



AARO Catalyst Summit

December 9, 2024

Our Mission

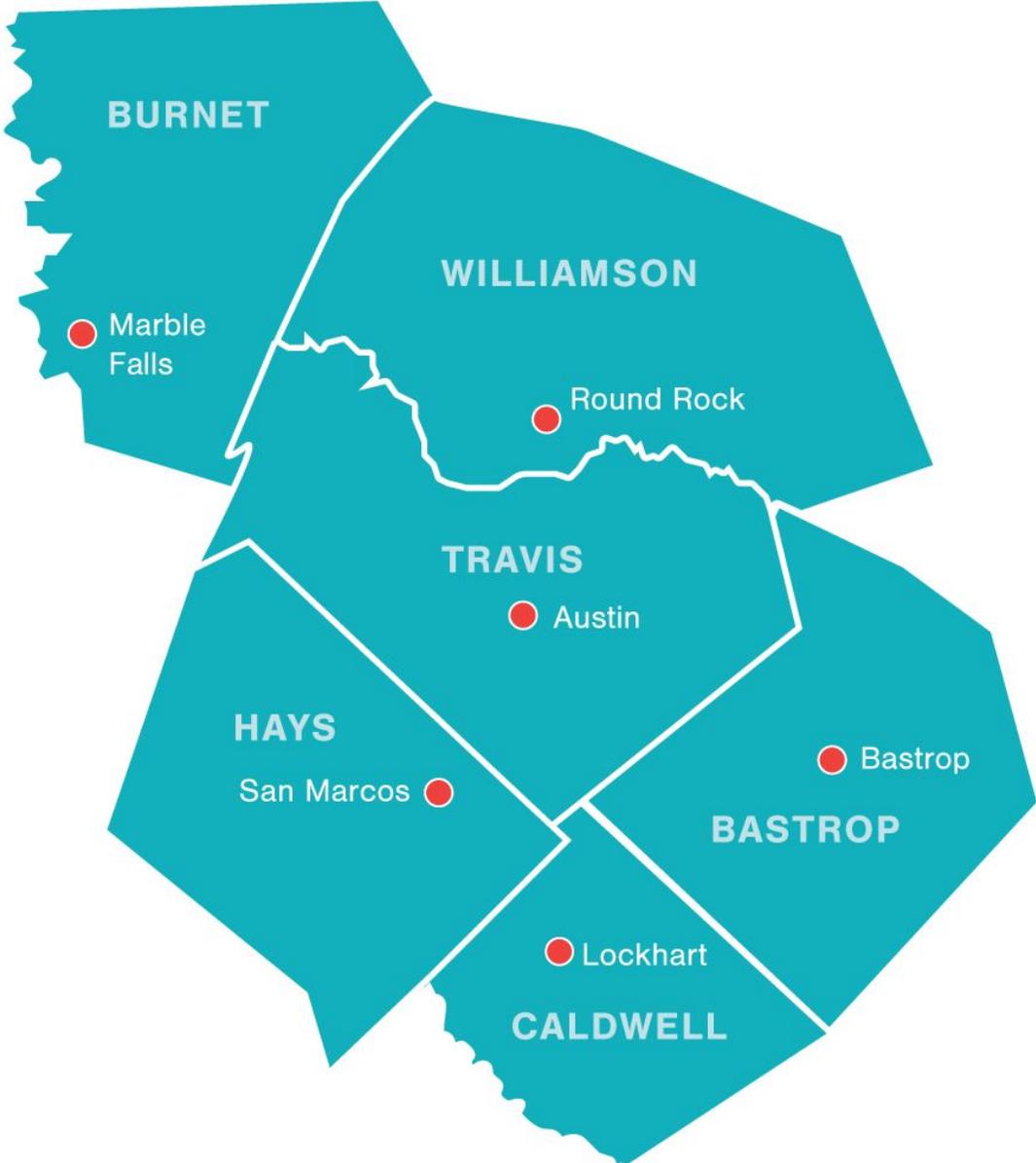
We mobilize ideas and resources to strengthen Central Texas.

Our Vision

A vibrant and equitable community where everyone can contribute and find opportunity.



ACF Service Area



What is a Community Foundation?

A grantmaking public charity dedicated to improving the lives of people in a defined geographic area. They bring together the financial resources of individuals, families, and businesses to support nonprofits in their communities.

