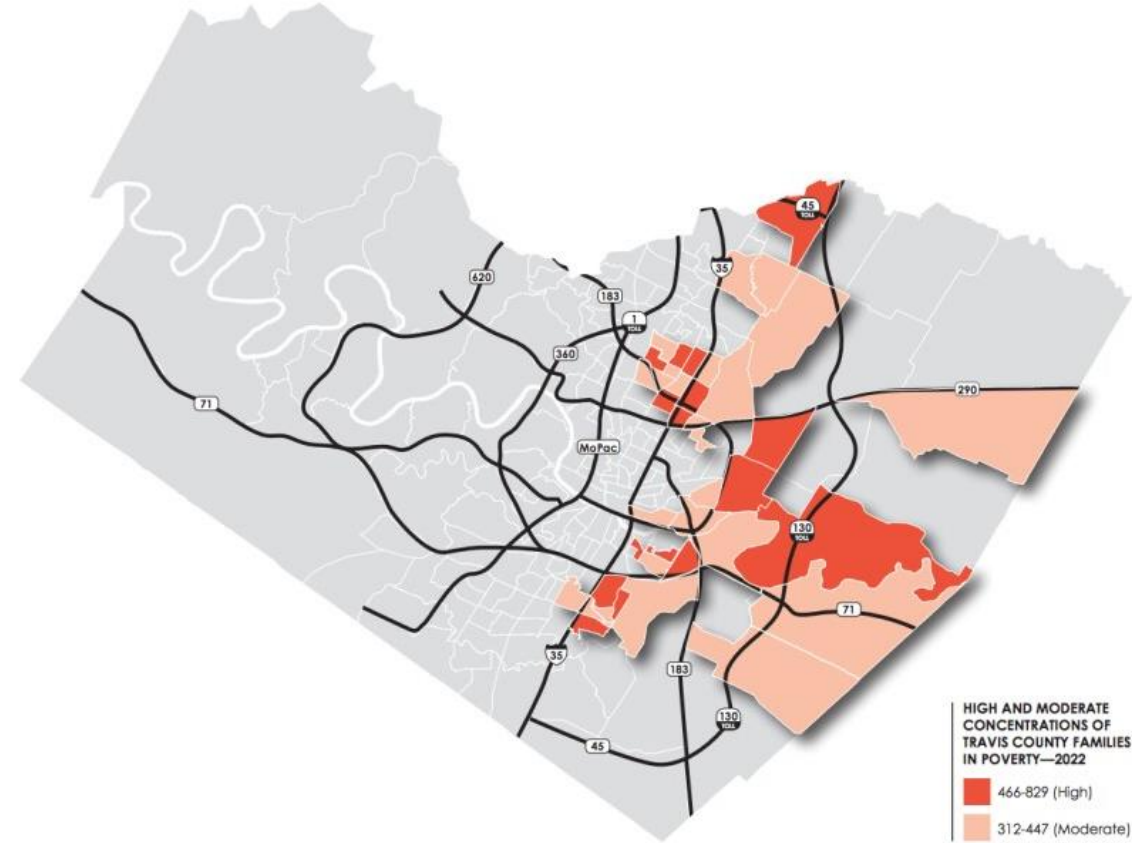


## Red Lining

Austin HOLC Map, 1934



## Austin's Geography of Poverty: "Eastern Crescent"



Residential Real Estate

**All of a sudden, this is a \$500,000 housing market**

New ABOR stats yield both good, bad news for region

CULTURE

# I'VE LIVED IN EAST AUSTIN FOR 60 YEARS, AND I DON'T RECOGNIZE IT ANYMORE

As gentrification reshapes my neighborhood, I fear we're losing something of real value to our city.



