



HOUSING  
DEPARTMENT

# Anti-Displacement Community Acquisition Program (ADCAP)

Review and Recommendations for Consideration

June 2025

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Housing Department

# Content

- ADCAP Background & Overview
- Findings from the Staff Report
- Recommendations from the Staff Report
- Implementation Options & Next Steps



# ADCAP Background & Overview



# Creation

- 2020 community advocacy for rapid acquisition funds for 501(c)3 community development organizations, allocated from the \$300 million in Project Connect Anti-Displacement Funding
- ADCAP created in December 2021 after direction from Council Resolution No. 20210204-062
- \$8 million allocation
- 2 main functions of ADCAP:
  - Protect housing and land from speculation in gentrifying areas
  - Support nonprofit community development organizations



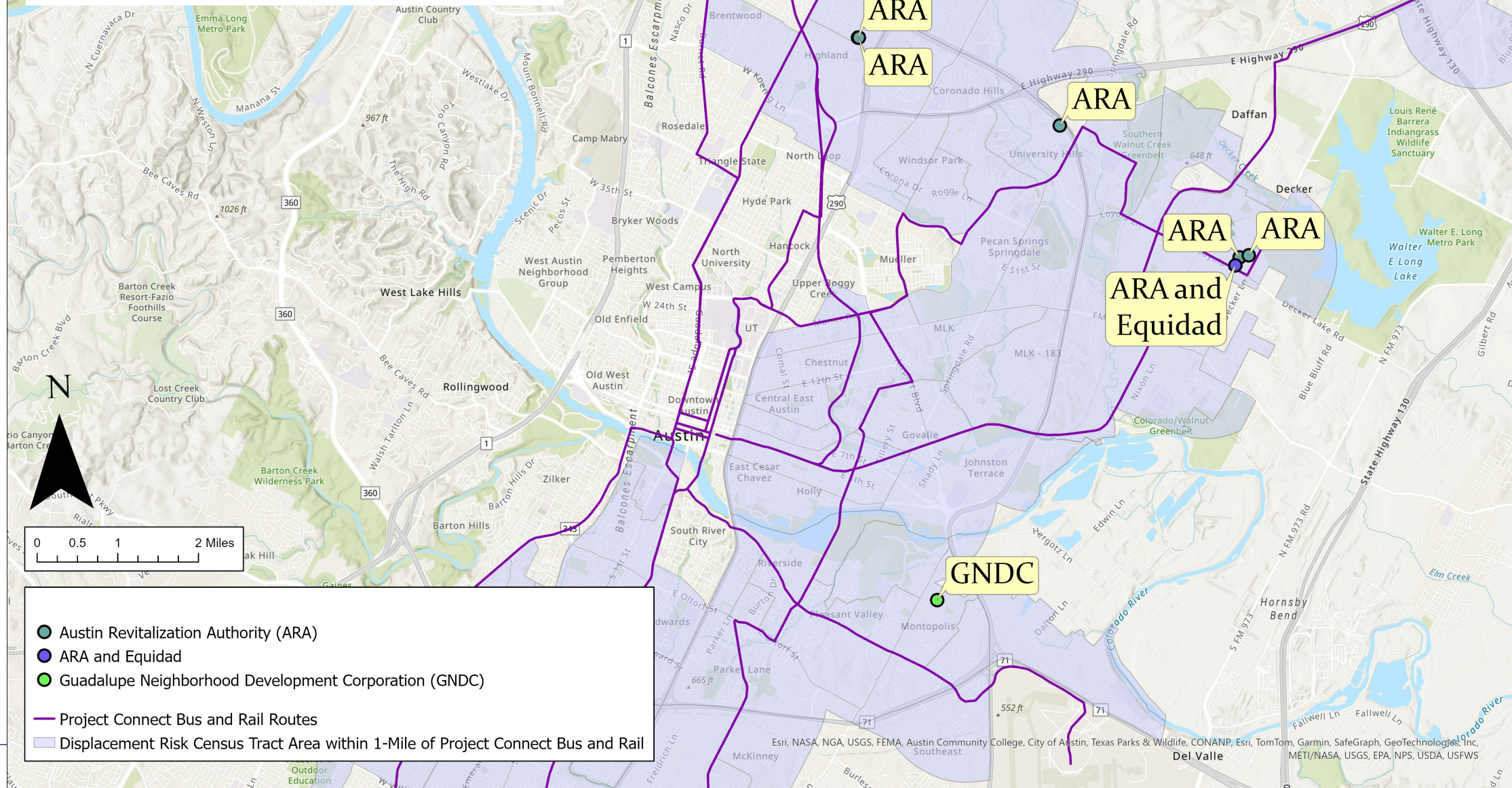
# ADCAP Guideline Overview

- Zero-interest forgivable or non-forgivable loans (AHFC discretion) for real property acquisition
- Rolling application with a relatively quick award timeline
- Available to 501(c)3 nonprofit developers
- Small sites (1 acre or less)
- May only be used within a Displacement Risk Census Tract and within 1 mile of a Project Connect bus or rail line
- Income requirements:
  - At least half of the housing units must be affordable to households earning 50%MFI (rental) or 80%MFI (owner)
  - Affordability periods are 40 years for rental and 99 years for ownership





# ADCAP Awards to Date, 2022-2024







# ADCAP Awards to Date

\$8 million allocated

\$3,600,000 awarded

\$4,400,000 remaining

Project	Owners + Partners	Affordable (income-restricted) Units	Award Amount	Lot Size (acres)	Year of Acquisition
8402 Garcreek Cir.	Austin Revitalization Authority	4 units, rental, (4) 2-bed	\$458,000	0.36	2022
3306 Vintage Hills	Austin Revitalization Authority	4 units, rental, (4) 2-bed	\$780,000	0.23	2023
300 Carmen Court	Austin Revitalization Authority	4 units, rental, (2) 2-bed, (2) 1-bed	\$650,000	0.21	2023
302 Carmen Court	Austin Revitalization Authority	4 units, rental, (2) 2-bed, (2) 1-bed	\$650,000	0.22	2023
8301 Riverstone Dr.	Austin Revitalization Authority + Equidad ATX	3 units, ownership, (4) 3-bed	\$150,163	0.31	2024
806 Vargas Rd.	Guadalupe Neighborhood Development Corporation	2 units, ownership, (1) 2-bed, (1) 3-bed	\$240,000	0.15	2024
8418 Riverstone Dr.	Austin Revitalization Authority	4 units, rental, (4) 2-bed	\$674,000	0.23	2024



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# Causes for Program Review

