

Official Board Packet



May Board Meeting

To be held at
Treaty Oak Bank
101 Westlake Dr.
Treaty Oak Conference Room
Austin, TX 78746

Thursday, May 14, 2009
1:30 p.m.

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**BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

To be held at
**Treaty Oak Bank
101 Westlake Drive
Treaty Oak Conference Room
Austin, Texas 78746
May 14, 2009 at 1:30 pm**

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Robert "Bob" Jones
Chair

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

PRESIDENT'S REPORT

David Long

- Legislative Update
- Texas Foreclosure Prevention Task Force
- Texas Foundations Fund Awards and Potential Applications
- Program Area Reports
- Monthly Budget and Investment Reports

ACTION ITEMS IN OPEN MEETING:

- Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on April 17, 2009.
- Tab 2 Presentation, Discussion and Designation of a Vice Chair for the Texas State Affordable Housing Corporation Board of Directors.
- Tab 3 Discussion and Possible Approval of Audit Committee Membership.
- Tab 4 Presentation, Discussion and Possible Approval of a Resolution or Resolutions Approving Submission of Notice of Intent to Issue Bonds and State Bond Applications to the Texas Bond Review Board, and Authorizing the Issuance, Sale and Delivery of Taxable or Tax-Exempt Single Family Mortgage Revenue Bonds Series 2009A; Authorizing a Trust Indenture, an Origination, Sale and Servicing Agreement, a Bond Purchase Agreement and Other Related Documents, Authorizing the Execution of Documents and Instruments Necessary or Convenient to issue the Bonds; and Containing Other Matters Incident and Related Thereto.
- Tab 5 Presentation, Discussion and Possible Approval of a Resolution Approving the Execution of Certain Freddie Mac Seller/Servicer Documents.
- Tab 6 Presentation in Recognition of Thomas A. Leeper and his Dedication and Exemplary Service to the Texas State Affordable Housing Corporation.

PUBLIC COMMENT

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 512-477-3555, x 400 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.

PRESIDENT'S REPORT

Foundations Fund Awards and Potential Applications



M E M O R A N D U M

To: David Long, President, Texas State Affordable Housing Corporation

From: Advisory Council, Texas Foundations Fund

Date: May 5, 2009

Re: 2008 Texas Foundations Fund Grant Recommendations for Hurricane Relief – Self Help Housing of East Texas

The Advisory Council recommends that the following organization be awarded \$50,000 to fund the housing project described in its 2008 Texas Foundations Fund for Hurricane Relief proposal as follows:

1. **Self Help Housing of East Texas** – The grant will be used for the rehabilitation and/or critical repair of owner-occupied homes affected by Hurricane Ike in Newton and Jasper Counties. Critical repair and/or rehabilitation is defined as construction work necessary to alleviate hurricane damage to a home that without repair would cause or is causing a health or safety problem for the individual or family. Furthermore, the grant is designed to assist those individuals at or below 50% of the area median family income who were affected by the storm.

Three out of the 5 sample budgets reflect reconstruction rather than rehabilitation. Upon this observation, TSAHC staff contacted the applicant and informed them that reconstruction is not an eligible activity under this funding round. Self Help Housing of East Texas informed us that given the tremendous need in their community and the current waiting list that fulfilling this requirement would not be a problem.

It is anticipated that a minimum of 5 single family homes will be repaired, \$10,000 allocated per home, utilizing this grant.

To date, Self Help Housing of East Texas has submitted the most thorough application under this funding cycle. Despite the small staff, Self Help Housing of East Texas has repaired and/or rebuilt over 100 homes since Hurricane Rita in 2005. They show evidence of great collaboration with other mission-driven organizations, too. They are currently working as the general contractor with Deep Texas Council of Governments and have completed 9 homes in 2009 alone.

TSAHC staff reviewed the application for completion and threshold compliance. Given this organization's smaller, and therefore potentially riskier financial capacity, staff recommended that Self Help Housing of East Texas be awarded the full \$50,000 but in two separate payments of \$25,000 each. This funding structure gives TSAHC the ability to evaluate the organization's capacity after the initial 3 months of the contract. If at that time TSAHC feels that Self Help Housing of East Texas is fulfilling the project's goals and has continued capacity, the second payment can be advanced. The Advisory Council agrees with staff's recommendation and seeks the President's approval of funding Self Help Housing of East Texas with this award.

Program Area Reports



**2008 Mortgage Credit Certificate Program
As of November 28, 2008 through May 4, 2009**

Month	# of Loans	% of Total Loans	Total Originated
Dec-08	5	13%	\$586,153
Jan-09	7	18%	\$730,879
Feb-09	7	18%	\$647,012
Mar-09	6	15%	\$670,063
Apr-09	14	36%	\$1,473,987
Totals	39	100%	\$4,108,094

Lender	Originated	# of Loans	Total %
PrimeLending	\$1,015,799	10	26%
Cornerstone Mortgage	\$510,892	4	10%
Colonial Savings	\$301,594	3	8%
NTFN	\$237,571	2	5%
WR Starkey	\$221,489	2	5%
Network Funding	\$221,360	2	5%
National City	\$204,573	2	5%
Wells Fargo	\$177,960	2	5%
CTX Mortgage	\$142,760	1	3%
Allied Home Mortgage	\$135,762	1	3%
UAMC	\$128,510	1	3%
Liberty Mortgage	\$125,148	1	3%
SWBC	\$109,400	1	3%
Texas Mortgage Prof.	\$108,436	1	3%
1st Advantage Mortgage	\$103,632	1	3%
Primary Residential Mortgage	\$99,053	1	3%
Houstonian Mortgage	\$77,077	1	3%
Directors Mortgage	\$69,862	1	3%
Southwest Funding	\$69,190	1	3%
Global Mortgage Group	\$48,026	1	3%
Total Committed	\$4,108,094	39	100%

Total Allocation \$7,142,857
Remaining to Commit \$3,034,763

At a Glance	
Total Amount Originated	\$4,108,094
Average Annual Income	\$39,900
Average Purchase Price	\$109,699
Average Loan Amount	\$105,336
Average Household Size	2
New/Existing	
New	31%
Existing	69%
Professional Breakdown	
Professional Educator	28%
Texas Hero	10%
80% AMFI or below	61%
Type of Loan	
Conventional	3%
FHA	87%
VA	5%
USDA-RD	5%
Ethnicity	
American Indian/Alaskan Native	0%
Asian or Pacific Islander	0%
Black	21%
Hispanic	23%
White	23%
Other	0%
Not Defined	33%
Top Originating Counties	
Harris	17
Dallas	5
Travis	3
Bexar	2
Johnson	2
Montgomery	2
Tarrant	2
Collin	1
Denton	1
El Paso	1
Ellis	1
Hockley	1
Kleberg	1

Quarterly Compliance Status for TSAHC

As of the First Quarter Ending

Marshall Meadows

Marshall Meadows

LI Occupancy 61% 40% Required

Commonwealth Multifamily (White Rock), LLC

White Rock

LI Occupancy 53% 75% Required

VLI Occupancy 21%

American Housing Foundation

	Aston Brook	Bent Creek	Cimarron Park	Creekwood	Fountaingate	Northwoods	Pine Creek
LI Occupancy	29%	22%	49%	26%	43%	28%	45%
VLI Occupancy	56%	56%	28%	53%	33%	52%	39%

	One Willow Chase	One Willow Park	Settler's Cove	Shadowridge	Stony Creek	Woodedge
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LI Occupancy 37% 46% 43% 37% 40% 43% 75% Required

VLI Occupancy 43% 32% 32% 45% 36% 39%

South Texas Affordable Properties Corporation**

	Charleston	Remington	Summer Oaks	The Rafters	The Wharf	Willowick
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LI Occupancy 37% 49% 50% 53% 21% 22% 75% Required

VLI Occupancy 39% 27% 24% 24% 56% 52%

American Opportunity for Housing, Inc.

	Briarcrest	Clover Hill	Hillcrest	Mill Creek	One Westfield Lake
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LI Occupancy 53% 43% 38% 45% 34% 75% Required

VLI Occupancy 31% 46% 47% 36% 48%

San Antonio Low Income Housing, LLC**

Aguila Oaks

LI Occupancy 53% 75% Required

VLI Occupancy 21%

January Resident Services

	Activity	Sponsor	Attendance
American Housing Foundation			
Aston Brook			
	Crime Watch	Harris County Sherriff Department	14
	Personal Protection	Harris County Sherriff Department	14
	Computer Facilities	Aston Brook	4
	Fax Usage	AHF/Aston Brook	42
	Copier Usage	AHF/Aston Brook	82
	Phone Usage	Aston Brook	8
	Metro Card	AHF/Metro	7
Bent Creek			
	Book Mobile	AHF/Dallas Public Library	0
	Crime Watch	WAG	17
	Barley Cereal Distribution	AHF/Nourish America	4
	Vitamins	AHF/Vitamin Relief USA	3
	Build a Better Career	WAG	14
	Attitudes and Attires	AHF	0
	Computer Facilities	WAG/AHF	21
	Fax/Copier	WAG/AHF	8
	DART Bus Passes	AHF/Dart	0
Cimarron Park			
	Reading Program	Cimarron Park	4
	Milk Matters	AHF	6
	Children's Vitamins Program	Cimarron Park	4
	Senior Meals	Cimarron Park	4
	Computer Facilities	Cimarron Park	11
	Bible Study	Cimarron Park	3
Creekwood Village			
	Crime Watch	Creekwood Village	20
	Fax, Scan, Copier	Creekwood Village	22
	Computer	Creekwood Village	14