REAL ESTATE

**Real estate bidding wars driving most Austin home sales above asking price**

NEWS

## As Austin's Black community shrinks, moves to suburbs, community leaders push for change



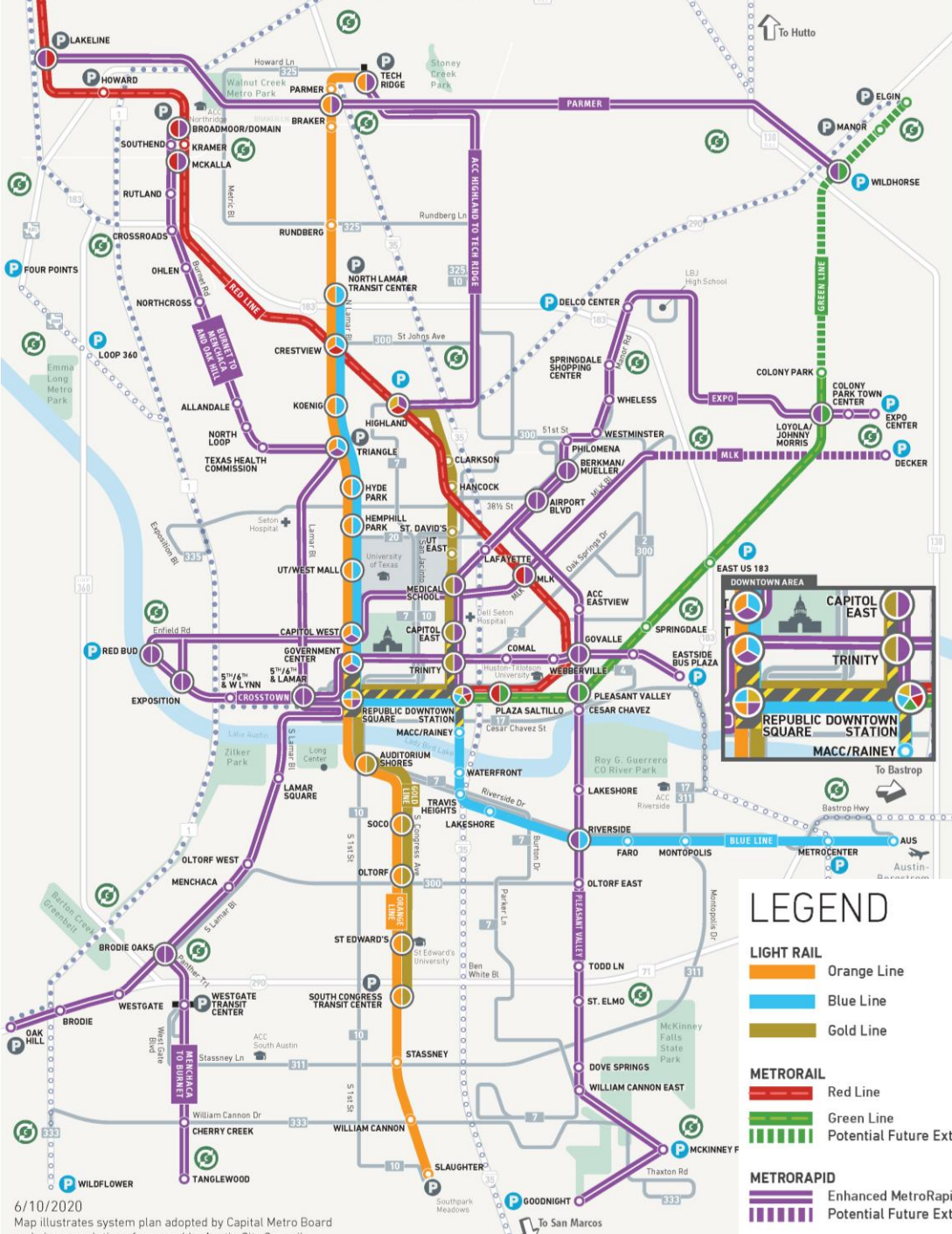
**Luz Moreno-Lozano**

Austin American-Statesman

Gentrification destroyed the San Francisco I knew. Austin is next

# Project Connect

- Voter-approved investment in transit system from 2020
- Initial Investment includes 98 station areas
- 2 light rail lines, 2 commuter rail lines, multiple new rapid bus lines, and park and rides
- Designed to improve access to essential jobs, health care and education—making our communities more livable, equitable and sustainable



**LEGEND**

**METROBUS**  
 Current Frequent Local Routes

**METROEXPRESS**  
 Current MetroExpress  
 Future MetroExpress

**METROACCESS**  
 Available within CapMetro service area

**METRO RAIL**  
 Red Line  
 Green Line  
 Potential Future Extension

**METRO RAPID**  
 Enhanced MetroRapid Route  
 Potential Future Extension

**Park & Ride**  
 Current Park & Ride  
 Proposed Park & Ride

**Circulator**  
 Circulator

**Tunnel**  
 Tunnel

SCHEMATIC MAP NOT TO SCALE

6/10/2020  
 Map illustrates system plan adopted by Capital Metro Board and given resolution of approval by Austin City Council.

