

# 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

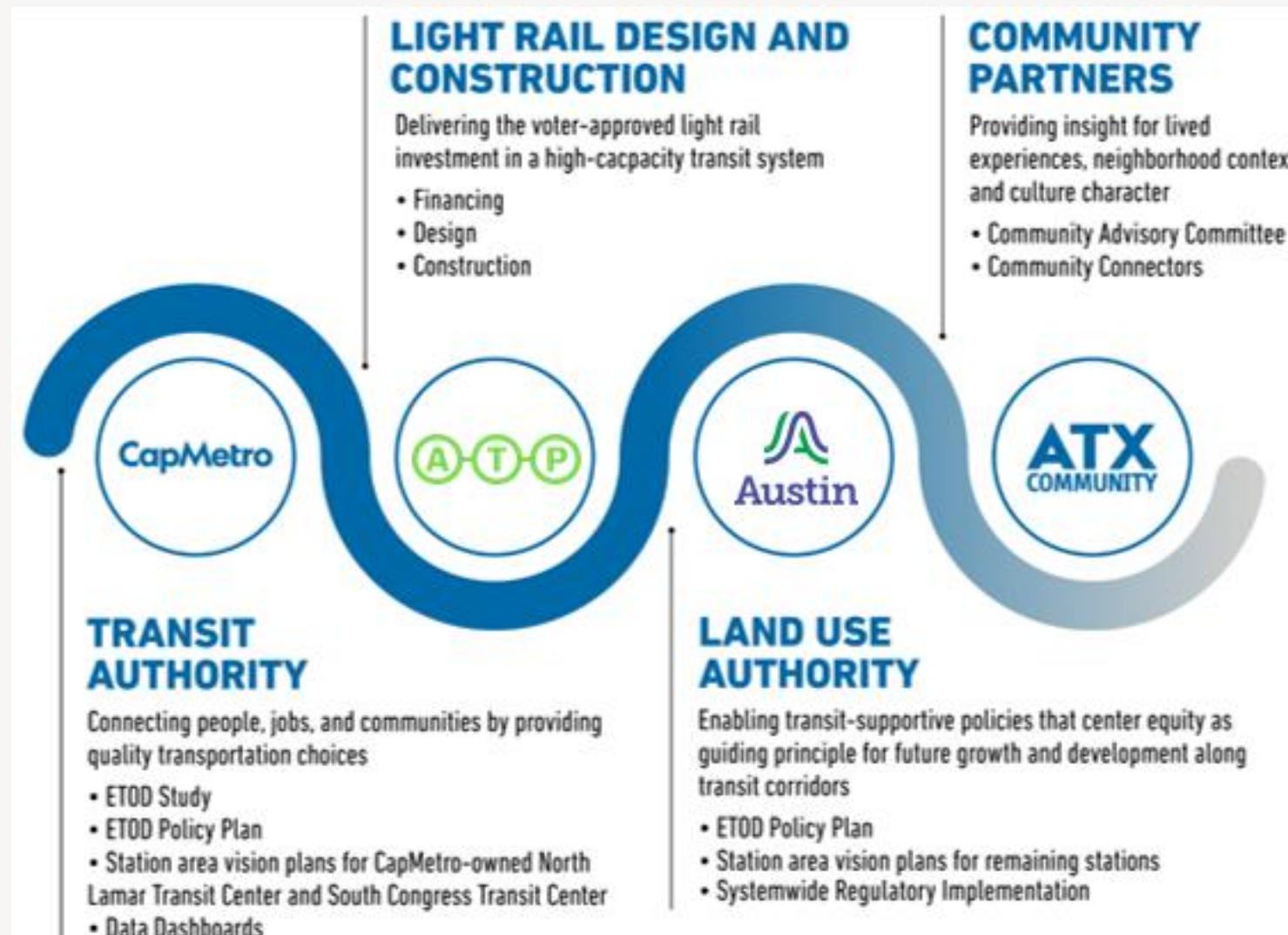
Support healthy neighborhoods that meet daily needs



