

CapMetro

**Customer Satisfaction
Advisory Committee**

March 2024



Anti-Displacement Funding

Marla Torrado, Housing Division Manager; City of Austin's Housing Department

Content

- Guidance from Contract with Voters
- Research & Data Informing Strategies
- Allocation of Funds
- Real Estate Investments
- Community Initiated Solutions
- Next Steps



Guidance from Contract with Voters

1. Acquire Real Property
2. Create financing tool and other anti-displacement strategies
3. Create equity tool
4. Create neighborhood level strategies
5. Develop spending priorities with Community Advisory Committee
6. Create publicly facing dashboard
7. Develop Key Performance Indicator's



Research & Data Informing Strategies

Project Connect Anti-Displacement Maps and Dashboard



Displacement Risk Dashboard | Áreas en riesgo de desplazamiento | Displacement Risk Maps | Access to Opportunity Maps | About this Tool

2020 Displacement Risk within 1 mile of Project Connect

To explore, click on the arrow to the left to expand the button bar. Select different categories to see how the data changes. To clear your selection, click "All".

About this Dashboard

This dashboard illustrates demographic characteristics of areas within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk.

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 research, are least able to absorb housing costs, which includes: communities of color, low-income households, heads of households without a bachelor's degree or higher, families with children in poverty, and renters.

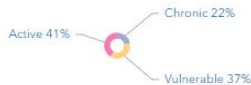
The City of Austin Housing and Planning staff updated the data and simplified the categories below.

- Vulnerable:** Vulnerable populations present, with no significant demographic change, some tracts are near or contain high-value and high-appreciation areas.
- Active Displacement Risk:** Vulnerable populations present, active demographic change, accelerating or appreciating the housing market.
- Chronic Displacement Risk:**

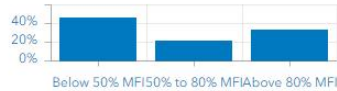
Race and Ethnicity



Displacement Risk



Income Distribution



Median Rent
\$1262

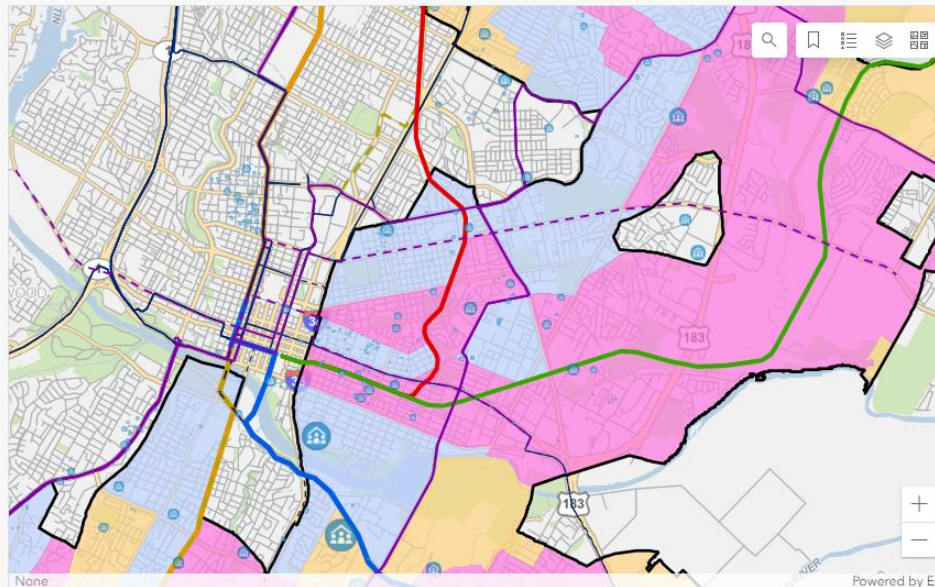
Median Home Value
\$319k

Population

313k

Housing Units

139k



To search for an address, click the magnifying glass icon on the upper right corner of the map and type into the search bar.

City and Non-City Affordable Housing

19.2k

5.8k City-Subsidized Units

Communities of Color

65%

MSA average: 49%

Low Income

67%

People making at or below 80% Median Family Income (MFI)

MSA average: 43%

Children Living in Poverty

29%

MSA average: 12%

Renters

55%

22% Severely Rent Burdened (50% of Income on Rent)

MSA average: 41%

25+ Without a Bachelor's Degree

62%

MSA average: 54%



Allocation of Funds

- Anti-Displacement dollars will be spent over the course of 13 years, guided by the Project Connect Community Advisory Committee.
- Council, Community Catalysts, the Project Connect Community Advisory Committee (CAC), and community members have all been key stakeholders responsible for informing budget priorities.
- The CAC will continue to work with community through expanded community engagement efforts and establish budget priorities every three (3) years.



