



HOUSING & PLANNING DEPARTMENT

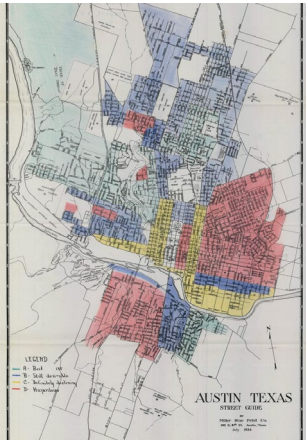
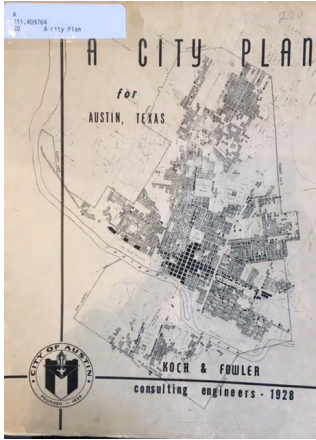
Project Connect \$300 Million
Anti-Displacement Funding Implementation
Strategy & Timeline

Contents

- Austin's Past and Present Realities
- Contract with the Voters Guidance
 - Deliverables
 - Budget Allocations
- Racial Equity & Anti-Displacement Tool Recommended Priorities
- Funding Priorities
 - Land Acquisition
 - Other Displacement Prevention Strategies
- Next Steps



Austin's History of Systemic Racism



A City Plan for Austin, Texas 1928

Home Owners Loan Corporation Race Map, 1934



Racist Real Estate Practices



Racially Segregated Public Housing



Urban Renewal



Environmental Racism



Austin's Present-Day Realities

Study: Austin is Most Economically Segregated Metro Area

Among the largest metro areas in the country, Austin ranks as the place where wealthy, college-educated professionals and less-educated, blue-collar workers are least likely to share the same neighborhoods. [f](#) [t](#)

BY EMILY BADGER, THE WASHINGTON POST FEB. 23, 2015 6:17 PM



The University of Texas at Austin
Institute for Urban Policy
Research & Analysis
College of Liberal Arts

THOSE WHO STAYED

The Impact of Gentrification on Longstanding Residents of East Austin

AUTHORS: Eric Tang, Ph. D., associate professor, faculty fellow at the Institute for Urban Policy Research and Analysis and Division of Diversity and Community Enagmt; Bisola Falola, Ph. D., Department of Geography and the Environment

CONTRIBUTOR: Widelaine Desir, B.S., M.S. candidate Department of Community and Regional Planning

East Austin, once home to the largest concentrations of African-American and Latino residents of the city, has today become synonymous with the term gentrification. Public discussion on gentrification has tended to focus on displacement and the declining numbers of longstanding residents of color. Less attention has been paid to those who stayed. What is the impact of gentrification on longstanding East Austin residents who have not moved out?

The New York Times

SQUARE FEET

Bucking the Pandemic, Austin Is 'the Hottest Market in the Country'

The Texas city is a hot spot for commercial real estate investment and a magnet for corporations looking to move to a high-tech hub.



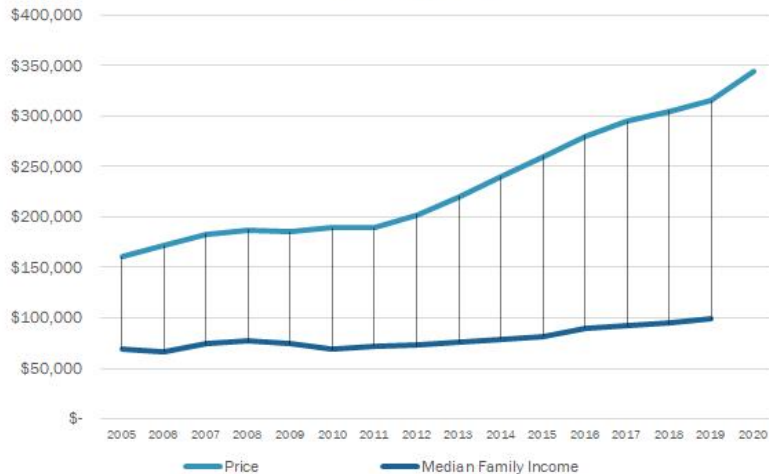
LEAVING HOME: AUSTIN'S DECLINING AFRICAN AMERICAN POPULATION

21 NOV 2016 POSTED BY VICTORIA DAVIS

0 COMMENT



Austin Metro Median Family Income and Median Home Price





Root Causes of Displacement

Direct

Who has been forced to leave?

