

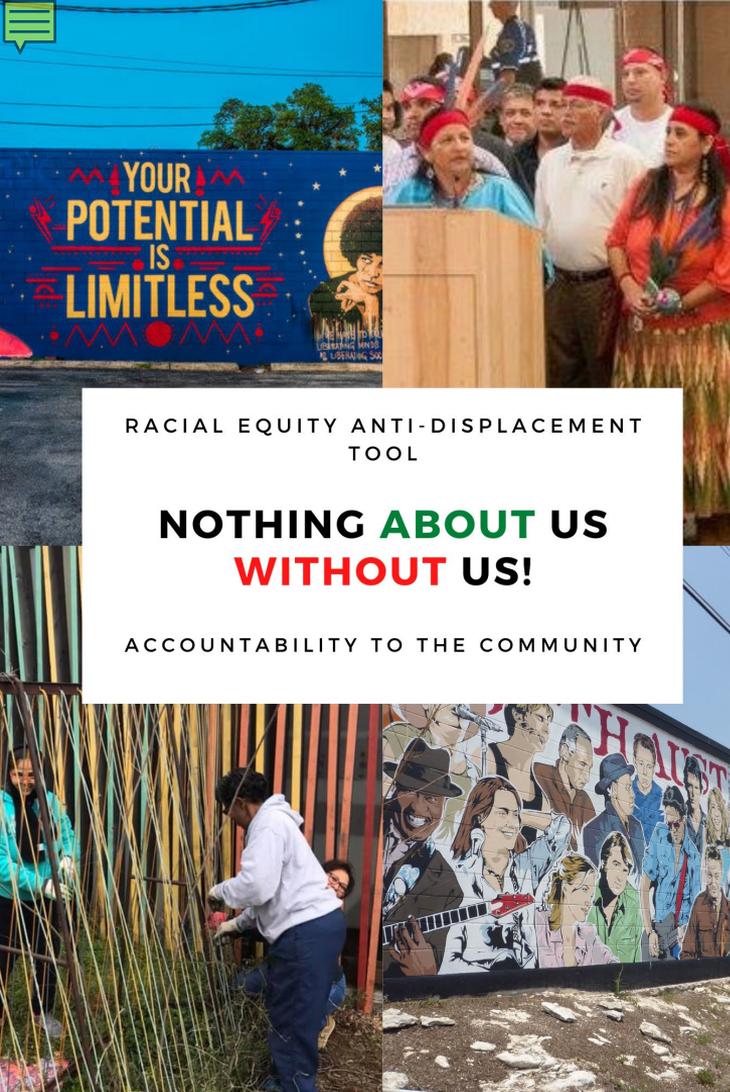


HOUSING & PLANNING DEPARTMENT

Project Connect \$300 Million
Anti-Displacement Funding Implementation Plan

Contents

- Utilizing the Equity Tool & Report
- Anti-Displacement Funds – Budget for Years 1 & 2
- Community Development Fund – Uses & Availability
- Next Steps



RACIAL EQUITY ANTI-DISPLACEMENT
TOOL

**NOTHING ABOUT US
WITHOUT US!**

ACCOUNTABILITY TO THE COMMUNITY

Utilizing the Tool Report

- **Priority Places:** All Investments will be focused in displacement risk areas within 1 mile of a Project Connect station as recommended by the Tool.
- **Priority Purposes:** Investments must advance at least one priority purpose as recommended by the Tool.
- **READ Tool Maps and Dashboard:** To understand the conditions in the respective geographies to prioritize investment.
- **Application and Scoring Criteria:** The Tool will inform the scoring criteria for the Community Development Fund's competitive process.

Utilizing the Tool Report

- The report is an aspirational document that:
 - explains *why* these funds are needed
 - defines *where* they are most needed
 - and outlines *how* to address displacement through community priorities, including: affordable housing, high-quality jobs, cultural anchors, support of BIPOC-owned business, and purchasing land for community-led projects



Figure 7. Illustration created by Racial Equity Catalyst Jasmine Willis. Balanced Allocation Priorities to be achieved as a result of using the Tool.

Utilizing the Tool Report

- The Tool was designed using a community lens to help guide decisions about the use of anti-displacement funds.
- Organizations applying for funds will use the Report and the Tool to help guide their proposed solutions.
- The grant Application and Evaluation have been informed by questions in the tool.