Allocation of Funds FY 21-22 Spending

\$23 Million – LAND ACQUISITION

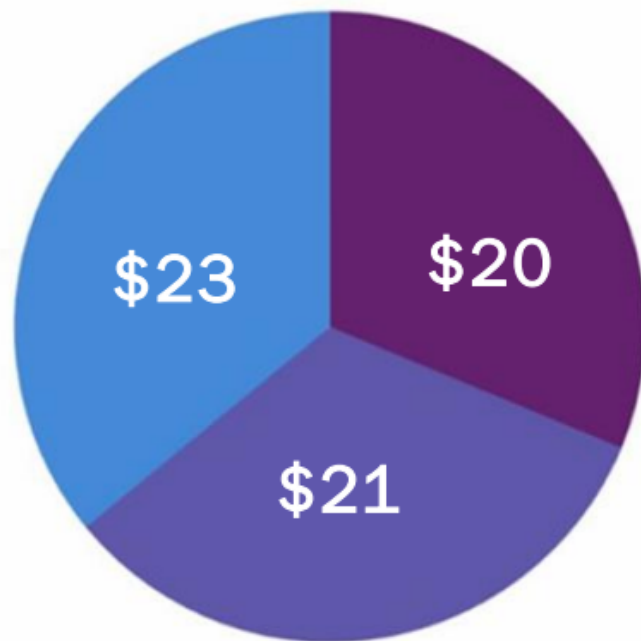
Preserve: Acquire multifamily properties to extend or preserve affordability

Produce: Purchase sites for future development of affordable housing within one mile of project connect station

The preservation and production of units includes expansion of land and properties within the city owned community land trust

This includes \$8 million to provide loans to eligible 501c3 nonprofit organization affordable housing developers.

Achievements: 162 units of naturally occurring affordable housing



\$20 Million – COMMUNITY INITIATED SOLUTIONS

Protect: This category of investments focuses on protecting people who are most vulnerable and living in the most vulnerable communities.

The investments focus include: renter/tenant stabilization; expanding and preserving home ownership opportunities; other anti-displacement strategies that build economic mobility opportunities.

Achievements: The allocation of \$20 million to 14 organizations to provide programs and resources to address displacement pressures.

\$21 Million – REAL ESTATE DEVELOPMENT

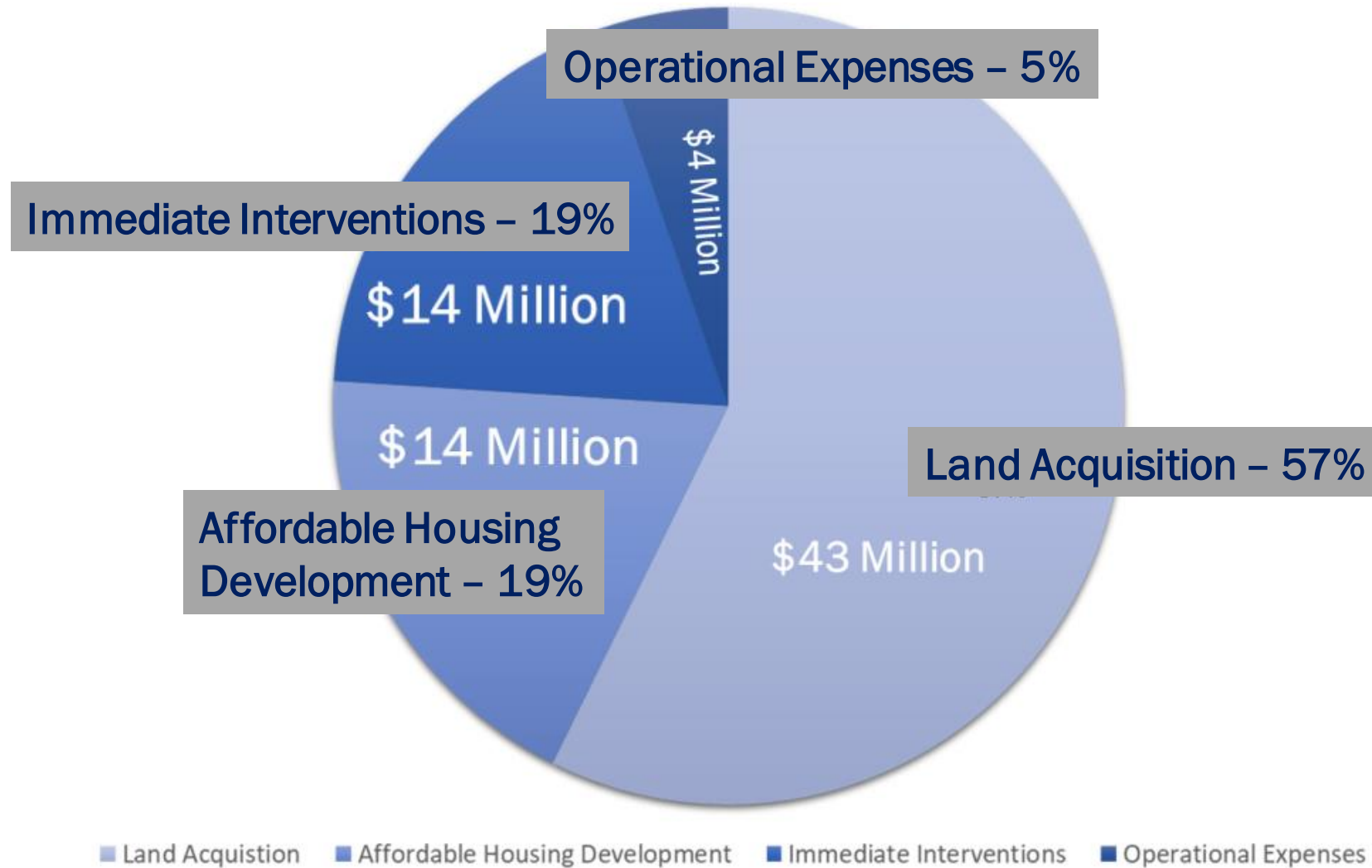
Produce & Preserve: Rental Housing Development and Ownership Housing Development

Funds will support the acquisition, rehabilitation, and construction of affordable housing. These funds will provide private and nonprofit developers with state tax incentives and bonds and be administered through the City’s Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs.

