

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 11, 2009 at 1:30 pm

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:

PRESIDENT'S REPORT

David Long

- 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 November 13, 2009.
- Tab 2 Presentation, Discussion and Possible Approval of the Annual Financial Report and Independent Auditor's Report for the Year Ending August 31, 2009.
- Tab 3 Presentation, Discussion and Possible Approval of the Audit Committee Guidelines.
- Tab 4 Presentation, Discussion and Possible Approval of a Resolution Authorizing the Issuance, Sale and Delivery of Single Family Mortgage Revenue Bonds in One or More Series; Authorizing a Trust Indenture, a Preliminary Official Statement, an Origination, Sale and Servicing Agreement, a Bond Purchase Agreement and Continuing Disclosure Agreement, Making Certain Findings and Determinations; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry Out the Corporation's Single Family Home Loan Programs; and Containing Other Matters Incident and Related Thereto.
- Tab 5 Presentation, Discussion and Possible Approval of the Replacement Reserve Guidelines for Multifamily Rental Properties for which a Replacement Reserve is Held by the Corporation in Connection with a Loan from the Corporation.
- Tab 6 Presentation, Discussion and Possible Approval of a Resolution Approving the Execution of Memorandums of Understanding and Allocation of Neighborhood Stabilization Program Funds to Various Local Partners under the Corporation's Affordable Communities of Texas Program and Concerning Other Matters Incident Thereto.
- Tab 7 Presentation, Discussion and Possible Approval for Publication and Comment the Draft of the Texas State Affordable Housing Corporation 2010 Annual Action Plan.
- Tab 8 Presentation, Discussion and Possible Approval of the Revised Texas State Affordable Housing Corporation Employee Manual.

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 512-477-3560 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.