

City of Austin & Project Connect



City of Austin | January 2026



The Unique Structure of Project Connect



- Manage \$300 million in Displacement Prevention funding
- Equitable Transit-Oriented Development program
- Land use regulations
- Design review
- Engineering support
- Permitting coordination



Austin Transit Partnership

- Finance, plan, & build Austin Light Rail
- Manage federal environmental and funding processes

CapMetro

- Implement & operate CapMetro Rapid lines
- Implement & operate Pickup services
- Implement & operate Green Line regional rail service
- Operate eventual Austin Light Rail service
- Plan and build Park & Rides
- Equitable Transit-Oriented Development program

Equitable Transit-Oriented Development

Austin Planning

Austin's ETOD Teams



Stevie Greathouse
Division Manager
ETOD and Code



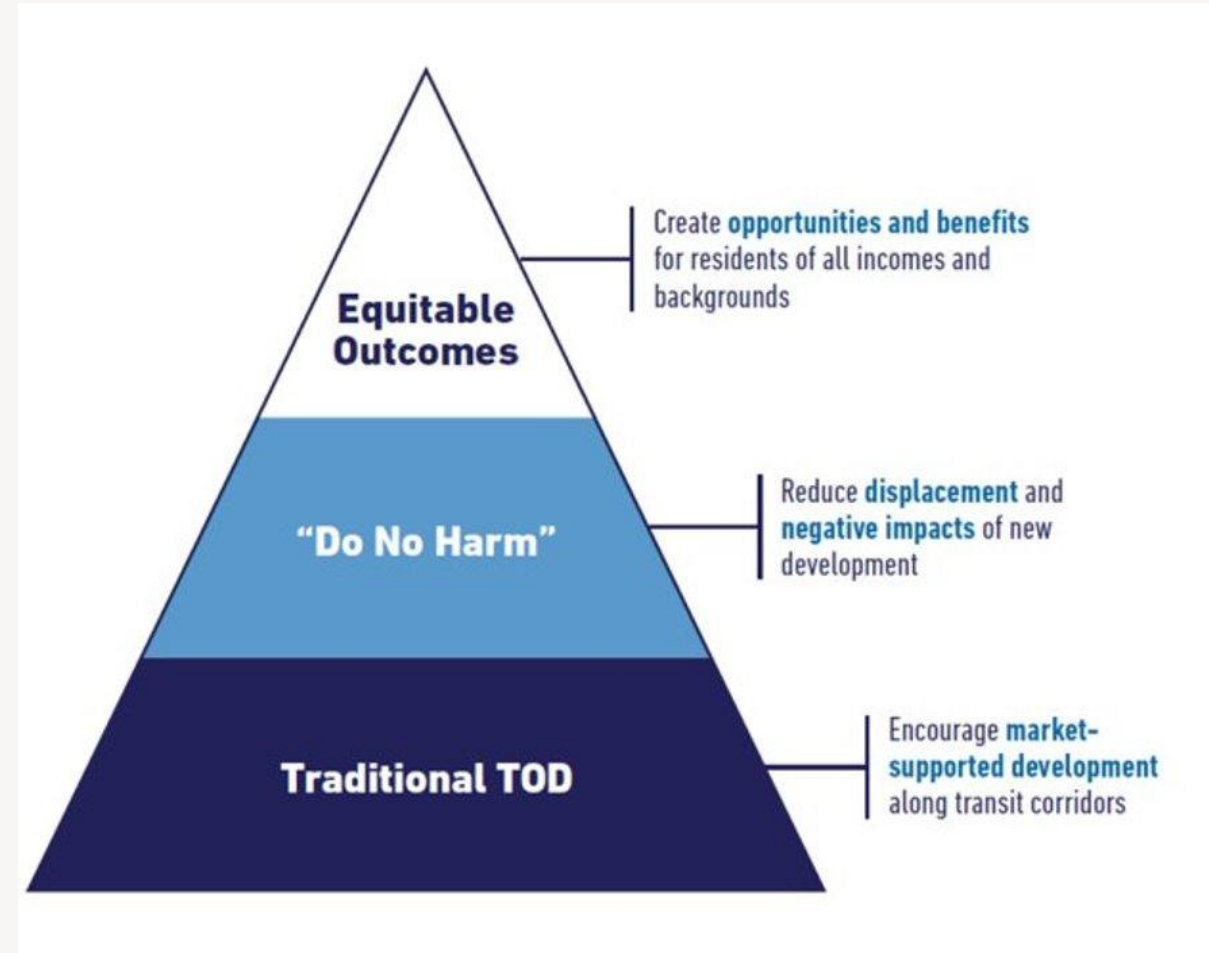
Warner Cook
Planner Principal
ETOD Systemwide