Achievements: 5 developments resulting in 380 rental units (<50% MFI) and 23 ownership units (<80% MFI)



Allocation of Funds – FY 23-25





Real Estate Investments

Preservation & Acquisition

- Midtown Flats – 40 units; \$7,680,000
- Soco 121 – 52 units; \$10,500,000
- City View – 68 units + 1.676 acres of developable land (100 units planned); \$2,600,100

Anti-Displacement Community Acquisition Program

- 2 awards made to date:
 - i. 4 units, 2-bedrooms; \$458,000
 - ii. 4 units, 2-bedrooms; \$780,000

Housing Development Assistance

- Libertad – 198 units; \$4,500,000
- Parker Apartments – 135 units; \$5,563,669
- Pathways at Rosewood Courts – 196 units; \$9,200,000
- Loyola Lane – 23 units; \$920,000
- Norman Commons – 188 units; \$8,425,345
- The Sasha – 60 units; \$3,815,483
- Highland Studios – 120 units; \$816,331



Community Initiated Solutions - Tenant Stabilization

Organization & Description	Organization & Description	Organization & Description
<p><u>El Buen Samaritano</u> "We Belong Here: Nuestros Hogares" Funding Amount: \$2 million Funding Term: 4/3/23 through 4/2/24</p>	<p><u>Meals on Wheels Central Texas</u> Client Assistance Program Funding Amount: \$900,000 Funding Term: 5/1/23 through 4/30/26</p>	<p><u>Austin Tenants Council</u> (TRLA): Preserving, Asserting & Growing the Rights of Austin Tenants Funding Amount: \$997,310 Funding Term: 10/1/23 through 9/30/26</p>
<p><i>The "We Belong Here" program will assist tenants with rent and utilities and provide economic mobility and opportunity through collaborations that provide access to early childhood, youth academic advancement, adult education, and workforce development.</i></p>	<p><i>Funds to provide case management and financial assistance (including rent, utilities, mortgage, financial education, and other housing expenses) to Meals on Wheels Central Texas (MOWCTX) clients who are most at-risk of displacement.</i></p>	<p><i>The anti-displacement funding will increase tenant stabilization along the Project Connect corridor by empowering tenants to exercise their rights through mediation, advocacy, and education.</i></p>
<p><u>Austin Voices for Education and Youth</u> North Austin/Rundberg Community Stabilization Project Funding Amount: \$1,268,000 Funding Term: 4/3/23 through 4/2/26</p>	<p><u>Communities in School of Central Texas</u> Student and Family Assistance: Relational, Timely Support to Prevent Housing Displacement Funding Amount: \$1,500,000 Funding Term: 4/1/23 through 3/31/26</p>	<p><u>Workers Defense Project & Building And Strengthening Tenant Action</u> Combatting Displacement Through Tenant and Worker Power Funding Amount: \$2,000.0000 Funding Term: 4/1/23 through 3/31/26</p>
<p><i>The North Austin/Rundberg Community Stabilization Project will use rent assistance for short-term stabilization, social work case-management to increase resource access, and workforce education, community building, advocacy and tenant rights education to increase long-term housing stability.</i></p>	<p><i>CIS surrounds students with a community of support, helping them engage in school, graduate, and achieve success in life. The Student and Family Assistance (SAFA) program provides financial support to address housing insecurity, helping to stabilize students' home lives and preventing displacement.</i></p>	<p><i>This program builds tenant resiliency in Project Connect corridors by engaging renters in housing and economic justice organizing campaigns; leveraging Community Benefits Agreements to achieve tangible improvements in their communities; and building infrastructure to combat displacement events.</i></p>



Community Initiated Solutions - Tenant Stabilization

Organization & Description

Mama Sana Vibrant Woman

Community Initiated Solutions Program

Funding Amount: \$1,537,835

Funding Term: 1/1/24-12/31/26

This program provides rental assistance to program participants of organizations that are part of Austin's Maternal Health Equity Collaborative (MHEC).



Community Initiated Solutions – Homeownership Expansion

Organization & Description	Organization & Description	Organization & Description
<p><u>Austin Cooperative Business</u> Foundation Asociación de Residentes/ Asociación de Residentes North Lamar Anti-Displacement Improvements Funding Amount: \$516,206 Funding Term: 4/1/23-3/31/26</p>	<p><u>Del Valle Community Coalition</u> Homeowner Resilience Program Funding Amount: \$1,100,000 Funding Term: 3/1/23-2/28/26</p>	<p><u>Business & Community Lenders</u> The Austin Community Land Trust Accelerator Funding Amount: \$2,000,000 Funding Term: 4/1/23-3/31/26</p>
<p><i>The Asociación de Residentes North Lamar (ARNL) is a Manufactured Housing Community owned by residents as a cooperative. This program will assist with a property tax abatement strategy.</i></p>	<p><i>DVCC will support Southeast Austin homeowners at risk of displacement by providing community investment and strategies to preserve and build wealth that are responsive to homeowner needs via counseling, advocacy capacity-building, financial assistance and educational Homeowner Resilience events.</i></p>	<p><i>The Austin CLT Accelerator will grow and scale the capacity of a cohort of nonprofits to increase community land trust availability, establishing long-term affordable homeownership opportunities along Project Connect transit lines to help households stabilize their finances and avoid displacement.</i></p>



