



# **THE AFFORDABLE COMMUNITIES OF TEXAS (ACT) PROGRAM**

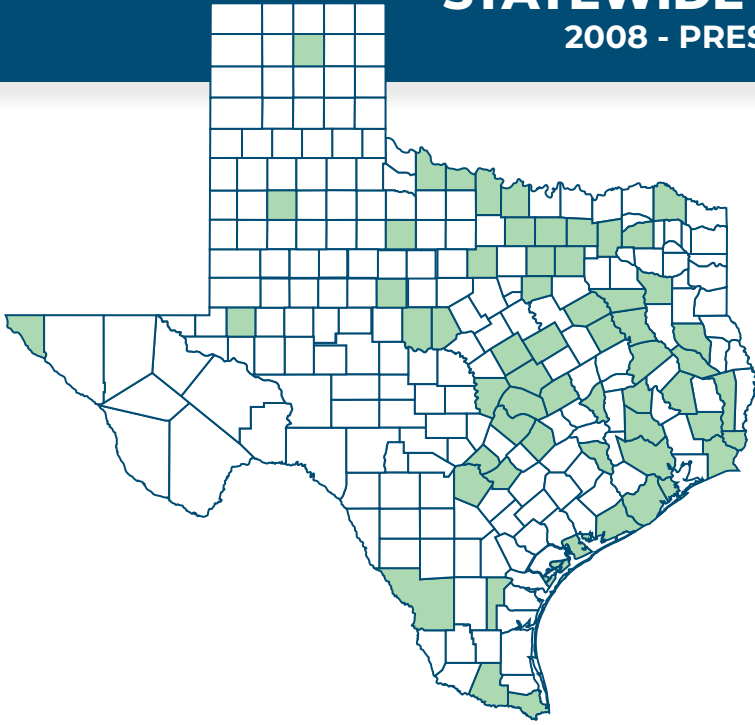
## **2023 IMPACT REPORT**

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.

## STATEWIDE IMPACT

2008 - PRESENT



## CURRENT PORTFOLIO

16 PROPERTIES IN 9 COUNTIES

### PROPERTY STATUS



Predevelopment,  
Searching for a Local  
Partner (3)

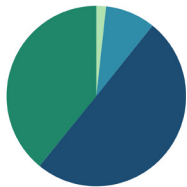
Under Construction, For  
Sale, or Leased to a Local  
Partner (13)

### PROPERTY TYPE

15 LAND BANK

1 LAND TRUST

**347**  
TOTAL HOMES  
CREATED



- Extremely Low Income (below 30% AMFI)
- Very Low Income (below 60% AMFI)
- Low Income (below 80% AMFI)
- Low to Moderate Income (80%-120% AMFI)

## ECONOMIC IMPACT

TOTAL VALUE OF ACT PROPERTIES

\$ 32,693,150

TOTAL DEVELOPMENT COSTS

\$ 21,732,192

JOBS CREATED

236

### LAND BANK

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.

### LAND TRUST

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.

## **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.



## **CONTACT US FOR MORE INFORMATION:**

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