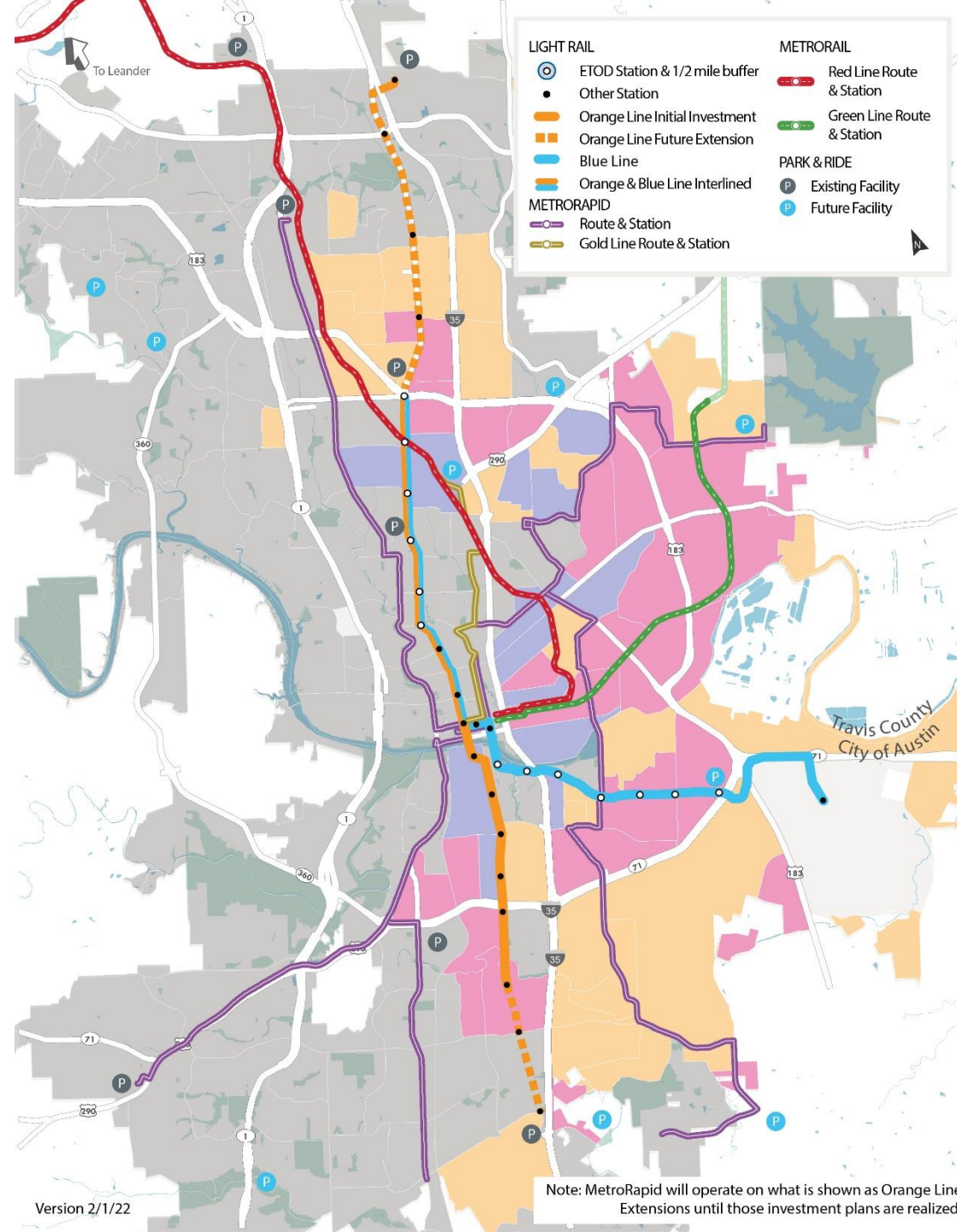


# Displacement Risk

## City of Austin Displacement Risk Index, 2019

Adapted from University of Texas Uprooted Project

### DISPLACEMENT RISK



# \$300 Million Anti-Displacement Funding | Contract with Voters

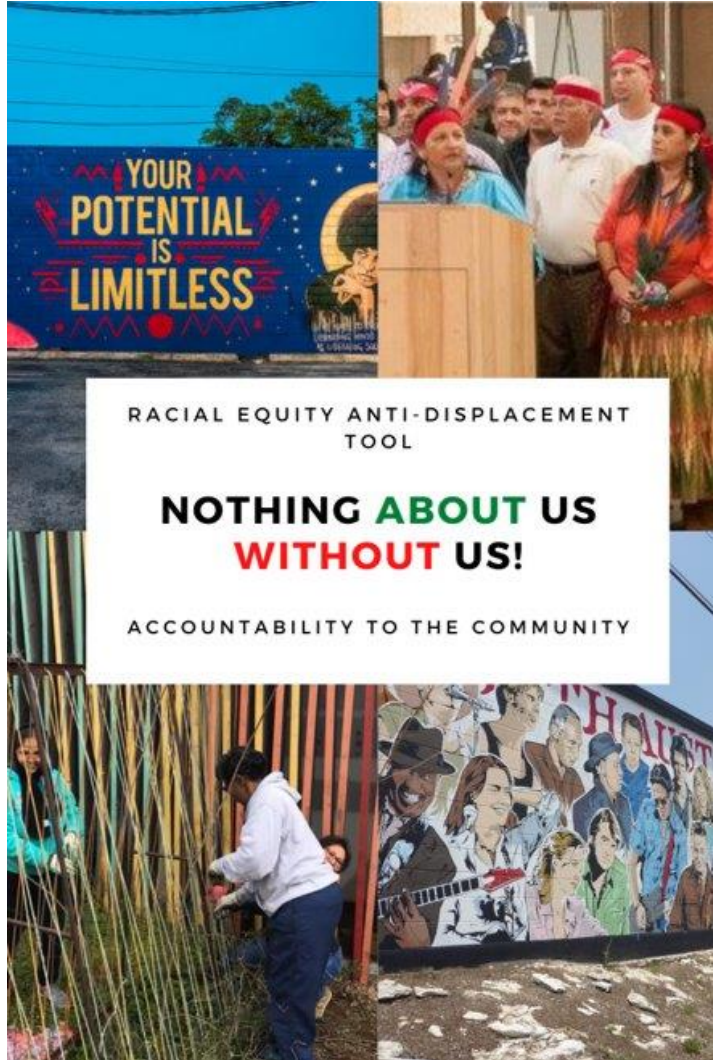
- When voters approved Project Connect in November 2020, [Proposition A](#) included \$300 million for anti-displacement work.
- Project Connect Anti-Displacement funding will help prevent the displacement of people due to rising costs that may result from transit-oriented development.
- Anti-displacement initiatives will create long-term impact with focus on creating affordable housing units and asset-building opportunities that enhance people's economic mobility and prevent displacement.
- This funding will help affordable areas remain affordable to the people who want to stay.



## BE IT FURTHER RESOLVED:

The City Manager is directed to include in the Joint Powers Agreement with Austin Transit Partnership and Capital Metro, a provision to provide a total of \$300,000,000 of the Project Connect Tax Revenue, in accordance with the Implementation Sequence Plan as shown in Exhibit A, to Austin Transit Partnership for the purpose of (1) acquiring real property, and (2) financing tools and other anti-displacement strategies related to the implementation of Project Connect. The following two Be It Resolved clauses provide direction for the expenditure of these funds.

