

T E X A S
State Affordable Housing Corporation

October Board Meeting

To be held at the offices of
Texas State Affordable Housing Corporation
2200 East Martin Luther King Jr. Blvd.
Austin, TX 78702

Wednesday, October 16, 2019
10:30 a.m.

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
BOARD MEETING
AGENDA**

**October 16, 2019
10:30 A.M.**

**2200 East Martin Luther King Jr. Blvd.
Austin, Texas 78702**

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

Bill Dietz, Chair

Pledge of Allegiance – I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

Texas Allegiance – Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

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: Monthly Financial Reports

ACTION ITEMS IN OPEN MEETING:

- | | |
|-------|---|
| Tab 1 | Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on August 14, 2019. |
| Tab 2 | Presentation and Discussion of the Fiscal Year 2019 Annual Financial Audit. |
| Tab 3 | Presentation, discussion and possible approval of a resolution authorizing the issuance of Texas State Affordable Housing Corporation Collateralized Revenue Bonds (Hamilton Valley Rural Development Portfolio) Series 2019, a Trust Indenture, a Loan Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, Regulatory Agreements, a Preliminary Official Statement and a Final Official Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the Bonds; and other provisions in connection therewith. |
| Tab 4 | Presentation, Discussion and Possible Approval of a Loan to HVM Portfolio, LLC in the Amount of \$3,000,000 for the Hamilton Valley Texas Portfolio Project. |
| Tab 5 | Presentation, discussion and possible approval of a resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with proceeds of future debt for the East Texas Seniors Apartments Project |
| 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 2020. |

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

ACTION ITEMS IN OPEN MEETING:

Action in Open Meeting on Items Discussed in Closed Executive Session

ANNOUNCEMENTS AND CLOSING COMMENTS

ADJOURN

A Board member of the Corporation may participate in a Board meeting by video conference pursuant to Section 551.127 of the Texas Government Code. A quorum of the Board will meet at the Texas State Affordable Housing Corporation's headquarters located at 2200 East Martin Luther King Jr. Blvd., Austin Texas, 78702.

Individuals who require auxiliary aids or services for this meeting should contact Rebecca DeLeon, ADA Responsible Employee, at 512-220-1174 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that the appropriate arrangements can be made.

Section 46.035 of the Texas Penal Code prohibits handgun licensees from carrying their handguns at government meetings such as this one. This prohibition applies to both concealed carry and open carry by handgun licensees. Handgun licensees are required by law to refrain from carrying their handguns at this meeting.