- Eminent domain
- Eviction, foreclosure, habitability
- Incarceration

Economic

Who can afford to live here?

- Rent gaps/rising land values
- Outside investments
- Speculation

Cultural

Who belongs?

- Cultural and religious events, institutions
- Local businesses, goods, services
- Policing and gentrification

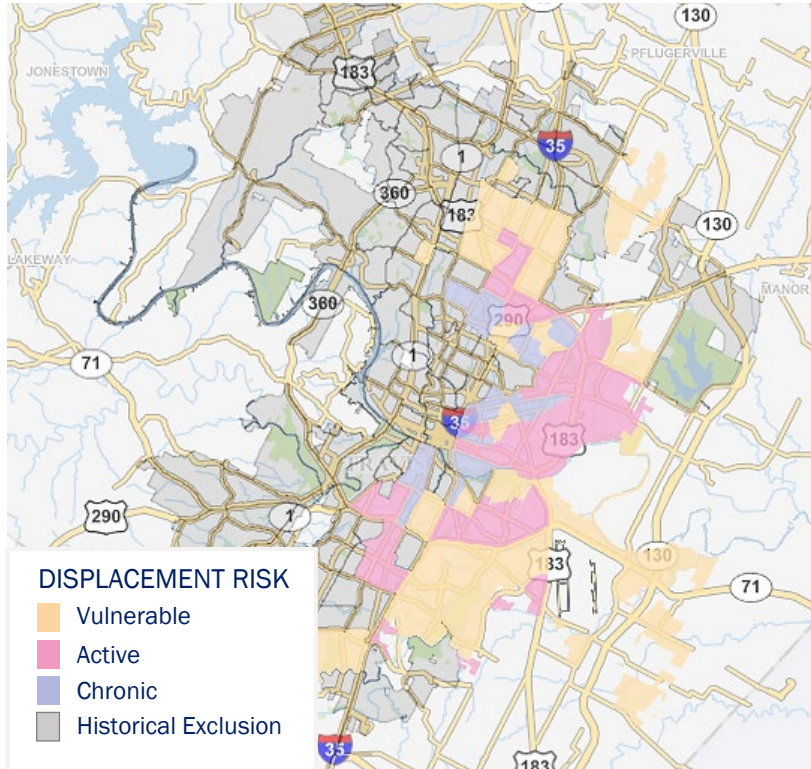
Climate

Who is at risk from climate events?

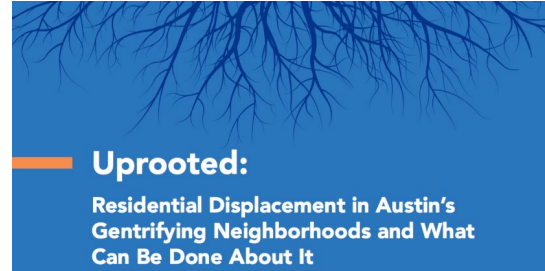
- Green infrastructure investments
- Extreme events readiness and response
- Resilience and recovery



Populations Vulnerable to Displacement



Uprooted:



Who is most vulnerable to displacement?



Communities of Color



People 25 and older without a Bachelor's Degree



Renters



People making at or below 80% Median Family Income



Households with children in poverty



Project Connect Anti-Displacement Funds

Nov 2020– City voters passed Proposition A authorizing a City tax rate increase to fund Project Connect, including providing \$300 million to acquire real property, support financing tools, and other anti-displacement strategies associated with the implementation of Project Connect.

Exhibit B

Planned Annual Allotment of \$300 Million in Anti-Displacement Funds

Implementation Sequencing Plan	FY	Amount
Years 1-3 \$100 million	FY 2020-21	\$23 million
	FY 2021-22	\$42 million
	FY 2022-23	\$35 million
Years 4-8 \$100 million	FY 2023-24	\$20 million
	FY 2024-25	\$20 million
	FY 2025-26	\$20 million
	FY 2026-27	\$20 million
	FY 2027-28	\$20 million
	FY 2028-29	\$20 million
Years 9-13 \$100 million	FY 2029-30	\$20 million
	FY 2030-31	\$20 million
	FY 2031-32	\$20 million
	FY 2032 -33	\$20 million



Developing the Equity Assessment Tool

The creation of an **Equity Assessment Tool** is part of the Contract with Voters

The tool:

- Evaluates existing and new proposals to effectively leverage the \$300M
- Centers the community and considers lived experience with affordability and displacement

Contract requires **developing a public dashboard** that tracks projects and strategies for effectiveness in each of the identified affected neighborhoods.