Fountaingate	Kids Club	Resident Services	31
	Teen Time	Resident Services	6
	Fax Machine	Fountaingate	10
	Computer	Fountaingate	3
	Phone	Fountaingate	6
	Bible Study	Resident Services	3
	Bus Passes	American Housing	4
Northwoods	Utilities Assistance	Sent Residents to Nam	4
	Health and Nutrition	Smokers Guide	20
	A guide to the ADA standards for Care	Diabetes Matters	15
	Square Meals	Easy was to improve eating habits	25
	Copier Usage		40
	Fax Usage		35
One Willow Chase	Phone, Fax, Copier	OWC	10
	Vitamins	AHF/OWC	3
	Bus Tokens	AHF/OWC	5
One Willow Park	Phone, Fax, and Copier	OWP	4
	Vitamins	AHF/OWP	2
	Bus Tokens	AHF/OWP	3
Pine Creek	ESL-English as a second Language	Literacy Volunteers of America	11
	Child Safety Seat Check-Up	Safe Riders/Texas Dept of Health Svs	4
	Phone/Fax/Copier	Staff	12
Settler's Cove	Crime Watch Meeting	Sherriff Blankenship	0
	Gifts in Kind	Bed Bath and Beyond	8
	Fitness Center	Code Changes Monthly	10
	Childrens Multi Vitamins	Vitamin Relief USA	2
	Fax and Copier	Fax and Copier	4
	Bus Tickets	AHF	2
Shadowridge	Cookies to Kids after School	Shadow Ridge	15
	Fax	Shadow Ridge Village	3

	Copier	Shadow Ridge Village	3
	Children's Vitamins	AHF	0
Stony Creek	ESL Classes	Literacy Volunteers of America	11
	Child Safety Seat Check-up	Safe Riders Texas Dept of Health Svcs	5
	Phone/Fax/Copier	Staff	11
Woodedge	Vitamins	Childs Overall Vitamins	8
	YMCA/Free Passes	AHF	4
	Phone/Fax/Copier	WAG	7
	Donation/Guess	AHF	5
American Opportunity for Housing			
Briarcrest	After School	AOH	10
	Educational/Scholastic Tutoring	AOH	10
Clover Hill	Youth Programs	Mission Arlington Weekly	10
Hillcrest	After School	AOH	4
	Educational/Scholastic Tutoring	AOH	4
Mill Creek	After School	AOH	8
	Educational/Scholastic Tutoring	AOH	8
One Westfield Lake	After School	AOH	25
	Educational/Scholastic Tutoring	AOH	25
	Computer Facilities	AOH Learning Center	25
South Texas Affordable Properties			
Remington	Money Matters	365 Connect/Learn TV	61
	Green Living	365 Connect/Learn TV	52
	Educational Programs	365 Connect/Learn TV	70

	Kids Zone	365 Connect/Learn TV	70
	Fire Prevention	Remington Apartments	0
	Health & Nutrition Courses	365 Connect/Learn TV	70
	Health & Fitness	365 Connect/Learn TV	48
	Travel & Events	365 Connect/Learn TV	65
	Technology	365 Connect/Learn TV	55
	General How to Tips	365 Connect/Learn TV	63
	Community Newsletter	Remington Apartments	158
	Family & Parenting Services	365 Connect/Learn TV	52
	Resident BC Internet	Remington Apartments	55
	Resident Portal Education	365 Connect/Learn TV	33
Summer Oaks	Budgeting	365 Connect	10
	Credit Card Tips	365 Connect	10
	Borrowing Money	365 Connect	15
	Pros and Cons IRA and Roth IRA	365 Connect	19
	Athletics	365 Connect	15
	KindaYoga	365 Connect	20
	Gardening	365 Connect	11
	Copies and Fax	Resident Service	4
	Workout Tricks to Motivate	365 Connect	23
	Cleanse & Detox	365 Connect	25
	The formula for Success	365 Connect	14
	Exercise Better Posture	365 Connect	9
	Business Center		38
The Charleston	Internet Education Portal	Learn TV/365 Connect	44
	Parenting	Learn TV/365 Connect	57
	Voters Registration	Learn TV/365 Connect	13
	Kid Zone	Learn TV/365 Connect	45
	Beautification Day	The Charleston Staff	8
	Renters Insurance	Learn TV/365 Connect	17
	Rent Concession for Pool Monitor	The Charleston Staff	1
	Rent Concession for Book/Video Library	The Charleston Staff	1
	Health and Fitness	Learn TV/365 Connect	49
	Rent Assistance/Senior Citizen	Neighborhood Dev. Collaborative	1

	Computer Facilities	The Charleston Staff	3
	Copier and Fax Services	The Charleston Staff	51
	Charleston Resident Portal, Health, Education	The Charleston/ 365 Connect	1043
	Business Center for Residents	The Charleston	20
The Rafters	Financial Planning Courses	365 Learn TV	37
	Green Living	365 Learn TV	25
	Public Service	365 Learn TV	4
	Continuing Education	365 Learn TV	50
	Kids Zone	365 Learn TV	33
	Kidz Club	Annaville Baptist Church	30
	General Interest	365 Learn TV	20
	Home Assistance	Rafters Staff	10
	Utilities Assistance	Rafters Staff	5
	Landscape and Facility Monitor Rent Discount	Rafters	4
	Angel Food Program	Rafter/Annaville Baptist Church	8
	Resident Rent Assistance Program 1/2 mo Free	Rafters	1
	Health and Nutritional Courses	365 Learn TV	38
	Healthy Cooking	365 Learn TV	31
	Medical Center Location and Services	365 Learn TV	8
	How to Tips	365 Learn TV	33
	Travel Videos	365 Learn TV	31
	Technology Videos	365 Learn TV	29
	Entertainment	365 Learn TV	14
	Local Videos	365 Learn TV	20
	Resident Errands	Rafter Staff	6
	Family & Parenting Services	365 Learn TV	37
	Community Business Center	Rafter Business Center	5
The Wharf	Borrowing Money	365 Connect	53
	After School	The Wharf	72
	Kids Club	Baptist Church	31
	To the Garden	365 Connect	48
	McGruff Crime Watch	Wharf Staff -CCPD	12
	15 Minute Workout	365 Connect	52
	Healthy Weight Loss	365 Connect	52

	Credit Card tips for Students	365 Connect	53
	How to be happy	365 Connect	47
	Pizza Night @ the Gate	Papa Johns- Wharf	72
	Family and Parenting Services	365 Connect	64
	Business Center	Wharf Business Center	7
Willowick	Public Service	365 Learn TV	8
	Environmental Education	365 Learn TV	6
	Educational/Scholastic Tutoring	365 Learn TV	11
	Kids Club	Area Church/Willowick Staff	30
	Resident Service Property Monitor	Discount 1701	1
	Resident Service Courtesy Officer	Discount 506	1
	Health and Nutritional Courses	365 Learn TV	11
	How to Classes	365 Learn TV	16
	Money Matters	365 Learn TV	7
	Willowick Resident Portal	365 Connect	12
	Senior Meals	Meals on Wheels	1
	Family and Parenting Services	365 Learn TV	3
	Educational Resources	Willowick Business Center	10
Common Wealth			
White Rock	Budgeting	365 Learn TV	62
	Public Services	365 Learn TV	106
	Environmental Education	365 Learn TV	46
	Winter Slips	White Rock Staff Handout	366
	Health & Nutritional Courses	365 Learn TV	58
	Technology Education	365 Learn TV	59
	Travel Video	365 Learn TV	58
	How to Video	365 Learn TV	61
	Game day	White Rock Staff	4
	National Pie Day	White Rock Staff	4
	Business Center	White Rock	21
	Family and Parenting Services	365 Learn TV	61
Marshall Meadows			
Marshall Meadows	GED Classes	Leanne Buettner	4
	After School	Leanne Buettner	15

	Toddler Story Time	Leanne Buettner	2
	Crime Watch	Leanne Buettner	14
	Resident Bingo	Leanne Buettner	12
SOA			
Aguila Oaks	Computer Literacy Classes	NFWSC RSC VISTA	20
	After School	NFWSC Vista	25
	Educational/Scholastic Tutoring	NFWSC Americorps	25
	Youth Programs	NFWSC Americorps	20
	Computer Facilities	Open	5
	Parent Resources	NFWSC Learning Center	20
Rainbow			
Chaparral Village	Tax Preparation Assistance	Catholic Services	0
	Tax Credit Outreach Campaign Kits	Center on Budget and Policy Priorities	0
	Utilities Assistance	United Way	0
	Coat Drive	Chaparral Village	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Cove Village	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Child Care	Headstart Program	2
	Youth Bible Study	New Covenant Church	18
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Home Care	Texas Home Health	4
	Rural Transportation	HOP Transit	3
	Special Transit	HOP Transit	2
El Nido	Tax Preparation Assistance	IRS-Vita Centers & AARP	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0

Garden Apartments	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
High Plains	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Jose Antonio Escajeda	Tax Preparation Assistance	IRS-VITA Centers & AARP	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Los Ebanos	Tax Preparation Assistance	IRS- VITA; Ethel Whipple Memorial Library	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Peppertree Acres	Tax Preparation Assistance	IRS-VITA; Ft.Worth Public Libraries	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Home Care	Tarrant Co. Visiting Nurses Assoc.	2
	Senior Meals	Tarrant Co. Meals on Wheels	2
	Special Transit Svcs	Tarrant co- Wheels Program	2
River Park Village	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0