Utilizing the Tool Report

Project Connect Racial Equity Anti-Displacement Maps and Dashboard



Displacement Risk Dashboard | Displacement Risk Maps | Access to Opportunity Maps | About this Tool

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".

Select Displacement Risk

All Active Displacement
Chronic Displacement Vulnerable

Select Geography

All East North Northeast
South Southeast

Select Council Districts with Displa...

All 1 2 3 4 5 7 9
10

Select different categories to see how the data changes. To clear your selection, click "All".

Displacement Risk (2019)

Active Displacement
Chronic Displacement

Race and Ethnicity

White 36%
Black or African American 9%
Hispanic, Latino/a, Latinx, Chicana/x 23%
Two or More Races 5%

Occupied Housing Status

Owner 35%
Renter 65%

Median Home Value
\$281k

Total Population
112k

Total Housing Units
54k

City and Non-City Affordable Housing Units

9k
(4k City-Subsidized Units)

Communities of Color

64%

Low-Income

72%
People making at or below 80% Median Family Income

Severely Rent Burdened

24%
50% of Income on Rent

Children Living in Poverty

34%

25 and older without a Bachelor's Degree

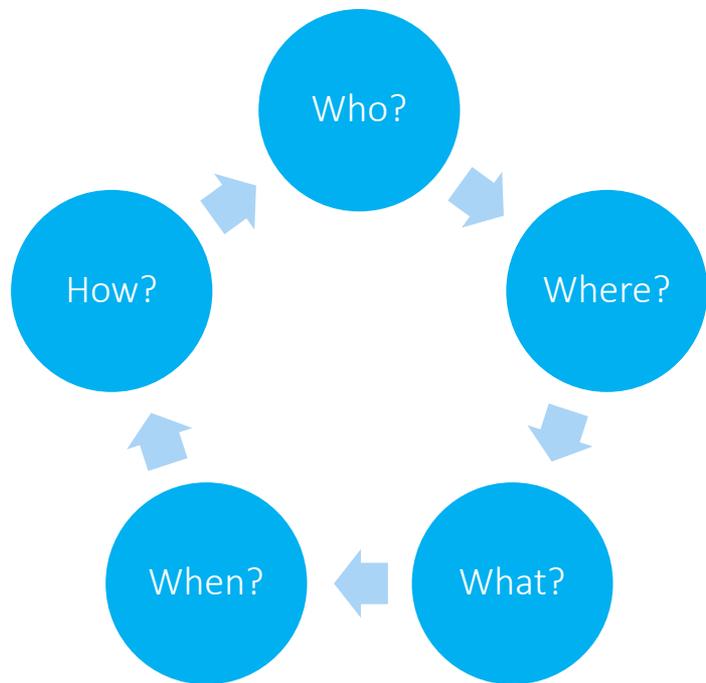
66%

Map legend

Powered by Esri

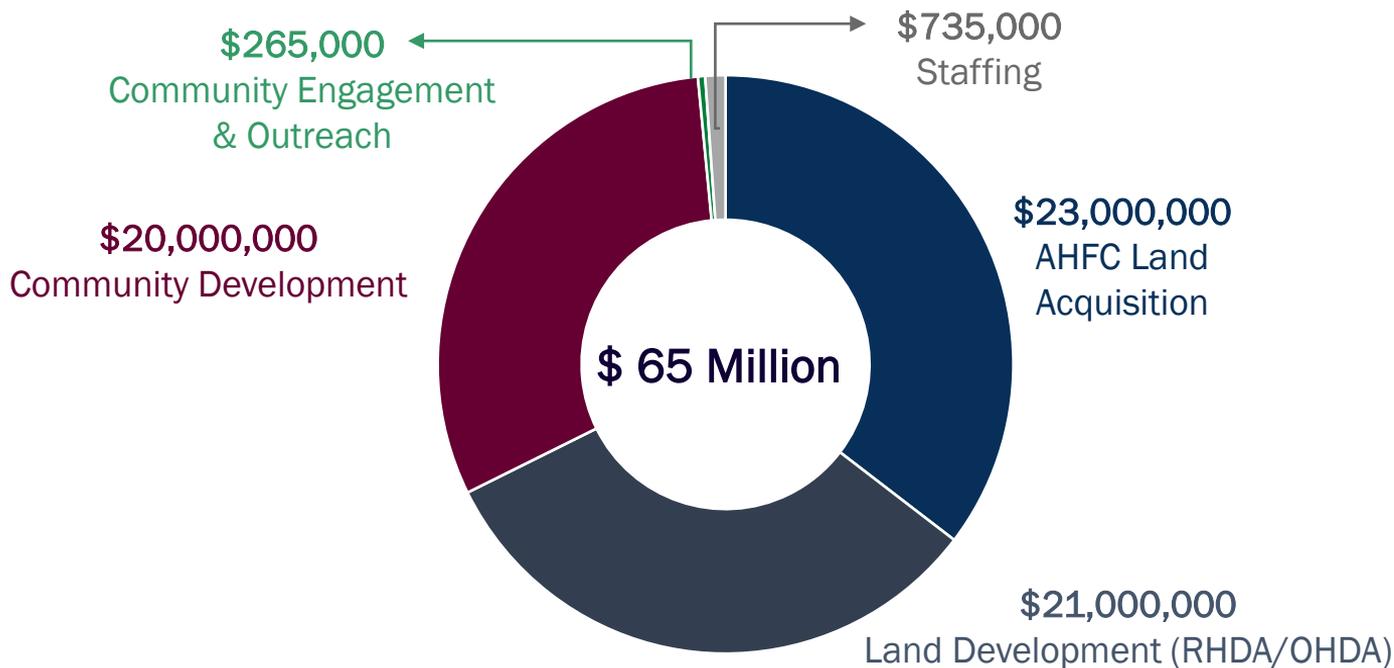