## 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.

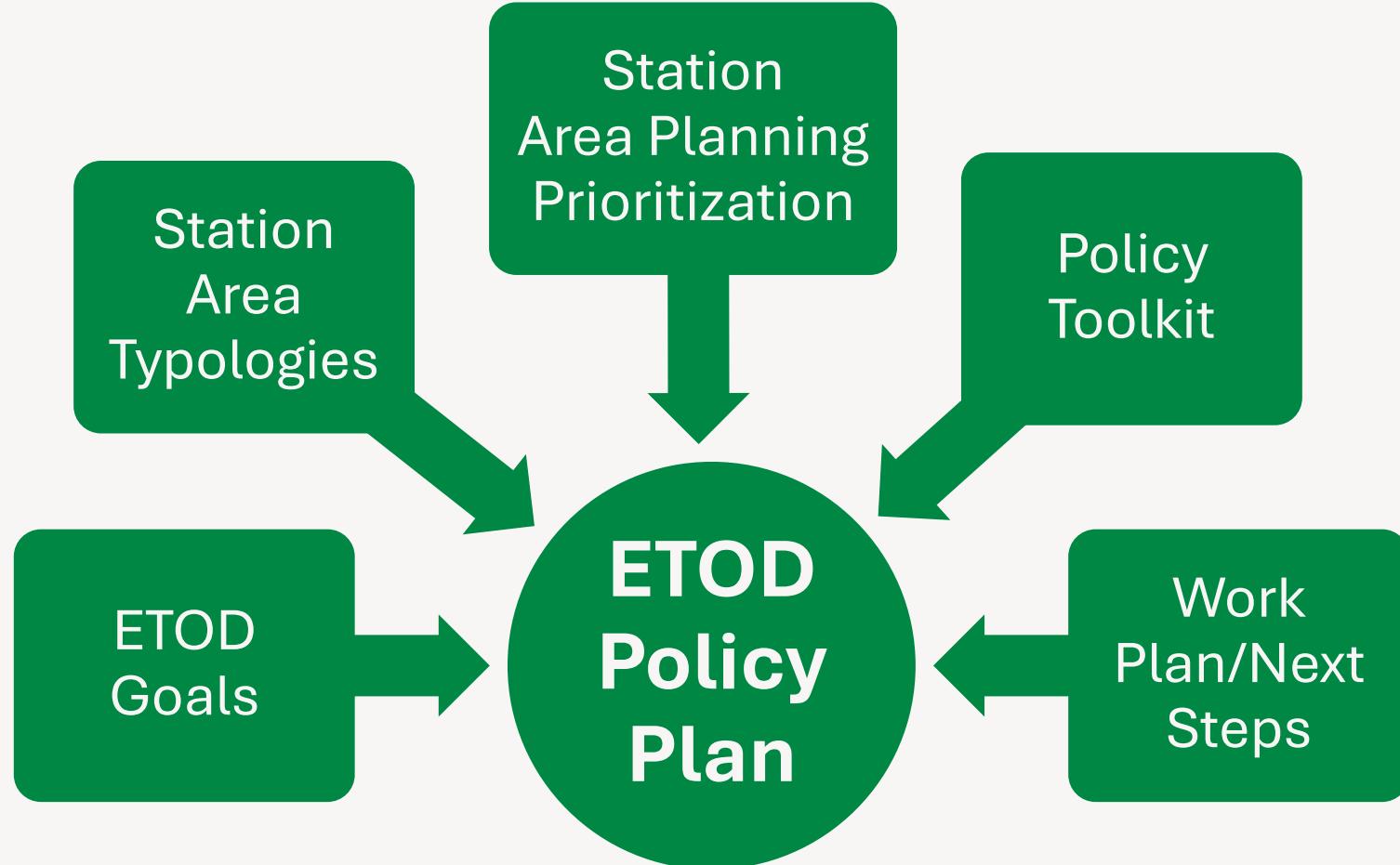
# Equitable Transit-Oriented Development Policy Plan



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!