	Case Management	Rainbow Housing	0
	Child Care	Headstart Program	3
	Youth Bible Study	New Covenant Church	18
	Home Care	Texas Home Health	4
	Rural Transportation	HOP Transit	3
	Special Transit	HOP Transit	2
Salem Village	Tax Preparation Assistance	AARP Chapter 829	0
	Tax Credit Outreach Campaign Kit	Center for Budget and Policy Priorities	0
	After School	Midcoast Family Services	20
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Entertainment	Affection Arms-Senior Bingo	6
	Home Care	Crossroads Home Health	3
	Special Transit Services	Victoria Para Transit Services	3
Sierra Vista	Tax Preparation Assistance	VITA Centers at ACORN	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Spring Terrace	Tax Preparation Assistance	AARP Tax Aide Program-Amarillo Southeast	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Win Lin Village	Tax Preparation Assistance	AARP Tax Aide Program-Amarillo Southeast	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0

February Resident Services

	Activity	Sponsor	Attendance
American Housing Foundation			
Aston Brook	Computer Facilities	AHF/Aston Brook	1
	Phone Usage	AHF/Aston Brook	15
	Fax Usage	AHF/Aston Brook	32
	Copier Usage	AHF/Aston Brook	56
Bent Creek	Book Mobile	AHF Dallas Public Library	0
	Good Dental Hygiene w/Dr B	AHF/CAH	15
	Crime Watch	CAH	14
	Barley and Cereal Distribution	AHF/Nourish America	2
	Vitamins	AHF/Vitamin Relief USA	0
	Build a Better Career/Find Your Calling	CAH	12
	Attitudes & Attires	AHF/Attitues and Attire	0
	Computer Facilities	CAH/AHF	19
	Fax/Copier	CAH/AHF	11
	DART Bus Passes	AHF/Dart	0
Cimarron Park	Vitamin Program	AHF	2
	Reading Program	Cimarron Park	3
	Questions about Smoking, Tobacco, and Health	AHF	8
	Senior Meals	Cimarron Park	5
	Bible Study	Cimarron Park	4
	Business Center-Phone	Cimarron Park	4
	Business Center- Fax	Cimarron Park	8
Creekwood Village	Crime Watch	Creekwood Village	17
	Dental Hygiene	AHF	5
	Computer Facilities	Creekwood Village	15
	Fax/Scan/Copier	Creekwood Village	8
Fountaingate	Kids Club	Resident Services	28

	Teen Time	Resident Services	7
	Fax Machine	Fountaingate	13
	Computer	Fountaingate	1
	Phone	Fountaingate	3
	Valentine Party	Resident Services	20
	Bus Passes	American Housing	6
Northwoods	After School	Valentines Candy Giveaway	20
	Computer Facilities	Internet Use Allowance	26
	Copy/Fax/Phone	Copy/Fax/Phone	39
	Breakfast on the Run	Breakfast on the Run	100
One Willow Chase	Valentines Arts and Crafts	One Willow Chase	4
	Crime Watch	One Willow Chase/HPD	4
	Copier/Fax/Phone	One Willow Chase	6
	Bus Tokens	AHF/One Willow Chase	3
One Willow Park	Valentine Arts and Crafts	One Willow Park	2
	Crime Watch	One Willow Park/HPD	3
	Copier/Fax/Phone	One Willow Park	8
	Bus Tokens	One Willow Park/AHF	3
Pine Creek	ESL Classes	Literacy Volunteers of America	11
	Health and Nutritional Courses	Christus Mobile Unit and Staff	12
	Vitamins	AHF/Nourish America	9
	Phone/Fax/Copier	Staff	12
Settler's Cove	Crime Watch	Sheriff Blankenship	1
	Gifts in Kind	Bed Bath and Beyond	12
	Fitness Center	Code Changes Monthly	11
	Children Multi Vitamins	Vitamin Relief USA	0
	Fax and Copier	Fax and Copier	2
	Bus Tickets	American Housing Foundation	0
Shadowridge	Valentines	AHF	13
	Dental Hygiene	Shadowridge/Smiley Dental	13

Stony Creek	ESL	Literacy Volunteers of America	12
	Health and Nutritional Courses	Christus Mobile Unit and Staff	12
	Vitamins	AHF/Nourish America	22
	Phone/Fax/Copier	Staff	22
Woodedge	Children Overall Vitamins	AHF	3
	Phone/Fax/Copier	Concierge Management	5
American Opportunity for Housing			
Briarcrest	After School	AOH	7
	Educational/Scholastic Tutoring	AOH	7
	Valentines Party	AOH	7
Clover Hill	Monday Youth Group	Mission Arlington	20
Hillcrest	After School	AOH	2
	Educational/Scholastic Tutoring	AOH	2
	Resident Meeting	AOH	0
	Bingo	AOH	1
Mill Creek	After School	AOH	8
	Educational/Scholastic Tutoring	AOH	8
	Rodeo Day	Middlestadt School	8
	Story Time	Middlestadt School	8
	Valentines Lunch for Moms	AOH, Middlestadt School	6
	Arts Crafts	AOH, Middlestadt School	8
One Westfield Lake	After School	AOH and CDC	25
	Educational/Scholastic Tutoring	AOH and CDC	25
	Valentines Party	AOH and CDC	25
South Texas Affordable Properties			
Remington	Money Matters	365 Connect/Learn TV	37

	Green Living	365 Connect/Learn TV	39
	Educational Programs	365 Connect/Learn TV	46
	Kids Zone	365 Connect/Learn TV	38
	Family Disaster Plan	Remington Apts	3
	A Safe Apartment Flyer	Remington Apts	158
	Health and Nutritional Courses	365 Connect/Learn TV	50
	Health and Fitness	365 Connect/Learn TV	35
	Travel and Events	365 Connect/Learn TV	23
	Technology	365 Connect/Learn TV	45
	General How to Tips	365 Connect/Learn TV	36
	Community News Letter	Remington Apts	158
	Family and Parenting Services	365 Connect/Learn TV	41
	Resident BC Internet	365 Connect/Learn TV	20
	Resident Portal Education	365 Connect	34
Summer Oaks	Budgeting	365 Connect	10
	Financial Planning Courses	365 Connect	16
	Investing in Financial Crisis	365 Connect	23
	Loan Basics	365 Connect	12
	Going Green, What does that Mean?	365 Connect	35
	Table Manners	365 Connect	12
	Four Legged Zoo	365 Connect	16
	Crime Watch	Meet your Courtesy Officer	15
	Newsletter		256
	Change address	365 Connect	15
	Staph Infection	365 Connect	15
	Prevent Osteoporosis	365 Connect	20
	How to talk to your kids about Drugs	365 Connect	27
	Natural Stress	365 Connect	23
	Defiant Teens: Lying	365 Connect	16
	How to Connect DTV	365 Connect	30
	Copies/Fax	Resident Service	10
	Business Center	Summer Oaks	18
The Charleston	Money Matters	Learn TV/365 Connect	32
	Parenting	Learn TV/365 Connect	24
	Voter Registration	Learn TV/365 Connect	5

	Kid Zone	Learn TV/365 Connect	30
	Valentines Day/Plants & Oxygen	The Charleston Staff	13
	Crime Watch	The Charleston Staff	5
	Renters Insurance	Learn TV/365 Connect	13
	Home Delivery	The Charleston Staff	21
	Rent Concession for Pool Monitor	The Charleston Staff	1
	Health and Fitness	Learn TV/365 Connect	25
	Educational Development	Learn TV/365 Connect	30
	Rent Assistance/Senior Citizen	Neighborhood Dev. Collaborative	1
	Computer Facilities		0
	Copy and Fax Services	The Charleston/365 Connect	32
	Charleston Resident Portal	The Charleston/365 Connect	595
	Business Center for Residents	The Charleston	34
The Rafters	Budgeting	365 Learn TV	27
	Green Living	365 Learn TV	30
	Public Service	365 Learn TV	5
	Continuing Education	365 Learn TV	22
	Kid Zone	365 Learn TV	27
	General Interest	365 Learn TV	14
	Landscape and Facility Monitor Rent Discount	Rafter Staff	4
	Home Delivery	Rafter Staff	10
	Angel Food Program	Rafters/Annaville Baptist Church	0
	Health and Nutritional Courses	365 Learn TV	21
	Healthy Cooking	365 Learn TV	27
	Technology Videos	365 Learn TV	19
	How to Tips	365 Learn TV	24
	Travel	365 Learn TV	22
	Resident Errands	Rafters Staff	6
	Family and Parenting	365 Learn TV	23
The Wharf	Better Money Management	Better Money Management 365	50
	After School	Fruity Friday (Snacks)- Wharf	69
	Kids Club	Story Telling- Baptist Church	4
	Valentine Craft Day	Valentine Cards- Wharf	10
	Going Green	Going Green 365 Connect	41
	7 Nutritional Facts to Lose Weight	7 Facts to Lose Weight 365	49

	Flat Abs	Flat abs and More - 365	49
	Origami Heart	Valentine Origami - 365 Connect	45
	Family and Parenting Services	Teens Lying- 365 Connect	36
	Business Center	Wharf Business Center	2
	Love Your Children	Loving Your children- 365	36
Willowick	Public Service	365 Learn TV	2
	Environmental Education	365 Learn TV	3
	Educational/Scholastic Tutoring	365 Learn TV	4
	Kids Club	Area Church/Willowick Staff	40
	Resident Service Property Courtesy Officer	Discount on Rent 506	1
	Resident Service Property Monitor	Discount on Rent 1701	1
	Health and Nutritional Courses	365 Learn TV	8
	How to classes	365 Learn TV	4
	Money Matters	365 Learn TV	3
	Willowick Resident Portal	365 Connect	8
	Senior Meals	Meals on Wheels	1
	Family and Parenting Services	365 Learn TV	4
	Educational Resources	Willowick Business Center	8
Common Wealth			
White Rock	Budgeting	365 Learn TV	58
	Public Services	365 Learn TV	32
	Environmental Education	365 Learn TV	58
	Educational/Scholastic Tutoring	365 Learn TV	66
	Kids Crafts	White Rock Staff	7
	Fruity Friday	White Rock Staff	4
	A Safe Apartment Home	White Rock Staff Handout	336
	Health and Nutritional Courses	365 Learn TV	71
	Technology	365 Learn TV	57
	Travel Video	365 Learn TV	47
	How to Video	365 Learn TV	57
	Coffee Club	White Rock Staff	4
	Business Center	White Rock Business Center	18
	Family and Parenting Services	365 Learn TV	66

