

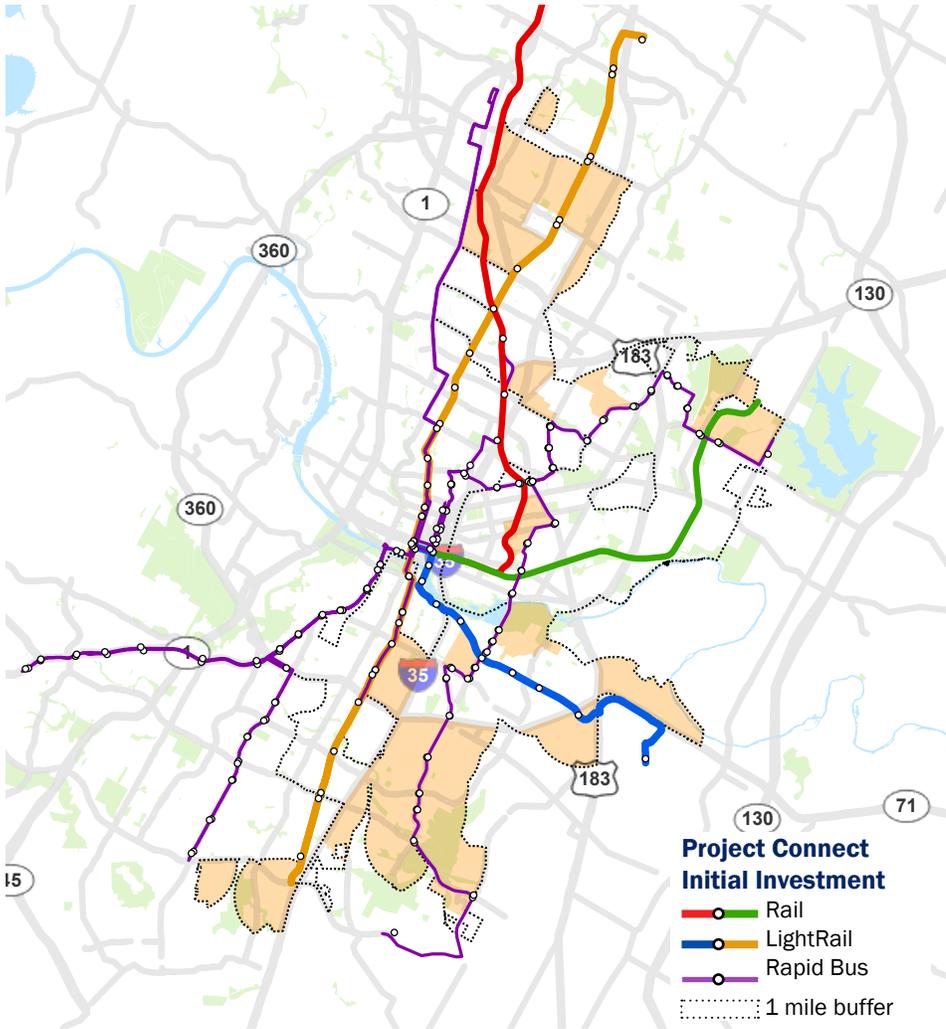
Displacement Risk Areas within 1 mile of Project Connect



HOUSING & PLANNING

Vulnerable

Neighborhoods in this category include areas with vulnerable residents and no significant demographic change. Some neighborhoods are near or contain areas with high property values and/or high rates of appreciation.



Population (2020)



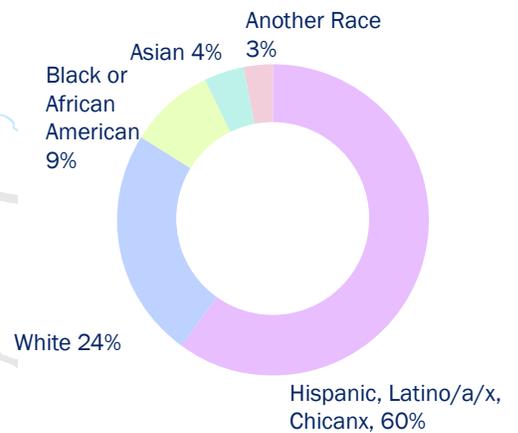
Housing Units (2020)



Affordable Housing Units (2022)



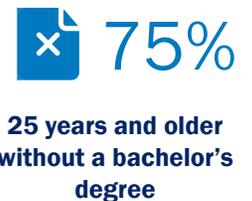
Race and Ethnicity (2020)



Vulnerable Displacement Risk

Indicators of vulnerability (2019)

Five factors were used to determine a neighborhood’s vulnerability to displacement as a result of rising housing costs. The presence of more factors increases vulnerability. Compared to other areas, Vulnerable displacement risk areas have the highest shares of communities of color, children living in poverty, and people 25 years and older without a bachelor’s degree.