Community Initiated Solutions – Economic Mobility

Organization & Description	Organization & Description	Organization & Description
<p><u>Goodwill Industries of Central Texas</u> Connections to Work Funding Amount:\$2,000,000 Funding Term: 4/1/23-3/31/25</p>	<p><u>Life Anew Restorative Justice Inc.</u> Life Anew Anti-Displacement Property Ownership Funding Amount: \$2,000,000 Funding Term: 4/1/23-3/31/26</p>	<p><u>Interfaith Action of Central Texas iACT</u> iACT Financial Education & Literacy Program Funding Amount: \$256,650 Funding Term: 11/1/23-9/30/25</p>
<p><i>The Connections to Work program will support economic mobility within impacted areas through workforce programs providing job training and occupational skills training credentials for living-wage positions, financial capability services, and direct rent/mortgage and utility relief for eligible participants.</i></p>	<p><i>The Anti-Displacement Property Ownership program will educate eligible homeowners on land ownership, estate planning, Zero Energy, Condo Regimes, and financial literacy.</i></p>	<p><i>The Financial Education and Literacy Program will provide financial education to vulnerable children, grades 6-12, and their families to help prepare them for a financially secure future.</i></p>



Spending Dashboard – Real Estate

New Developments, Preserved Developments, and Land Acquisitions

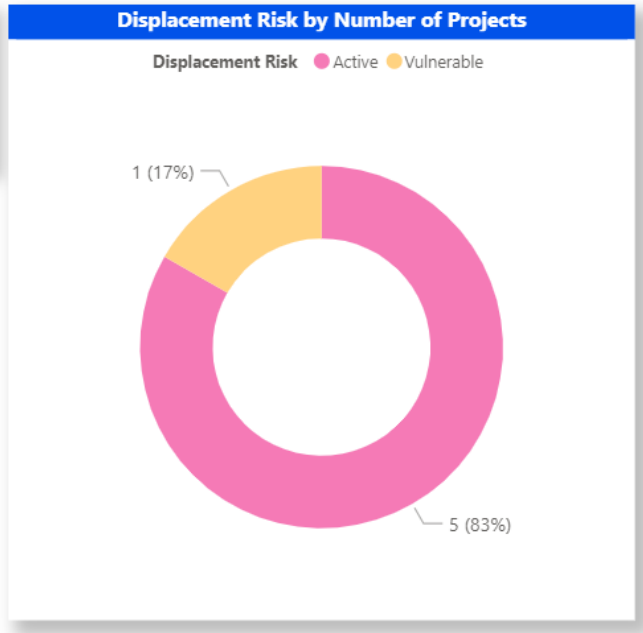
815
Affordable Units

815
Total Units

\$42,724,597
Total Funds

New Developments

Project Name	Address	Project Connect Funds	Total Units	Affordable Units	30% MFI	31 to 60%
AISD Loyola Lane	5301 Loyola Ln	\$920,000	23	23	0	
Libertad	900 Gardner Road	\$4,500,000	198	198	30	
Norman Crossing	3811 1/2 Tannehill Lane	\$8,425,345	188	188	16	
Parker Apartments	2105 Parker Lane	\$5,563,669	150	150	15	
Pathways at Rosewood Courts	2001 Rosewood Avenue	\$9,200,000	196	196	18	
The Sasha	1401 Grove Blvd.	\$3,815,483	60	60	7	
Total		\$32,424,497	815	815	86	



Units by MFI

86
30%

670
31 to 60%

59
61 to 80%

Preserved Developments and Land Acquisitions

Acquisition	PC Land Funds	Acreage
Midtown Flats	\$7,700,000	
City View at the Park	\$2,600,100	4.449
Total	\$10,300,100	



Spending Dashboard – CIS

Community Initiated Solutions

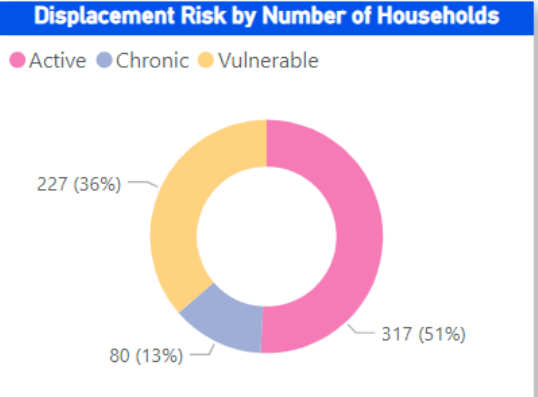
632
Total Households Served
(direct services)

593
Households of Color Served

52,967
People reached via classes, flyers, etc.
(indirect services)

Project Focus
All

CIS Organization
All



Community Initiated Solutions (CIS) Projects

CIS Organization	Total Funds Awarded	Project Term (Years)	Number of People Reached
Austin Member-Owned Business Foundation ARNL	\$516,206	3	155
Austin Voices for Education and Youth	\$1,268,000	3	36,441
BCL of Texas	\$2,000,000	3	
Communities in School of Central Texas	\$1,500,000	3	0
Del Valle Community Coalition	\$1,100,000	3	2,197
El Buen Samaritano	\$2,000,000	1	12,335
Goodwill Industries of Central Texas	\$2,000,000	2	
Interfaith Action of Central Texas	\$256,650	2	39
Life Anew Restorative Justice Inc.	\$2,000,000	3	242
Mama Sana Vibrant Woman	\$1,537,835	3	
Meals on Wheels Central Texas	\$900,000	3	
TRLA (Austin Tenants Council Project)	\$997,310	3	790
Workers Defense Project/Building and Strengthening Tenant Action	\$2,000,000	3	768
Total	\$18,076,001		52,967