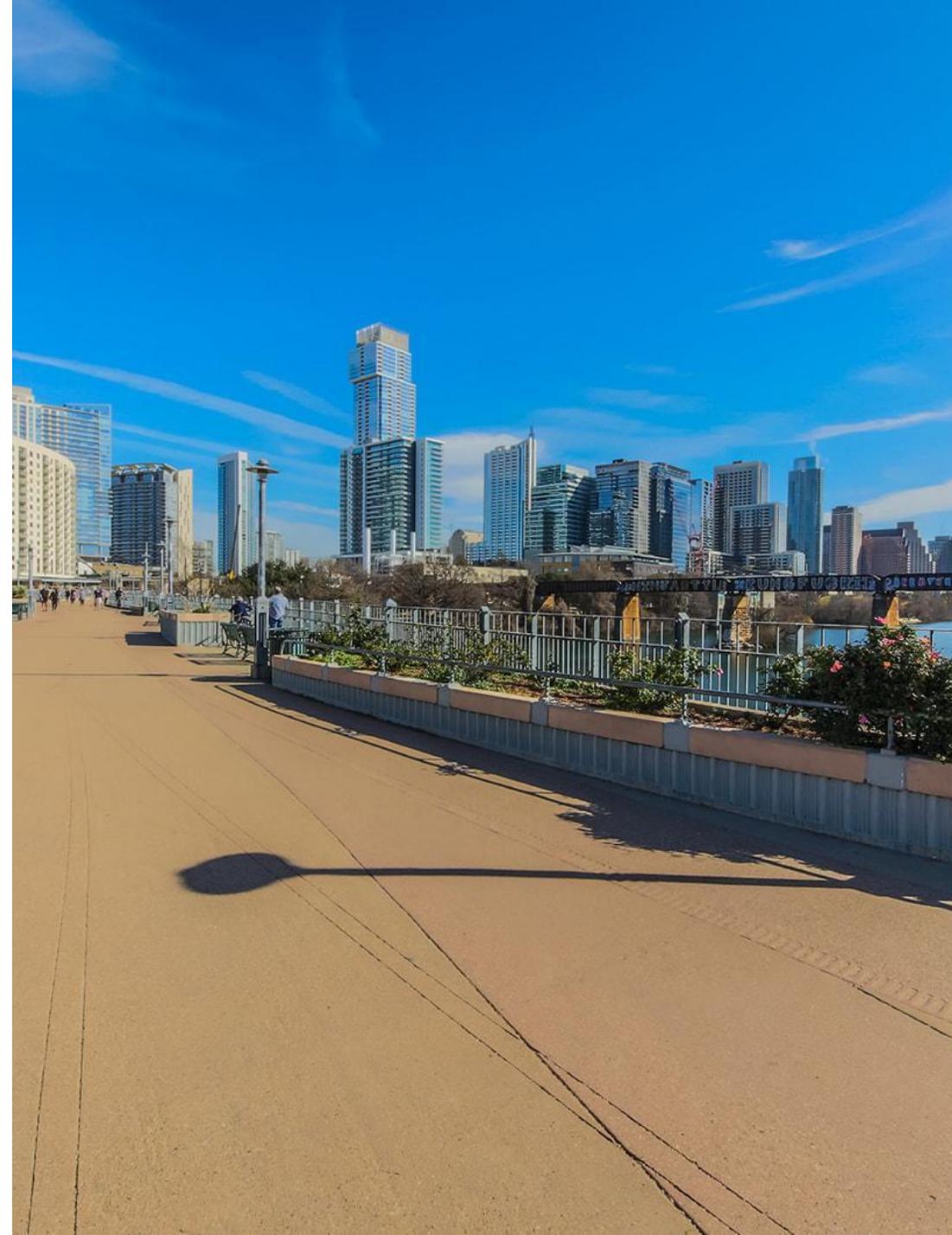
- ✓ Play a key role in identifying and solving community issues.
- ✓ 750+ community foundations in every state in the U.S.
- ✓ 'Charitable banking' model has existed for more than 100 years