Ana Villarreal
Planner Principal
ETOD Station Area Planning

From Transit-Oriented Development (TOD) to *Equitable* TOD

- Transit-Oriented Development (TOD) is a planning approach that relies on the market to place jobs, housing, goods and services within a short distance of transit stops.
- Equitable TOD works towards building equitable outcomes through proactive actions to ensure that everyone, especially historically marginalized communities of color, can benefit from transit connectivity.



Austin's ETOD Goals



Transportation

Enable all residents to benefit from safe, sustainable, and accessible transportation



Racial Health and Wealth

Help to close the racial health and wealth gaps



Affordable Housing

Preserve and increase housing opportunities that are affordable and attainable



Access to High-Quality Jobs

Expand access to high-quality jobs and career opportunities



Healthy Neighborhoods

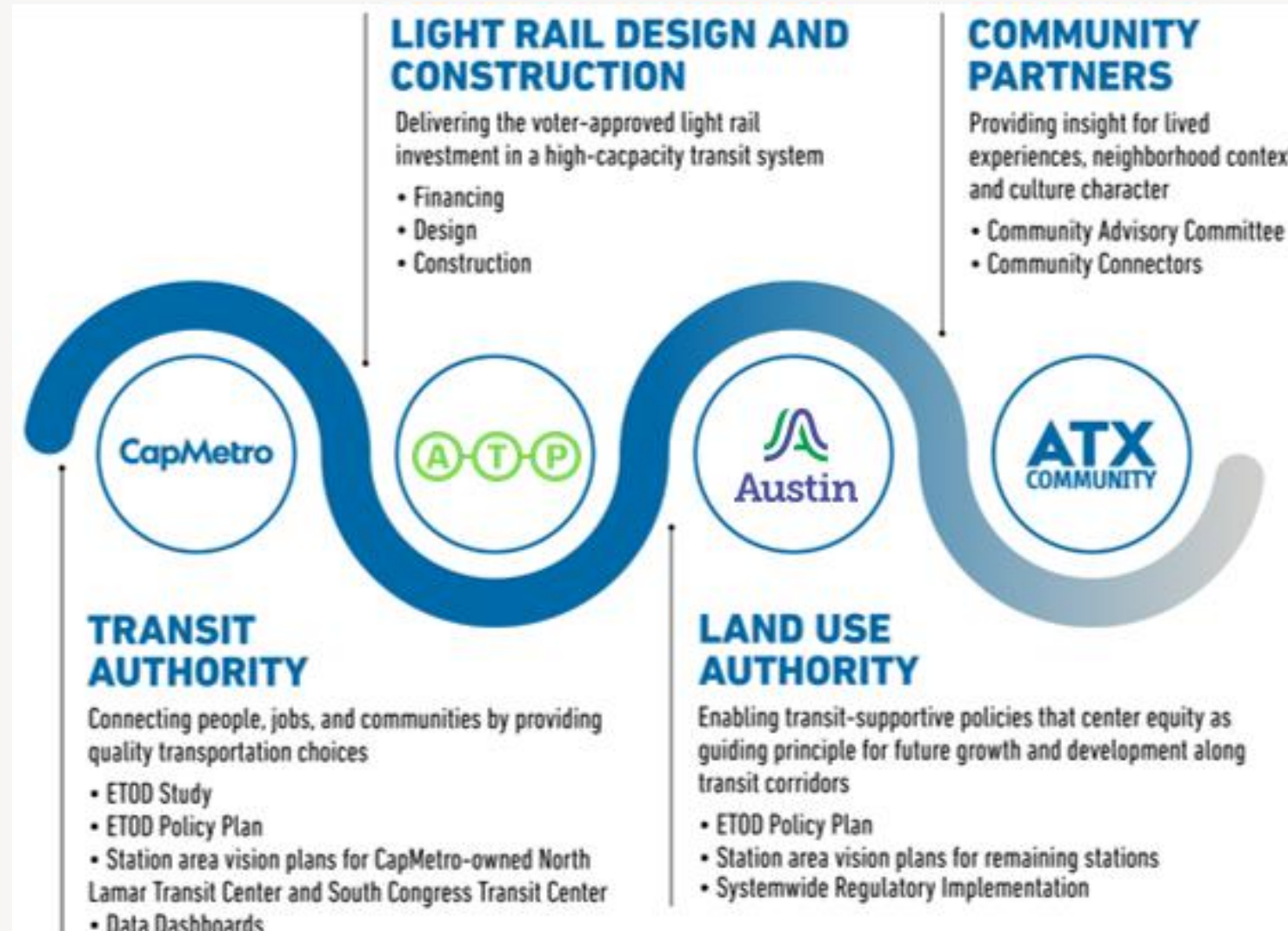
Support healthy neighborhoods that meet daily needs