Marshall Meadows

Marshall Meadows	After School	Leanne Buettner/UAG	13
	Story Time -Toddlers	Leanne Buettner/UAG	4
	Crime Watch	Leanne Buettner/UAG	14
	Community Bingo	Leanne Buettner/UAG	8
	Rose Making Class	Leanne Buettner/UAG	10
SOA			
Aguila Oaks	After School	NFWSC Vista	25
	Educational/Scholastic Tutoring	NFWSC Americorps*	22
	Youth Programs	NFWSC Americorps*	15
	Computer Facilities	NFWSC-RSC	15
	Family and Parenting Services	NFWSC-RSC	6
	Parent Resources	NFWSC Learning Center	16
Rainbow			
Chaparral Village	Tax Preparation Assistance	Catholic Charities-VITA	0
	Tax Credit Outreach Campaign Kits	Center on Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0
Cove Village	WIA Program Packets	Texas Workforce Center	0
	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center on Budget & Policy Priorities	0
	Child Care	Head Start Program	2
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Rural Transportation	HOP Transit	3
	Special Transit	HOP Transit	2
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0
	El Nido	Tax Preparation Assistance	IRS-VITA Centers & AARP
Tax Credit Outreach Campaign Kit		Center for Budget & Policy Priorities	0

	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0
Garden Apartments	Tax Preparation Assistance	IRSOVITA Centers	15
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Basic First and & CPR	Lubbock Blood Drive	11
	Resource Guide	Rainbow Housing	0
	Resident Service Brochure	Rainbow Housing	0
High Plains	Tax Preparation Assistance	IRS-VITA Centers	3
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Basic First Aid and CPR	Lubbock Blood Drive	4
	Resource Guide	Rainbow Housing	0
	Resident Services Brochures	Rainbow Housing	0
Jose Antonio Escajeda	Tax Preparation Assistance	IRS-VITA Centers & AARP	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
	Resident Services Brochures	Rainbow Housing	0
Los Ebanos	Tax Preparation Assistance	IRS- VITA; Ethel Whipple Memorial Library	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Summer Nutrition Program Registration	Brownsville Community Health Center	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0

	Charro Days Activities	Los Ebanos Apts	55
	Resource Guide	Rainbow Housing	0
	Resident Services Brochures	Rainbow Housing	0
Peppertree Acres	Tax Preparation Assistance	IRS- VITA; Ethel Whipple Memorial Library	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Summer Nutrition Program Registration	Brownsville Community Health Center	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Home Care	Tarrant Co. Visiting Nurses Assoc.	2
	Senior Meals	Tarrant Co. Meals on Wheels	2
	Special Transit Services	Tarrant Co Wheels Program	2
	Resource Guide	United Way	0
	Resident Services Brochures	Rainbow Housing	0
River Park Village	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Child Care	Headstart Program	3
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Doctor Appointments	HOP Transit	4
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0
Salem Village	Tax Preparation Assistance	AARP Chapter 829	0
	Tax Credit Outreach Campaign Kit	Center for Budget and Policy Priorities	0
	After School	Midcoast Family Services	19
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Home Care	Crossroads Home Health	3
	Special Transit Services	Victoria Para Transit Services	3
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0

Sierra Vista	Tax Preparation Assistance	VITA Centers at ACORN	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0
Spring Terrace	Tax Preparation Assistance	AARP Tax Aide Program-Amarillo Southeast	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Home Delivery	Spring Terrace	3
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
Resident Services Brochure	Rainbow Housing	0	
Win Lin Village	Tax Preparation Assistance	VITA Centers at ACORN	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Resource Guide	Rainbow Housing	0
	Resident Services Brochure	Rainbow Housing	0

March Resident Services

	Activity	Sponsor	Attendance
American Housing Foundation Aston Brook	Spring Break Lunches	AHF/Aston Brook	68
	Milk Matters Pamphlets	AHF/Aston Brook	25
	Computer Facilities	Aston Brook	4
	Phone Usage	Aston Brook	10
	Fax Usage	Aston Brook	25
	Copier Usage	Aston Brook	28
	Bent Creek	Book Mobile	AHF/Dallas Public Library
Good Dental Hygiene w/Dr. B		AHF/CAH	0
Crime Watch		CAH	8
Spring Break Lunches		AHF/CAH	84
Barley Cereal Distribution		AHF/Nourish America	6
Vitamins		AHF/Vitamin Relief USA	0
Build a Better Career		CAH	7
Attitudes and Attires		AHF/Attitudes and Attires	0
Computer Facilities		CAH/AHF	21
Fax		CAH/AHF	17
DART Bus Passes		AHF/DART	0
Cimarron Park	Spring Break Lunches	AHF	51
	Vitamin Program	AHF	2
	Reading Program	Cimarron Park	7
	Guess Store Clothing Donation	AHF	7
	Senior Meals	Cimarron Park	6
	Computer Facilities	Cimarron Park	7
	Bible Study	Cimarron Park	6
Creekwood Village	Spring Break Lunch	AHF	14
	Crime Watch	Creekwood Village	8
	Copier/Fax/Scanner	Creekwood Village	5
	Computer	Creekwood Village	12
Fountaingate	Kids Club	Resident Services	21

	Teen Time	Resident Services	6
	Spring Break Lunches	American Housing	30
	Fax Machine	Fountaingate	5
	Phone	Fountaingate	3
	Computer	Fountaingate	3
	Bible Study	Resident Services	10
Northwoods	Kids Lunches	Spring Break Lunches	525
	Computer Facilities	Internet Services	30
	Copy Machine	Copy/Fax Services	30
One Willow Chase	Coloring Contest	OWC	10
	Crime Watch	HPD/OWC	3
	Spring Break Lunches	AHF/OWC	55
	Phone/Fax/Copier	OWC	7
	Childrens Vitamins	AHF/OWC	4
One Willow Park	Coloring Contest	OWP	9
	Crime Watch	OWP/HPD	4
	Spring Break Lunches	AHF/OWP	55
	Phone/Fax/Copier	OWP	8
	Childrens Vitamins	AHF/OWP	3
Pine Creek	ESL Classes	Literacy Volunteers of America	6
	Vitamins	AHF/Nourish America	4
	Spring Break Lunches	American Housing Foundation	19
	Phone/Fax/Copier	Staff	15
Settler's Cove	Spring Break Lunches	AHF	16
	Crime Watch	Sheriff Blankenship	0
	Gifts in Kind	Bed Bath and Beyond	10
	Fitness Center	Code Changes Monthly	14
	Fax and Copier	Fax and Copier	1
	Bus Passes	AHF	2
Shadowridge	Spring Break Lunches	AHF/Resident Services	60

	Copier/Fax	Shadowridge	4
	Toothbrush Giveaway	Shadowridge/Smiley Dental	8
Stony Creek	ESL Classes	Literacy Volunteers of America	6
	Phone/Fax/Copier	Staff	19
	Vitamins	AHF/Nourish America	7
	Spring Break Lunches	AHF	38
Woodedge	Crime Watch	Woodedge/HPD	5
	Spring Break Lunches	AHF/Woodedge	27
	Phone/Fax/Copier	Woodedge	6
	Children's Vitamins	AHF/Woodedge	2
	CHIP Application	CHIPS/Woodedge	3
American Opportunity for Housing			
Briarcrest	After School	AOH	7
	Educational/Scholastic Tutoring	AOH	7
Clover Hill	Community Cookout	AOH	40
	Bible Study	Mission Arlington	21
	Resident Carnival	Management/AOH	47
	Sunrise Café on Fridays	Management/AOH	11
	St. Patricks Goody Bags	Management/AOH	10
Hillcrest	After School	AOH	0
	Spring Break Cook Out	AOH	20
Mill Creek	After School	AOH	4
	Educational/Scholastic Tutoring	AOH	4
	Story Time	Ms. Lane	4
	Parent Night Out	AOH	0
One Westfield Lake	After School	AOH	28
	Educational Scholastic Tutoring	AOH	28
	Spring Fling Dance	AOH	14

South Texas Affordable Properties

Remington	Money Matters	365 Connect/Learn TV	45
	Green Living	365 Connect/Learn TV	41
	Educational Programs	365 Connect/Learn TV	44
	Kids Zone	Remington Apts	45
	Electrical Safety	Remington Apts	4
	Use of Vacuum/Tools	Remington Apts	1
	Health And Nutritional Courses	365 Connect/Learn TV	46
	Health and Fitness	365 Connect/Learn TV	39
	Travel and Events	365 Connect/Learn TV	46
	Technology	365 Connect/Learn TV	52
	General How to Tips	365 Connect/Learn TV	53
	Community Newsletter	Remington Apts	158
	Resident to Airport	Remington Apts	1
	Family and Parenting Services	365 Connect/Learn TV	46
	Resident BC Internet	Remington Apts	25
	Resident Portal Education	365 Connect/Learn TV	36
Summer Oaks	Financial Planning Courses	365 Connect	10
	Stimulus Tax Questions	365 Connect	24
	7 Most Common Tax Mistakes	365 Connect	8
	Yoga Kids 3	Summer Oaks	8
	Please say Thank You	365 Connect	10
	Personal Protection	Summer Oaks	0
	Medical Identity Theft	365 Connect	5
	Fax and Copies	Summer Oaks	6
	Basic First Aid and CPR	365 Connect	15
	Care and Training of Disabled	365 Connect	20
	ER or NOT	365 Connect	9
	Choking Child	365 Connect	23
	Computer Facilities	Business Center	30
	Breakfast is the most important meal	Summer Oaks	100
	Family and Parenting Services	365 Connect	24
	Business Center	Summer Oaks	30
The Charleston	Money Matters	Learn TV/365 Connect	52
	Parenting	Learn TV/365 Connect	46
	Voter Registration	Learn TV/365 Connect	7

