We’re pleased to make available this initial investment report for the Texas Housing Impact Fund (Impact Fund). Launched in 2003, the Impact Fund offers short and long-term financing for the development, acquisition, or rehabilitation of affordable rental or homeownership developments across Texas.

The Impact Fund supports developments that create opportunity, healthier environments and a higher quality of life for low- and moderate-income families. We accomplish this by requiring accessibility features and ENERGY STAR building standards at developments that receive Impact Fund financing. These communities must also comply with all fair housing laws.

Through the Impact Fund, we place an emphasis on empowering local nonprofit builders by providing loan products that are flexible and provide competitive rates to meet their needs.

Since its inception, we’re pleased to say that the Impact Fund has contributed to the development of 1,825 multifamily units and 155 single-family homes built, rehabilitated or under construction. And the $12.3 million in Impact Fund investment has leveraged an additional $131 million in financing.

This wouldn’t be possible without the generous support of our investors. We’re proud of the relationships we’ve developed and look forward to building upon and expanding them in order to meet the ongoing housing needs of low- and moderate-income Texans.

David Long
President

David Danenfelzer
Senior Director
Development Finance
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<th>Oversight</th>
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<td><strong>TSAHC</strong></td>
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<td><strong>Board of Directors</strong></td>
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| Bob Jones, Chair  
Corpus Christi | Gerry Evenwel  
Mt. Pleasant | Jerry Romero  
El Paso |
| Bill Dietz, Vice Chair  
Waco | Alex Meade  
Mission |

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<th>Loan Review Committee</th>
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<tr>
<td><strong>TSAHC Board of Directors</strong></td>
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</table>
| Jerry Romero (Voting Member)  
TSAHC Board of Directors | David Long (Voting Member)  
President |
| Liz Bayless (Voting Member)  
Executive Vice President | Melinda Smith (Voting Member)  
Chief Financial Officer |
| David Danenfelzer  
Senior Director  
Development Finance | Jo Keene  
Manager  
Development Finance |
| James Matias  
Manager  
Asset Oversight & Compliance | Celina Miczles  
Manager  
Asset Oversight & Compliance |
| Nick Lawrence  
Controller | Betsy Aldrich  
Senior Accounting Manager |
Loan Products

Permanent Financing Loans
For multifamily properties and single-family rental portfolios requiring long-term financing.
Gap financing on larger developments.

Construction Loans
For new construction and rehabilitation developments.
Gap or bridge financing on larger developments.

Revolving Lines of Credit
Construction or rehabilitation of affordable for-sale single-family homes.
Funds can be drawn down or reused on multiple units during loan term.

Loan Uses

Loan Amount and Terms

Up to $3 Million
5 to 15 Year Agreement
Fixed Interest Rate

Up to $2 Million
24 Month Agreement
Fixed Interest Rate

Up to $1 Million
24 Month Agreement
Fixed Interest Rate
Awards and Developments

Panhandle
1 Dalhart
   Vista Rita Blanca

2 Amarillo
   Spring Terrace

3 Amarillo
   Win-Lin

4 Lubbock
   Garden

5 Lubbock
   High Plains

West Texas
6 El Paso
   El Nido

7 El Paso
   Jose A. Escajeda

8 El Paso
   Sierra Vista

9 Odessa
   Chaparral

10 Odessa
   Key West

11 Big Spring
   Limestone Ridge

North Texas
12 Fort Worth
   Peppertree Acres

13 Dallas / Fort Worth
   Green Extreme

14 Dallas / Fort Worth
   Builders of Hope

15 Statewide
   Brooke CD

16 Stephenville
   Bunker Hill

17 Hillsboro
   Stone Ridge

Central Texas
18 Brady
   Sagebrush

19 Copperas Cove
   Cove Village

20 Lampasas
   River Park Village

21 Austin
   The Willows

22 Austin
   The Chicon

23 Greater Austin
   Frameworks CDC

24 San Antonio
   Marshall Meadows

Southeast
25 Nacogdoches
   DM Ministries

26 Greater Beaumont
   Legacy CDC

27 Greater Houston
   WOMAN, Inc.

28 Victoria
   Salem Village

29 Victoria
   Fox Run

Rio Grande Valley
30 Donna
   AHSTI

31 Brownsville
   Los Ebanos

32 Greater Brownsville
   Brownsville CDC
Homeownership

With a revolving line of credit through the Impact Fund, Builders of Hope Community Development Corporation constructs energy efficient homes in the West Dallas, Pleasant Grove, and Oak Cliff neighborhoods of Dallas, Texas. The organization focuses on housing for families by providing three- and four-bedroom options. Mortgage payments range between $600 to $800 which is less than most renters pay monthly.

Success Story

123 Homes Built
32 Homes Under Construction

$5,293,148 Invested
$6,514,260 Leveraged

Incomes Served
- Up to 50% MFI
- Up to 80% MFI
- Up to 120% MFI

$5,293,148 Invested
$6,514,260 Leveraged

Success Story

With a revolving line of credit through the Impact Fund, Builders of Hope Community Development Corporation constructs energy efficient homes in the West Dallas, Pleasant Grove, and Oak Cliff neighborhoods of Dallas, Texas. The organization focuses on housing for families by providing three- and four-bedroom options. Mortgage payments range between $600 to $800 which is less than most renters pay monthly.
The Willows is a 64-unit multifamily complex in Austin, Texas developed by the Mary Lee Foundation. TSAHC provided construction financing and a 15-year, $1.2 million permanent loan from the Impact Fund. Our investment helped Mary Lee leverage funding from the Federal Home Loan Bank, Frost Bank and the City of Austin. The Mary Lee Foundation, founded in 1963 by Charlene Crump, inspires and involves persons with disabilities through programs, advocacy, and education.

1,825 Units Built or Preserved

$7,071,287 Invested

$125,210,122 Leveraged
Funding Sources

TSAHC combines program revenue with private funding, including grants, equity equivalent investments (EQ2s), donations and program-related investments (PRIs), to provide loans to nonprofit and for-profit housing developers. For more information about investment opportunities, contact us:

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*TSAHC is a Housing Associate Member with FHLB.

This Investment Report contains data from the Impact Fund’s inception in 2003 through August 1, 2017.