

# Housing Accelerator

AUSTIN COMMUNITY FOUNDATION



## 2024 Annual Report

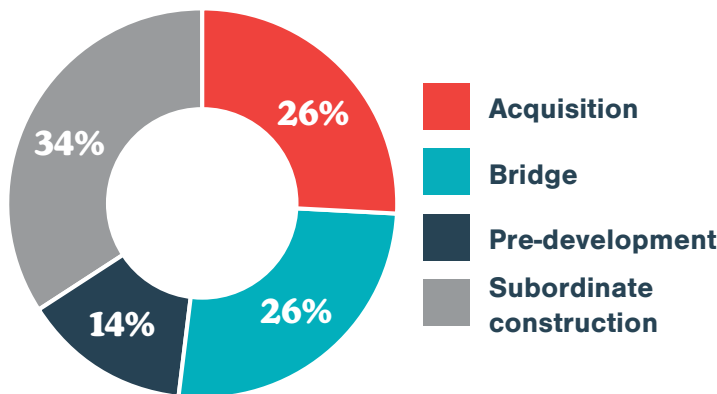
### Meeting the urgent need for affordable homes.

The Housing Accelerator combines research, collaboration and philanthropic resources to accelerate 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.

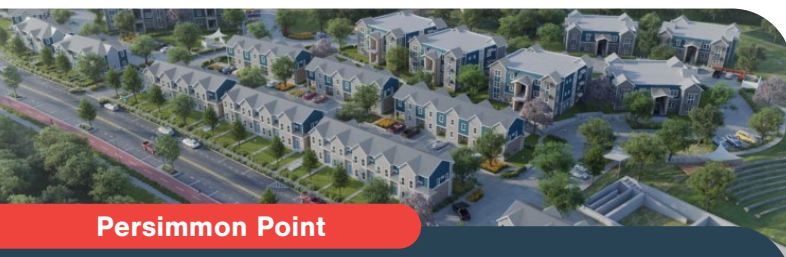
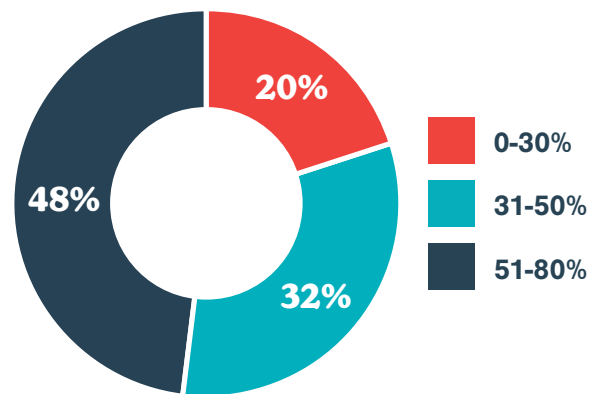
#### By the end of 2024, the Housing Accelerator...

- / Originated 7 loans totaling over \$11.5 million, leveraged to support more than \$350 million in project costs
- / Funded work on 843 affordable units for Austinites earning 30-80% of the average median income (AMI)
- / Bolstered an additional 218 units of workforce housing for individuals and families earning 80-120% AMI
- / Supported housing for people with significant disabilities, citizens experiencing chronic homelessness, service and care providers, seniors, and survivors of domestic violence