# Equity Tool – Developing the Tool

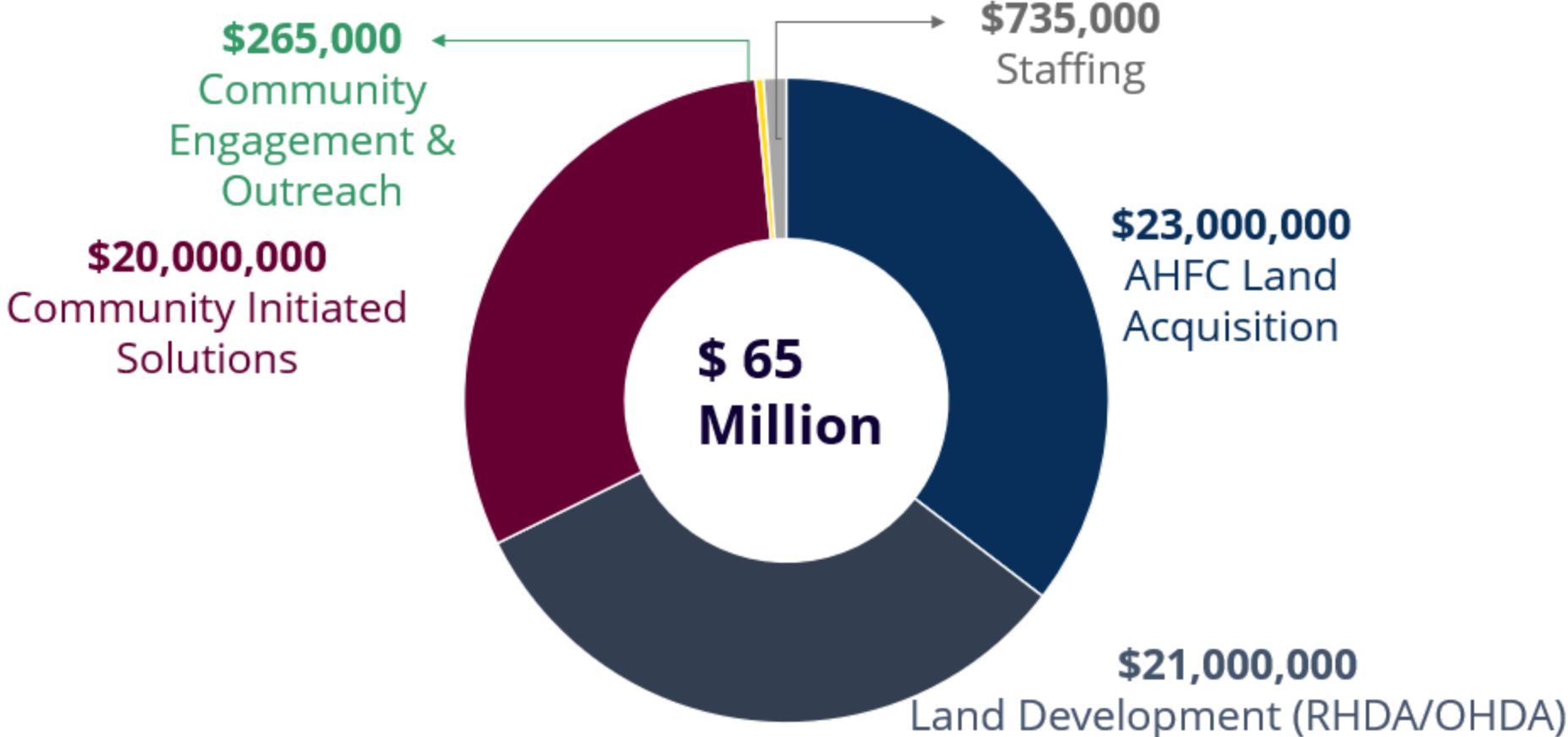


- Racial Equity Anti-Displacement Tool (READ)
- Guides Investment
- Developed through Collaborative, Co-Creative Process

Read the full report by visiting [austintexas.gov/anti-displacement](https://austintexas.gov/anti-displacement)



# Anti-Displacement Investments: Budget (Years 1 & 2)



# Community Initiated Solutions - \$20 Million

- Competitive process
- Community-initiated, neighborhood-focused programs and projects