# Vulnerable

### Vulnerability score

The chart below plots resident vulnerability in neighborhoods within 1 mile of Project Connect stations and lines. Neighborhoods classified as Vulnerable displacement risk are highlighted in yellow. Two thirds of these neighborhoods have a much higher proportion of more vulnerable residents than the average Austin-area neighborhood.



### Displacement challenges related to Project Connect

- Vulnerable areas have the greatest number of vulnerable residents and the greatest degree of vulnerability.
- These areas also have the highest share of severely rent-burdened households compared to other displacement risk areas. Increases in land values as a result of Project Connect will likely strain already cost-burdened households.

### Opportunities for Project Connect anti-displacement funds

- **Acquire land for future equitable development.** Vulnerable areas have lower average home values than areas at other stages of displacement risk. Investments can secure land for community-led projects in advance of escalating land costs. As the [Uprooted](#) report states, “Buying land and housing in this early period gives cities, community development organizations, and residents more capacity to mitigate displacement when change does come.”
- **Pathways to wealth-building.** Opportunities to build economic mobility and increase incomes can mitigate displacement pressures. Wealth provides the resilience to withstand emergencies and to afford post-secondary education for adults and the next generation. Increasing access to homeownership and living-wage, career-path, family-sustaining jobs will be critical to ensure long-term financial sustainability for people.

### Impact

Vulnerable displacement risk areas should be prioritized for anti-displacement funding because they have the greatest number of people and the greatest degree of vulnerability. Investments also have the potential leverage land values that have not yet escalated.



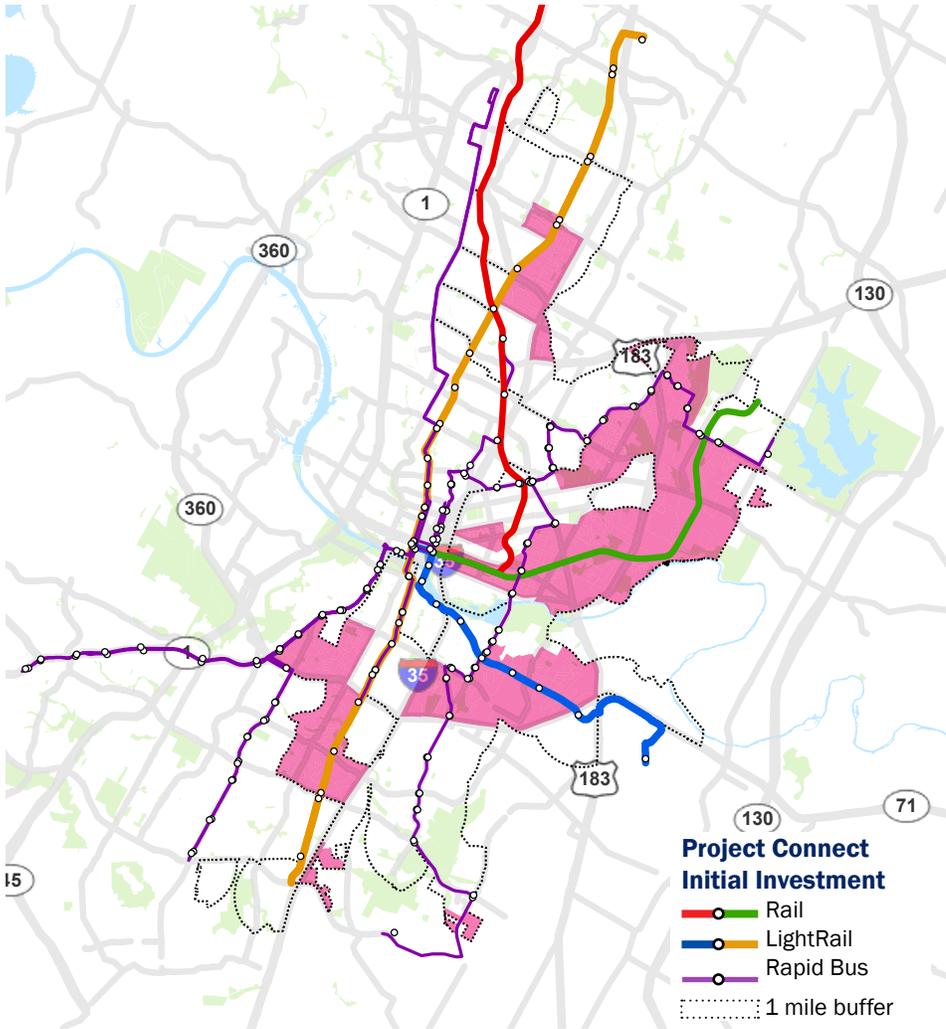
Displacement Risk Areas within 1 mile of Project Connect