Cultural and Economic Diversity

Expand Austin's diverse cultural heritage and small, BIPOC-owned and legacy businesses

Project Partners



The ETOD Policy Plan

- 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.

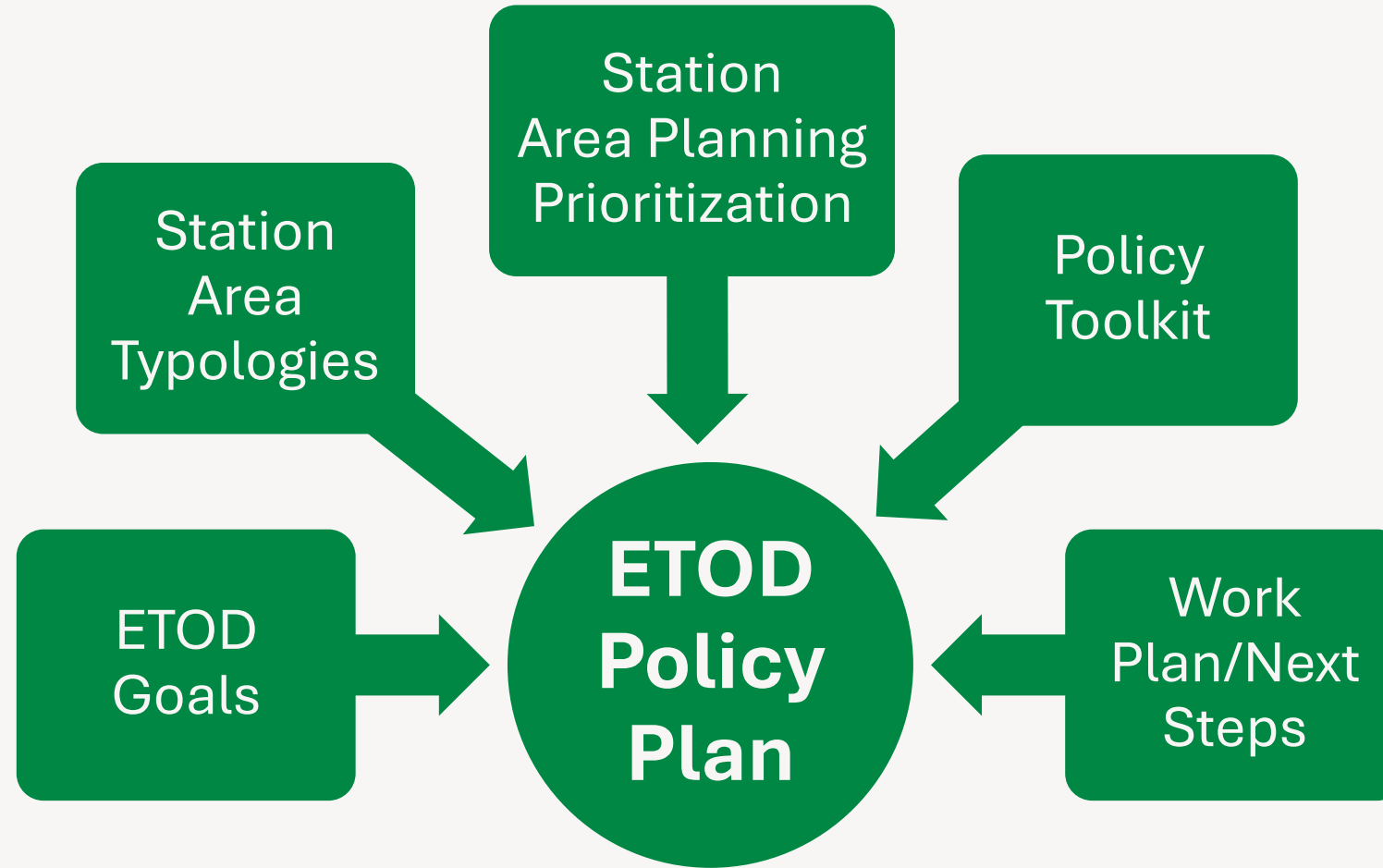
Equitable Transit-Oriented Development Policy Plan