	Kid Zone	Learn TV/365 Connect	48
	Fruity Friday	The Charleston Staff	17
	Crime Watch	The Charleston Staff	10
	Renters Insurance	Learn TV/365 Connect	12
	Alarm Activation	The Charleston Staff	11
	Rent Concession for Pool Monitor	The Charleston	1
	Rent Concession for Book/Video Library	The Charleston	1
	Health and Fitness	Learn TV/365 Connect	51
	Educational Development	Learn TV/365 Connect	58
	Rent Assistance/Senior Citizen	Neighborhood Dev. Collaborative	1
	Computer Facilities	The Charleston	44
	Copier and Fax Services	The Charleston Staff	27
	Charleston Resident Portal	The Charleston/365 Connect	937
The Rafters	Budgeting	365 Learn TV	44
	Green Living	365 Learn TV	36
	Public Service	365 Learn TV	13
	Continuing Education	365 Learn TV	40
	Kid Zone	365 Learn TV	36
	General Interest	365 Learn TV	19
	Home Delivery	Rafters Staff	8
	Landscape and Facility Monitor Discount	Rafters Staff	4
	Angle Food Program	Rafters/Annaville Baptist	0
	Health and Nutritional Courses	365 Learn TV	43
	Healthy Cooking	365 Learn TV	53
	Technology Videos	365 Learn TV	30
	How to Videos	365 Learn TV	41
	Travel	365 Learn TV	36
	Resident Errands	Rafters Staff	1
	Family and Parenting Services	365 Learn TV	31
	Computer Center	Rafters Business Center	4
The Wharf	Stimulus Tax Questions	365 Connect	29
	Vacation Budget Tips	365 Connect	27
	After School	Fruity Friday	62
	Kids club	Story Telling -Baptist Church	12
	Yoga Kids	365 Connect	36

	Please and Thank You	365 Connect	365
	Rent Discount -Pool Monitor	The Wharf	1
	Rent Discount-Grounds Monitor	The Wharf	1
	Rent Discount-Business Center Monitor	The Wharf	1
	Child Choking	365 Connect	31
	Prenatal Fitness	365 Connect	38
	Green Veggies	The Wharf Staff	7
	Remember More Names	365 Connect	28
	Power of Recycle	365 Connect	33
	How to Clean a Notebook	365 Connect	26
	Business Center	The Wharf Business Center	9
Willowick	Public Service	365 Learn TV	3
	Environmental Education	365 Learn TV	4
	Educational/Scholastic Tutoring	365 Learn TV	5
	Kids Club	Area Church/Willowick Staff	36
	Crime Watch	Police Officer/Willowick Staff	4
	Resident Service Property Courtesy Officer	Discount on Rent	1
	Resident Service Property Monitor	Discount on Rent	1
	Health & Nutritional Courses	365 Learn TV	3
	How to Classes	365 Learn TV	5
	Money Matters	365 Learn TV	1
	Willowick Resident Portal	365 Connect	9
	Family and Parenting Services	365 Learn TV	3
	Business Center	Resident Portal	20
Common Wealth			
White Rock	Budgeting	365 Learn TV	83
	Public Service	365 Learn TV	37
	Environmental Education	365 Learn TV	94
	Educational Scholastic Tutoring	365 Learn TV	76
	Kids Crafts	White Rock Staff	5
	Health and Nutritional Courses	365 Learn TV	88
	Diabetes Association Alert Notice	White Rock Staff	336
	Technology	365 Learn TV	68
	Travel Video	365 Learn TV	65
	How to Video	365 Learn TV	79

	Coffee Club	White Rock Staff	3
	Business Center	White Rock Business Center	22
	Family and Parenting Services	365 Learn TV	83
Marshall Meadows			
Marshall Meadows	After School	Leanne Buettner/UAG	17
	Toddler Story Time	Leanne Buettner/UAG	3
	Game Night/Pizza Party	Leanne Buettner/UAG	9
	Basketball Tournament	Leanne Buettner/UAG	12
	Crime Watch	Leanne Buettner/UAG	28
	Personal Protection	Leanne Buettner/UAG	28
	Community Car wash	Leanne Buettner/UAG	17
	Community Bingo	Leanne Buettner/UAG	5
	Talent Show	Leanne Buettner/UAG	15
SOA			
Aguila Oaks	Computer Literacy Classes	Vista Volunteers	9
	After School	NFWSC	24
	Educational/Scholastic Tutoring	Americorps	12
	Youth Programs	Vista Volunteers	14
	Computer Facilities	NFWSC-RSC	8
Rainbow			
Chaparral Village	Tax Preparation Assistance	Catholic Charities -VITA	0
	Tax Credit Outreach Campaign Kits	Center on Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	United Way	0
Cove Village	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kits	Center for Budget & Policy Priorities	0
	Child Care	Headstart Program	2
	Utilities Assistance	United Way	3
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Home Care	Texas Home Health	2
	Rural Transportation	HOP Transit	3

	Special Transit	HOP Transit	2
El Nido	Tax Preparation Assistance	IRS-VITA Centers and AARP	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Garden Apartments	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
High Plains	Tax Preparation Assistance	IRS-VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Jose Antonio Escajeda	Tax Preparation Assistance	IRS-VITA Centers & AARP	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Los Ebanos	Tax Preparation Assistance	IRS- VITA; Ethel Whipple Memorial Library	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Peppertree Acres	Tax Preparation Assistance	IRS-VITA; Ft. Worth Public Libraries	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	Info from green Mountain	144
	Newsletter	Peppertree Office	144
	Rent Assistance	United Way	0

	Case Management	Rainbow Housing	0
	Home Care	Tarrant Co Visiting Nurses Assoc	2
	Senior Meals	Tarrant Co Meals on Wheels	2
	Drawing for Wal-Mart Card	Peppertree Office	5
	Jelly Bean Guessing Game	Peppertree Office	15
	Special Transit Services	Tarrant Co. Wheels Program	2
River Park Village	Tax Preparation Assistance	IRS VITA Centers	0
	Tax Credit Outreach Campaign Kit	Center for Budget and Policy Priorities	0
	Child Care	Head Start Program	3
	Utilities Assistance	United Way	4
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
	Senior Meals	Senior Center	2
	Doctor Appointments	HOP Transit	4
Salem Village	Tax Preparation Assistance	AARP Chapter 829	0
	Tax Credit Outreach Campaign Kit	Center for Budget and Policy Priorities	0
	After School	Midcoast Family Services	20
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Sierra Vista	Tax Preparation Assistance	VITA Centers at ACORN	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Spring Terrace	Tax Preparation Assistance	AARP Tax Aide Program-Amarillo Southeast	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0
	Utilities Assistance	United Way	0
	Rent Assistance	United Way	0
	Case Management	Rainbow Housing	0
Win Lin Village	Tax Preparation Assistance	VITA Centers at ACORN	0
	Tax Credit Outreach Campaign Kit	Center for Budget & Policy Priorities	0

Utilities Assistance	United Way	0
Rent Assistance	United Way	0
Case Management	Rainbow Housing	0

Monthly Budget and Investment Reports

TEXAS STATE AFFORDABLE HOUSING CORPORATION
UNAUDITED STATEMENT OF NET ASSETS
As of March 31, 2009

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 4,267,741
Building Maintenance Reserve	29,641
Computer Equipment and Furniture Reserve	8,465
Restricted Assets Held by Bond Trustee:	
Cash and Cash Equivalents	3,222,972
Short-term Investments, at Fair Market Value	1,535,550
Accrued Interest	547,258
Investments, at Fair Market Value	2,245,000
Accounts Receivable & Accrued Revenue, Net of uncollectible amts. of \$739,167	451,950
Accrued Interest Receivable	111,937
Loans Receivable, Current Portion	62,219
Notes Receivable, Current Portion	54,402
Prepaid Expenses	10,256

Total Current Assets: 12,547,391

Noncurrent Assets:

Loans Receivable, Net of uncollectible amounts of \$91,726	1,229,304
Notes Receivable	2,992,374
Mortgage Servicing Rights, Net of Accumulated Amortization of \$1,850,708	877,353
Fixed Assets, Net of Accumulated Depreciation of \$227,958	1,131,606
Custodial Cash and Cash Equivalents	203,541
Bond Issuance Costs, Net of Amortization of \$862,808	4,797,029
Restricted Investments Held by Bond Trustee, at Fair Market Value	276,903,870

Total Noncurrent Assets: 288,135,077

TOTAL ASSETS: 300,682,468

LIABILITIES & NET ASSETS

Current Liabilities:

Accounts Payable and Accrued Expenses	65,305
Notes Payable, Current Portion	16,636
Other Current Liabilities	15,663
Payable from Restricted Assets Held by Bond Trustee:	
Bonds Payable, Current Portion	11,312,980
Accrued Interest on Bonds	1,295,958

Total Current Liabilities: 12,706,542

Noncurrent Liabilities:

Multifamily Custodial and Reserve Funds	203,541
Notes Payable	2,846,549
Revenue Bonds Payable	269,766,859
Deferred Revenue	701,769

Total Noncurrent Liabilities: 273,518,718

Total Liabilities: 286,225,260

Net Assets:

Invested in Capital Assets	1,131,606
Building Maintenance Reserves	29,641
Computer Equipment and Furniture Reserve	8,465
Unrestricted Net Assets	13,287,496

