




M U E L L E R  
FOUNDATION

# 2025 IMPACT REPORT

Promises Made. Promises Kept. Potential for the Future.



*Delivering affordability in the heart of Austin.*



*“The Foundation strengthened its outreach to better support those who most need affordable housing. These changes have succeeded, increasing the reach of the affordable homes program to serve more families and households from a wide range of backgrounds. They help families, first-time buyers, and those without generational wealth purchase homes, while also successfully sustaining homeownership over time.”*

Koreena, Mueller Homeowner

*“Today, the Foundation’s success continues because of the creativity and effort of many, many people. I look forward to sharing the Foundation story and inviting others into the effort as we continue to grow in the coming years.”*

Jim Walker, Mueller Foundation Board Chair

*“My father, a Lao refugee, bought our affordable home in Mueller. After he passed away, the inheritance process became very complicated. I’m very grateful to the Mueller Foundation for their warmth and assistance in navigating the difficult situation, which allowed my son and me to complete the process of inheriting this home in this amazing community. We couldn’t have done it without their support. The Foundation really helped us get back on our feet, and now my son and I are thriving in school and in work.”*

Nita, Mueller Homeowner

*“The Mueller Foundation continues to hold a high bar for how a community can thoughtfully manage affordability over time. Since 2007, their commitment to affordable home ownership in central Austin isn’t just about the buildings — it’s about single individuals and families from all backgrounds having a real chance to call this city home. What they’ve built here is a model of long-term stewardship and civic responsibility.”*

Mike Nelles, CEO Austin Community Foundation

MIKE STREET

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## A Vision Realized. A Model Sustained. A Future Within Reach.

Finding and affording a home remains a challenge for Austinites. Yet at Mueller, the 2025 price range for a program-eligible household was \$165,000 to \$300,000. Allowing people who work and build their lives in the city to live closer to opportunity—in a community designed for long-term inclusion.

This outcome is the result of intentional strategy, strong partnerships, and built-in accountability. The Mueller Foundation continues to uphold that commitment.

Stewardship is not just about reaching milestones. It means continually engaging new prospective buyers during a resale, offering ongoing support to current homeowners, and maintaining program integrity to ensure these homes remain accessible for future residents.

As other communities seek solutions, Mueller demonstrates that affordability can endure when governance and long-term oversight are in place.

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**955** Total homeowners served sales and resales

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**25%** Of homes remain affordable

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**76%** First-time homebuyers

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**686** Homes in the portfolio

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**18** Years of sustained affordability

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**1000s** Of visitors from across the country

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*The work continues. The results are clear: The model works. The promise is kept.*



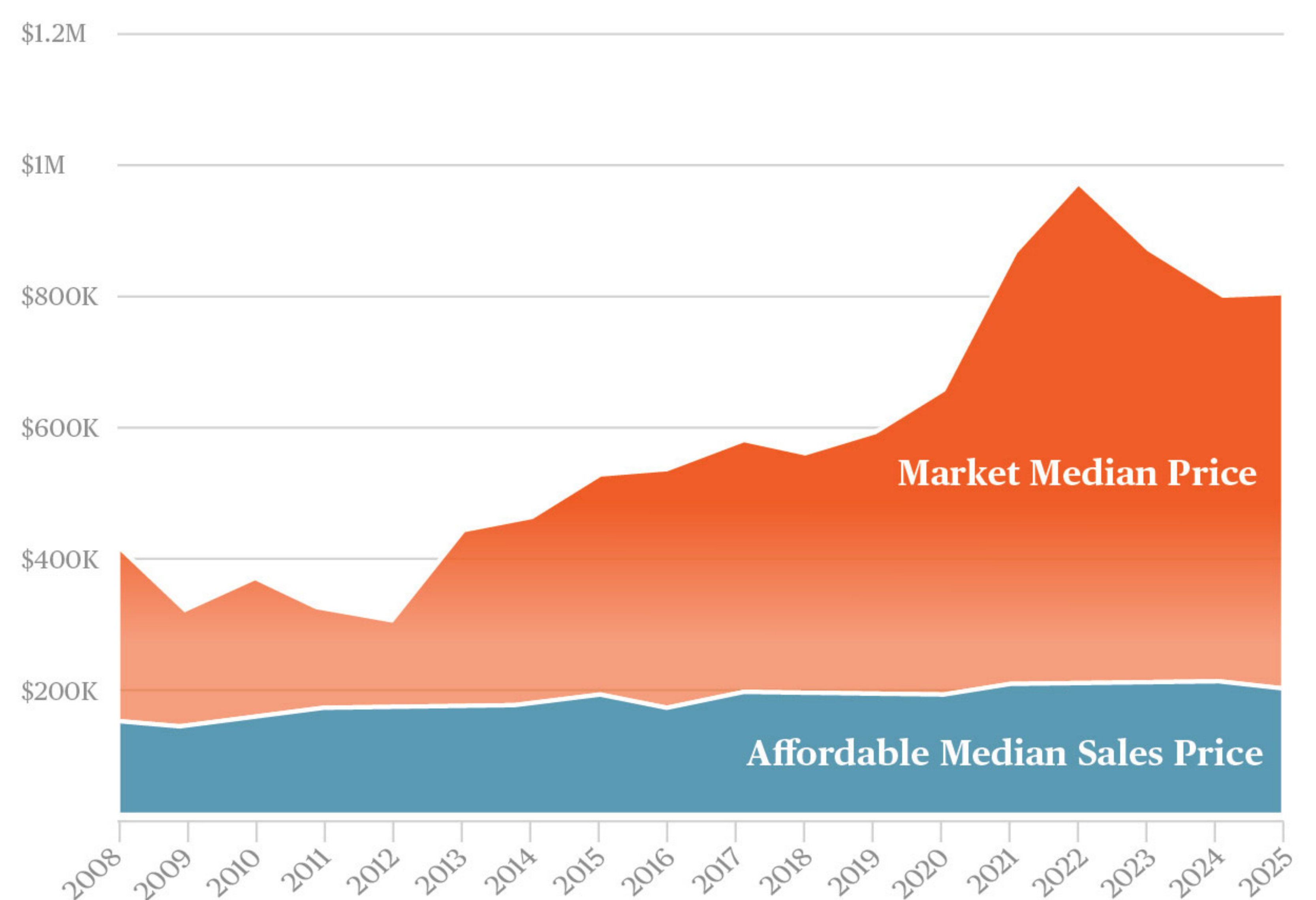
## The Urgency Has Not Changed.

