



**Austin Board of REALTORS® Board of Directors
Resolution Supporting the Project Connect Vision**

WHEREAS, part of the Austin Board of REALTORS®'s (ABoR) mission is to improve the lives of Central Texas families and connect homeowners and REALTORS® to the legislative process, speaking up for the places we call home; and

WHEREAS, as the ABoR Strategic Plan includes solidifying ABoR as the most influential force in issues impacting homeowners and the real estate profession in Central Texas; cultivating and maintaining strong community partnerships and alliances; and mobilizing members to become advocates in governmental affairs at the local, state, and national level; and

WHEREAS, ABoR has and will continue to advocate for the healthy and sustainable development of Austin in a manner that protects the rights of property owners and enables people of all backgrounds, lifestyles, and incomes to choose where and how to live; and

WHEREAS, as the population in Central Texas grows, the Austin area faces serious mobility challenges and providing adequate mobility is absolutely critical for maintaining a healthy real estate market and to help sustain our region's growth; and

WHEREAS, reducing congestion, increasing mobility options, and decreasing transportation costs should be a high priority for all in the region; and

WHEREAS, transportation and land development go hand-in-hand in creating a more affordable, connected and thriving Austin; and

WHEREAS, Austin's development patterns caused by the current Land Development Code and planning efforts complicate efforts to provide infrastructure needed by our fast-growing city and impede building a functional multi-mode transit system, forcing continuing urban sprawl; and

WHEREAS, the increased growth in the region coupled with a significant imbalance between housing supply and demand has created a housing affordability crisis that continues to push our workforce and diversity further away from the metro center thereby increasing the number of commuters on the area's roadways, adding to congestion, and increasing commuting times and transportation costs of residents; and

WHEREAS, Austin needs both a revised Land Development Code and a robust public transportation network that allows the City to dynamically plan and manage the growth of our rapidly growing population; and

WHEREAS, the Austin Strategic Mobility Plan calls on the City of Austin to plan and promote

transit-supportive densities along the Transit Priority Network corridors as well as to promote economic growth for individuals and the city through strategic investments in transportation networks that meet the needs of the 21st century; and

WHEREAS, the benefits of public transit are highlighted in an October 2019 joint report between the National Association of REALTORS® (NAR) and the American Public Transportation Association (APTA) which found that people living in transit sheds (a half-mile from stations) have lower annual transportation costs and have access to a greater number of jobs within a 30-minute commute, along with connections to more destinations.

WHEREAS, a well-planned high capacity mass transit system can help to address mobility and congestion challenges, including reducing commute times and lowering transportation costs by providing affordable travel options, as well as respond to the desires of the region's growing workforce and provide improved access to affordable housing; and

WHEREAS, the Project Connect Vision represents a plan and overview of a system that has the potential to meet these objectives; and

WHEREAS, supporting public transit service expansion, along with appropriate land use policies, can further propel development and housing opportunities; and

WHEREAS, once the Project Connect Vision is finalized, the implementation of the Project Connect system will likely require an election to authorize a significant bond issuance by the City of Austin to fund the system components; and

WHEREAS, subject to the items referenced below being adequately addressed, ABoR supports the Project Connect Vision; and

WHEREAS, support for a bond issuance will be separately considered by ABoR when details and requirements for implementation of the Project Connect system are identified;

WHEREAS, public transportation is an invaluable community amenity that increases the attractiveness of a neighborhood; and

WHEREAS, on behalf of its more than 13,000 members, ABoR is focused on preserving a high quality of life in Central Texas and addressing the implications of our region's rapid growth and looks forward to remaining a partner in this process moving forward; **NOW, THEREFORE,**

BE IT RESOLVED:

The Austin Board of REALTOR®, supports the Project Connect Vision provided the following items are addressed during the process to finalize the vision:

- a) The Project Connect system, including mode choice, be designed to utilize efficient, cost-effective and flexible technology that can be adapted to changing needs, development patterns, and growth in the region;

- b) The Project Connect system be designed so as to not convert all, or significant portions of, through roadway lanes in existing corridors to dedicated transit pathways and so as to minimize impacts on portions of through roadway lanes and other roadway infrastructure where Project Connect improvements do not otherwise reduce congestion and improve service for all modes of travel;
- c) A detailed financial plan addressing initial capital costs, long-term operations and maintenance expenses, and a sustainable means for funding operations be developed and made publicly available;
- d) The City and Capital Metro develop a “contract with the voters” identifying permissible uses of Project Connect bond proceeds, criteria and timing for expenditure of bond proceeds, and identifying Capital Metro as the designated local transit agency pursuant to state and federal law as the primary implementing entity of the Project Connect system;
- e) The City demonstrate clear and measurable progress on the implementation of the corridor improvements provided for in the 2016 Mobility Bond in accordance with the contract with the voters for that bond proposition;
- f) The City adopts a new Land Development Code that provides for a rich and diverse supply of housing and density along the Transit Priority Network corridors to support new and additional transit capacity, including an emphasis on transit-oriented development (TOD), transit-oriented communities (TOC), and transit-based zoning;
- g) The Project Connect System be designed in such a manner so as to not only improve mobility within the City of Austin, but also improve connectivity regionally;
- h) The City and Capital Metro should actively seek input from regional partners such as the Central Texas Regional Mobility Authority, Capital Area Metropolitan Planning Organization, and municipalities that will be served by the Project Connect System;
- i) The Project Connect System be bold and comprehensive, with the goal of transforming mobility in a manner that is long-term and generational in scope; and
- j) The City implement housing affordability strategies and land use policies to mitigate displacement from high-value public transit and ensure that housing near transit remains available to as many people as possible.

Adopted on January 8, 2020 by the Austin Board of REALTORS®.



Romeo Manzanilla
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Austin Board of REALTORS®



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