- Focus on protecting people who are most vulnerable
- Investment types:
  - Renter/tenant stabilization
  - Expanding and preserving home ownership opportunities
  - Other housing-focused anti-displacement strategies that build economic mobility



# Where Does Planning Fit In?

- **Ideal:**

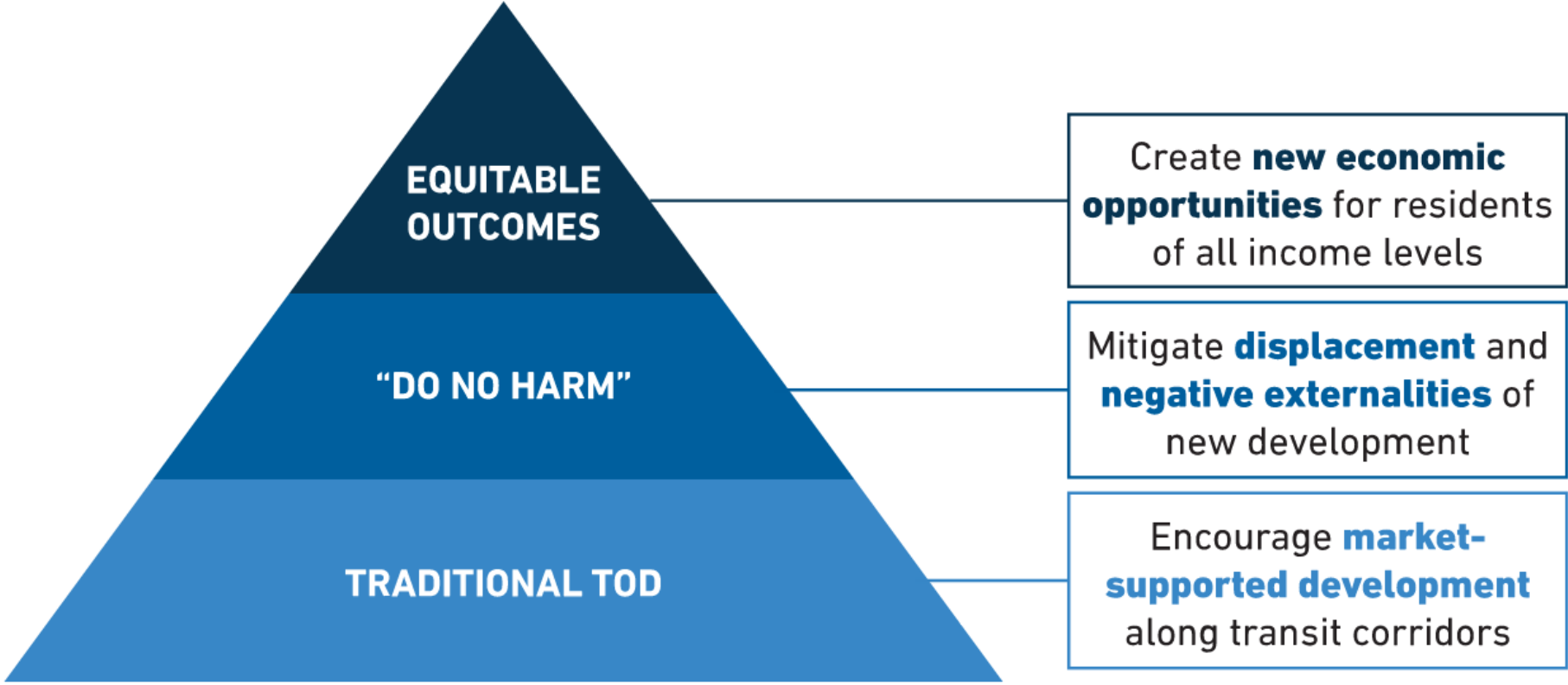
- Land use planning well in advance of transit system construction
- Plan for places that support transit AND provide a range of benefits to a range of people