City of Austin



What's in the ETOD Policy Plan?

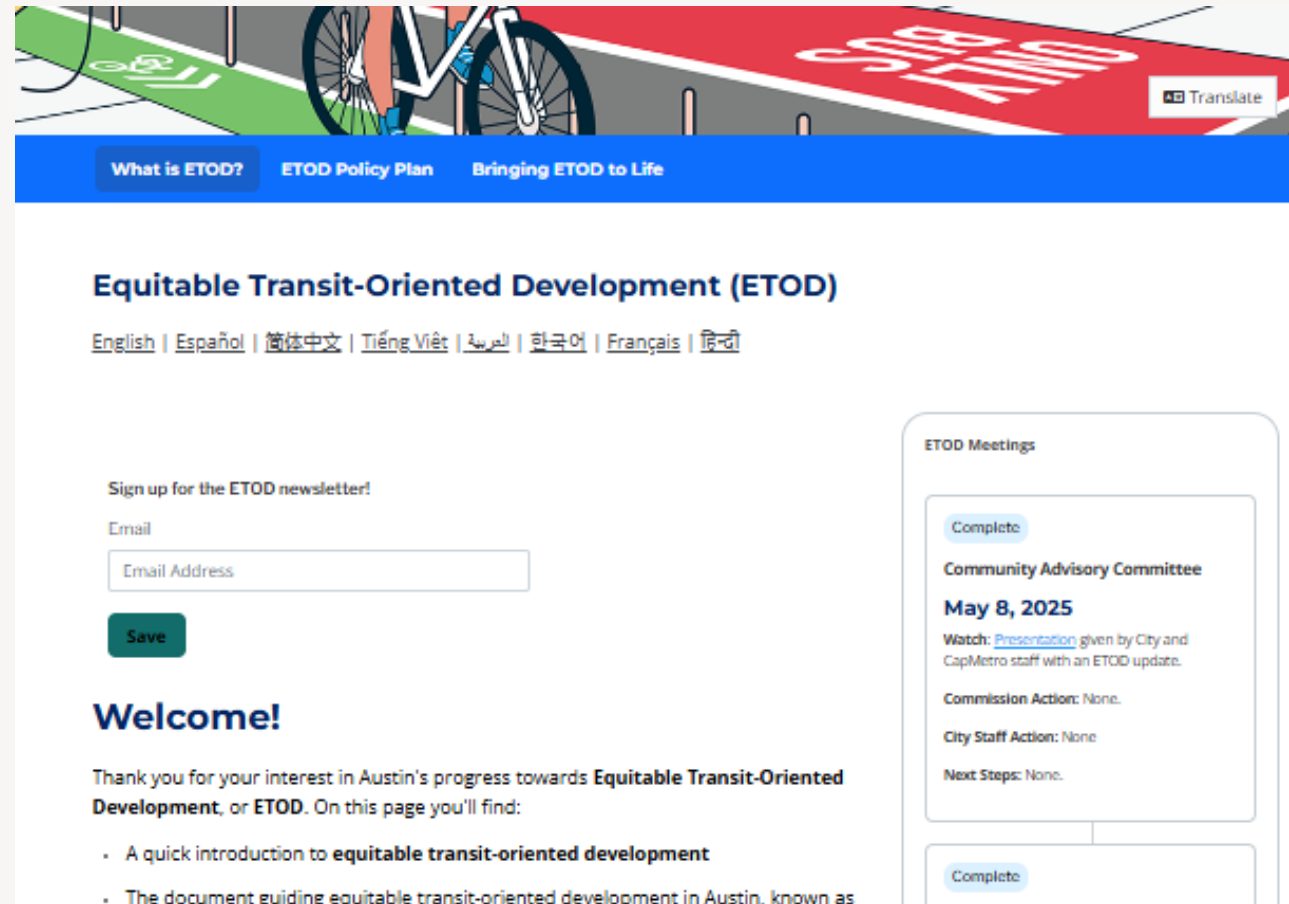


Examples of Completed and Underway ETOD Projects



- **ETOD Overlay** applied 2 combining districts (-ETOD and -DBETOD) to certain properties within a ½ mile of Austin Light Rail Phase 1 + Priority Extensions
 - **ETOD Overlay Combining District** (-ETOD) restricts non-transit-supportive uses
 - **ETOD Density Bonus District** (-DBETOD)
 - Increases max building heights (up to 120 total feet), relaxes compatibility, supersedes other restrictions, and allows residential uses
 - In exchange, requires affordable housing, redevelopment protections for residential and nonresidential tenants, and higher mixed use design standards
- **North Lamar/South Congress Transit Center Station Area Vision Plans**
 - Established a non-binding, but incentive-based foundation to inform necessary regulatory changes in neighborhoods around two CapMetro-owned transit centers
 - Set targets for land use, housing, and connectivity
- **Updates to East Riverside Corridor Vision + Regulating Plans**
 - Align the existing plans to support ETOD goals
 - Recalibration of the existing bonus program to deliver community benefits
 - Supported by Ambassador Program

Learn more!



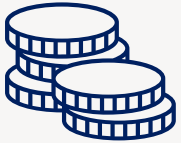
Visit the project page at
SpeakUpAustin.org/ETOD!

Or, join the CAC's ETOD Working Group 😊

Displacement Prevention

Austin Housing

Project Connect Anti-Displacement Investments



- Anti-Displacement dollars will be spent over the course of 13 years, guided by the Project Connect Community Advisory Committee.



- Council, Community Catalysts, the CAC, and community members are all key stakeholders responsible for informing budget priorities.



- The CAC will continue to work with community through expanded engagement efforts and establish budget priorities every three years.