## Equitable Transit-Oriented Development (ETOD)

[English](#) | [Español](#) | [简体中文](#) | [Tiếng Việt](#) | [العربية](#) | [한국어](#) | [Français](#) | [한국어](#)

Sign up for the ETOD newsletter!

Email

[Save](#)

### Welcome!

Thank you for your interest in Austin's progress towards **Equitable Transit-Oriented Development**, or **ETOD**. On this page you'll find:

- A quick introduction to **equitable transit-oriented development**
- The document guiding equitable transit-oriented development in Austin, known as

**ETOD Meetings**

[Complete](#)

**Community Advisory Committee**

**May 8, 2025**

Watch: [Presentation](#) given by City and CapMetro staff with an ETOD update.

Commission Action: None.

City Staff Action: None

Next Steps: None.

[Complete](#)

Visit the project page at  
[SpeakUpAustin.org/ETOD](http://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

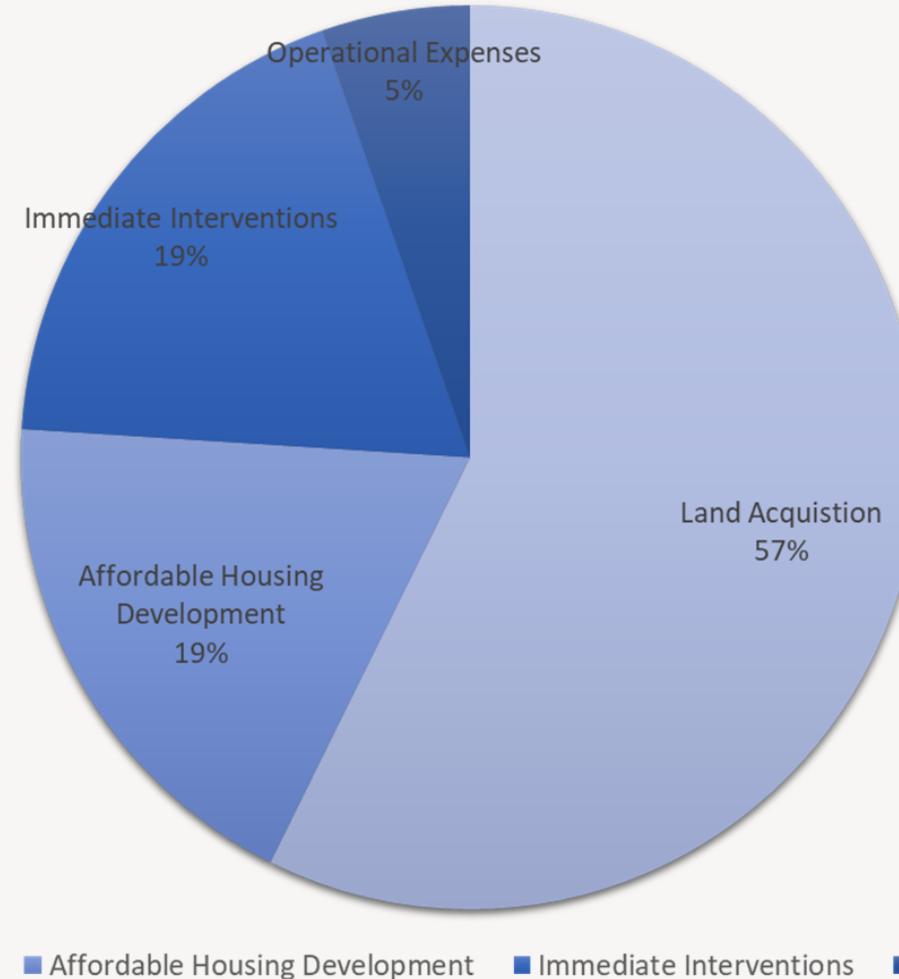


	Fiscal Year	Amount
<b>Years 1-3</b> <b>\$100 Million</b>	2020-21	\$23 million
	2021-22	\$42 million
	2022 - 23	\$35 million
<b>Years 4-8</b> <b>\$100 Million</b>	2023-24	\$20 million
	2024 -25	\$20 million
	2025 -26	\$20 million
	2026-27	\$20 million
	2027-28	\$20 million
<b>Years 9-13</b> <b>\$100 Million</b>	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