- **Real World:**

- Patchwork of plans and regulations (some transit-supportive, some not)
- Land use decision-making contentious
- Rich tradition of property specific land use decisions
- Failure of comprehensive Land Development Code rewrite
- Implementation of Project Connect transit system is imminent
- Urgency around anti-displacement/affordability, investments can't wait for planning

Cue Mad Scramble....

# TOD vs. Equitable TOD



# How Did This Project Begin?

2020

Voters overwhelmingly approve Project Connect

- 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

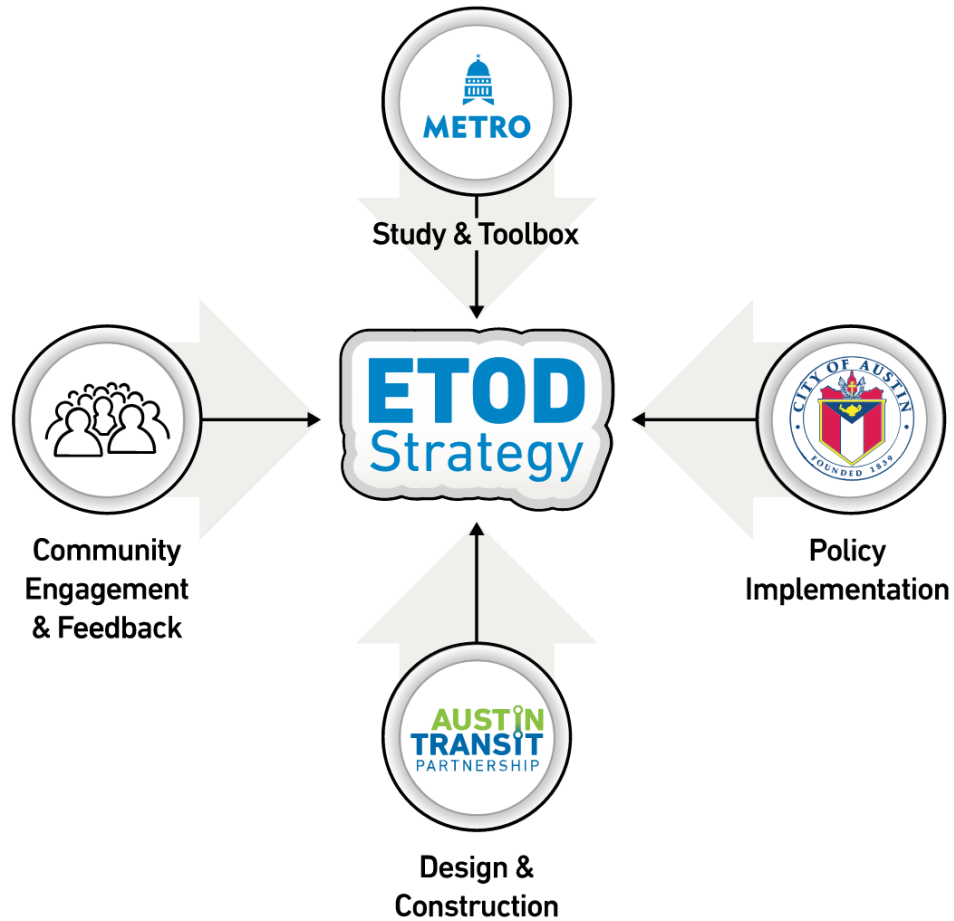
2021

City Council Resolution on ETOD

Directed that 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



# ETOD Project Team



## CapMetro

Owner and Operator of Transit

**GOAL:** connecting people, jobs and communities by providing quality transportation choices.

- ETOD Study
- Station Area Vision Plans (content)
- Data Dashboard



Land Use Authority

**GOAL:** enabling transit-supportive policies along transit corridors, equitably.

- ETOD Policy Plan
- Station Area Vision Plans (process)