Project Connect Anti-Displacement Funding Timeline

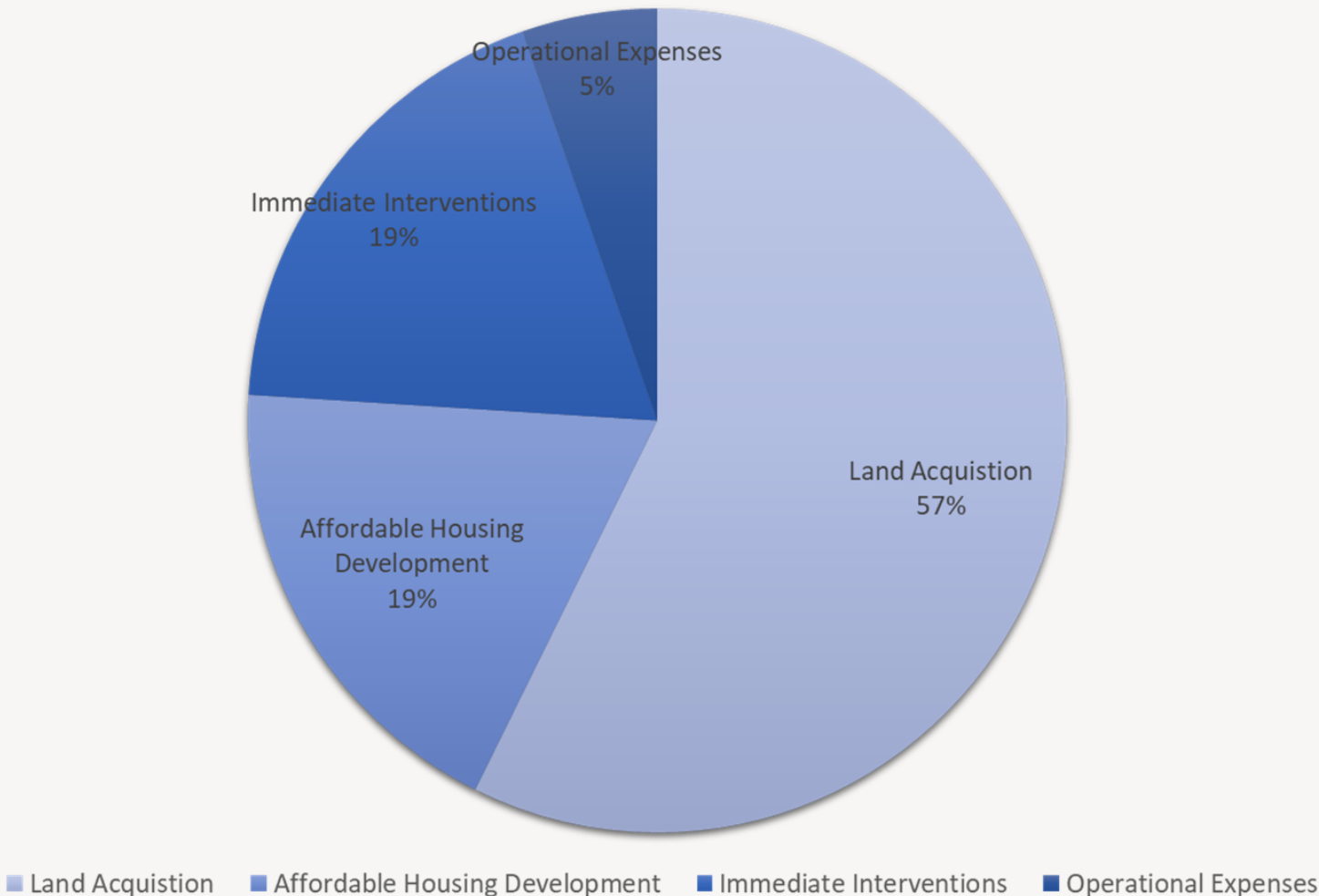


	Fiscal Year	Amount
Years 1-3 \$100 Million	2020-21	\$23 million
	2021-22	\$42 million
	2022 - 23	\$35 million
Years 4-8 \$100 Million	2023-24	\$20 million
	2024 -25	\$20 million
	2025 -26	\$20 million
	2026-27	\$20 million
	2027-28	\$20 million
Years 9-13 \$100 Million	2028-29	\$20 million
	2029-30	\$20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