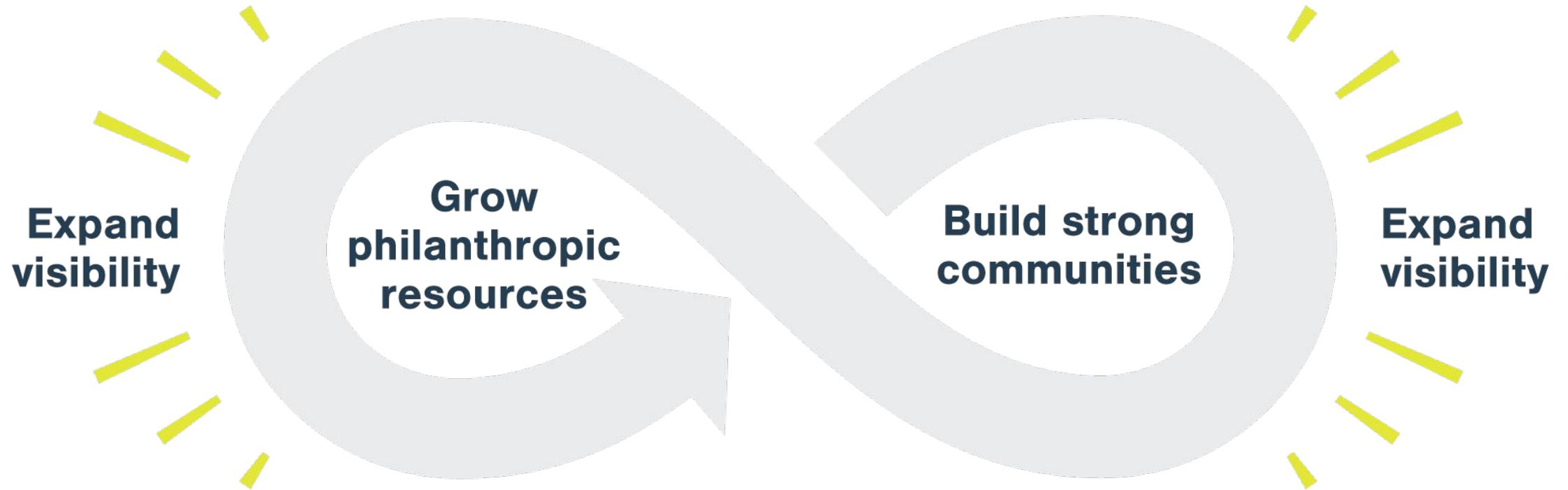
Our approach

- / **INFORM** We apply data to understand needs and opportunities
- / **INVITE** We bring funders, leaders and organizations to the table
- / **INVEST** Using data & ideas, we make philanthropic investments in areas that make a greater Austin

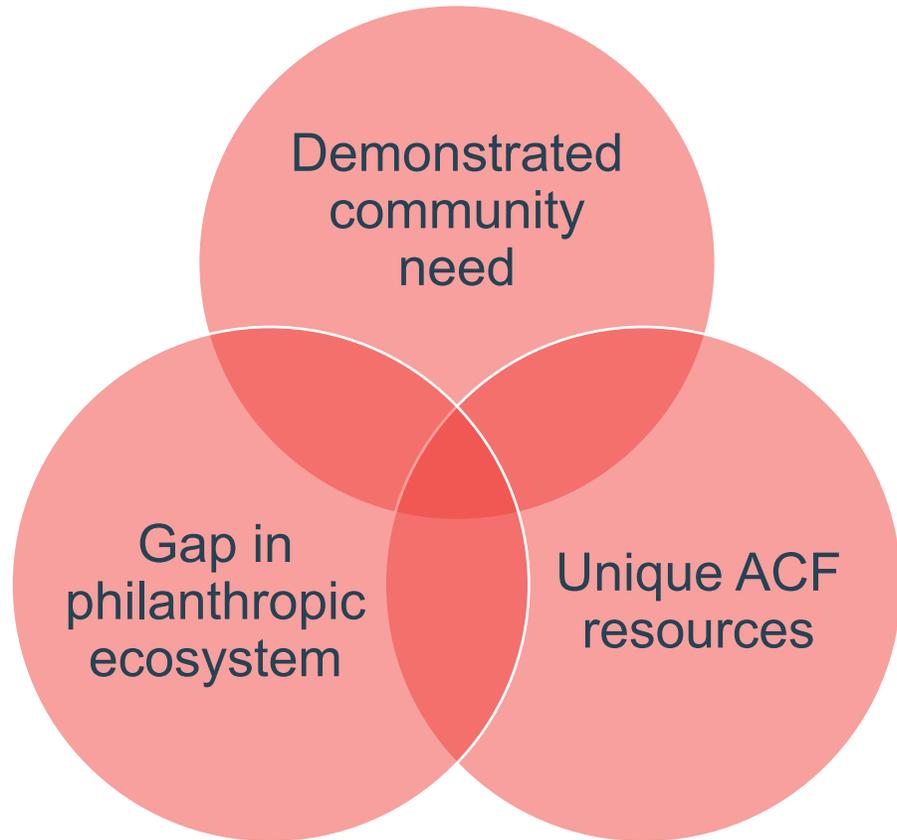
Our Strategic Priorities



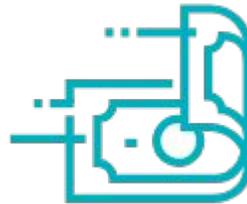
Growth. Impact. Visibility.



