

TSAHC Multifamily Bonds

An Investment in Housing | An Investment in Texas



TSAHC Multifamily Bonds

Building and Preserving Affordable Housing in Texas.

Through our Multifamily Private Activity Bond Program, TSAHC uses statutory authority allocated annually by the state of Texas to issue tax-exempt bonds. These are used to help housing developers construct or preserve affordable multifamily rental units throughout Texas.

Since 2001, TSAHC has issued more than \$600 million in bonds that are purchased by private investors and are not debt of the state. As one of only two authorized state-wide issuers of housing bonds, TSAHC has the authority to evaluate and approve tax-exempt bonds that fulfill four targeted housing needs.



Targeted Housing Needs



At-Risk Preservation and Rehabilitation

Financing used to acquire and rehabilitate existing affordable rental units at-risk of being converted to market rate rents. Upgrades include energy efficiency improvements and bringing the units in line with current building codes and accessibility standards.



Rural and Smaller Urban Markets

TSAHC is committed to expanding access to rental housing in rural and smaller urban markets that generally have unmet housing needs.



Senior and Service Enriched Housing Developments

Eligible developments include either housing exclusively for seniors as defined by federal standards or service enriched housing that offers the opportunity to link residents with on-site and off-site services that foster independence.



Disaster Relief Housing

TSAHC will consider bond financing for any eligible multifamily development located in any one or more Texas counties identified in a Federal Emergency Management Agency disaster declaration.

THF Palladium Midland | Midland, Texas
264-Unit Multifamily Complex + Community Building



Dalcor | Six Locations in Texas
1,444 Units Preserved

“TSAHC’s bond expertise and knowledgeable staff make complicated deals as simple as possible. And their targeted housing areas allow us to build affordable communities where they are most needed.”

Tom Huth, President-Chief Executive Officer
Palladium USA



“Building affordable multifamily housing is a complex financing endeavor. I rely on partners like TSAHC who are mission-driven and will work closely with you to develop housing we are proud to provide the citizens of Texas.”

Mark Mayfield, CEO
Texas Housing Foundation

Interested in bond financing?

Contact us to discuss your development. Developers may submit proposals at any time. The process of submission and approval is detailed in our annual request for proposals and application materials available on our web site. www.tsahc.org

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

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