## AUSTIN TRANSIT PARTNERSHIP

Implementation

**GOAL:** delivery on the voters' transit vision in partnership with the community

- Financing
- Design
- Construction

# Engagement Touchpoints

\$ Compensated Engagement



## Community Presentation

Large format meetings to present project milestones



## CAC 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

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

# 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.



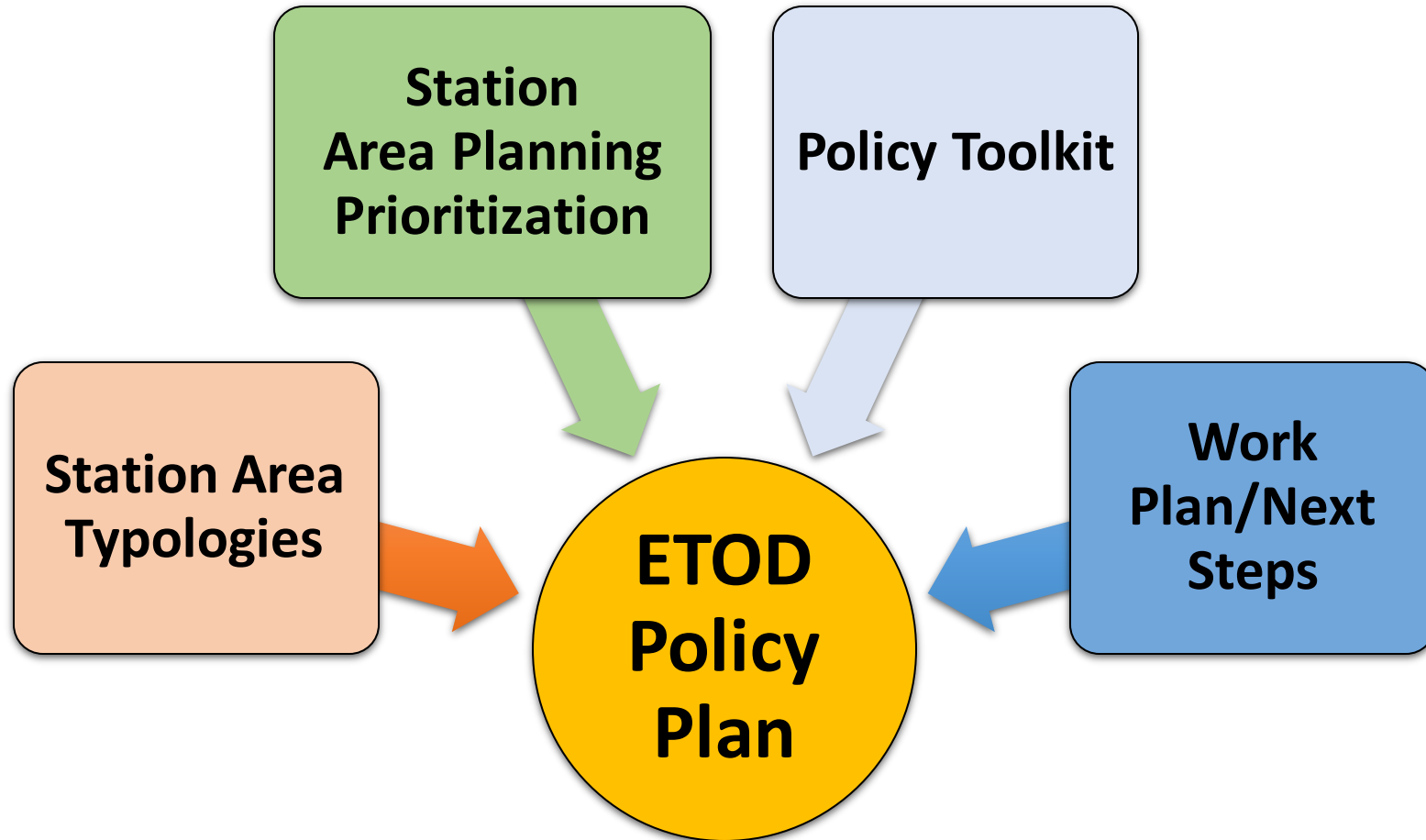
# Equitable Transit-Oriented Development Policy Plan



City of Austin



# What's in the ETOD Policy Plan?



# Austin City Council Accepts the ETOD Policy Plan

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

- Incorporate ETOD policy tools for station areas designated in the upcoming Northeast Austin District planning process
- Initiate amendments to the *Imagine Austin* Comprehensive Plan
- Initiate amendments to the City's Land Development Code
  - Begin the work to develop an ETOD Overlay

