

# TEXAS HOUSING IMPACT FUND

## 2023 ANNUAL INVESTMENT REPORT



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## OVERVIEW

Launched in 2003, the Texas Housing Impact Fund (Impact Fund) offers short and long-term financing for the development, acquisition, or rehabilitation of affordable rental or homeownership developments across Texas that create opportunity, healthier environments and a higher quality of life for low- and moderate-income families.

Through the Impact Fund, we provide flexible loan products with competitive rates to meet the needs of local affordable housing builders. Since 2003, the Impact Fund has financed the construction or rehabilitation of 3,342 multifamily units and 289 single-family homes and condominiums.

Thanks to the generous support of our investors and sponsors, TSAHC has invested \$36.27 million in properties financed through the Impact Fund and leveraged \$523.81 million in additional public and private financing. TSAHC continues to grow the Impact Fund year after year in order to meet the ongoing housing needs of low- and moderate-income Texans.

## OVERSIGHT

### TSAHC BOARD OF DIRECTORS

Bill Dietz Chair	Valerie Cardenas Vice Chair	Courtney Johnson Rose Member	Lemuel Williams Member	David Rassin Member
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### LOAN REVIEW COMMITTEE

Voting Members  
Marked with \*

Lemuel Williams* TSAHC Board Member	David Long* President	Janie Taylor* Executive Vice President	Melinda Smith* Chief Financial Officer
David Danenfelzer Cassandra Ramirez Erica Mitchell Development Finance	Celina Stubbs Asset Oversight & Compliance	Nick Lawrence Betsy Aldrich Accounting	

## LOAN PRODUCTS



Permanent  
Financing Loans



Construction  
Loans



Revolving Lines  
of Credit



Affordable  
Housing  
Partnership

## LOAN USES

For multifamily properties and portfolios requiring long-term financing <sup>1</sup> .	For new construction and rehabilitation developments.	For construction or rehabilitation of affordable for-sale single-family homes.	For the construction or rehabilitation of accessible, community-integrated housing units.
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Gap financing on larger developments.	Gap or bridge financing on larger developments.	Funds can be drawn down or reused on multiple units during loan term.	Funds <sup>2</sup> are for the construction of units for Medicaid Long-Term Services and Supports eligible tenants.
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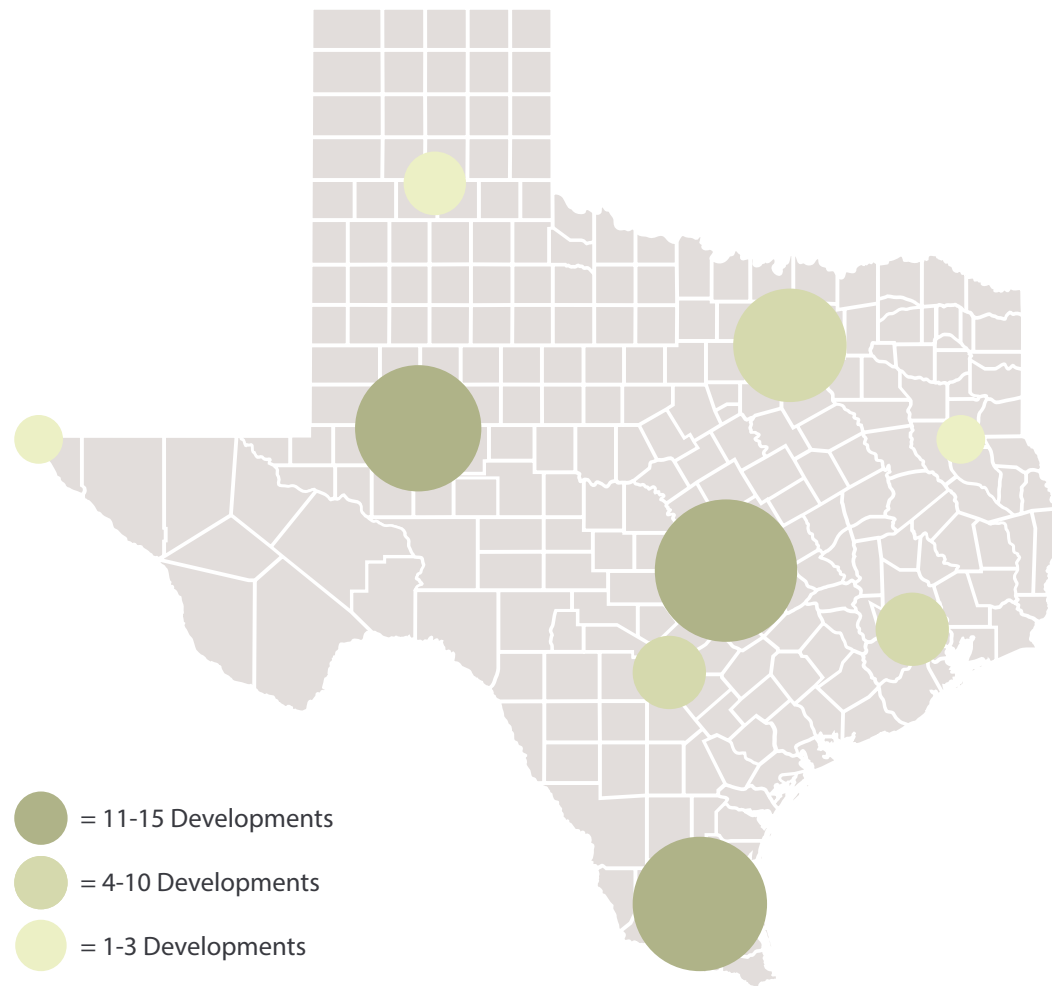
Up to \$3 Million 5 to 15 Year Agreement Fixed Interest Rate	Up to \$2 Million 24 Month Agreement Fixed Interest Rate	Up to \$1 Million 24 Month Agreement Fixed Interest Rate	Up to \$375,000 10 Year Agreement 0% Deferred Forgiveable Loan
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<sup>1</sup>Financing is subject to availability

