The Affordable Communities of Texas (ACT) Program was created in 2008 as a land bank and land trust program to stabilize communities experiencing high rates of foreclosure.

TSAHC partners with more than 25 nonprofit organizations across the state to acquire and redevelop foreclosed homes, vacant land and tax foreclosed properties, and then sell or rent the homes to low-income families.
As part of the Affordable Communities of Texas Land Bank program, we partner with housing organizations to redevelop properties which are sold or donated to TSAHC. In addition, TSAHC can help local governments manage local land banks and plan for new land bank efforts.

TSAHC was created with the unique power to hold land as tax-exempt in perpetuity. Housing that is part of a land trust partnership can provide long-term affordability for both homeownership and rental projects, by lowering the cost of taxes to the nonprofit, and eventually, to the home buyer or renter.

These homes and properties were acquired using Texas’ federal Neighborhood Stabilization Program (NSP) funding.

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Statewide Impact 2008-Present

- **2008-Present**: 574 ACT Properties
- **Current**: 196 ACT Properties

**Total ACT Properties**

- **Homes Created**: 307
- **Current Portfolio Properties**: 196

**Total Value of ACT Properties**: $28,098,478.76

**Total Development Costs**: $19,294,208.10

**Jobs Created**: 209

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**Land Bank**

*This number includes 71 properties that were transferred or sold because they were not suitable for affordable redevelopment. These 71 properties are not reflected in the “Homes Created” and “Current Portfolio Properties” sections listed above.*

**Land Trust**

**NSP**

**Property Status**

- **= 25 Properties**
- **= Predevelopment/Ready for Construction (155)**
- **= Under Construction, For Sale, Under Contract or Leased to Local Partner (41)**
- **= Sold, Donated or Transferred to a Local Partner (307)**

**Economic Impact**

- **Statewide Impact**
  - 2008-Present: 574 ACT Properties
  - Current: 196 ACT Properties

**Property Status**

- **= Low to Moderate Income**
- **= Low Income**
- **= Very Low Income**
- **= Extremely Low Income**

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**NSP**

**Land Banking**

- 37

**Land Trust**

- 158

**Low to Moderate Income**

**Low Income**

**Very Low Income**

**Extremely Low Income**

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**ACT**

- **574 Total ACT Properties**
- **307 Homes Created**
- **196 Current Portfolio Properties**

**Economic Impact**

- **Total Value of ACT Properties**: $28,098,478.76
- **Total Development Costs**: $19,294,208.10
- **Jobs Created**: 209
For Local Partners
Why participate?

We have partnerships with more than 25 nonprofit Local Partners across Texas. We combine our expertise in acquiring properties with a Local Partner’s knowledge of best construction practices and community needs. Whether it’s redeveloping a property in our land bank or lowering the cost of housing through a land trust, our goal is to work side-by-side with a Local Partner to deliver high quality, affordable housing for the community.

For Investors
Why invest?

We rely on private funding along with property donations to expand our Affordable Communities of Texas program. An investment or donation allows us to rehabilitate properties, stabilize communities and create housing opportunities for working families. We work closely with our investors to make sure expectations are met and that their investment is having its intended impact.

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