Over the past two decades, rising home prices in Austin have pushed ownership further out of reach for many. The need for affordability that lasts—not just once, but over time—has only grown.

Mueller shows that with long-term agreements and disciplined oversight, affordability can persist even as the surrounding market evolves.

This makes the model especially relevant today. While many efforts provide short-term relief, Mueller supports lasting access for a diverse range of Austinites—now and in the future.

Austin Median Prices vs. Mueller Affordable Homes



## A Catalyst. A Connector. A Long-Term Steward.


Mueller was designed as a collaborative system—bringing together public, private, and nonprofit partners to make affordability possible. The City of Austin, the developer Banbury Development formerly Catellus, and a strong group of community leaders came together to make the vision a reality.

The Mueller Foundation helps align those interests, uphold shared commitments, and translate complex structures into long-term outcomes for homeowners and the community—and some of the early visionaries remain on the Board today, maintaining that commitment.

Our role advances innovation that allows affordable homeownership to function at scale, protects access through future resales, and supports a network of partners learning from the model.

The focus remains long-term: ensuring opportunity continues well beyond the initial development and into the future, not just as part of the origin story.





Mueller began with both ambition and responsibility. Transforming a former airport into a mixed-income community designed to deliver affordability—not a symbolic outcome. This is a sustained commitment to Austin. With the leadership and continued support of the City of Austin, that commitment has not only endured—it set a standard for what equitable development can achieve.

The Mueller Foundation focuses on protecting affordability, ensuring accountability, and supporting the partnership that makes this community possible. Success is measured through outcomes: homes that remain affordable and homeowners who build stability over time.

This work requires structure, oversight, and, at times, difficult decisions. Upholding program requirements protects fairness and preserves access for future homeowners.

The challenges are real and evolving. Aging homes, the impact of weather, and rising maintenance costs require ongoing coordination and adaptability—efforts strengthened through close collaboration with the City, Banbury Development, and our broader network of partners.

To our homeowners, community leaders, partners, and the City of Austin—thank you. Your shared commitment and leadership make this work possible.

Mueller demonstrates what can happen when bold vision is matched with stewardship. It is a model others look to replicate. We set out to create affordability in the heart of Austin...

...and together, we are continuing to deliver on that promise.



With gratitude,  
Robin Lafleur  
Executive Director  
Mueller Foundation

## Sustaining and Sharing the Model

As Mueller looks to the future, so does the complexity of the work. Aging homes require more maintenance and investment, with weather-related impacts adding pressure.

For income-qualified homeowners, these costs can be even more significant—making the Foundation’s role both protective and supportive. Maintaining safe, stable housing is critical to long-term success. Through stewardship efforts, the Foundation works to assist owners in need and collaborates to provide solutions.

At the same time, demand for centrally located affordable homes continues to grow. This creates opportunities for new homeowners. The Foundation and its partners continue to welcome potential buyers and realtors to learn more. They may not be aware that affordable homes remain available in Mueller.

The Foundation remains focused on preserving affordability while supporting a connected, stable community. To prevent mission drift, difficult decisions are sometimes required to strike a careful balance that maintains fairness and program integrity, ensuring these homes are not abused by owners who elect not to follow certain restrictions, such as leasing once they have moved on.

Mueller’s strength lies in disciplined oversight and adaptability—qualities that position it as a model for other communities.



## Help Us Extend the Promise

Austin is fortunate to have a neighborhood that shows what’s possible when vision, commitment, and community come together. Celebrate this example, share the story, and help others see the impact of long-term affordability. Introduce potential collaborators or neighbors who can strengthen the ecosystem, and join the conversation on policies that support inclusive, thriving communities. **The Mueller Model is something all of Austin can be proud of.**

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