Build Strong Communities by Closing the Opportunity Gap



ECONOMIC MOBILITY



Austin's growing population and economy does not equally benefit all people. Through partnerships and strategic grantmaking, ACF strives to close the racial and gender wealth gap by addressing immediate and systemic challenges facing Central Texans.

HOUSING AFFORDABILITY



The increasing disparity between family income and housing prices in Austin threatens our collective quality of life. ACF invests in the protection, preservation, and production of housing that is affordable and attainable through collaborative philanthropic solutions.

Housing Affordability

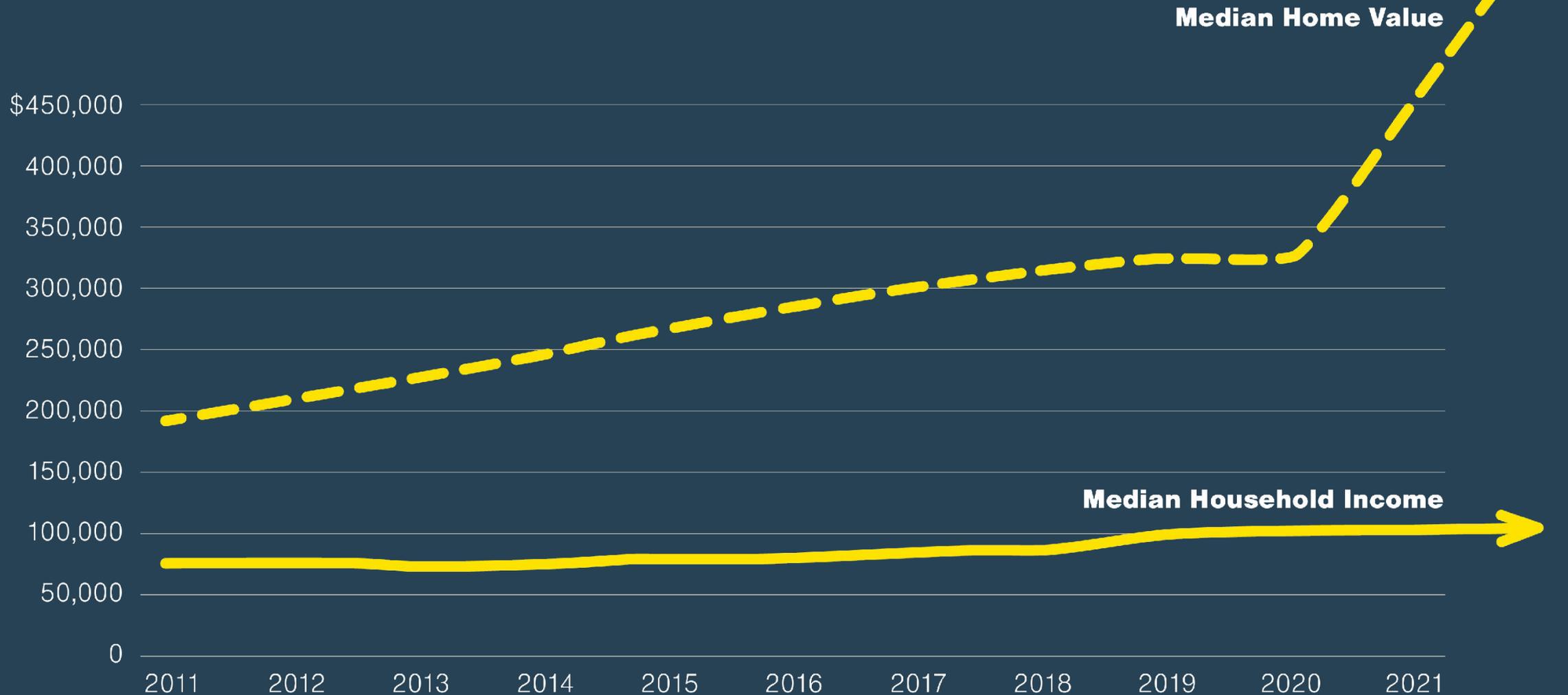
Innovation in Funding

WHO CAN AFFORD TO LIVE IN AUSTIN?