HOUSING & PLANNING

Active Displacement

Neighborhoods in this category include areas with vulnerable residents, active demographic change, and accelerating or appreciating housing market.



Population



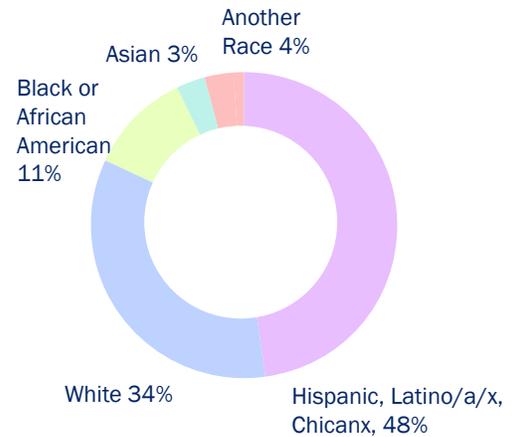
Housing Units



Affordable Housing Units



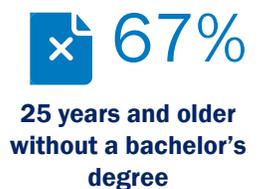
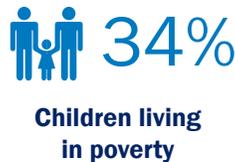
Race and Ethnicity



Active Displacement Risk

Indicators of vulnerability

Five factors were used to determine a neighborhood's vulnerability to displacement as a result of rising housing costs. The presence of more factors increases vulnerability. Compared to other areas, Active Displacement Risk areas have slightly higher shares of low-income communities and renters.





# Active Displacement

### Vulnerability score

The chart below plots resident vulnerability in neighborhoods within 1 mile of Project Connect stations and lines. Neighborhoods classified as Active Displacement risk are highlighted in pink. More than half of these neighborhoods have a much higher proportion of more vulnerable residents than the average Austin-area neighborhood.



### Displacement challenges related to Project Connect

- These areas are particularly vulnerable to rent increases, as appreciating housing markets with high shares of low-income renters see increased demand from higher-income households.
- The high numbers of existing affordable units could mitigate displacement pressure, but efforts must be made to ensure existing affordable units are preserved.

### Opportunities for Project Connect anti-displacement funds

- **Minimize immediate displacement.** Invest to stabilize existing residents, using tools such as rental assistance, tenant legal services and representation, education on fair housing laws, tenant rights, and homeowner rights.
- **Multifamily preservation.** Offer incentives to landlords to preserve the rent restrictions on their properties.

