

**BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

To be held at
**Treaty Oak Bank
101 Westlake Drive
Treaty Oak Conference Room
Austin, Texas 78746
August 14, 2009 at 2:00 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:

AUDIT COMMITTEE REPORT

Jo Van Hovel

PRESIDENT'S REPORT

David Long

- Texas Foreclosure Prevention Task Force
- Program Area Reports
- 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 July 8, 2009. |
| Tab 2 | Presentation, Discussion and Possible Approval of a Resolution Regarding the Conversion of Reservation for Allocation of Private Activity Bonds to Mortgage Credit Certificates and Containing Other Matters Incident and Related Thereto |
| Tab 3 | Presentation, Discussion and Possible Approval of Amendments to the Affordable Communities of Texas Program Policies. |
| Tab 4 | Presentation, Discussion and Possible Approval of a Resolution Approving the Execution of Memorandums of Agreement and Allocation of Neighborhood Stabilization Program Funds to Two Local Partners under the ACT Program |
| Tab 5 | Presentation, Discussion, and Possible Approval of a Resolution Approving Purchase Contracts for the Acquisition of Foreclosed Homes through the National Community Stabilization Trust and Concerning Other Matters Incident and Related thereto. |
| Tab 6 | Presentation, Discussion and Possible Approval of the FY2010 Operating Budget. |
| Tab 7 | Presentation, Discussion and Possible Approval of a Resolution Directing the Development and Negotiation by the President of the Corporation of a Memorandum of Understanding Among the Corporation, the Texas Association of Community Development Corporations and Texas Community Capital, Inc. ("TCC") Regarding a Possible Partnership with Respect to TCC as a Community Development Financial Institution Capable of Receiving Matching Funds from the US Treasury and Concerning Other Matters Incident and Related thereto. |
| Tab 8 | Presentation and Discussion of the Corporation's Partnership with the Texas Department of Housing and Community Affairs to Submit an Application to NeighborWorks America for the National Foreclosure Mitigation Counseling Program (Round 3), including Using a Portion of the Meadows Foundation Grant to the Corporation for Matching Funds for the Submission. |
| Tab 9 | Presentation, Discussion and Possible Approval of Decisions Regarding the Corporation's Building at 2200 E. MLK Blvd. in Austin, Texas, Including Leases and Service Contracts. |

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.