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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.

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

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 Engagement, and Yee-Won Lee, Ph.D., Department of Geography and the Environment.

CONTRIBUTOR: Waldene Ozor, B.S., M.S. candidate Department of Community and Regional Planning.

East Austin, once home to the largest concentrations of African-American and Latinx 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?
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

Credit: Policy Link
Populations Vulnerable to Displacement

Uprooted:

Residential Displacement in Austin’s Gentrifying Neighborhoods and What Can Be Done About It

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

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<th>Implementation Sequencing Plan</th>
<th>FY</th>
<th>Amount</th>
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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
Neighborhood Level Data

Total Population: 112k
Total Housing Units: 54k
Total Affordable Housing Units: 9k

Renters: 62%
Communities of Color: 72%
Median Home Value: $281k

Race and Ethnicity
- White: 35.4%
- Other: 0.05%
- Hispanic, Latinx, Asian, Native American: 60.2%

About this Dashboard
This dashboard illustrates demographic characteristics of areas within a 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
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)
Thank You

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