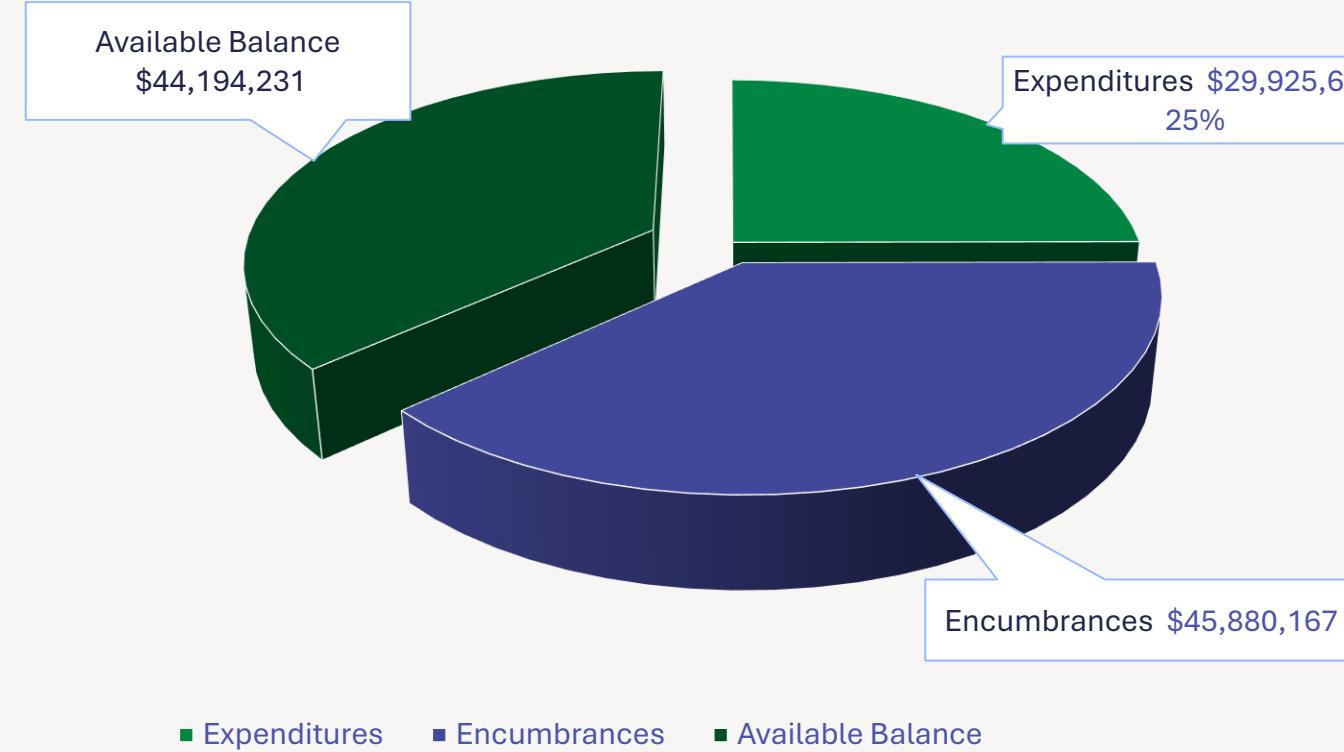
Budget Allocations for Next Three Years



# 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