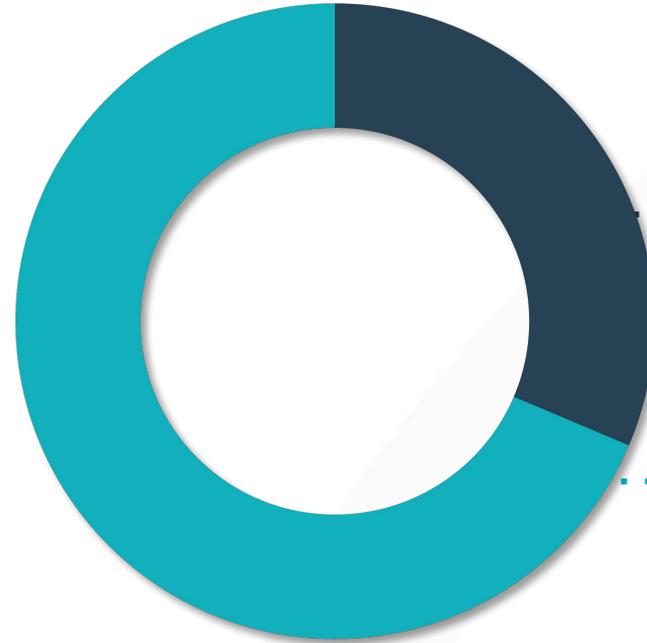
AUSTIN AREA HOME PRICES VS. MEDIAN INCOME

The median family income is based on a family of four.



CITY OF AUSTIN 10-YEAR HOUSING GOAL

Austin is well behind its goal to build **135,000 affordable homes** across a range of income levels by 2028.



Units built 2018-2022

42,589

Units needed by 2028

92,411



DEFINING A ROLE FOR PHILANTHROPY

Potential Paths:

- / Protect, preserve, produce
- / Public will, built environment, residents
- / Grantmaking, impact investing, advocacy
- / Partnership with public, private, philanthropic entities