1251
Children Living in Poverty Served

558
Total Renter Households Served

562
HHs Without a Bachelor's Degree Served



Next Steps

Processes

- Develop Key Performance Indicators
- Continued collaboration with City of Austin Departments, Austin Transit Partnership, and CapMetro
- Continued coordination with community to continually assess neighborhood priorities
- Ongoing updates to displacement risk maps



Next Steps

Programs

- Evaluation of CIS programs to determine effectiveness and continued funding needs
- Identify gaps in service delivery and/or program needs
- Marketing campaign to affirmatively market programs to connect residents to needed resources



Title VI Policy Update

Emma Martinez, Transportation Planner I

Why Title VI Applies to CapMetro

Title VI prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving **federal financial assistance.**

*Subsequent Federal regulations extended this protection to discrimination on the basis of income.

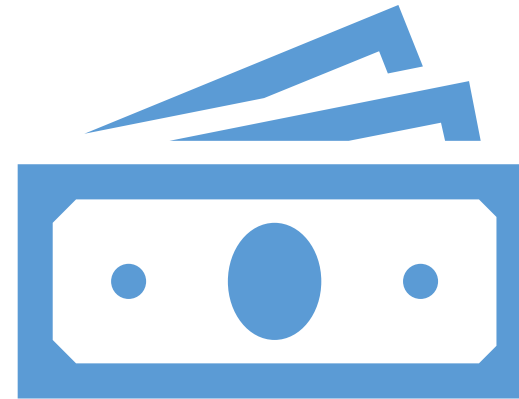
Title VI Service Equity Analyses

Does this change unfairly impact:



Minority
Populations?

“Disparate
Impact”



Low Income
Populations?

“Disproportionate
Burden”

CapMetro Title VI Policies

Major Service Change Policy

When CapMetro is required to conduct service equity analyses

A service change that affects 25% of a route's annual miles or hours

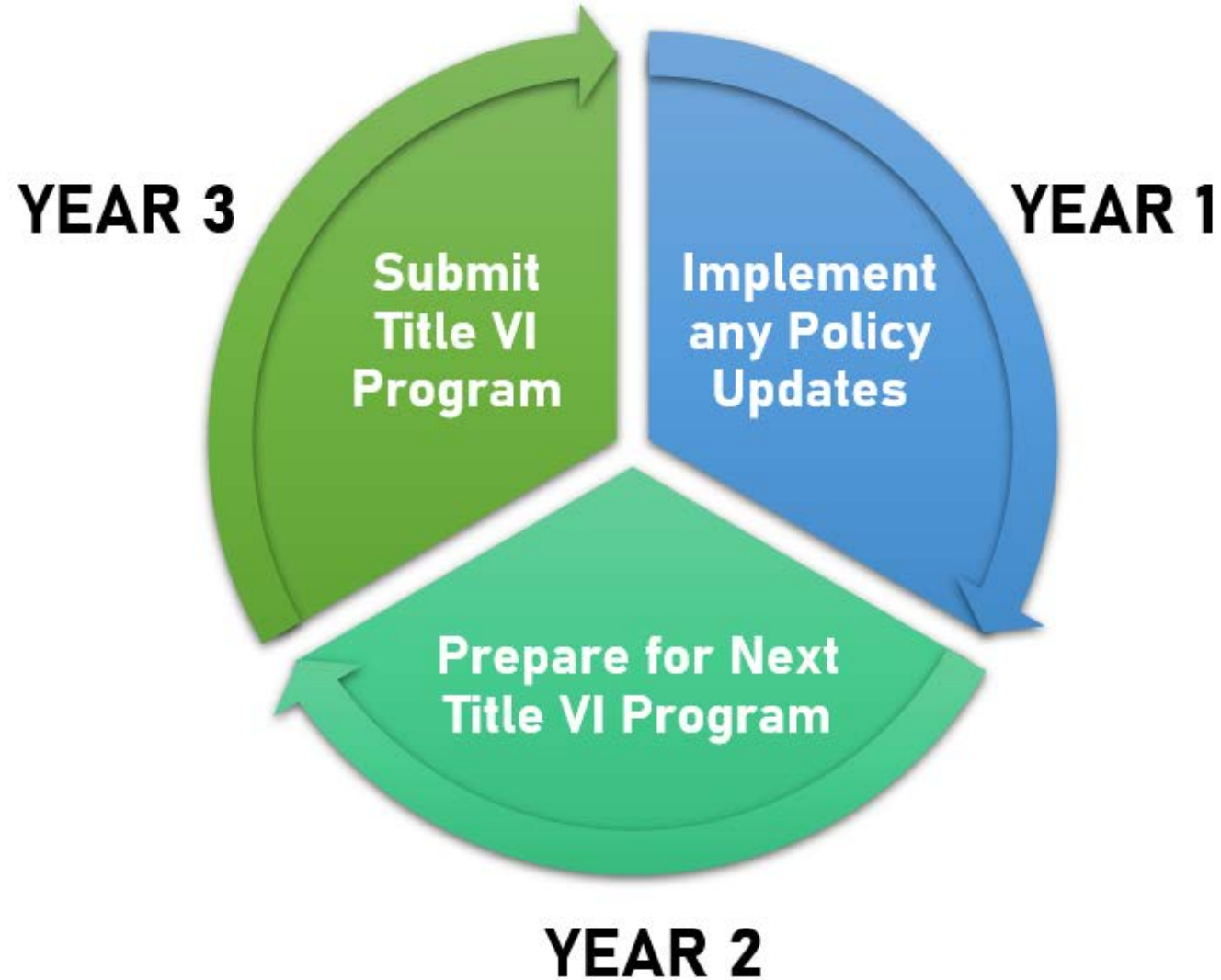
Disparate Impact/ Disproportionate Burden Policy