- Relatively few awards to a few organizations
- Few homes created and preserved relative to other programs
- Program paused in October 2024 to evaluate and identify opportunities for improvement

Fiscal Year	Number of Awards	Number of Units
2022	1	4
2023	3	12
2024	3	9

Projects Awarded	Total Units	Preserved Units	New Units*	Ownership Units	Rental Units	ADCAP Funding per Unit	Family-sized Units
7	25	20	5	5	20	\$111,120	21

\* Proposed new units are not yet constructed.



# Evaluation Process

- Reviewed the intent and vision behind ADCAP
- Reviewed documentation on the program
- Interviewed stakeholders
- Reviewed funding awards
- Reviewed program performance by key metrics
- Compared with similar funding programs in other cities



# Stakeholders Interviewed

## ■ Small Nonprofit Developers

- Austin Revitalization Authority (ARA)
- Guadalupe Neighborhood Development Corporation (GNDC)
- Blackland CDC

## ■ City of Austin Staff

- Housing Department/AHFC
- Equity Office
- Law Department

## ■ Other Program Leaders

- Seattle Equitable Development Initiative
- Texas Community Capital (TCC)



# Findings from Staff Report





# Findings

- Lack of program awareness
- Inconsistent understanding of ADCAP requirements and intent
- Timeline pressures
- Lack of small nonprofit developers in Austin
- Low spending threshold for AHFC administrative approval
- Lack of program flexibility



# Recommendations from the Staff Report



# Recommendations

## Housing Department/AHFC Actions

1. Clarify program guidelines
2. Adjust application intake schedule
3. Improve awareness among small community-oriented developers and integrate with EDI Training
4. Expand site size eligibility for multifamily preservation
5. Report outcomes on Project Connect Anti-Displacement Funding [Dashboard](#)
6. Enhance capacity to manage the program



# Recommendations

## City Council Actions

1. Expand ADCAP applicant eligibility
2. Amend AHFC procurement policy to increase the administrative approval threshold for land acquisition



# Implementation and Next Steps





# Implementation and Next Steps

## Shorter term changes:

- Update program guidelines
- Website improvements
- Equitable Development Initiative (EDI) training
- Site size eligibility for multifamily acquisition
- Intake schedule

## Longer term changes/lessons learned:

- Increase administrative capacity
- Funding eligibility
- Administrative Approval threshold



# Discussion and Questions



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# Thank You

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