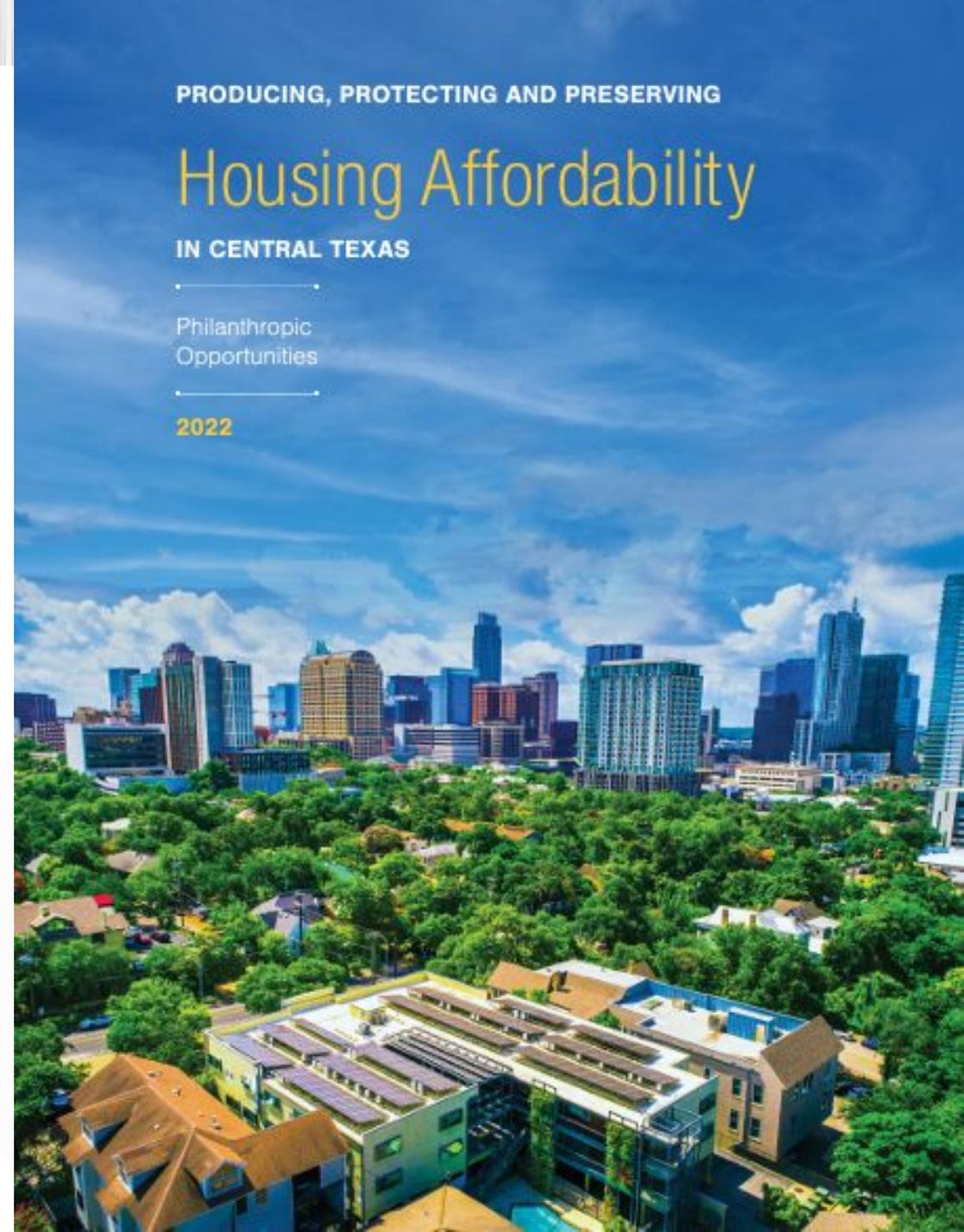
PRODUCING, PROTECTING AND PRESERVING

Housing Affordability

IN CENTRAL TEXAS

Philanthropic
Opportunities

2022

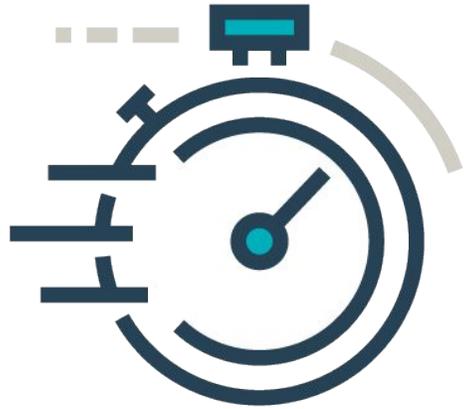


Pilot Housing Investments



- 1. Foundation Communities - Juniper Creek**
Multi-family, 110 Units
<30% - 60% AMI
- 2. Project Transitions - Burnet Place**
Multi-family, 61 Units
<30% - 50% AMI
- 3. TSAHC - June West**
Multi-family, 80 Units
<30% - 80% AMI
- 4. Project Transitions - Roosevelt Gardens**
Multi-family, 40 Units
<30% - 50% AMI
- 5. TSAHC - AHA! Briarcliff**
Multi-family, 27 Units
<30% - 50% AMI
- 6. Habitat for Humanity - Taylor Morrison (2 locations)**
Single Family, 30 Units
<80% - 120% AMI
- 7. SGI Ventures - Cady Lofts**
Permanent Supportive Housing, 100 Units
<30% - 60% AMI
- 8. Habitat for Humanity - Mueller**
Single Family, 11 Units
<80% AMI
- 9. TSAHC - Chicon II**
Single Family, 49 Units
<80% AMI - Market Rate
- 10. Foundation Communities - Mary Lee**
Multi-family, 70 Units
<60% AMI
- 11. Habitat for Humanity - Persimmon Point**
Single Family, 126 Units
<80% AMI

MARKET RESEARCH SHOWS



Affordable housing developers need fast-acting, early-stage funds to acquire land at risk of sale to market-rate developers



Low-cost capital allows developers to build a range of housing options needed in our community without sacrificing quality