<sup>2</sup>Funding is subject to availability and is limited to projects within Bexar, Dallas, Harris, and Travis counties.

## LOAN AMOUNT AND TERMS

## AWARDS AND DEVELOPMENTS



## HOUSING DEVELOPMENTS

### PANHANDLE

Hamilton Valley Management Corporation - Multifamily (2 Locations)  
Vista Rita Blanca - Multifamily

### WEST TEXAS

Brooke Community Development - Single Family  
Hamilton Valley Management Corporation - Multifamily (2 Locations)  
Key West Senior Village - Multifamily  
Limestone Ridge - Multifamily  
Rainbow Housing Assistance Corporation - Multifamily (3 Locations)  
Sagebrush - Multifamily

### EL PASO

Rainbow Housing Assistance Corporation - Multifamily (3 Locations)

### NORTH TEXAS

Builders of Hope - Single Family  
Bunker Hill - Multifamily  
Dallas Stemmons Apartments - Multifamily (AHP)  
Embree Eastside Apartments - Multifamily (AHP)  
Hamilton Valley Management Corporation - Multifamily (3 Locations)

### NORTH TEXAS (CONTINUED)

Kiva East - Multifamily  
Midpark Towers - Multifamily (AHP)  
Rainbow Housing Assistance Corporation - Multifamily (1 Location)

### CENTRAL TEXAS

AHA! at Briarcliff - Multifamily  
Burnet Place - Multifamily\*  
Cady Lofts - Multifamily (AHP)  
Frameworks CDC - Single Family  
Hamilton Valley Management Corporation - Multifamily (2 Locations)  
June West - Multifamily  
La Vista de Lopez - Multifamily (AHP)  
Manor Town - Multifamily (AHP)  
Roosevelt Gardens - Multifamily  
Saison North - Multifamily (AHP)  
Stone Ridge Apartments - Multifamily  
Rainbow Housing Assistance Corporation - Multifamily (2 Locations)  
The Willows - Multifamily  
The Chicon - Single Family

### SOUTH TEXAS

Hamilton Valley Management Corporation - Multifamily (3 Locations)  
Marshall Meadows - Multifamily

### HOUSTON/GULF COAST

Hamilton Valley Management Corporation - Multifamily (1 Location)  
Legacy CDC - Single Family  
Rainbow Housing Assistance Corporation - Multifamily (1 Location)  
WOMAN Inc. - Single Family

### RIO GRANDE VALLEY

Affordable Homes of South Texas Incorporated - Single Family  
CDC Brownsville - Single Family  
Hamilton Valley Management Corporation - Multifamily (10 Locations)  
Rainbow Housing Assistance Corporation - Multifamily (1 Location)

### EAST TEXAS

DM Ministries - Single Family

\* = This development is new since our last report



## HOMEOWNERSHIP SPOTLIGHT



**LEGACY CDC**  
**PORT ARTHUR, TX**  
**AND BEAUMONT, TX**  
**SINGLE FAMILY**

Tender Loving Care Center for Children (TLCCC), was founded in December 2006 to provide community educational programs and family support services to at-risk children and their families.

In 2009, TLCCC's Board of Directors expanded their activities by establishing Legacy Community Development Corporation (Legacy CDC), a nonprofit meant to provide low to moderate income families with housing opportunities. Legacy CDC has been a long-time partner of TSAHC across multiple programs.

Through the Texas Housing Impact Fund, TSAHC provided Legacy CDC with \$600,000 in financing through a revolving line of credit.

This line of credit will be used to continue constructing and renovating single family homes for sale to low- to moderate-income households in the Beaumont and Port Arthur area. Currently, Legacy CDC has completed 42 homes with plans to complete more.

The Community Development Corporation of Brownsville, doing business as come dream. come build or CDCB, is a 501(c)(3) nonprofit and a community housing development organization (CHDO). CDCB has been providing safe, decent, and affordable housing to Cameron and Willacy Counties for over 40 years.