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

Tab A



Homeownership Programs with Down Payment Assistance January 1 to July 31, 2019

Month	Closed	# of Loans	% Total
January-19	\$ 74,868,511	436	10.4%
February-19	\$ 74,012,198	425	10.3%
March-19	\$ 104,187,284	595	14.5%
April-19	\$ 108,370,276	618	15.1%
May-19	\$ 121,641,586	668	16.9%
June-19	\$ 109,699,384	592	15.3%
July-19	\$ 126,454,472	693	17.6%
Totals	\$719,233,711	4027	100%
Lender	Closed	# of Loans	% Total
Everett Financial, dba Supreme Lending	\$83,238,758	458	11.6%
Guild Mortgage Corporation	\$51,259,111	284	7.1%
Fairway Independent Mortgage Corporation	\$45,602,557	268	6.3%
PrimeLending	\$36,326,001	214	5.1%
DHI Mortgage Company, Ltd.	\$28,863,350	131	4.0%
Movement Mortgage, LLC	\$20,599,181	116	2.9%
Cornerstone Home Lending, Inc.	\$20,376,937	110	2.8%
Nations Reliable Lending, LLC	\$19,540,176	108	2.7%
Cardinal Financial Company	\$17,761,339	104	2.5%
Amcap Mortgage, LTD	\$17,160,043	101	2.4%
Stearns Lending, LLC	\$15,952,692	78	2.2%
Thrive Mortgage, LLC	\$15,334,829	91	2.1%
Highlands Residential Mortgage	\$13,405,990	69	1.9%
loanDepot.com LLC	\$13,073,630	71	1.8%
First Choice Loan Services, Inc.	\$12,833,901	66	1.8%
Guaranteed Rate	\$12,109,196	67	1.7%
SFMC, LP (Service First Mortgage)	\$12,087,571	64	1.7%
Cherry Creek Mortgage Co., Inc.	\$11,618,393	66	1.6%
Academy Mortgage Corporation	\$11,373,127	75	1.6%
CMG Mortgage, Inc. dba CMG Financial	\$10,280,157	54	1.4%
Southwest Funding, LP	\$9,319,849	53	1.3%
NTFN, Inc.	\$8,950,952	49	1.2%
FBC Mortgage LLC	\$8,862,347	50	1.2%
DAS Acquisition Company, LLC	\$8,392,892	42	1.2%
Crosscountry Mortgage, LLC	\$7,209,836	40	1.0%
SWBC Mortgage Corporation	\$6,585,770	40	0.9%
Ark-La-Tex Financial (Benchmark Mtg.)	\$6,574,681	35	0.9%
Primary Residential Mortgage, Inc.	\$6,547,700	39	0.9%
LHM Financial Corp., dba CNN Mortgage	\$6,481,256	37	0.9%
Pulte Mortgage LLC	\$6,297,414	30	0.9%
Network Funding, LP	\$5,985,824	34	0.8%
Gardner Financial Services, Ltd.	\$5,892,757	32	0.8%
Hometown Lenders, Inc.	\$5,418,023	30	0.8%
Eagle Home Mortgage, LLC	\$5,351,233	26	0.7%
Hometrust Mortgage Company	\$5,222,152	30	0.7%
Mortgage Financial Services, LLC	\$5,173,716	34	0.7%
Synergy One Lending, Inc.	\$5,117,493	27	0.7%
Gateway Mortgage Group, LLC	\$4,826,462	32	0.7%
American Mortgage & Equity Consultants	\$4,434,674	27	0.6%
First Continental Mortgage, Ltd.	\$4,241,934	16	0.6%
Michigan Mutual, Inc.	\$4,227,835	26	0.6%
Certainty Home Loans, LLC	\$3,836,088	26	0.5%
Security National Mortgage Company	\$3,754,672	21	0.5%
Mortgage Solutions of Colorado, LLC	\$3,731,799	20	0.5%
Independent Bank	\$3,701,066	19	0.5%
Mid America Mortgage, Inc.	\$3,427,887	20	0.5%
Guaranteed Rate Affinity, LLC	\$3,368,347	20	0.5%
First National Bank Mortgage	\$3,278,262	19	0.5%
Trinity Oaks Mortgage	\$3,271,773	17	0.5%
Summit Funding, Inc.	\$3,249,578	15	0.5%
American Pacific Mortgage Corporation	\$2,817,918	17	0.4%
Willow Bend Mortgage Company, LLC	\$2,796,288	16	0.4%
New American Funding (Broker Solutions)	\$2,646,294	17	0.4%
HomeBridge Financial Services	\$2,637,733	17	0.4%
Union Home Mortgage	\$2,612,497	17	0.4%

