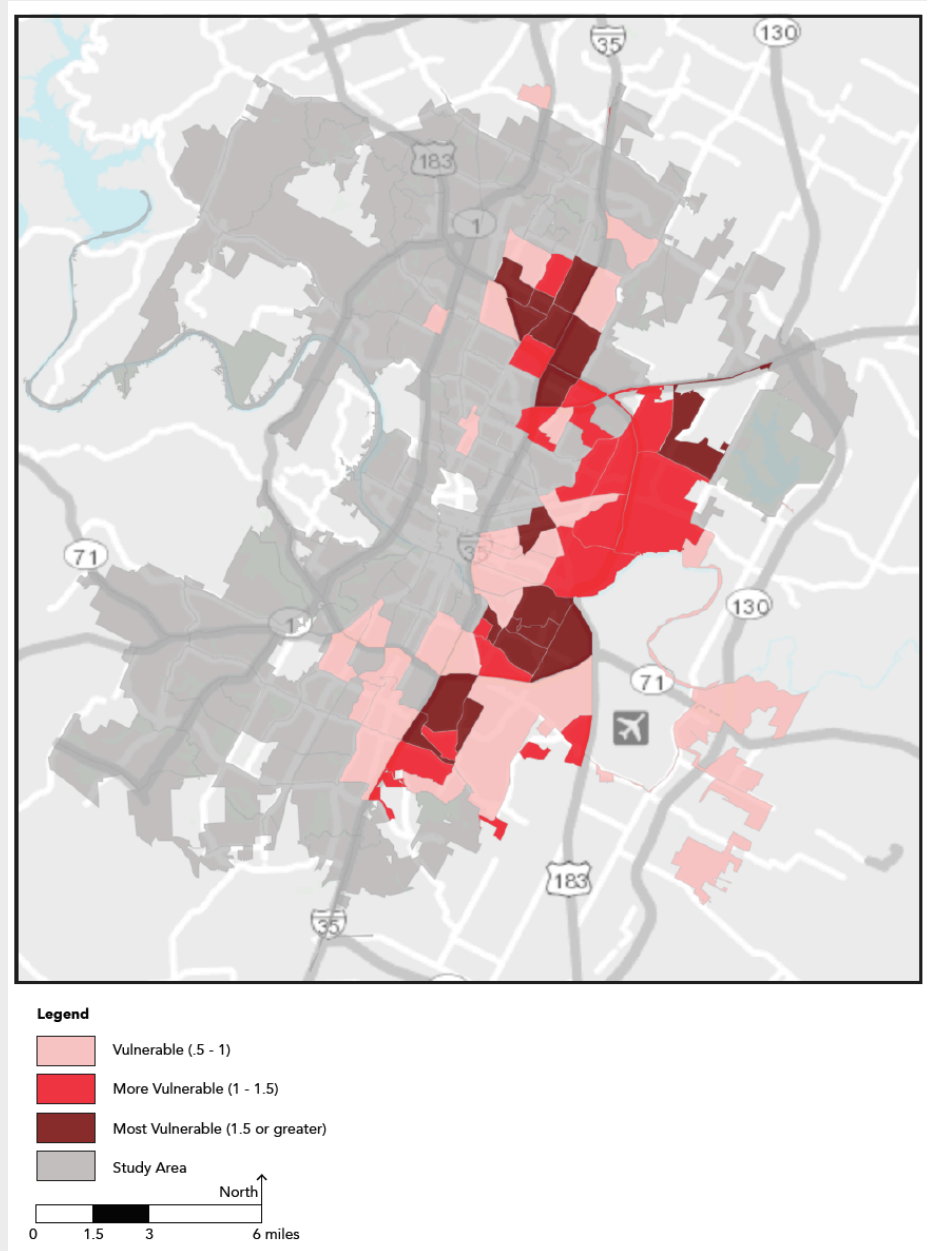


Most Vulnerable Census Tracts 2016

UT Uprooted Report 2018



iTeam – Displacement Data – August 2019

Magnitude of need - Vulnerable to Displacement

165,848

80%

Renters

67,048

39%

Owners

232,896

62%

Total

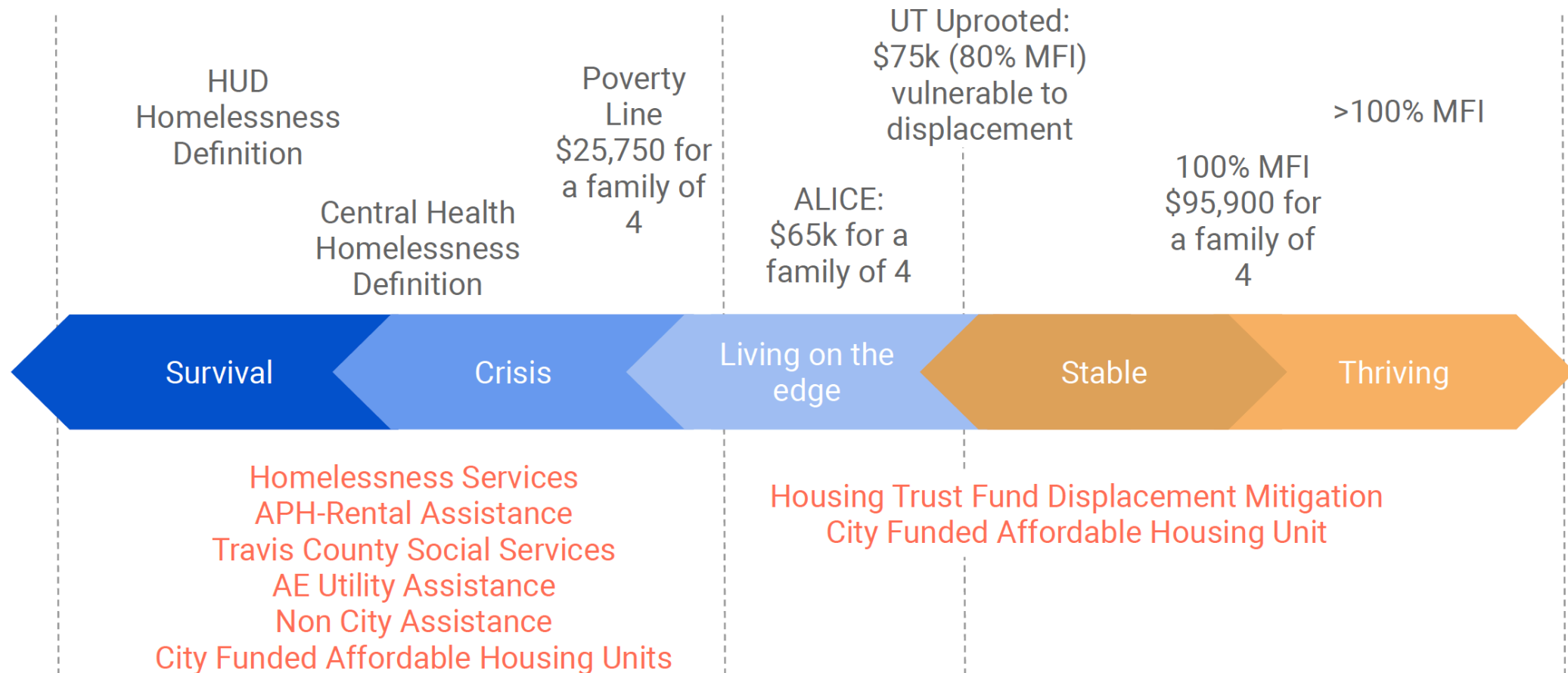
Number of people in Austin
vulnerable to displacement

577,582

Displacement is a pipeline to homelessness!

iTeam – Displacement Data – August 2019

If basic needs were met, displacement would lessen



UT 2018 Gentrification Report - Uprooted

- Absent major interventions by the City of Austin and other stakeholders, these residents—who are largely low-income persons of color—will be pushed out farther away from opportunity and dislocated from their communities.
- Meaningfully reducing displacement will require an ironclad and sustained concentration of efforts and resources in the places that need them most.
- Efforts that are equally distributed throughout the city will likely fail to operate at a sufficient intensity to meaningfully offset displacement pressures in neighborhoods that are being swept by a rising tide of gentrification.

Austin Strategic Housing Blueprint

- The Austin Strategic Housing Blueprint established a goal to create and preserve 60,000 affordable housing units in Austin by **2027**.
- Based on **232,896** households currently at risk of displacement, if all 60,000 affordable housing units were available today, that would still leave **172,896** existing vulnerable households that will have to find affordable housing elsewhere.