Project Connect Anti-Displacement Spending

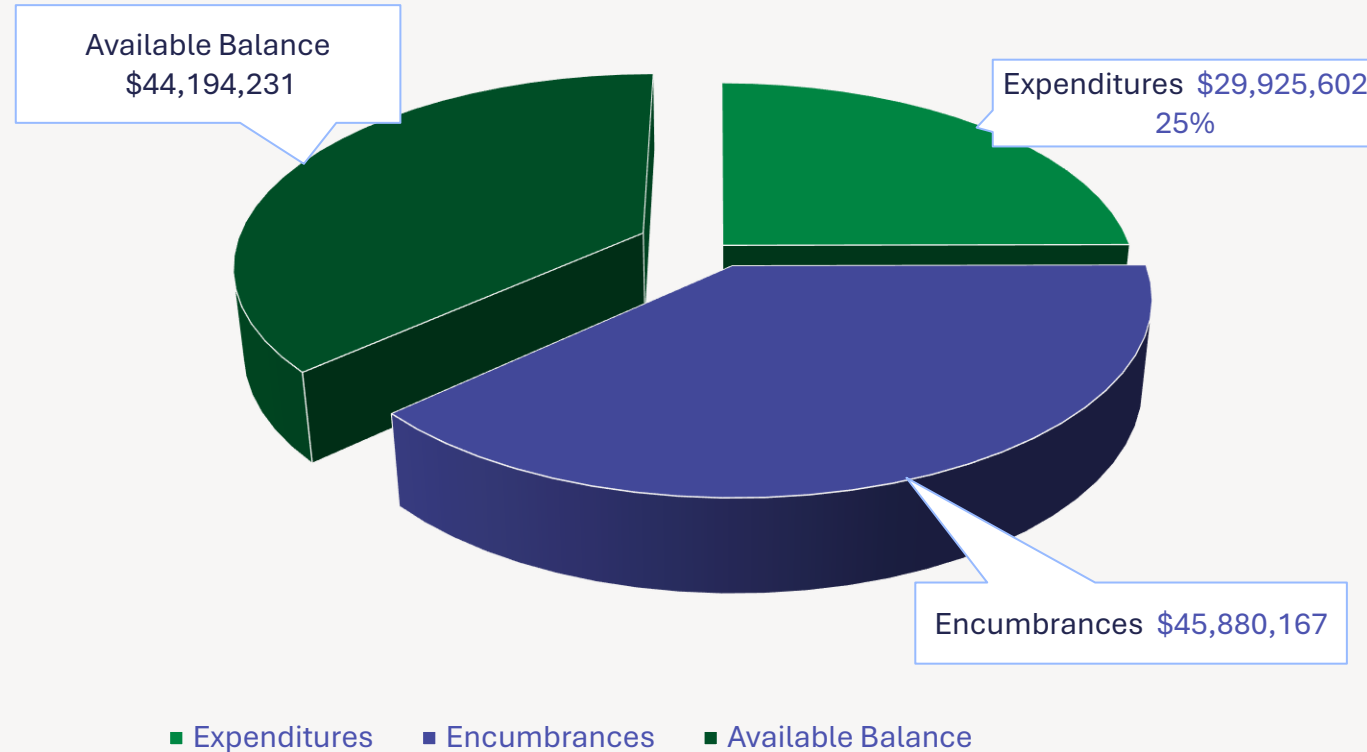
Project
Connect
Funding
FY23- FY25

Budget Allocations for Next Three Years



Anti-Displacement Funding Allocation to Date

**\$120 Million
Allocated To
Date**



Austin Project Connect



Austin Project Connect: Services We Provide



Leadership & Management

- Council & Board Relations
- Communications & Public Engagement
- Legal Agreements
- Administration

Infrastructure and Traffic Operations Coordination

- LRT Design review
- Utility design and relocations
- Transportation design and operations, including active private development review

Environmental & Planning Coordination

- Federal process support (CIG & NEPA)
- ETOD
- Sustainability

Permitting Assistance

- Permitting path
- ROW permits
- Inspections
- Code amendments and process improvements
- Real estate acquisition support

**Thank you
&
Welcome to CAC**