Total Net Assets: 14,457,208

TOTAL LIABILITIES & NET ASSETS \$ 300,682,468

TEXAS STATE AFFORDABLE HOUSING CORPORATION
UNAUDITED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
As of March 31, 2009

Operating Revenues

Interest and Investment Income	\$	9,494,537
Net Increase in Fair Value of Investments		11,325,438
Single Family Program Issuer and Servicing Fees		119,326
Asset Oversight and Compliance Fees		515,429
Loan Servicing Fees, Net of subservicer fees of \$68,077		164,794
Multifamily Bond Fees		34,210
Other Operating Revenue		97,578
Total Operating Revenues		<u>21,751,312</u>

Operating Expenses

Interest Expense on Bonds and Notes Payable		7,805,210
Down Payment Assistance Program		233,088
Salaries, Wages and Payroll Related Costs		735,301
Professional Fees and Services		182,245
Amortization		214,122
Office and Equipment Rental and Maintenance		59,026
Travel and Meals		37,655
Depreciation		11,314
Program and Loan Administration		275,807
Other Operating Expenses		81,520
Total Operating Expenses		<u>9,635,288</u>

Net Gain 12,116,024

Total Net Assets, Beginning 2,341,184

Total Net Assets, Ending \$ 14,457,208

**BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

**Held at
Treaty Oak Bank
101 Westlake Drive
Treaty Oak Conference Room
Austin, Texas 78746
April 17, 2009 at 10:30 am**

Summary of Minutes

**Call to Order, Roll Call
Certification of Quorum**

The Board Meeting of the Texas State Affordable Housing Corporation (the “Corporation”) was called to order by Thomas Leeper, Chair, at 10:40 a.m., on April 17, 2009 at Treaty Oak Bank, 101 Westlake Drive, Treaty Oak Conference Room, Austin, TX 78701. Roll Call certified that a quorum was present.

Members Present

Thomas A. Leeper, Chair
Jesse A. Coffey, Vice Chair
Robert Elliott Jones, Member (entered the meeting at 10:50 am)
R. Carter Sanders, Member
Jo Van Hovel, Member

Staff Present

David Long, President
Katherine Closmann, Executive Vice President
Melinda Smith, Chief Financial Officer
Nick Lawrence, Controller
Betsy Lau, Accountant
Paige McGilloway, Single Family Programs Manager
David Danenfelzer, Development Finance Programs Manager
Joshua Schirr, Asset Oversight and Compliance Manager
Janie Taylor, Manager of Marketing and Development
Laura Ross, Corporate Secretary

Special Guests

Rob Dubbelde, Greenberg Traurig LLP
Linda Patterson, Patterson & Associates
Elena Peinado, Texas Department of Housing and Community Affairs (TDHCA)

Public Comment

There was no public comment.

President's Report

Mr. Long began by introducing the guests and professionals in attendance at the meeting: Ms. Patterson with Patterson & Associates (the Corporation's Investment Advisor), Ms. Peinado with TDHCA, and Mr. Dubbelde with Greenberg Traurig LLP (the Corporation's General Counsel).

Mr. Long deferred to Ms. Taylor who then proceeded to update the Board on legislative affairs. Ms. Taylor informed the Board that the House Urban Affairs Committee had met the previous day to discuss HB 3215 (by Representative Farias of San Antonio), a bill that created a down payment assistance program for teachers in three districts in San Antonio that were considered low wealth districts. Ms. Taylor explained that the program would be similar to the HomeWorks program and would be used as a recruitment and retention tool for the districts. Ms. Taylor stated that the bill dictated that the Corporation and the district would match what the teacher had for down payment up to \$2000. Ms. Taylor explained that there were no appropriations assigned for the program so the funds would need to be raised. Ms. Taylor refreshed the Board's memory of the HomeWorks program and the fact that \$50,000 had been set aside for it. She relayed that staff anticipated using these funds for the proposed program. Ms. Taylor noted that a quorum had not been present at the Committee meeting so the bill had been left pending. She stated that members of the Committee had expressed interest in having the program in their district. Ms. Taylor noted that if passed, a pilot program would take place in the three districts mentioned in the bill. Ms. Taylor informed the Board that Ms. McGilloway had done a great job in testifying before the Committee on the bill. Discussion followed. Ms. Taylor informed the Board that Arkansas and Mississippi had similar programs. She also discussed the Program in further detail, stating that teachers would be required to stay in the district for three years and if they left before then they would be required to pay back a portion of the grant given them dependent upon how long they were there. Ms. Taylor reiterated that it was a retention and recruitment tool for the districts. Discussion followed as to how the matching funds would be treated on the recipient's tax return. Ms. Taylor also discussed the process the bill would go through if approved by the Committee.

Mr. Leeper noted Mr. Jones' arrival at the meeting.

Discussion continued on how the funds would be distributed and how they would be noted on the person's taxes. Ms. Taylor then updated the Board on the status of the Sunset bill on the Senate side (SB 1002), noting it was passed by the Senate Government Organization Committee. Mr. Sanders thanked Mr. Long and the staff for their hard work.

Mr. Long then turned to the Texas Foreclosure Prevention Task Force. Mr. Long noted that he had attended a hearing on the foreclosure status of Texas at the request of Representative Truitt, the Chairwoman of the House Pension, Investment and Financial Services Committee. Mr. Long noted that the panel had consisted of him, Mr. Mike Gerber from TDHCA, Mr. Doug Foster with the Commission on the Mortgage Industry, and Dr. Gaines with Texas A&M Real Estate Center. Mr. Long then reported that the Corporation had received a grant of \$25,000 from a financial partner to fund the 5k run being sponsored by the Texas Mortgage Bankers Association. Mr. Long also mentioned the \$250,000 grant received from the Meadows Foundation in support of the Task Force and noted that these funds would be used to bring on five additional counseling organizations

Mr. Long referred the Board to the Texas Foundations Fund and noted that an award of \$50,000 had been made to Fort Bend CORP and would be used to assist a minimum of 10 homes in the

Fort Bend County area that were affected by Hurricane Ike. Mr. Long reported that staff continued to review applications under the program.

Mr. Long referred the Board to the reports on the 501(c)(3) bond portfolio and Mortgage Credit Certificate Program that were contained in the board packet and asked that the Board let staff know if they had any questions. Mr. Long then turned to the Development Finance Report. Mr. Long gave a brief update on the Neighborhood Stabilization Program (NSP) and the Corporation's participation in the land banking portion of the program. Mr. Long noted that staff had hosted a training for the program a few weeks prior that was attended by NeighborWorks and Neighborhood Community Stabilization Trust, as well as 3 potential partner organizations. Mr. Leeper inquired about the application submitted to TDHCA for \$5 million of the NSP funds and Mr. Long reported that they were waiting to hear back about it. Mr. Long stated that it was his understanding that the Corporation would have the ability to utilize the funds for up to ten years. Mr. Leeper requested that the contract be thoroughly reviewed by counsel before it was signed.

Mr. Long then turned the Board's attention to the budget and Ms. Smith noted that all line items were currently on budget. Mr. Jones inquired why the income was higher than anticipated and Ms. Smith explained that a number of factors, including Single Family Issuer Fee income and Investment Income, had contributed to this. Mr. Long also noted revenues were coming in earlier this year, but the income compared to what was budgeted would probably level out as the year progressed.

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on April 17, 2009.

Mr. Sanders made a motion to approve the minutes of the Board Meeting held on April 17, 2009. Mr. Jones seconded the motion. Motion passed unanimously.

Tab 2 Presentation, Discussion and Possible Approval of a Resolution Providing the President and the Executive Vice President with the Authority to (i) Periodically Update and Revise the Corporation's Compliance Manual for Qualified Residential Rental Projects, (ii) Waive Provisions in Regulatory Agreements, Compliance Agreements and Related Documents of the Corporation that are inconsistent with the Housing Assistance Tax Act of 2008 and Other Similar Statutes and (iii) Concerning Other Matters Incident and Related Thereto.

Mr. Sanders made a motion to approve the Resolution Providing the President and the Executive Vice President with the authority to (i) periodically update and revise the Corporation's Compliance Manual for Qualified Residential Rental Projects, (ii) waive provisions in Regulatory Agreements, Compliance Agreements and related documents of the Corporation that are inconsistent with the Housing Assistance Tax Act of 2008 and other similar statutes and (iii) concerning other matters incident and related thereto. Mr. Coffey seconded the motion.

Mr. Schirr explained that under the Housing Economic Recovery Act, rules regarding compliance had changed and the Corporation's regulatory rules were now more restrictive than the federal regulations. Mr. Schirr explained that the Resolution before the Board would allow staff to implement the changes made under the Housing Economic Recovery Act.

A vote was called and the motion was approved.

Discussion followed regarding the speed with which this agenda item was passed. Mr. Sanders made a motion to reconsider the matter but the motion received no second. Mr. Leeper asked that the board members talk to the staff should they require more information.

Tab 3 Presentation, Discussion and Possible Approval of Changes to the Texas State Affordable Housing Corporation's Investment Policy.

Ms. Smith noted that the Investment Policy dictated that 45% of the investment portfolio could be invested in CDs. Ms. Smith explained that staff was asking the Board to approve an additional change that would allow staff to invest 25% of those funds in a single institution. Ms. Smith noted that all investments over \$250,000 were collateralized. Ms. Smith also discussed the Corporation's investments in the CDARS program. Ms. Smith then deferred to Ms. Patterson who went on to explain what was used as collateral and what the CDARS program was. Ms. Patterson explained that increasing the percentage used at a certain institution would allow staff to better take advantage of higher rates. Discussion followed.

Mr. Jones made a motion to approve the changes to the Texas State Affordable Housing Corporation's Investment Policy. Mr. Sanders seconded the motion. Motion passed unanimously.

