

Housing Accelerator

AUSTIN COMMUNITY FOUNDATION

2025 ANNUAL REPORT

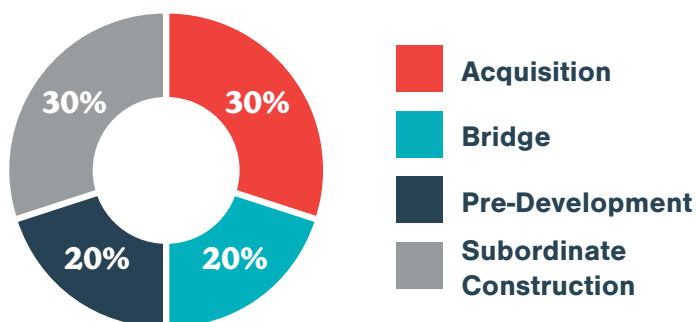
*Meeting the urgent need
for affordable homes.*

The Housing Accelerator combines research, collaboration and philanthropic resources to increase access to affordable housing in Central Texas. Our loan fund provides fast, flexible capital that leverages public and private dollars to accelerate the pace of affordable housing production and meet the urgent need in our region.

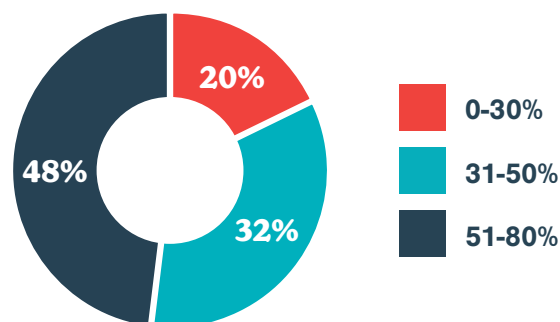
By the end of 2025, the Housing Accelerator...

- / Originated 10 loans totaling over \$17.9 million, leveraged to support more than \$430 million in project costs
- / Had three loans repaid, totaling \$6.4 million now available for reinvestment in new projects
- / Funded work on 1,065 affordable units for Austinites earning 30-80% of the Area Median Income (AMI), or between \$40,150 and \$104,200 for a 4-person household
- / Bolstered an additional 218 units of workforce housing for individuals and families earning 80-120% AMI
- / Delivered 100 units of permanent supportive housing to the market through Cady Lofts
- / Supported housing for people with significant disabilities, people experiencing chronic homelessness, service and care providers, seniors, and survivors of domestic violence
- / Received the “Next Big Idea” award from the Urban Land Institute
- / Was awarded a \$6 million grant from St. David’s Foundation to grow the fund

LOANS ORIGINATED BY TYPE



UNITS FUNDED BY % OF AMI



2025 Milestone: Cady Lofts Opened

“I’d never been so happy in my life.”

- Rose, Cady Lofts Resident

See our impact by the numbers.

IMPACT DATA	2023	2024	2025	TOTAL
Number of Loans Made	2	5	3	10
Total Loaned	\$4M	\$7.6M	\$6.3M	\$17.9M
Number of Units Funded	316	528	221	1,065
To Rent	316	364	174	854
To Own	0	164	47	211



- 1. Cameron Senior Housing** (Funded in 2024)
82 supportive units for independent seniors
- 2. Bailey at Berkman** (Funded in 2025)
104 units, a quarter of which are reserved for individuals experiencing chronic homelessness
- 3. Ovetta Rosedale** (Funded in 2025)
70 units for families with onsite Pre-K
- 4. *Cady Lofts** (Funded in 2023)
100 supportive units for people transitioning out of homelessness
- 5. *Lamar Square (The Bloom)** (Funded in 2023)
150 units remodeled, plus 400 new units for adults with intellectual disabilities
- 6. The Sasha** (Funded in 2024)
60 supportive units for survivors of domestic violence and their families
- 7. Sunset Ridge** (Funded in 2024)
438 units total, with 220 units dedicated to households making 50-80% AMI
- 8. *Willows Crossing** (Funded in 2024)
38 units for affordable homeownership
- 9. Persimmon Point** (Funded in 2024)
126 units for affordable homeownership
- 10. Goodnight Ranch** (Funded in 2025)
47 units for affordable homeownership

**Loan has been fully repaid.*

Learn more about our projects and partnerships, and discover how you can support this work at austincf.org/housingaccelerator.

Statement of Financial Position

ASSETS

Cash	\$121,695
Investments	\$5,682,870
Loans Receivable	\$12,855,643
Loan Loss Reserves	\$(128,556)
Other Assets	\$91,798
Total Assets	\$18,623,450

LIABILITIES

PRI Notes Payable	\$12,010,000
Other Liabilities	\$26,665
Total Liabilities	\$12,036,665
Net Assets	\$6,586,785

TOTAL LIABILITIES & NET ASSETS	\$18,623,450
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Statement of Financial Activities

REVENUE

Loan Fee Income	\$63,000
Interest Income	\$514,501
Total Revenue	\$577,501

EXPENSES

Interest Expense	\$107,918
Loan Loss Expense	\$12,060
General/Admin Expenses	\$271,060
Total Expenses	\$391,038

CHANGE IN NET ASSETS	\$186,463
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2025 Investment: Goodnight Ranch

"[This loan] will give 47 families the chance to become homeowners, a milestone that feels out of reach for most Austinites."

- Donald McPhee, CFO at Austin Habitat for Humanity