

BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION
To be held at the offices of
Texas State Affordable Housing Corporation
2200 East Martin Luther King Jr. Blvd
Austin, Texas 78702
December 13, 2012 at 10:00 am

CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM

Bob Jones
Chair

The Board of Directors of Texas State Affordable Housing Corporation will meet to consider and possibly act on the following:

PUBLIC COMMENT

PRESIDENT'S REPORT

David Long

Tab A: Homeownership Finance Report
Tab B: Development Finance Report
Tab C: Annual Asset Oversight and Compliance Reports
Tab D: Monthly Budget and Investment Reports

ACTION ITEMS IN OPEN MEETING:

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| Tab 1 | Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on November 15, 2012. |
| Tab 2 | Presentation, Discussion and Possible Approval of the Annual Independent Financial Audit for the Fiscal Year Ending August 31, 2012. |
| Tab 3 | Presentation, Discussion and Possible Approval of the Audit Committee Guidelines. |
| Tab 4 | Presentation, Discussion and Possible Approval of a Resolution authorizing the continued and expanded participation by the Corporation in its Single Family Mortgage Loan "TBA" Financing Program Pursuant to a GNMA Purchase Program Agreement with Morgan Keegan & Company, Inc., or its Successor, and the Execution of all Documents and Instruments necessary to Carry Out such Program. |
| Tab 5 | Presentation, Discussion and Possible Approval of a Resolution Authorizing the Preparation of Documents for Proceeding with the Issuance and Sale of Single Family Mortgage Revenue Refunding Bonds and Containing Other Matters Incident and Related Thereto |
| Tab 6 | Presentation, Discussion and Possible Approval of the Publication for Public Comment of the Guidelines, Scoring Criteria and Targeted Housing Needs for the Allocation of Qualified Residential Rental Project Tax Exempt Bond Funds under the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar Year 2013. |
| Tab 7 | Presentation, Discussion and Possible Ratification of Professional Service Providers to the Corporation's Single Family and Multifamily Tax Exempt Bond Programs, including Bond Counsel and Issuer Counsel. |
| Tab 8 | Presentation, Discussion, and Possible Approval of the Publication for Public Comment of the Corporation's Multifamily Bond Program Compliance Policy, Including the Assessment of Penalties for Noncompliance. |
| Tab 9 | Presentation, Discussion and Possible Approval for Publication and Public Comment on the Draft of the Texas State Affordable Housing Corporation 2013 Annual Action Plan. |
| Tab 10 | Presentation, Discussion and Possible Approval of a Resolution appointing a Member of the Corporation's Board of Directors as a Member of the Advisory Council of the Texas Foundations Fund, such appointment to be effective as of January 1, 2013. |

CLOSED MEETING

Consultation with legal counsel on legal matters – Texas Government Code § 551.071
Deliberation regarding purchase, exchange, lease, or value of real property – Texas Government Code § 551.072
Deliberation regarding prospective gift or donation to the state or Texas State Affordable Housing Corporation – Texas Government Code § 551.073
Personnel Matters – Texas Government Code § 551.074
Implementation of security personnel or devices – Texas Government Code § 551.076
Other matters authorized under the Texas Government Code

OPEN MEETING

Action in Open Meeting on Items Discussed in Closed Meeting

ADJOURN

Individuals who require auxiliary aids or services for this meeting should contact Laura Ross, ADA Responsible Employee, at 512-477-3560 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that the appropriate arrangements can be made.

Texas State Affordable Housing Corporation reserves the right to recess this meeting (without adjourning) and convene at a later stated time, if and to the extent allowed by law. If Texas State Affordable Housing Corporation adjourns this meeting and reconvenes at a later time, the later meeting will be held in the same location as this meeting. Texas State Affordable Housing Corporation also reserves the right to proceed into a closed meeting during the meeting in accordance with the Open Meetings Act, Chapter 551 of the Texas Government Code. If permitted by the Open Meetings Act, Chapter 551 of the Texas Government Code, any item on this Agenda to be discussed in open meeting may also be discussed by the Board (and any other authorized persons) in closed meeting.