Project Connect Anti-Displacement Investment Strategy

- The Investment Strategy is not one single thing, but it is a series of informative steps, processes, research and data that informs how we focus the investments.
- Who? **Demographic Focus** – Persons identified by the Uprooted Report as Vulnerable to Displacement
- Where? **Geographic Focus** – Within 1 mile of a Project Connect station and living within an area that is experiencing Active, Chronic or Vulnerable displacement risk.
- What? **Protect, Preserve, Produce**
- When? **Timing** – this is a crucial consideration as to what investments should be made and when.
- How? **Establishing Equitable Processes** – Centering community voices and elevating their priorities, purposes, places.





Anti-Displacement Fund Budget – Years 1 & 2



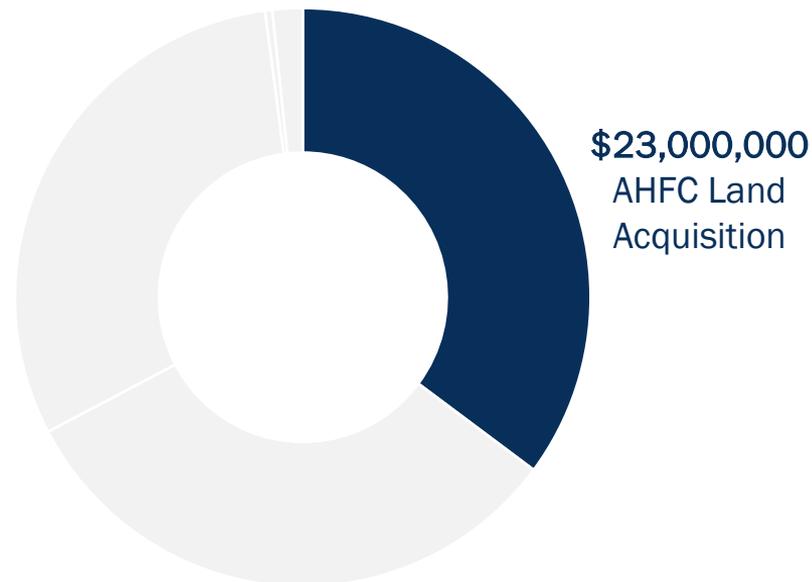


AHFC Land Acquisition

Funds allocated to AHFC for use including loans to eligible 501c3 non-profits for the purpose of:

1. Preserving and developing affordable housing on small sites, as well as rental and ownership on larger sites
2. Land acquisition and banking for development of large sites, both rental and ownership, as well as for expansion of city owned community land trust

within one (1) mile of PC in areas active and most vulnerable to displacement.