New Land Development Code Policies

- Blanket Upzoning:
 - Single-family to multifamily, smaller lot sizes, transition areas, and corridors.
- Long Term “Trickle Down” Affordability:
 - Based on housing filtering strategy that encourages demolition of existing affordable housing to facilitate new denser luxury and market-rate housing that will eventually become affordable and “trickle-down” to low-income families in 30-40 years.
 - Depends primarily on density bonus programs that produce relatively few income-restricted housing units and simultaneously facilitates development that results in a huge net loss of existing affordable housing.
- Transit-Oriented Development:
 - Encourages high-density development on Priority Transit Network and Imagine Austin Corridors.

Trickle Down Affordable Housing Policy Domain on Riverside

- “The Austin City Council’s vote to rezone 1,308 affordable apartment units gave the green light for the largest tenant displacement project along the East Riverside corridor — and one of the largest in Austin’s history.”
- “The 92-acre development, dubbed the Domain on Riverside, will demolish the current affordable housing to make way for high-end homes, office buildings and a hotel. Such a large project is likely to accelerate additional redevelopment in the area, furthering the transformation of the corridor into one in which few low-income households remain.”

(Austin American-Statesman Opinion – Heather Way, Elizabeth Mueller, Jake Wegmann)

Transit Oriented Development

- *On its face, the transit development is a long-awaited victory for low-income communities that need more and better transportation options in a sprawling region. But in reality, the development correlates with the expectation that hundreds of billions of dollars in land value changes will result from these and other developments permitted in the City's community plans. The rise in land value will enable the displacement of the most vulnerable populations from rapidly changing neighborhoods.*

(Pennsylvania Journal of Law and Social Change regarding transit oriented development and displacement in Los Angeles, CA.)

Recommendations:

- Avoid blanket upzoning!
- Hire a third-party to analyze how the proposed land development code and zoning will impact displacement of low- and middle-income families, & small local businesses.
- Empower vulnerable communities through neighborhood-focused small area planning.
- Enact a development without displacement land development policy and stop approving development projects that displace low-income families, families of color, and small local businesses.
- Fully implement People's Plan.
- End corporate tax incentives and \$2.5 million annual fee waivers for SXSW and redirect funds to anti-displacement programs.
- Urge high tech companies to provide \$500 million for affordable housing and anti-displacement programs.

Development Without Displacement

- Development without displacement policies include:
 - Baseline protections for vulnerable residents.
 - Preservation and production of affordable housing.
 - Stabilization of existing communities.
 - Displacement prevention as a regional priority.
 - Non-market-based housing.
 - Community development, community benefits agreements, and community-based participatory planning processes.

Community Benefits Agreements

- Enforceable private agreements between developers and communities impacted by the development to:
 - Preserve existing small local businesses, historic buildings, and cultural assets.
 - Preserve and provide affordable services and facilities that serve low- and middle-income families and families of color.
 - Establish a community-based planning process that ensures that low- and middle-income families, families of color, and small local business have a majority vote on all development and redevelopment plans and decisions that impact the area.

Displacement in Austin, Are You Next?

- Median Family Income (MFI): *(1.9% annual increase)*
 - 2019: \$64,928 – Monthly: \$5,411
 - 2029: \$80,726 – Monthly: \$6,727
- Median Housing Price: *(4.5% annual increase)*
 - 2019: \$406,000* - \$2,535 monthly mortgage payment** (47% of MFI)
 - 2029: \$630,506* - \$3,848 monthly mortgage payment** (57% of MFI)
- Average Monthly Rental: *(6.0% annual increase)*
 - 2019: \$1,433 (26% of MFI)
 - 2029: \$2,566 (38% of MFI)

****(Mortgage based on 10% down payment, 4% interest rate, 30 years term)***

***** (Includes principle, interest, property taxes, and mortgage insurance)***

Questions?

More information:

The People's Plan:

- <http://www.austintexas.gov/edims/document.cfm?id=293181>

The Fight Against Displacement Amidst Transit-Oriented Development:

- <https://scholarship.law.upenn.edu/cgi/viewcontent.cgi?article=1233&context=jlasc>

University of Texas Uprooted report:

- <https://sites.utexas.edu/gentrificationproject/>

Other resources:

- <http://eqcities.org/>
- <https://www.facebook.com/eqcities/>

Thank you!