Determines how disproportionate impacts to minority and low-income populations are identified

When a minority or low-income population receives

- More than 2% of their share of the adverse effects of a service change, or;
- Less than 2% of the benefits of a service change

Review of CapMetro Title VI Policies



Summary of Updates to the Title VI Policy



Use data from our on-board survey, conducted every 5 years

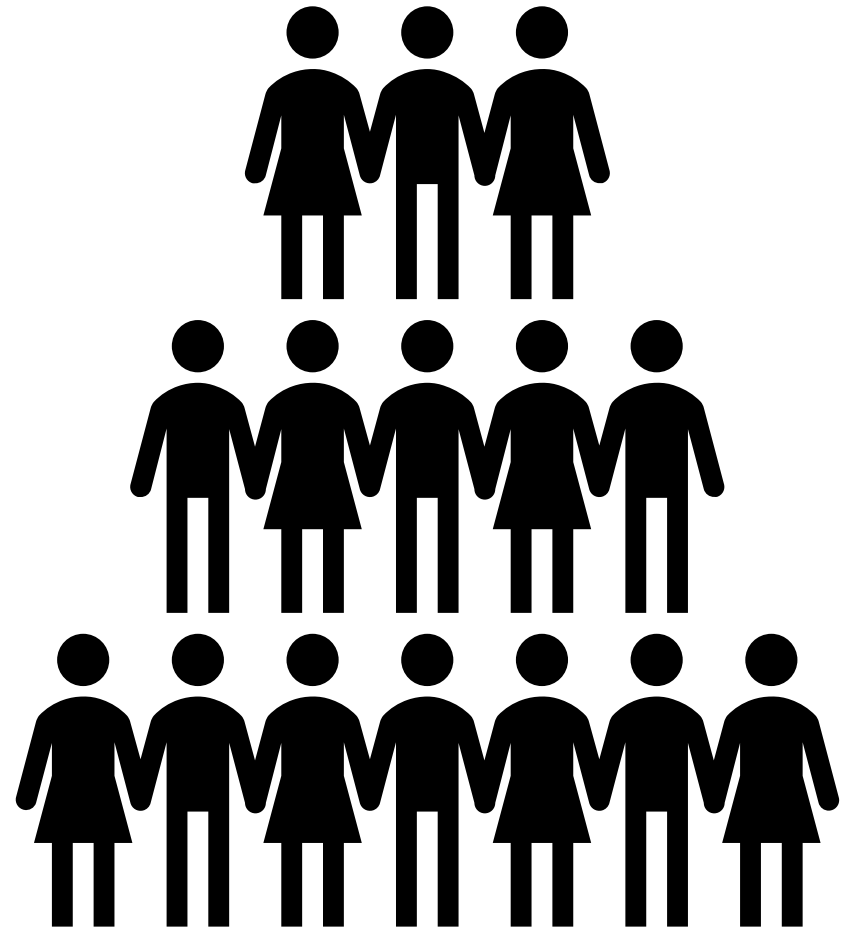


Update the analysis to include the service area average as the baseline for determining potential adverse impacts

Updates to the Title VI Policy

Use data from our on-board survey, conducted every 5 years

- Utilizing the recent on-board survey data
- Statistically significant demographic info
- Most accurate picture of our riders
- Can vary from Census data



Updates to the 2025 Policy - Example 1

Update the analysis to include the service area average as the baseline for determining potential adverse impacts

Hypothetical Example:

	Minority Riders on Route (On Board Survey)	Minority Riders in the Service Area (On Board Survey)	Disparate Impact Threshold	Difference	DI?
Route A	72%	69%	2%	3%	YES

$$72\% - 69\% = 3\%$$

Updates to the 2025 Policy – Example 2

Update the analysis to include the service area average as the baseline for determining potential adverse impacts

Hypothetical Example:

	Low-Income Riders on Route (On Board Survey)	Low-Income Riders in the Service Area (On Board Survey)	Disproportionate Burden Threshold	Difference	DB?
Route B	80%	49%	2%	31%	YES

$$80\% - 49\% = 31\%$$

Public Engagement Efforts



WEBPAGE



EMAILS



PRINTED FLYERS



TEXT ALERTS



AT-STOP SIGNAGE



**OUTREACH AT
STOPS**



**ADVISORY
COMMITTEE
PRESENTATIONS**



**ONLINE VIRTUAL
OPEN HOUSE**



**PUBLIC HEARING
(APRIL 10TH)**



**BOARD ACTION (MAY
20TH)**

How to Provide Feedback



- www.capmetro.org/TitleVIcompliance
- Email us at engage@capmetro.org
- Join us for a public hearing at 2910 E 5th Street on April 10, 2024 @ 12:15PM