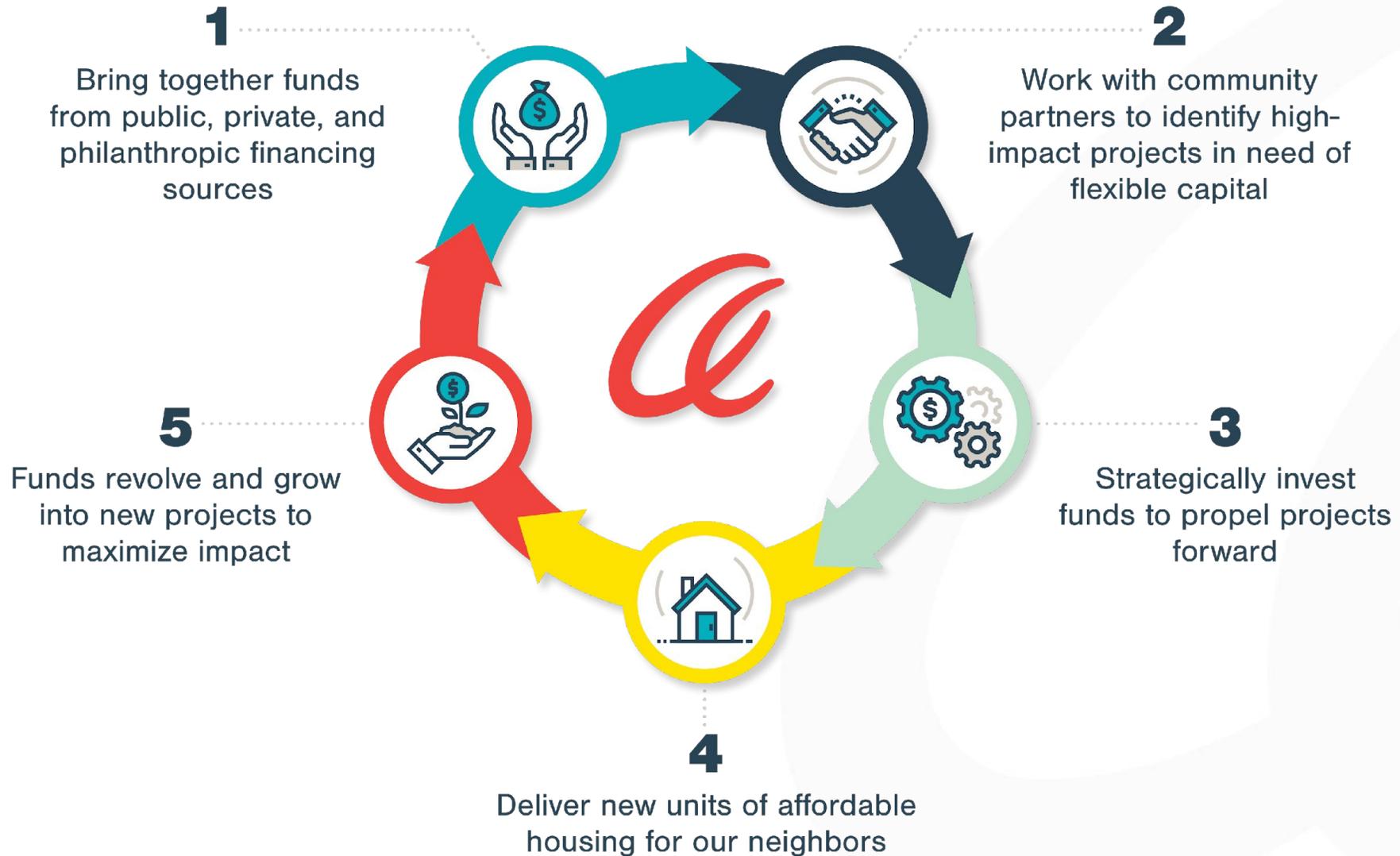
Without filling this funding gap, projects get stuck in the financing pipeline and cannot keep up with the growing need

Housing Accelerator

AUSTIN COMMUNITY FOUNDATION

- / A program to accelerate affordable housing in Central Texas through research, collaboration, and philanthropic resources.
- / We focus on the production of affordable housing across a spectrum of income levels by **lending fast, flexible capital to propel projects forward.**

HOUSING ACCELERATOR LOAN FUND



MAJOR DONORS & INVESTORS



SHIELD-AYRES
FOUNDATION



St David's
FOUNDATION



Investment Priorities



Qualifying Criteria (must meet all)

Support a project in Central Texas

Support housing up to 120% AMI (majority up to 80%)

Concessionary terms not available otherwise



Impact Criteria (must meet at least one)

Desirable location or strategic community improvement

Supports lower income AMI or vulnerable or difficult to serve populations

Promotes inclusive economic development

Builds the community development ecosystem

HOUSING ACCELERATOR LOAN FUND

Loan Products

PRODUCTS

- 1 Land Acquisition
- 2 Pre-Development
- 3 Subordinate Construction
- 4 Bridge Financing to Home Ownership

TERMS

- / Interest Rates: 2 - 4%
- / Length: 1 - 7 years (average of 2 yrs)
- / Primarily secured



Habitat for Humanity

— bridge financing —

- / 156 residential units for households making less than \$88,250 for a family of four
- / Neighborhood with public schools
- / \$3 million loan – 2 year term