Land Development

To assist private and nonprofit developers acquire state tax incentives and bonds for Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) for the purpose of:

1. Acquisition,
2. Rehabilitation, and
3. New construction of affordable housing for low - to moderate- income homebuyers

within one (1) mile of PC in areas active and most vulnerable to displacement.



\$21,000,000

Land Development (RHDA/OHDA)

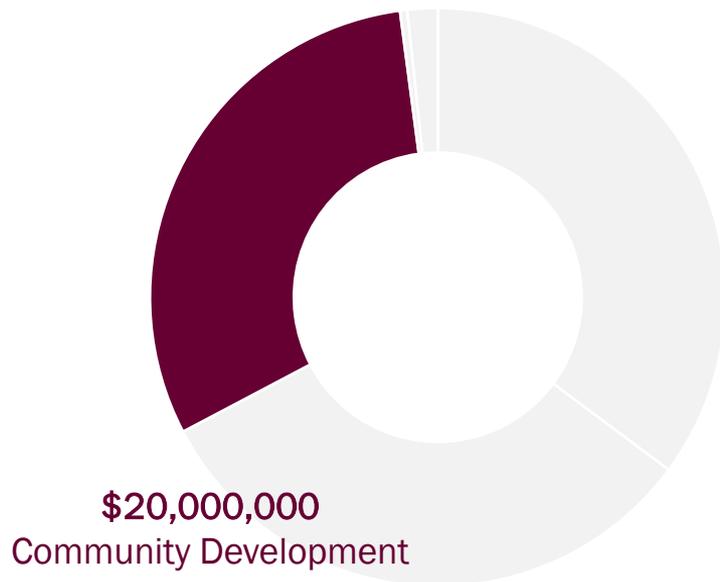


Community Development

A competitive grant process for community-initiated solutions that:

1. Prevent the displacement of Tenants
2. Prevent the displacement of Homeowners
3. Create economic mobility opportunities

within one (1) mile of PC in areas active and most vulnerable to displacement





Community Development

Renters/Tenant Stabilization

These investments may include a range of tenant investments and stabilization services to include, but not limited to:

- Tenant legal services and representation
- Emergency rental assistance
- Education on Fair Housing Laws & Tenant Rights
- New program services and investments to help stabilize tenants



Community Development

❑ **Expanding and Preserving Homeownership Opportunities**

These investments may include a range of programs and services that expand and preserve homeownership opportunities to include, but not limited to:

- ❑ Down payment and closing cost assistance programs
- ❑ Mortgage & Foreclosure Assistance
- ❑ Home rehabilitation and repair loans
- ❑ Existing community land trusts and housing cooperatives
- ❑ New program services and investments to help stabilize tenants



Community Development

❑ **Other Anti-Displacement Strategies**

These will include investments that build economic mobility opportunities within the impacted area of Project Connect.

This may include a variety of solutions aimed at:

- ❑ emerging cooperative homeownership,
- ❑ community land trusts,
- ❑ use of publicly owned land for community benefit,
- ❑ building community wealth through traditional and innovative housing solutions that lead to equitable development without displacement.



Next Steps – Launch Community Development Fund

1 Outreach

- **Outreach:** February – May 31, 2022
Outreach meetings will be conducted within 1 mile of a Project Connect stations in communities with vulnerable, active, and chronic displacement risk.

2 NOFA Released

- **Notice of Funding Released:** March 31, 2022

3 Pre-Proposal Meetings & Technical Assistance

- **Pre-Proposal Meeting:** April 4, 2022 – Zoom/Teams and Live Stream
Technical Assistance: April 5 – May 31, 2022 (specific dates to be announced)

4 Applications Due & Awardees Notified

- **Applications Due:** June 3, 2022
- **Applicants Are Notified:** Fall 2022

Establishing Future Investment Priorities

- **Project Connect Community Advisory Committee**
- **Broader Community Engagement**
- **Participatory Budget Process**
- **3 Year Budget Planning Process: (Spring 2022, 2024, 2026 & 2028)**





Questions

Thank You

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Join the Project Connect anti-displacement email list to receive regular updates on the progress of these initiatives and ways to stay engaged: <https://bit.ly/antidisplacementupdates>