#### LOANS ORIGINATED BY TYPE



#### UNITS FUNDED BY AMI



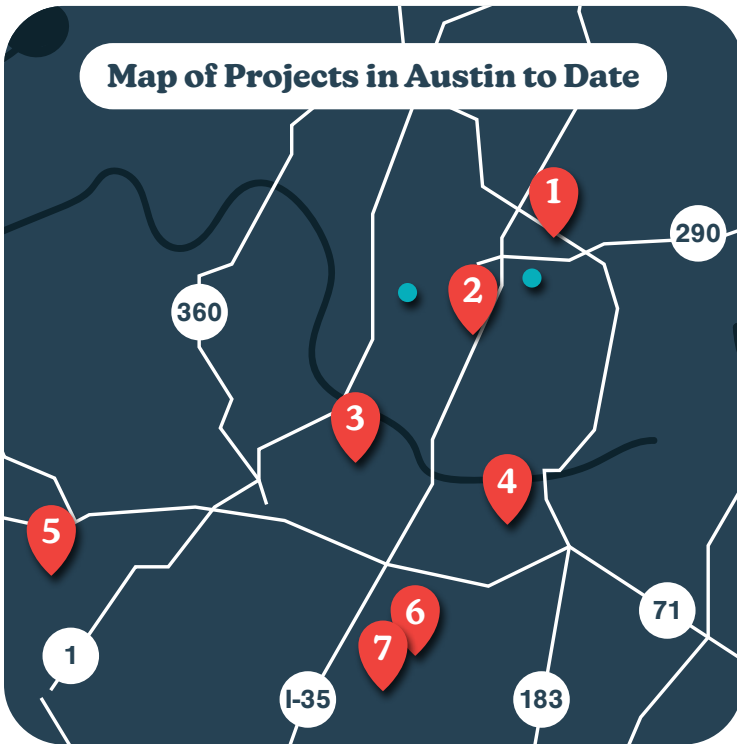
Persimmon Point

*“ACF’s commitment to our mission truly energizes our efforts, and we are thankful for their partnership. With this support, we can drive impactful change.”*

- Donald McPhee  
CFO of Austin Habitat for Humanity

### See our impact by the numbers.

IMPACT DATA	2023	2024
Number of loans made	2	5
Total amount loaned	\$4M	\$7.6M
Number of affordable units funded	316	527
To rent	316	363
To own	0	164



- 1. Cameron Senior Housing** (Funded in 2024)  
82 supportive units for independent seniors
- 2. Cady Lofts** (Funded in 2023)  
100 supportive units for people transitioning out of homelessness
- 3. Lamar Square** (Funded in 2023)  
150 units remodeled, plus 400 new units for adults with intellectual disabilities
- 4. The Sasha** (Funded in 2024)  
60 supportive units for survivors of domestic violence and their families
- 5. Sunset Ridge** (Funded in 2024)  
438 units total, with 220 units dedicated to households making 50-80% AMI
- 6. Willows Crossing** (Funded in 2024)  
38 units for affordable homeownership
- 7. Persimmon Point** (Funded in 2024)  
126 units for affordable homeownership

● Indicates a project in the pipeline

Learn more about our projects and partnerships at [austincf.org/housingaccelerator](https://austincf.org/housingaccelerator).

## Statement of Financial Position

### ASSETS

Cash	\$125,001
Investments	\$4,745,819
Loans receivable	\$11,649,611
Loan loss reserves	\$ (116,496)
Other assets	\$130,803
<b>Total assets</b>	<b>\$16,534,738</b>

### LIABILITIES

PRI Notes Payable	\$10,160,000
Other Liabilities	\$52,605
<b>Total liabilities</b>	<b>\$10,212,605</b>

**Net assets** \$6,322,133

**TOTAL LIABILITIES & NET ASSETS** \$16,534,738

## Statement of Financial Activities

### REVENUE

Loan fee income	\$100,000
Interest income	\$311,880
<b>Total revenue</b>	<b>\$411,880</b>

### EXPENSES

Interest expense	\$59,850
Loan loss expense	\$76,496
General/admin expenses	\$165,687
<b>Total expenses</b>	<b>\$302,033</b>

**CHANGE IN NET ASSETS** \$109,847

### The Sasha

*"[SAFE is] grateful to ACF for a low-cost loan that will help mitigate construction costs and contribute to housing where families can recover and rebuild lives after violence. Housing is violence prevention!"*

*- Julia Spann, CEO of The SAFE Alliance*