At a Glance	
Average Annual Income	\$60,891
Average Purchase Price	\$182,740
Average Loan Amount	\$178,603
Average Household Size	2
Average Interest Rate	5.606%
Program	%
Home Sweet Texas	83.01%
Homes for Texas Heroes	16.99%
Allied Health Faculty	0.05%
Corrections Officer	0.89%
County Jailor	0.07%
EMS Personnel	0.45%
Fire Fighter	0.82%
Peace Officer	1.69%
Professional Nurse Faculty	1.04%
Public Security Officer	0.40%
School Counselor	0.25%
School Librarian	0.05%
School Nurse	0.02%
Teacher	9.04%
Teacher Aide	0.35%
Veteran	1.86%
New/Existing Home	
Existing	83.19%
New	16.81%
Type of Loan	
Conventional - Purchase	27.54%
FHA - Purchase	70.03%
USDA-RHS Purchase	0.00%
VA - Purchase	2.43%
Ethnicity	
American Indian/Alaskan Native	0.27%
Asian/Pacific Islander	1.74%
Black	12.86%
Hispanic	36.53%
Not Defined	8.39%
Other	1.86%
White	38.34%
Top 20 Originating Counties*	# Households
Harris	615
Tarrant	543
Dallas	428
Bexar	252
Denton	132
Fort Bend	109
Travis	108
Williamson	97
Collin	88
Montgomery	85
El Paso	68
Kaufman	67
Nueces	66
Midland	65
Johnson	65
Galveston	64
Ellis	63
Hidalgo	58
Bell	55
Ector	54
*Top 20 of all counties statewide. All remaining counties served 945 households.	



Homeownership Programs with Down Payment Assistance
January 1 to July 31, 2019

Interlinc Mortgage Services, LLC	\$2,506,320	13	0.3%
Wallick and Volk, Inc.	\$2,404,275	13	0.3%
Geneva Financial, LLC	\$2,373,148	14	0.3%
BancorpSouth Bank	\$2,348,170	13	0.3%
First United Bank & Trust	\$2,229,012	11	0.3%
Caliber Home Loans, Inc.	\$2,220,486	12	0.3%
First Bank	\$2,014,177	10	0.3%
Goldwater Bank, N.A.	\$1,972,354	13	0.3%
Sente Mortgage Inc.	\$1,914,891	11	0.3%
Gold Star Mortgage Financial Group	\$1,841,589	10	0.3%
Infinity Mortgage Holdings, LLC	\$1,759,459	9	0.2%
Churchill Mortgage Corporation	\$1,753,060	12	0.2%
Envoy Mortgage	\$1,750,410	10	0.2%
Commerce Home Mortgage, Inc.	\$1,734,184	10	0.2%
Texas Bank Mortgage Company	\$1,725,821	10	0.2%
Finance of America Mortgage, LLC	\$1,627,884	11	0.2%
LeaderOne Financial	\$1,527,088	10	0.2%
University Lending Group, LLC	\$1,406,419	10	0.2%
Directions Equity, LLC	\$1,404,486	8	0.2%
Wells Fargo Bank, N.A.	\$1,378,730	8	0.2%
American Financial Network, Inc.	\$1,229,479	6	0.2%
Bay Equity LLC	\$1,212,957	6	0.2%
Nations Lending Corporation	\$1,189,454	8	0.2%
Inlanta Mortgage, Inc.	\$1,183,555	6	0.2%
Affiliated Bank	\$1,147,342	7	0.2%
Amerifirst Financial, Inc.	\$1,142,132	7	0.2%
Homevantage Mortgage	\$1,074,573	6	0.1%
First Community Mortgage	\$1,053,749	8	0.1%
Northpointe Bank	\$1,029,164	6	0.1%
Colonial Savings, F.A.	\$1,009,498	6	0.1%
Great Western Financial Services, Inc.	\$983,104	5	0.1%
CLM Mortgage, LLC	\$975,044	5	0.1%
Patriot Mortgage Company	\$956,064	7	0.1%
Origin Bank	\$954,692	5	0.1%
Pilgrim Mortgage, LLC	\$902,103	5	0.1%
Associated Mortgage Corporation	\$898,560	6	0.1%
Residential Wholesale Mortgage, Inc.	\$871,512	4	0.1%
America's Choice Home Loans, LP	\$851,196	5	0.1%
First Financial Bank, N.A.	\$851,116	8	0.1%
Aim Bank	\$848,681	6	0.1%
Legacy Mortgage, LLC	\$817,593	6	0.1%
Right Start Mortgage, Inc.	\$806,027	5	0.1%
Waterstone Mortgage Corporation	\$778,338	5	0.1%
Planet Home Lending, LLC	\$724,207	4	0.1%
Inspire Home Loans, Inc.	\$681,892	4	0.1%
Finance Home America	\$660,048	4	0.1%
Bank of England	\$652,971	5	0.1%
Citywide Home Loans, a Utah Corporation	\$566,252	4	0.1%
Republic State Mortgage Co.	\$552,210	4	0.1%
Happy State Bank	\$540,526	5	0.1%
Paramount Residential Mortgage Group	\$507,044	3	0.1%
Midwest Mortgage Associates Corp.	\$503,216	3	0.1%
Loan Leaders of America, Inc.	\$492,807	3	0.1%
Texana Bank, N.A.	\$452,548	3	0.1%
The Federal Savings Bank	\$435,542	2	0.1%
University Federal Credit Union	\$417,335	2	0.1%
International Bank of Commerce	\$412,882	3	0.1%
Loan Simple, Inc.	\$397,664	2	0.1%
First Centennial Mortgage Corporation	\$397,664	2	0.1%
LegacyTexas Bank	\$392,753	2	0.1%
KBHS Home Loan, LLC	\$377,529	2	0.1%
Family First Funding, LLC	\$373,117	2	0.1%
Branch Banking and Trust Company	\$351,140	2	0.0%
CalCon Mutual Mortgage LLC	\$341,499	2	0.0%
Moria Development/Peoples Mortgage Co	\$325,119	2	0.0%