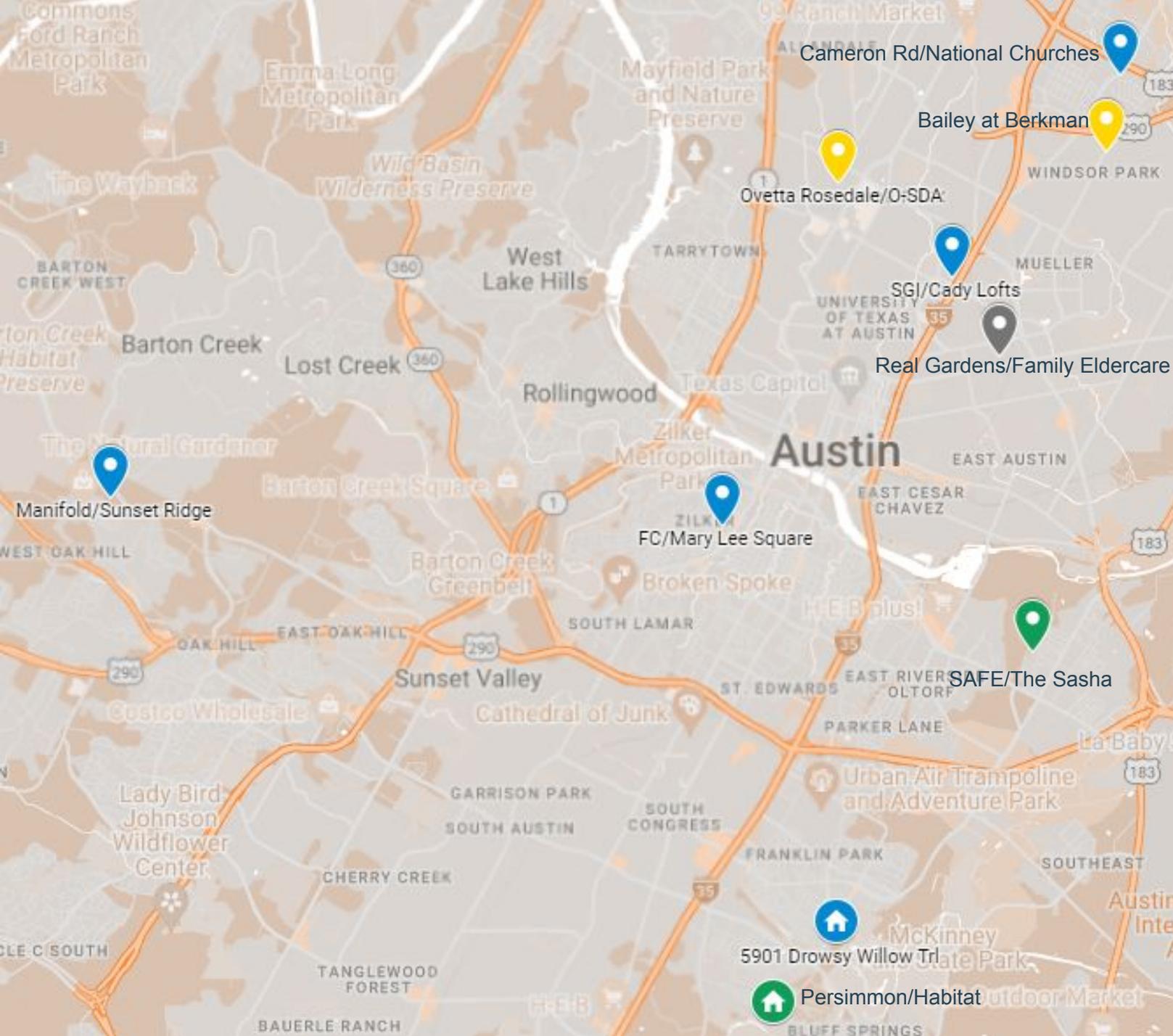
Cady Lofts

— land acquisition —

- / 100 units with onsite services for people transitioning out of homelessness
- / Desirable location in Central Austin
- / \$2.9 million loan – 1 year term

“[ACF’s] loan made it possible to meet our timing requirements without sacrificing the quality and design of [Cady Lofts] and without taking funding away from services for future residents.”

- Sally Gaskin
President, SGI Ventures



Accelerator Loan Fund Investments

Key

- Existing Portfolio
- Committed Projects
- 🏠 In Underwriting
- Home Ownership

TO DATE, THE HOUSING ACCELERATOR HAS...

- / Originated 6 loans totaling over **\$9.5 million** , leveraged to support more than **\$330 million** in project costs
- / Funded work on **783 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, and seniors



Discussion

Contact us:

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