

Texas Housing Impact Fund

Invest in Housing | Invest in Texas



Texas Housing Impact Fund

Investing in communities for greater social impact.

The Texas Housing Impact Fund, administered by the Texas State Affordable Housing Corporation, offers financing for the development, acquisition, or rehabilitation of affordable rental or homeownership projects across Texas. The Fund supports projects that create opportunities, healthier environments, more mobility and a higher quality of life for low and moderate income families.

Through the Texas Housing Impact Fund, TSAHC provides short and long-term loans to loans to developers seeking to build affordable housing, with an emphasis on empowering local nonprofit builders. Our loan products provide competitive rates and can be combined with other financing products to give developers the flexibility they need to create sustainable housing in Texas.

Limestone Ridge Apartments | Big Spring, Texas
72-Unit Multifamily Complex + Community Building



The Willows | Austin, Texas
64-Unit Multifamily Building

Rita Blanca Apartments | Dalhart, Texas
28-Unit Multifamily Complex + Community Building



Loan Products



Permanent Financing Loans

Our permanent financing loan provides funds that can be used towards the development, acquisition, or rehabilitation of affordable multifamily projects. Loan terms and rates are flexible depending on the size, scope and specific needs of your project.



Construction Loans

We provide loans for the construction or rehabilitation of affordable multifamily projects or single family homes. This product is an excellent solution for a small project or as gap financing for a larger development.



Revolving Lines of Credit

With amounts similar to a construction loan, our revolving lines of credit offer the opportunity for construction or rehabilitation of affordable single-family homes. Funds are available on a revolving basis as homes are sold.

Contact Us

David Danenfelzer
Senior Director,
Development Finance
ddanenfelzer@tsahc.org
512.477.3562

Cassandra Ramirez
Development Finance
Specialist
cramirez@tsahc.org
512.334.2155

“TSAHC’s financial commitment was the critical link in building the Rita Blanca project and creating safe and affordable housing for families who otherwise would not be able to find a suitable place to live.”

Diana Lopez, Executive Director
Guadalupe Economic Services Corporation



“We need flexibility with our lending to help us provide homes for people with tight budgets and special financial needs, and TSAHC provided exactly that.”

Norman Henry, President/CEO,
Builders of Hope CDC

For Investors

TSAHC uses program revenue and private funding to provide loans to nonprofit and for profit housing developers, including grants, equity equivalent investments (EQ2), donations and program-related investments (PRI). Your investment in our Texas Housing Impact Fund program will help TSAHC help a local developer create affordable housing for low-to-moderate income families in Texas.

Interested in Investing? Contact Us:

Katie Claflin

Director, Communications & Development
kclaflin@tsahc.org
512.334.2152

Laura Ross

Manager, Communications & Development
lross@tsahc.org
512.477.3560

About Us

The Texas State Affordable Housing Corporation (TSAHC) is a 501(c)(3) nonprofit organization created at the direction of the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider. At TSAHC we believe that every Texan deserves the opportunity to live in safe, decent and affordable housing. As the population of our state continues to grow at a record rate, the need for affordable housing in Texas has only increased.

Our programs target the housing needs of low-income families and other underserved populations who do not have acceptable housing options through conventional financial channels. It is our mission to address this critical and expanding need with initiatives such as first time home buyer grants and other down payment assistance programs. TSAHC provides a variety of affordable housing programs aimed at:

Helping affordable housing developers build better housing for working families

Helping homebuyers achieve the American dream of homeownership

Helping homeowners sustain homeownership and improve their financial situation



6701 Shirley Avenue, Austin, TX 78752 | 512-477-3555

www.tsahc.org