**Homeownership Programs with Down Payment Assistance
January 1 to July 31, 2019**

Panorama Mortgage Group, LLC	\$324,022	2	0.0%
Rocky Mountain Mortgage Company	\$310,008	2	0.0%
PrimeWest Mortgage Corporation	\$307,207	2	0.0%
GoPrime Mortgage	\$240,070	2	0.0%
Capstar Lending, LLC	\$208,061	1	0.0%
Castle and Cooke Mortgage	\$203,741	1	0.0%
US Mortgage of Florida	\$183,121	1	0.0%
Total Mortgage Services, LLC	\$177,230	1	0.0%
1st Preference Mortgage Corporation	\$174,600	1	0.0%
Southwest Bank	\$166,910	1	0.0%
American Bank, N.A.	\$166,484	2	0.0%
Texas Bank	\$131,573	1	0.0%
First Capital Bank of Texas	\$112,917	1	0.0%
Peoples Bank	\$109,971	1	0.0%
Iberiabank	\$81,480	1	0.0%
International City Mortgage, Inc.	\$80,514	1	0.0%
Grand Total	\$719,233,711	4027	100%



Mortgage Credit Certificate Program
January 1 to July 31, 2019

<i>Month</i>	<i>Closed</i>	<i># of Loans</i>	<i>% Total</i>
Jan	\$ 18,516,343	107	6%
Feb	\$ 34,894,531	193	11%
Mar	\$ 48,492,460	260	16%
Apr	\$ 51,893,726	286	17%
May	\$ 56,095,022	301	18%
Jun	\$ 61,145,207	320	20%
Jul	\$ 38,524,139	204	12%
Totals	\$309,561,428	1671	100%