MetroBike Strategic Expansion Plan II

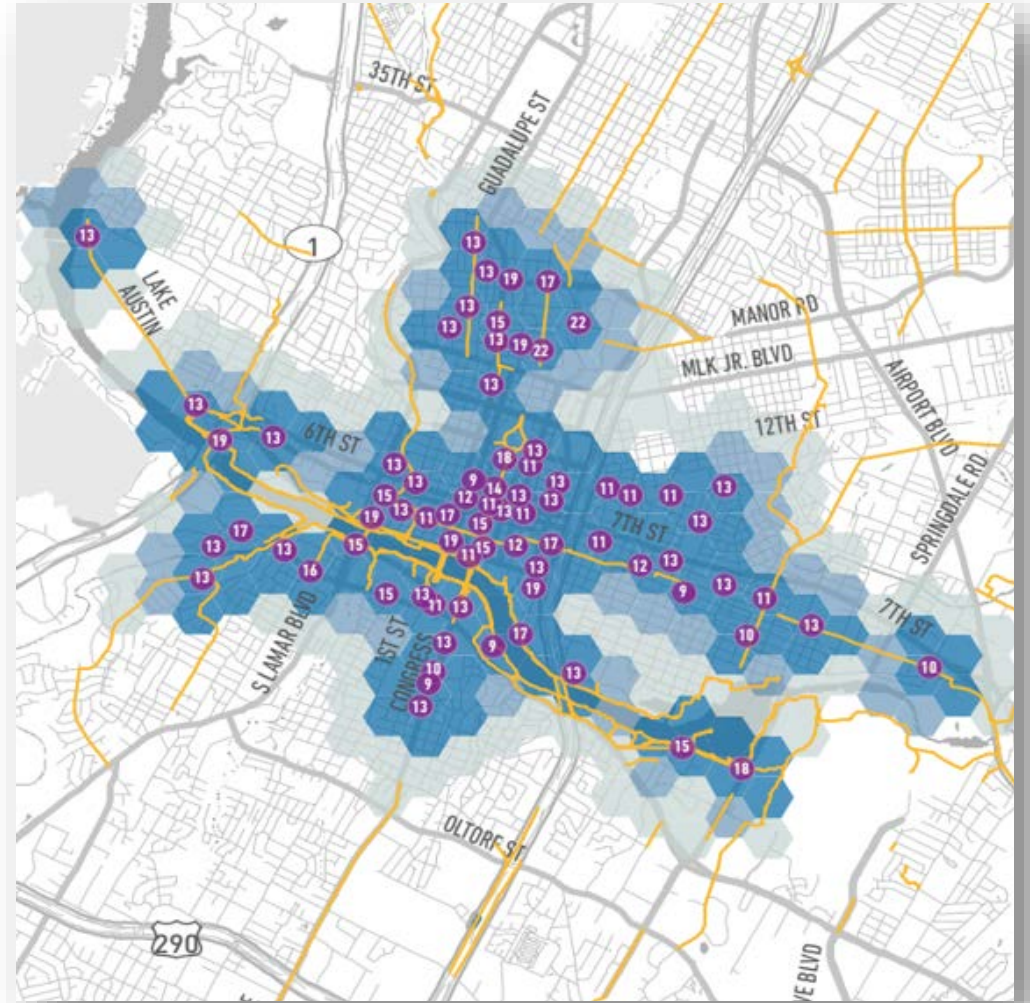
Peter Breton, Community Engagement Coordinator