Tab 4 Presentation in Recognition of Jesse Coffey and his Dedication and Exemplary Service to the Texas State Affordable Housing Corporation.

Mr. Leeper explained that Mr. Coffey's term had expired in February and the Governor's office had informed staff of his replacement. Mr. Leeper expressed that it had been an honor to work with Mr. Coffey and the Board and staff wanted to express their gratitude and appreciation for him. Mr. Long presented Mr. Coffey with a flag flown over the Capitol and a plaque that recognized his service and dedication to the Corporation.

Open Meeting

Mr. Jones noted that he was honored to be a part of the Corporation and attend meetings at the Capitol on behalf of the Corporation. Mr. Long thanked all the Board Members for their time and effort on the Corporation's behalf.

Closed Meeting

Pursuant to Government Code Section 551.071 consultation with legal counsel, Mr. Leeper called the Board into closed meeting at 11:36am. The Board came out of closed meeting and into open meeting at 11:55am. Mr. Leeper noted that no action was necessary as a result of closed meeting.

Open Meeting

Mr. Sanders referred back to the legislative session and information requests made by the Legislature. He discussed the differences between the Corporation and TDHCA. Ms. Van Hovel stated that we were both important to the state of Texas.

Adjournment

Mr. Sanders made a motion to adjourn the Board Meeting. Mr. Coffey seconded the motion. Motion passed unanimously. The meeting officially adjourned at 12:00pm.

Respectfully submitted by _____
Laura Ross, Corporate Secretary

Tab 2

**Presentation, Discussion and Designation of a Vice Chair for
the Texas State Affordable Housing Corporation Board of
Directors.**

Discussion

Tab 3

Discussion and Possible Approval of Audit Committee Membership.

Discussion

RESOLUTION NO. 09-

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION AUTHORIZING A MODIFIED CARRYFORWARD HOME LOAN PROGRAM, INCLUDING THE ISSUANCE, SALE AND DELIVERY OF SINGLE FAMILY MORTGAGE REVENUE BONDS IN ONE OR MORE SERIES TO PROVIDE FUNDS FOR FIRE FIGHTER AND LAW ENFORCEMENT OR SECURITY OFFICER, AND EMERGENCY MEDICAL SERVICES PERSONNEL, PROFESSIONAL EDUCATORS AND LOW-INCOME PERSONS; AUTHORIZING THE PREPARATION OF RELATED TRUST INDENTURES, ORIGATION, SALE AND SERVICING AGREEMENTS, BOND PURCHASE AGREEMENTS AND CONTINUING DISCLOSURE AGREEMENTS, MAKING CERTAIN FINDINGS AND DETERMINATIONS; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT SUCH PROGRAM; AND CONTAINING OTHER MATTERS INCIDENT AND RELATED THERETO

WHEREAS, the Texas State Affordable Housing Corporation (the “Issuer”) has been duly created and organized pursuant to and in accordance with the provisions of the Texas Non-Profit Corporation Act, Article 1396-1.01 et seq. Vernon’s Annotated Texas Civil Statutes, as amended and under the authority of Subchapter Y of Chapter 2306, Texas Government Code, as amended (the “Act”), the Issuer is authorized to establish a program to provide eligible mortgagors with low-interest home mortgage loans;

WHEREAS, the Issuer has heretofore received certificates of reservation relating to 2007 volume allocation in connection with the Texas Bond Review Board Docket Numbers 3545, 3546 and 3549 totaling \$125,000,000;

WHEREAS, the Issuer has elected a carryforward of the aforesaid volume allocation in accordance with applicable federal and state law;

WHEREAS, the 2007 volume allocation that has been carried forward may be used in connection with any of the qualified mortgage revenue bonds or mortgage credit certificates the Issuer is authorized to issue;

WHEREAS, the Issuer has previously used \$10,000,000 of the 2007 volume allocation for mortgage credit certificates and has authorized the use of up to an additional \$50,000,000 of 2007 volume allocation for mortgage credit certificates;

WHEREAS, the Board of Directors of the Issuer has by prior Resolution 08-02 approved a Texas State Affordable Housing Corporation Carryforward Home Loan Program to provide

fire fighters and law enforcement or security officers and emergency medical services personnel, professional educators and low-income individuals and families each meeting the applicable requirements of the Act (“Eligible Mortgagors”) with low interest home mortgage loans;

WHEREAS, the Issuer desires to modify such program (as revised, the “Program”) to include both taxable and tax-exempt bonds, including direct purchases of bonds by Freddie Mac or Fannie Mae, or other bond purchases pursuant to any bond purchase program implemented by the United States Treasury Department, the United States Federal Reserve, or any other federal agency or entity, or Freddie Mac or Fannie Mae;

WHEREAS, in order to carry out the revised Program, the Issuer, Wells Fargo Bank, National Association or any other trustee selected by the Issuer (collectively, the “Trustee”), one or more servicer/administrators selected by the Issuer (collectively, the “Servicer/Administrator”) and various commercial lending institutions doing business in the State of Texas (collectively, the “Participants”), will enter into one or more origination, sale and servicing agreements (collectively, the “Agreements”), pursuant to each of which: (a) the Issuer will indicate its intent to issue one or more series of bonds in amounts sufficient to enable the Issuer to acquire Government National Mortgage Association mortgage-backed certificates (the “GNMA Certificates”), Fannie Mae mortgage-backed securities (the “Fannie Mae Certificates”) and Freddie Mac mortgage-backed securities (the “Freddie Mac Certificates”) each backed by certain qualified home mortgage loans made to Eligible Mortgagors (the “Mortgage Loans”); (b) the Trustee will disburse funds on behalf of the Issuer to acquire the GNMA Certificates, the Fannie Mae Certificates and the Freddie Mac Certificates and to perform certain other duties in connection with the Program; (c) the Servicer/Administrator will be responsible for monitoring the Participants’ performance, preparing certain periodic reports, and performing certain other duties, including servicing the Mortgage Loans, in connection with the Program; (d) the Participants will originate and sell the Mortgage Loans; and (e) the Issuer, the Trustee, and the Servicer/Administrator and the Participants will perform certain actions and follow reasonable procedures to ensure compliance with Section 143 of the Code and the Act (if the Bonds are issued on a tax-exempt basis);

WHEREAS, the Program may be designed to provide down payment and closing cost assistance to the Eligible Mortgagors and the Issuer believes that the terms of the Mortgage Loans will make the Program attractive to potential Eligible Mortgagors;

WHEREAS, in order to carry out the Program, the Board of Directors of the Issuer has determined that the Issuer shall issue its Single Family Mortgage Revenue Bonds (the “Bonds”), on a tax-exempt or taxable basis, in one or more series or subseries in the maximum aggregate principal amount of not to exceed \$115,000,000 (less any such amount used for mortgage credit certificates), plus any principal amount of taxable bonds, pursuant to one or more trust indentures and any supplement or supplements thereto prepared in connection with the issuance of the one or more series or subseries of the Bonds (the “Indenture”), each by and between the Issuer and the Trustee, thereby making funds available for acquiring GNMA Certificates, Fannie Mae Certificates and Freddie Mac Certificates, all under and in accordance with the Constitution and laws of the State of Texas;

WHEREAS, the Issuer further proposes to sell the applicable series or subseries of the Bonds, upon the issuance thereof, to Freddie Mac, Fannie Mae, RBC Dain Rauscher Inc., Morgan Keegan & Company, Inc. or any other purchaser (whether an underwriter or a direct purchaser) (each a “Purchaser”) in one or more bond purchase agreements to be entered into between the Issuer and the related Purchaser (the “Purchase Agreements”); and

WHEREAS, the Issuer desires to authorize the preparation, execution and delivery of one or more continuing disclosure agreements to be entered into in connection with the Program (“Disclosure Agreements”) as well as one or more preliminary offering documents related to the sale of the series or subseries of Bonds being described therein (the “Preliminary Offering Documents”);

WHEREAS, the Issuer hereby determines to proceed with the issuance and sale of the Bonds to carry out the Program, the execution of the documents referenced above (collectively, the “Bond Documents”) and the taking of such other actions as may be necessary and appropriate in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS STATE AFFORDABLE HOUSING CORPORATION:

Section 1. Approval of Program. That the Issuer hereby expresses its intent to implement the Program under which the Trustee, on behalf of the Issuer, will acquire GNMA Certificates, Fannie Mae Certificates and Freddie Mac Certificates, backed by mortgages on residences in the State of Texas owned and occupied by Eligible Mortgages.

Section 2. Public Purposes of Program and Bonds. That the Issuer hereby finds, determines, recites and declares that the adoption and implementation of the Program, including the down payment assistance and the interest rate or rates to be borne by the Mortgage Loans of not to exceed ten percent (10%), and the issuance of the Bonds at interest rates not to exceed ten percent (10%) will promote the public purposes set forth in the Act, including, without limitation, assisting Eligible Mortgages in acquiring and owning adequate, safe and sanitary housing.

Section 3. Issuance, Execution and Delivery of the Bonds. That the issuance of the Bonds in one or more series or subseries in the maximum aggregate principal amount of not to exceed \$115,000,000 (less any such amount used for mortgage credit certificates), plus any principal amount of taxable bonds, is hereby authorized and upon execution and delivery of the Indenture, the officers of the Issuer are each hereby authorized to execute and attest the Bonds and to deliver the Bonds to the Trustee for authentication. Each series or subseries of the Bonds shall mature on the date or dates (not later than December 31, 2049) and in the amounts, shall bear interest and shall be subject to redemption prior to maturity on the date or dates and in the amounts specified in the Indenture which the President and Executive Vice President, either or both, are hereby authorized and directed to execute and deliver as an act of the Issuer.