### Impact

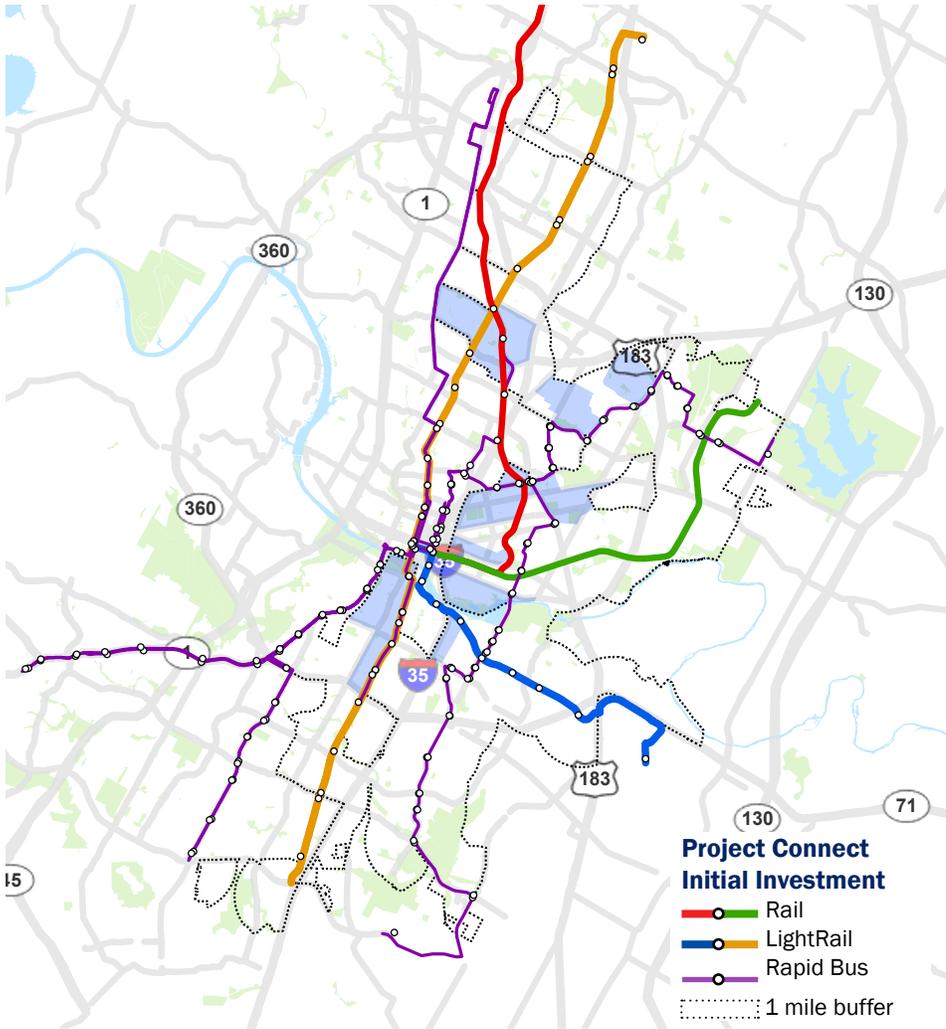
Target early investments in Active Displacement risk areas with populations considered more and most vulnerable. The rapidly escalating housing costs in these areas make these areas particularly important for immediate action.





# Chronic Displacement

Neighborhoods in this category include areas where vulnerable residents have been displaced, significant demographic change has occurred, and the housing market is high value and appreciated.



**Population**



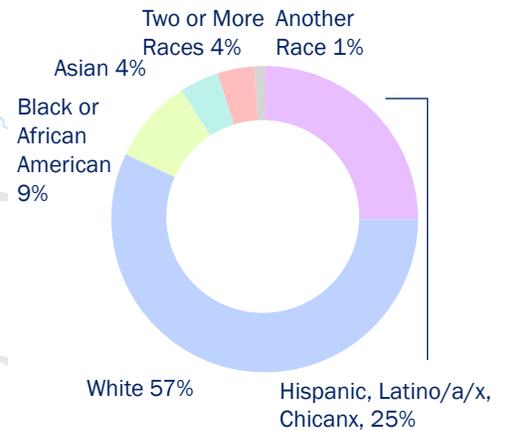
**Housing Units**



**Affordable Housing Units**



**Race and Ethnicity**



**Chronic Displacement Risk**

**Indicators of vulnerability**

Five factors were used to determine a neighborhood's vulnerability to displacement as a result of rising housing costs. The presence of more factors increases vulnerability. Compared to other areas, Chronic Displacement risk have experienced the most demographic change and have the lowest shares of vulnerable residents remaining.





# Chronic Displacement

## Vulnerability Score

The chart below plots resident vulnerability in neighborhoods within 1 mile of Project Connect stations and lines. Neighborhoods classified as Chronic Displacement risk are highlighted in blue. Very few of these neighborhoods have vulnerable residents.



## Displacement Challenges related to Project Connect

Significant displacement has occurred as a result of continuous harm caused by segregation, disinvestment, urban renewal, environmental injustice, and gentrification. Few vulnerable residents remain.

## Opportunities for Project Connect anti-displacement funds

- **Targeted Outreach.** Vulnerable residents are no longer the majority in these areas, but additional analysis and outreach can help target services to vulnerable residents who remain.
- **Preference policy.** A preference policy should apply to all areas of displacement risk. Particular effort should be made to help displaced communities re-establish roots in Chronic Displacement risk areas.

## Impact

Due to the increase in land values and demographic shifts, anti-displacement investments in Chronic Displacement risk areas will have less of an impact on populations vulnerable to displacement.