Agenda

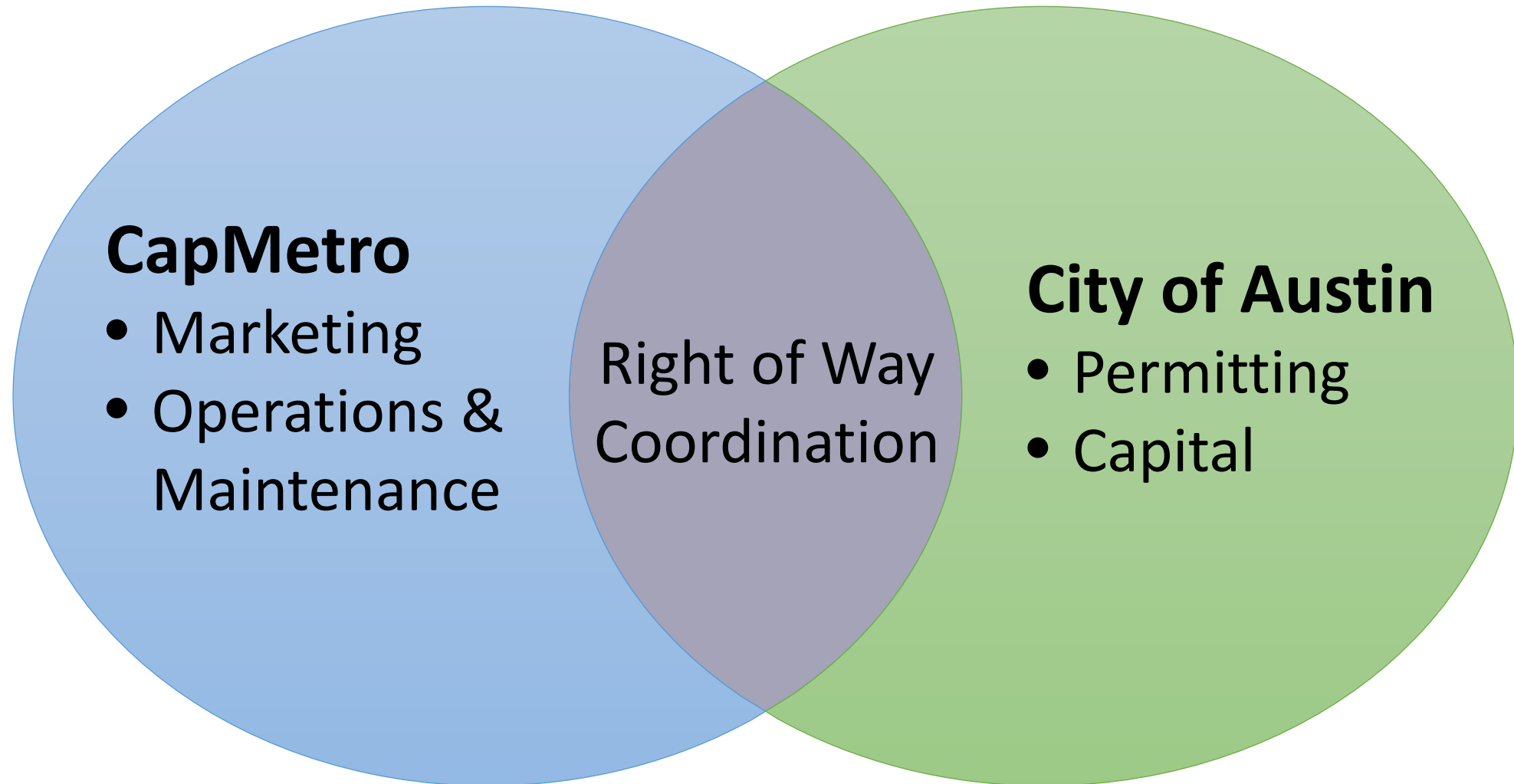
- **Introductions**
- **Current MetroBike System**
 - Service Area
 - CapMetro & City of Austin Partnership
- **Strategic Expansion Plan II**
 - Our Goals
 - Our Tools
 - Our Ask
- **Q&A**

The Current MetroBike System

- Stations:
 - Small service area
 - Placed in areas of high foot traffic
 - Quality bike facilities were the main consideration in placement
- Bikes:
 - Mix of electric and classic
 - Many classic nearing end-of-life
- Overall:
 - System mainly sees trips from UT and Downtown
 - Average length of trips: ~2mi



CapMetro and City of Austin Partnership





The Strategic Expansion Plan II

What Are We Looking For?

Connections to Transit Options

- Supports existing services
 - CapMetro Rapid
- Makes “bikeshed” more accessible

Equity in Expansion

- Expands service in historically disinvested communities
- More options for most reliable riders

Sustainable Options for the Community

- Promotes public health
- Helps first & last mile
- Grows opportunities

How Are We Accomplishing It?

Community Connectors

- Community members applied & selected from across the expansion area.
- Connectors have diverse backgrounds and experiences and help CapMetro connect to specific networks.

MetroBike Survey

- A survey, incentivized by a \$75 gift card raffle, is gathering information about how people use MetroBike.
 - Closes March 29
 - Digital and physical promotion

City of Austin Partnership

- Key partner for permitting and active transportation coordination.
- Provides essential capital and right-of-way capacity.

The Survey

Design

- Operational Questions
- Demographic Questions

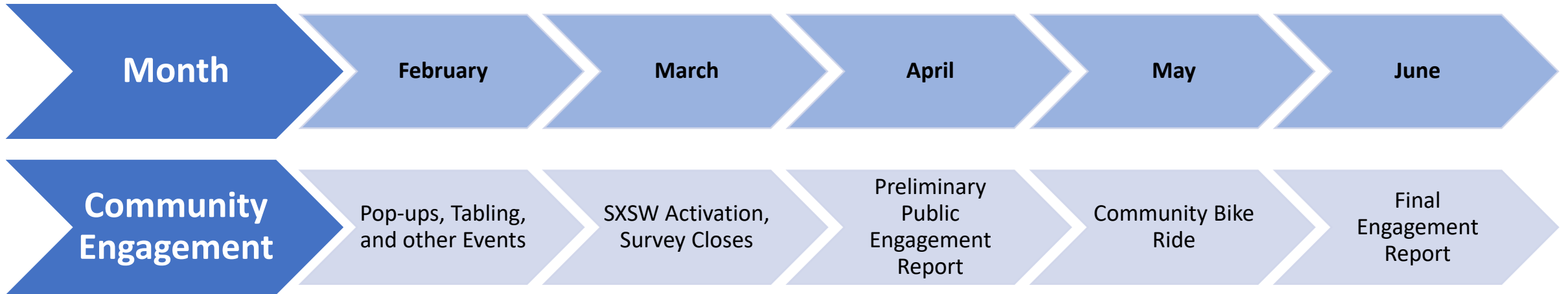
Publicity

- Event Outreach
- Social Media
- At-Station Signage

Evaluating the Data

- Benchmarks
- Insights

2024 Community Engagement Timeline



What Do We Want You To Do?

1

Take the Survey and
Sign Up for More Info!



2

Signal Boost!
Facebook | X (Twitter)



3

Use
MetroBike!



CapMetro

Thank you!