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

- Policy 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 by **May 26, 2023** and full implementation plan by **September 12, 2023**

# Implementing ETOD

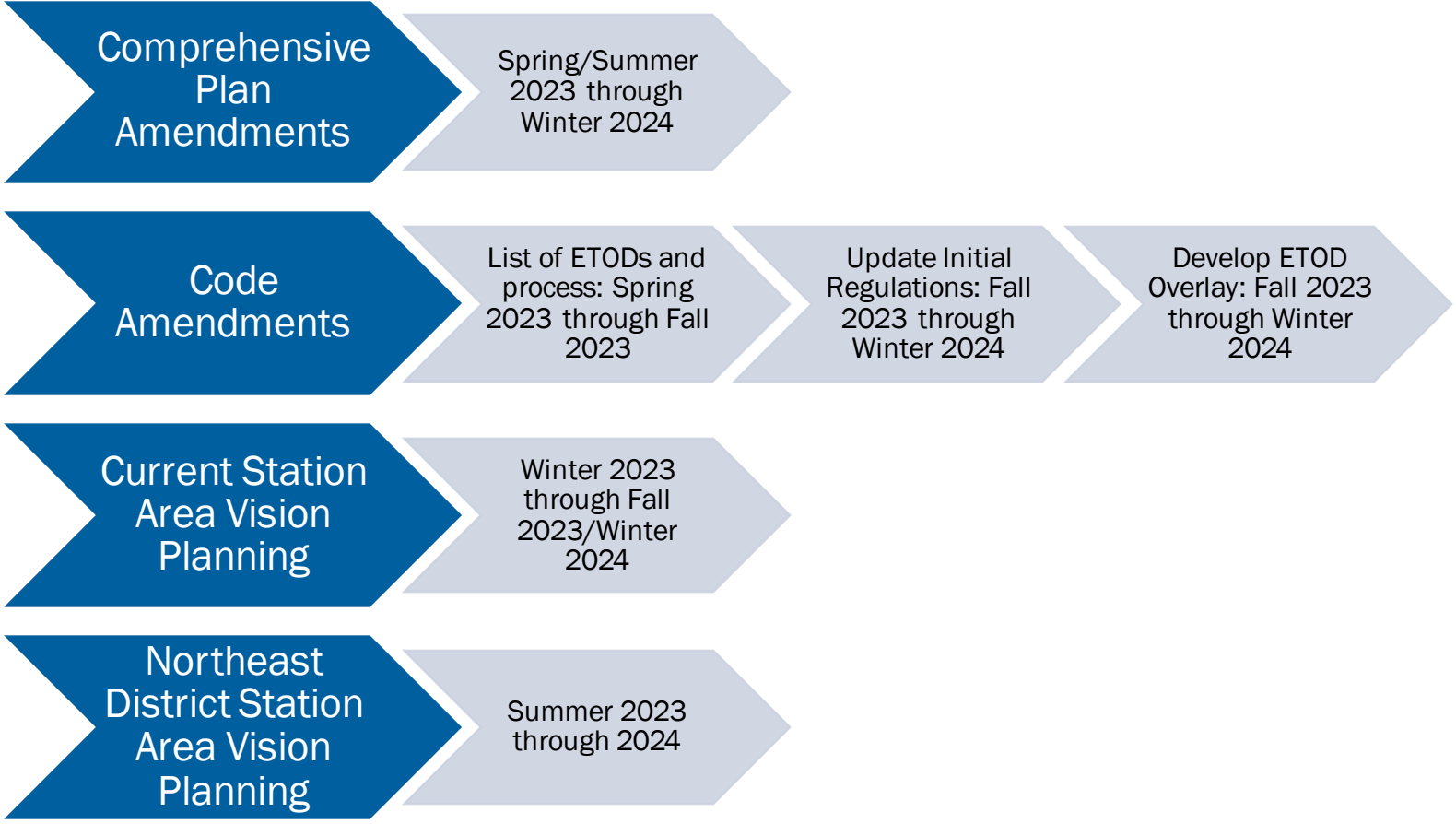
## Systemwide Approach

- Amendments to Comprehensive Plan
- Land Development Code Amendments
- Policy Tools that apply systemwide

## Geographically Specific Approach

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

# Potential Timeline for ETOD Implementation





# For More Information

- Project Connect: <https://projectconnect.com/>
- Anti-Displacement Strategies and Funding: <https://www.austintexas.gov/departments/project-connect-anti-displacement-initiatives>
- Equitable Transit Oriented Development Planning: <https://projectconnect.com/projects/etod>
- ETOD Policy Plan: <https://publicinput.com/ETOD>



**HOUSING &  
PLANNING**

# Thank You

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