<i>Lender</i>	<i>Closed</i>	<i># of Loans</i>	<i>% Total</i>
DHI Mortgage Company, Ltd.	\$23,108,014	106	6.3%
Everett Financial, dba Supreme Lending	\$22,726,817	126	7.5%
Fairway Independent Mortgage Corporation	\$17,134,293	95	5.7%
Guild Mortgage Corporation	\$13,062,781	75	4.5%
Nations Reliable Lending, LLC	\$12,750,114	69	4.1%
Cornerstone Home Lending, Inc.	\$11,881,030	60	3.6%
Gateway Mortgage Group, LLC	\$10,153,691	56	3.4%
CMG Mortgage, Inc. dba CMG Financial	\$9,619,257	49	2.9%
Cardinal Financial Company	\$8,477,157	44	2.6%
Pulte Mortgage LLC	\$7,535,748	36	2.2%
Ark-La-Tex Financial (Benchmark Mtg.)	\$7,499,755	35	2.1%
Movement Mortgage, LLC	\$7,315,223	41	2.5%
Thrive Mortgage, LLC	\$7,049,026	41	2.5%
Stearns Lending, LLC	\$6,723,686	32	1.9%
Town Square Mortgage & Investments, Inc.	\$6,087,474	38	2.3%
Amcap Mortgage, LTD	\$5,921,260	32	1.9%
SFMC, LP (Service First Mortgage)	\$5,864,269	31	1.9%
Gardner Financial Services, Ltd.	\$5,809,590	26	1.6%
First Continental Mortgage, Ltd.	\$5,746,579	27	1.6%
Guaranteed Rate	\$5,252,894	30	1.8%
PrimeLending	\$5,206,815	30	1.8%
Primary Residential Mortgage, Inc.	\$4,734,002	28	1.7%
Hometrust Mortgage Company	\$4,067,301	24	1.4%
Highlands Residential Mortgage	\$3,780,460	21	1.3%
loanDepot.com LLC	\$3,728,669	21	1.3%
Colonial Savings, F.A.	\$3,589,146	17	1.0%
Texas Bank Mortgage Company	\$3,453,884	22	1.3%
Mid America Mortgage, Inc.	\$3,396,243	20	1.2%
University Federal Credit Union	\$3,375,108	15	0.9%
New American Funding (Broker Solutions)	\$3,209,262	19	1.1%
Crosscountry Mortgage, LLC	\$3,083,381	18	1.1%
First Choice Loan Services, Inc.	\$2,689,668	15	0.9%
Interlinc Mortgage Services, LLC	\$2,508,075	14	0.8%
Envoy Mortgage	\$2,455,942	15	0.9%
Infinity Mortgage Holdings, LLC	\$2,375,104	14	0.8%
Pilgrim Mortgage, LLC	\$2,302,767	13	0.8%
NTFN, Inc.	\$2,152,105	12	0.7%
Caliber Home Loans, Inc.	\$2,121,752	13	0.8%
Eagle Home Mortgage, LLC	\$1,838,787	9	0.5%
Hometown Lenders, Inc.	\$1,805,107	10	0.6%
Gold Star Mortgage Financial Group	\$1,745,661	9	0.5%
Brazos National Bank	\$1,725,224	10	0.6%
Summit Funding, Inc.	\$1,713,931	8	0.5%
Open Mortgage LLC	\$1,706,661	10	0.6%
American Mortgage & Equity Consultants	\$1,596,967	10	0.6%
BancorpSouth Bank	\$1,562,662	9	0.5%
Certainty Home Loans, LLC	\$1,541,118	11	0.7%
Academy Mortgage Corporation	\$1,515,728	10	0.6%
Geneva Financial, LLC	\$1,512,623	9	0.5%
Republic State Mortgage Co.	\$1,502,118	8	0.5%
CLM Mortgage, LLC	\$1,430,788	6	0.4%
Bank of America, N.A.	\$1,419,307	9	0.5%
SWBC Mortgage Corporation	\$1,298,725	9	0.5%

<i>At a Glance</i>	
Total Amount Originated	\$309,561,428
Average Annual Income	\$53,740
Average Purchase Price	\$194,476
Average Loan Amount	\$185,255
Average Household Size	2
Average Interest Rate	4.908%
<i>Program</i>	<i>%</i>
Home Sweet Texas	85.94%
Homes for Texas Heroes	14.06%
Allied Health Faculty	0.12%
Corrections Officer	0.36%
County Jailer	0.00%
EMS Personnel	0.48%
Fire Fighter	0.72%
Peace Officer	1.08%
Professional Nurse Faculty	0.60%
Public Security Officer	0.30%
School Counselor	0.18%
School Librarian	0.06%
School Nurse	0.06%
Teacher	6.82%
Teacher Aide	0.48%
Veteran	2.81%
<i>New/Existing Home</i>	
Existing	69.78%
New	30.22%
<i>Type of Loan</i>	
Conventional - Purchase	31.24%
FHA - Purchase	59.19%
USDA-RHS Purchase	5.69%
VA - Purchase	3.89%
<i>Ethnicity</i>	
American Indian/Alaskan Native	0.36%
Asian/Pac Isle	7.35%
Black	12.55%
Hispanic	35.09%
Not Defined	7.63%
Other	2.60%
White	34.43%
<i>Top 20 Originating Counties*</i>	<i># of Loans</i>
Harris	318
Tarrant	164
Travis	158
Dallas	157
Bexar	120
Williamson	99
Hays	73
Fort Bend	68
Denton	55
Montgomery	46
El Paso	30
Collin	28
Kaufman	24
Galveston	23
Johnson	23
Hidalgo	18
Brazoria	18
Bell	18
Ellis	16
Nueces	16