Section 4. Execution and Delivery of the Indenture. That the Indenture, is hereby authorized and directed to be prepared with such changes or additions thereto as may be approved by the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer (upon the advice of bond counsel to the Issuer), as evidenced by the execution of the

Indenture by said Chairperson, Vice Chairperson, President or Executive Vice President, and that the proper officers of the Issuer are each hereby authorized and directed to execute and attest the Indenture and to deliver the Indenture to the Trustee.

Section 5. Approval, Execution and Delivery of the Agreement. That the Agreements are hereby authorized and directed to be prepared with such changes or additions thereto as may be approved by the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer (upon the advice of bond counsel to the Issuer), as evidenced by the execution of the Agreement by said Chairperson, Vice Chairperson, President or Executive Vice President, and that the proper officers of the Issuer are each hereby authorized and directed to execute and attest the Agreements and to deliver the Agreements to the Trustee, the Servicer/Administrator and each Participant.

Section 6. Purchase Agreements and Sale of Bonds. That the sale and delivery of the Bonds (in one or more series or subseries) to the Purchasers is hereby authorized and approved. The Bonds shall be sold to the Purchasers at the purchase prices specified in the Purchase Agreements. The Issuer hereby authorizes the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer, either individually or in any combination of such officers, for and on behalf of the Issuer, to determine the actual Purchasers and the terms of the Purchase Agreements and to execute and deliver the Purchase Agreements. Upon execution by the parties thereto and delivery thereof, the Purchase Agreements shall be binding upon the Issuer in accordance with the terms and provisions thereof. In addition, the officers of the Issuer are each authorized and directed to execute any necessary certificates evidencing approval of any or all of the matters set forth in this Section 6. In the event it becomes necessary to engage any other investment banking firm or investment banking firms to assist in the sale of the Bonds, the President or the Executive Vice President of the Issuer shall be and hereby is authorized to engage the services of any such investment banking firm or firms.

Section 7. Approval, Execution and Delivery of the Disclosure Agreements. That the Disclosure Agreements are hereby authorized and directed to be prepared with such changes or additions thereto as may be approved by the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer (upon the advice of bond counsel to the Issuer), as evidenced by the execution of the Disclosure Agreements by said Chairperson, Vice Chairperson, President or Executive Vice President, and that the proper officers of the Issuer are each hereby authorized and directed to execute and attest the Disclosure Agreements and to deliver the Disclosure Agreements to the Trustee.

Section 8. Approval, Execution, Use and Distribution of Offering Documents. That the preparation of the Preliminary Offering Documents and the changes to the Preliminary Offering Documents which will result in the final Offering Documents proposed to be delivered in connection with the sale of each series or subseries of the Bonds (the "Offering Documents"), in substantially the form and substance as may be approved by the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer (upon advice of bond counsel to the Issuer) as evidenced by their execution thereof, except in the case of Preliminary Offering Documents, are hereby authorized and the Chairperson, Vice Chairperson, President and Executive Vice President of the Issuer are each, individually, hereby authorized and directed, for

and on behalf of the Issuer, to execute the Offering Documents. Delivery to the Purchaser of the Preliminary Offering Documents and the Offering Documents is hereby authorized.

Section 9. Execution and Delivery of Other Documents. That the officers of the Issuer are each hereby authorized to consent to, accept, execute and attest such other agreements, investment agreements, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, offering documents, letters of instruction, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, the Program and the issuance, sale and delivery of the Bonds.

Section 10. Power to Revise Form of Documents. That, notwithstanding any other provision of this Resolution, the Chairperson, Vice Chairperson, President, Executive Vice President, Secretary and any Assistant Secretary of the Issuer are each hereby authorized to make or approve such revisions in the form of the Bond Documents as, in the opinion of counsel to the Issuer or bond counsel, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution and the Program.

Section 11. Delegation to President or Executive Vice President. The President and Executive Vice President of the Issuer, either individually or jointly, are hereby authorized to approve the principal amounts and maturity or maturities and designations of the series and subseries of the Bonds to be issued pursuant to this Resolution, to establish the interest rate or rates to be borne by the Bonds, provided, however, that the interest rate or rates shall never exceed 10% per annum and to determine the rate or rates on the Mortgage Loans, provided however, that such rate or rates shall not exceed 10% per annum. The President and Executive Vice President of the Issuer, either individually or jointly, are further authorized to engage the services of consultants that may be needed, in the opinion of such officer, to fully complete the issuance and delivery of the Bonds.

Section 12. Notice of Intent to Issue Bonds and State Debt Application. The President of the Issuer or any other officer of the Issuer is hereby authorized and directed to file with the Texas Bond Review Board any documents, notices or applications in connection with the Bonds and such officers are further authorized and directed to request that any application be approved by the Executive Director of the Texas Bond Review Board in accordance with Section 181.9(e) of the Rules of the Texas Bond Review Board and the President of the Issuer is hereby authorized and directed to take any and all other actions necessary or incidental to securing the approval of the Bonds from the Texas Bond Review Board.

Section 13. Ratification of Certain Prior Actions. That all prior actions taken by or on behalf of the Issuer in connection with the Program and the Bonds, are hereby authorized, ratified, confirmed and approved.

Section 14. Purposes of Resolution. That the Board of Directors of the Issuer has expressly determined and hereby confirms that the issuance of the Bonds and the implementation of the Program accomplish a valid public purpose of the Issuer by assisting Eligible Mortgagors in the State of Texas to obtain adequate, safe and sanitary housing, thereby promoting the public health, welfare and safety for such mortgagors.

Section 15. Limited Obligations. That each of the series or subseries of the Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds and assets pledged under the corresponding Indenture to secure payment of such Bonds and under no circumstances shall the series or subseries of the Bonds be payable from any other revenues, funds, assets or income of the Issuer.

Section 16. Obligations of Issuer Only. That each of the series or subseries of the Bonds and the interest thereon shall not constitute an indebtedness, liability, general, special or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the State of Texas or any other political subdivision or governmental unit of the State of Texas.

Section 17. Conflicting Prior Actions. That all orders, resolutions, or any actions or parts thereof of the Board of Directors of the Issuer in conflict herewith are hereby expressly repealed to the extent of any such conflict.

Section 18. Authorization of Investment. That the Board of Directors of the Issuer hereby authorizes the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer to direct the Trustee to invest any funds received by the Trustee pursuant to the provisions of the applicable Indenture in permitted investments.

Section 19. Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

RESOLUTION NO. 09-

TEXAS STATE AFFORDABLE HOUSING CORPORATION

**RESOLUTION APPROVING THE EXECUTION OF
CERTAIN DOCUMENTS REQUIRED BY FREDDIE MAC
RELATING TO THE CORPORATION'S STATUS AS A
FREDDIE MAC SELLER/SERVICER**

WHEREAS, the Texas State Affordable Housing Corporation (the "Corporation") has been duly created and organized pursuant to and in accordance with the provisions of the Texas Non-Profit Corporation Act, Article 1396-1.01 et seq. Vernon's Annotated Texas Civil Statutes, as amended and under the authority of Subchapter Y of Chapter 2306, Texas Government Code, as amended (the "Act"); and

WHEREAS, the Corporation is a qualified seller/servicer of mortgage-backed securities issued and guaranteed by the Federal Home Loan Mortgage Corporation; and

WHEREAS, the Board of Directors of the Corporation is adopting this resolution ("Resolution") to amend, restate and reassign general delegations of authority to its management with respect to subject matters not otherwise covered by prior resolutions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION:

1. That the persons listed on Exhibit A attached hereto are authorized and empowered (the "Authorized Persons") individually to provide the Federal Home Loan Mortgage Corporation ("Freddie Mac"), with instructions to transfer funds (cash or securities) by wire transfer, Automated Clearing House ("ACH") or other payment system specifically and expressly approved by Freddie Mac in connection with the sale of mortgages to Freddie Mac.

2. That the Authorized Persons are authorized individually to execute and deliver any and all instruments, documents and/or forms ("Records") necessary or proper or required by a Freddie Mac to effectuate the authority set forth in this Resolution including, but not limited to, delivering: (i) a Record to Freddie Mac bearing the original signature of any of the Authorized Persons; or (ii) a facsimile ("fax") transmission of a Record to Freddie Mac bearing a copy or representation of the original signature of any of the Authorized Persons that contains or communicates instructions (or modifies previously provided instructions) to transfer funds by wire transfer, Automated Clearing House ("ACH") or other payment system specifically and expressly approved by Freddie Mac.

3. That the Authorized Persons are also authorized to execute and deliver instructions to Freddie Mac to transfer funds (cash or securities, as applicable) by wire transfer, ACH or other payment system specifically and expressly approved by Freddie Mac using electronic means and electronic signatures.

4. That any such actions set forth above heretofore taken by any of the Authorized Persons on behalf of the Corporation are hereby ratified, approved, and confirmed.

5. That the Chairman, Vice Chairman, President and Executive Vice President are each hereby authorized to approve the preparation of any and all items described above or related items, whether or not mentioned herein, as may be necessary or convenient to carry out the purposes of this Resolution.

6. That any order, resolution, or any action or part thereof of the Board of Directors of the Corporation in conflict herewith are hereby expressly repealed to the extent of any such conflict.

7. That this Resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED AND EFFECTIVE this May 14, 2009.

**TEXAS STATE AFFORDABLE
HOUSING CORPORATION**

Chair, Board of Directors

EXHIBIT A

David Long, President

Katherine Closmann, Executive Vice President

Melinda Smith, Treasurer

Laura Ross, Secretary

Tab 6

**Presentation in Recognition of Thomas A. Leeper and his
Dedication and Exemplary Service to the Texas State
Affordable Housing Corporation.**

Presentation