

Public Facility Corporations

A WORKFORCE HOUSING DEVELOPMENT TOOL

The Public Facility Corporation (PFC) structure is an essential tool to promote the development of high-quality, mixed-income housing in Texas. Created as an economic development tool, PFCs provide workforce housing for middle-income families that are not currently served by housing tax credits or market-rate developments, while also stimulating growth and revitalization in targeted areas.

Who Uses PFCs To Develop Housing?

- ✓ Urban Cities
- ✓ Rural Towns
- ✓ Housing Authorities
- ✓ Counties
- ✓ School Districts

Who Benefits from Workforce Housing?



Why it Works

- Large Private Sector Financial Investment
- Local government oversight and control
- Fills a critical housing need for local workforce
- Economic development for local community

HOW IT WORKS



Below-Market Rent
for Households Earning
≤80% Area Median Income

Mixed
Income
Housing

+ Market Rate Units

ROOM FOR IMPROVEMENT

- ✓ Improve Transparency
- ✓ Tighten Local Controls
- ✓ Implement Affordability Best Practices
- ✓ Add Strict Compliance and Reporting Methods
- ✓ Implement Acquisition Requirements