TSAHC provided CDCB with \$1 million in financing as a revolving line of credit. This will cover construction and interim financing of at least 30 single family homes through CDCB's MiCasita program.

The MiCasita program gives low and very low-income households the opportunity to own and build equity in a home by constructing and financing their homes in phases.

These homes start with a 600 to 650 square foot core unit. When the family grows and has the ability to pay for expansion, they may add additional rooms to reach 900 to 1,000 square feet in total. The total expected cost of a

## HOMEOWNERSHIP SPOTLIGHT

**COME DREAM. COME BUILD.**  
**CAMERON, HIDALGO, AND**  
**WILLACY COUNTIES, TX**  
**SINGLE FAMILY**





## RENTAL SPOTLIGHT



**BURNET PLACE APARTMENTS**  
*PROJECT TRANSITIONS*  
AUSTIN, TX  
MULTIFAMILY RENTAL

Burnet Place is a 61 efficiency-unit community with wrap-around supportive services in Austin, Texas.

Of the 61 units, 40 will be set-aside for households earning 30% or less of the area median income and 21 will be set-aside for households earning 50% or less than the area median income. 7 units will be for persons with mobility impairments and all units will be universally accessible.

TSAHC awarded Project Transitions, the developer of Burnet Place, \$3 million in construction financing to cover the rising costs of construction. The total projected development cost is \$17,860,851.

Project Transitions has been dedicated to serving persons living with HIV/AIDS since 1988. The wrap-around services provided by Project Transitions includes needs assessment, connection to financial benefits and medical services, group activities, emotional support, and counseling.

Saison North is a 116-unit multifamily apartment community being developed by Saison North, LLC., an entity made up of O-SDA Industries and Travis County Housing Finance Corporation.

This development will consist of one, two, and three-bedroom units with 34 units market rate, 39 units for households earning 60% or less than the area median income (AMI), 34 units for households earning 50% or less than AMI, and 9 units for households earning less than 30% AMI.

Included in that count are 5 units set-aside for individuals qualified for Long-Term Services and Supports made possible through our Affordable Housing Partnership Program (AHP).

Through the AHP program, TSAHC provided a \$375,000 deferred forgivable loan to assist with construction cost increases. The Saison North Apartments has a projected development budget of \$36.3 million.

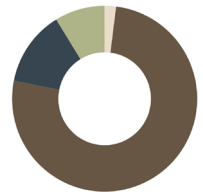
## RENTAL SPOTLIGHT



**SAISON NORTH APARTMENTS**  
*SAISON NORTH, LLC.*  
AUSTIN, TX  
MULTIFAMILY RENTAL

## INVESTMENT SPOTLIGHT

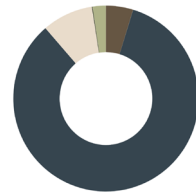
### HOMEOWNERSHIP\*



#### Incomes Served

- Below 50 or 60% MFI
- Below 80% MFI
- Up to 120% MFI
- Market

### RENTAL\*



#### Incomes Served

- Below 30% MFI
- Below 50 or 60% MFI
- Below 80% MFI
- Up to 120% MFI
- Market



**\$10,664,1087**  
Invested



**\$32,579,189**  
Leveraged



**Homes Built or  
Under Construction**



**\$25,605,762**  
Invested



**\$491,228,844**  
Leveraged



**Units Constructed  
or Preserved**

\*These numbers reflect projects that have already closed.

## TEXAS HOUSING IMPACT FUND INVESTORS

Austin Community Foundation  
Federal Home Loan Bank  
Meadows Foundation  
Texas Capital Bank

Wells Fargo  
TSAHC Program Revenue  
Community Development Financial  
Institutions (CDFI) Fund

### INVESTOR SPOTLIGHT



Austin Community Foundation mobilizes ideas and resources to strengthen Central Texas. The Foundation is focused on closing the opportunity gap by advancing economic mobility and housing affordability, and it uses varied tools – data, convening and philanthropic dollars – to implement this strategy. Founded in 1977, ACF is the third largest charitable Foundation in Central Texas by grants distributed.

In 2018, the Austin Community Foundation invested \$250,000 in TSAHC's Impact Fund to help fund the construction of an affordable, accessible apartment complex known as Accessible Housing Austin! at Briarcliff (AHA! at Briarcliff). AHA! at Briarcliff is located in northeast Austin and consists of 27 units for very low-income families and individuals with disabilities.

In 2021, they invested another \$250,000 in TSAHC's Impact Fund to help fund several affordable housing developments including the June West, Roosevelt Gardens, and Burnet Place apartment complexes.

**"Housing affordability is a critical issue in Central Texas that requires creative, collaborative solutions. That's why we seek partners like TSAHC, so we can leverage our philanthropic resources to make a greater impact and scale the production of more housing options in our community."**

*Meagan Anderson Longley, VP of Community Impact*

### INVESTMENT OPPORTUNITIES

For more information on the Texas Housing Impact Fund and how you can become a funding partner, contact:

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