Excerpt from Contract with Voters

create an Equity Assessment Tool as outlined in the Response to Resolution No. 20200423-038 specific to Project Connect and the City in order to analyze, on a neighborhood level, both (1) potential, unintended, or undesirable effects of the transit investment that contribute to difficulties for people to remain living in an area, such as gentrification and displacement, and (2) opportunities to make investments to build economic mobility for residents along the transit corridors; and

create with the community, neighborhood-level prevention and mitigation strategies based on the Equity Assessment Tool, including (1) recommendations that leverage other programs managed by the City, other local governments, and community organizations, to create a connected effort for anti-displacement strategies, and (2) recommendations for funding proposals and implementation of



Project Connect Anti-Displacement Funds Year 1 Allocation per City Council

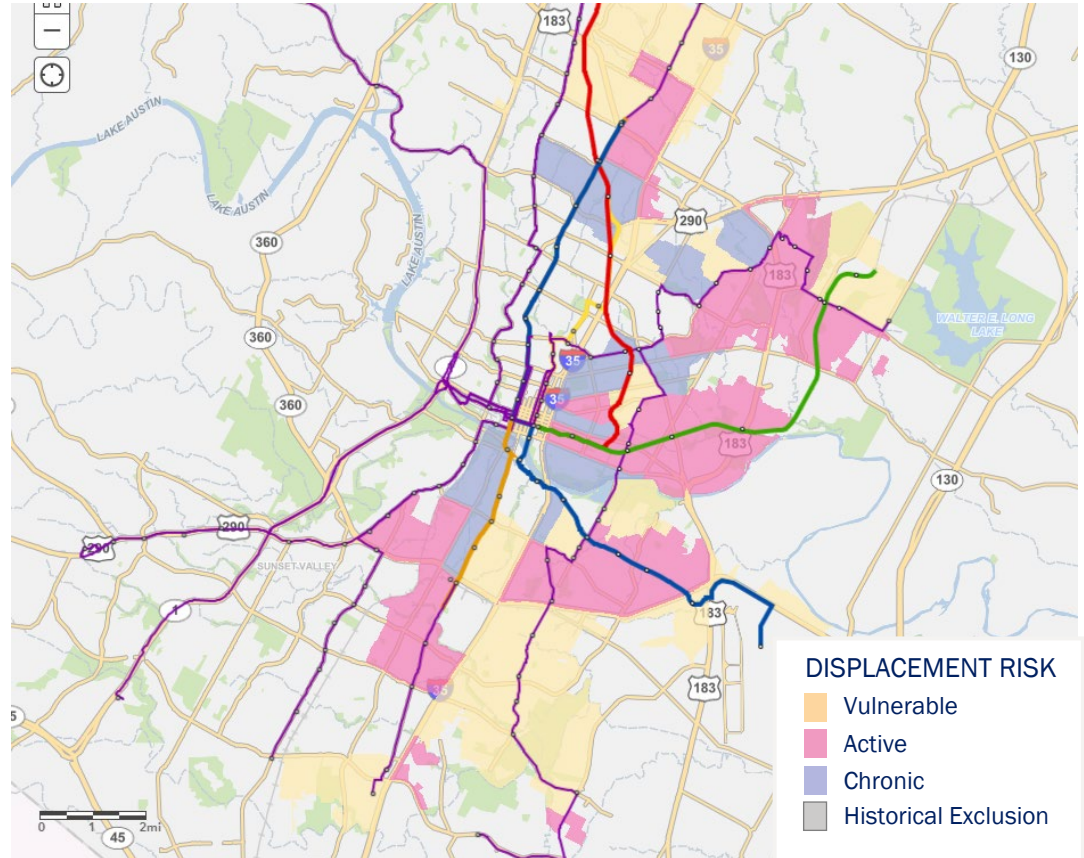
- **Feb 2021**– Austin City Council passed Resolution No. 20210204-062 directing staff to make available the first \$23 million annual allocation of Project Connect Anti-Displacement funds to: 501c3 non-profits to preserve and develop affordable housing on small sites, and affordable housing providers to preserve existing affordability of rental and ownership housing on larger sites.



Priority Places

Displacement risk areas within
1 mile of a Project
Connect
station

- Project Connect Stops
•
- Project Connect Routes
- Blue Line
 - Gold Line
 - Green Line
 - Orange Line
 - Red Line
 - Rapid Bus



Neighborhood Level Data

Select Displacement Risk

All Active Displacement
Chronic Displacement Vulnerable

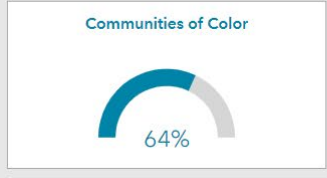
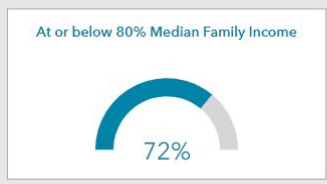
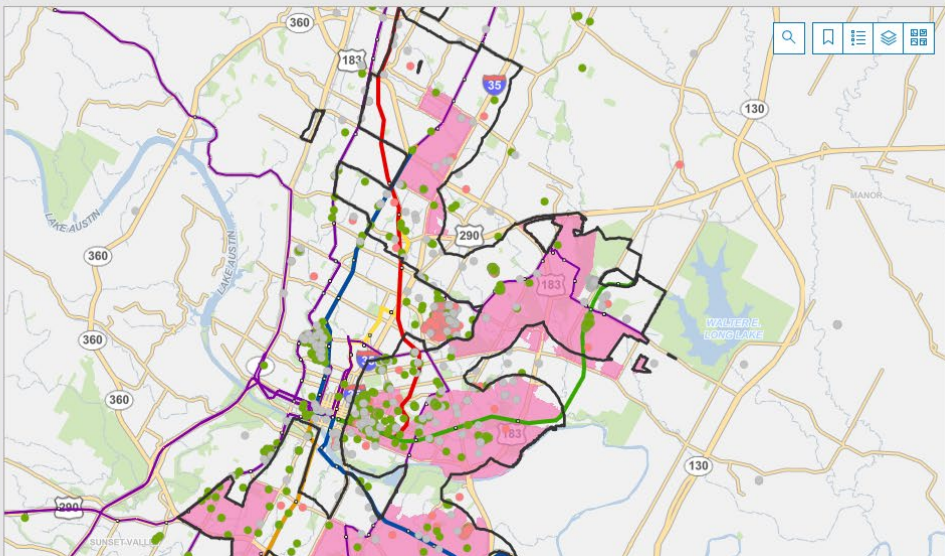
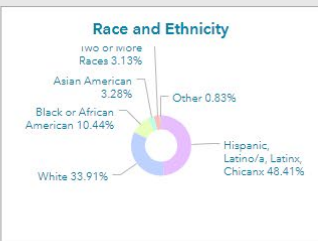
Select Geography

All East North Northeast
South Southeast

Select Council District

All 1 2 3 4 5 7 9
10

Distance to Project Connect
0 - 15



About this Dashboard

This dashboard illustrates demographic characteristics of areas within 1-mile of Project Connect stations in communities chronically, actively, and most vulnerable to displacement.

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



Existing Tools

Affordable Housing

- Ownership Housing Development Assistance Program (ODHA)
- Rental Housing Development Assistance (RHDA)
- Land Acquisition for Affordable Housing
- Capacity Building for Community Development Corporations

Homeowners Assistance

- Home Rehabilitation Loan
- Down payment assistance program
- The City of Austin Mortgage Assistance (ATXMA)



Existing Tools

Tenant Assistance

- Tenant Legal services and representation
- Education on Fair Housing Laws & Tenants Rights
- Emergency Rental Assistance



New Programs

Affordable Housing 2021 & 2022

- Project Connect Anti-Displacement Community Acquisition Program (ADCAP)
- Austin Housing Finance Corporation (AHFC) Multifamily Preservation
- Displacement Prevention Housing Navigators



Next Steps

- Analyzing Neighborhood Level Data To Develop Recommendations For Year 2
- Finalizing Application And Evaluation Process With The CAC Committee
- Developing A Targeted Marketing, Outreach And Technical Assistance Strategy
- Releasing The Racial Equity Anti-displacement Tool & Report (January 2021)



**HOUSING &
PLANNING**

Thank You

Nefertitti Jackmon

nefertitti.jackmon@austintexas.gov