*Top 20 of all counties statewide. All remaining counties served 199 households.



Mortgage Credit Certificate Program
January 1 to July 31, 2019

Network Funding, LP	\$1,294,776	7	0.4%
LHM Financial Corp., dba CNN Mortgage	\$1,195,811	6	0.4%
Southwest Funding, LP	\$1,153,826	7	0.4%
Independent Bank	\$1,134,224	6	0.4%
Bank of England	\$1,014,326	5	0.3%
Barton Creek Lending Group	\$988,103	4	0.2%
Synergy One Lending, Inc.	\$984,201	7	0.4%
Guaranteed Rate Affinity, LLC	\$888,893	5	0.3%
Security National Mortgage Company	\$881,976	5	0.3%
Amerifirst Financial, Inc.	\$881,500	5	0.3%
Sente Mortgage Inc.	\$801,228	4	0.2%
Highland Home Loans, LLC	\$675,645	3	0.2%
Inspire Home Loans, Inc.	\$651,003	3	0.2%
The Federal Savings Bank	\$642,562	3	0.2%
Trinity Oaks Mortgage	\$631,058	3	0.2%
Homevantage Mortgage	\$627,729	3	0.2%
Union Home Mortgage	\$610,622	3	0.2%
First Centennial Mortgage Corporation	\$606,650	3	0.2%
Nations Lending Corporation	\$569,162	3	0.2%
Wallick and Volk, Inc.	\$563,113	3	0.2%
FBC Mortgage LLC	\$530,776	3	0.2%
Affiliated Bank	\$516,776	3	0.2%
Secure Financial Services, Inc	\$502,800	3	0.2%
Michigan Mutual, Inc.	\$462,468	2	0.1%
Mortgage Financial Services, LLC	\$460,163	3	0.2%
Rocky Mountain Mortgage Company	\$447,690	3	0.2%
Castle and Cooke Mortgage	\$403,741	2	0.1%
Capstar Lending, LLC	\$403,258	2	0.1%
Paramount Residential Mortgage Group	\$395,454	2	0.1%
University Lending Group, LLC	\$391,783	3	0.2%
Northpointe Bank	\$374,081	2	0.1%
American Financial Network, Inc.	\$365,162	2	0.1%
Inlanta Mortgage, Inc.	\$359,370	2	0.1%
America's Choice Home Loans, LP	\$351,161	2	0.1%
First National Bank Mortgage	\$349,310	2	0.1%
Moria Development/Peoples Mortgage Co	\$325,119	2	0.1%
Churchill Mortgage Corporation	\$316,500	2	0.1%
American Pacific Mortgage Corporation	\$309,297	2	0.1%
Home Financing Unlimited, Inc.(Mission)	\$278,100	1	0.1%
Origin Bank	\$261,830	2	0.1%
Cherry Creek Mortgage Co., Inc.	\$261,815	1	0.1%
Willow Bend Mortgage Company, LLC	\$245,961	2	0.1%
Family First Funding, LLC	\$216,015	1	0.1%
KBHS Home Loan, LLC	\$207,565	1	0.1%
Happy State Bank	\$198,123	2	0.1%
Residential Wholesale Mortgage, Inc.	\$193,030	1	0.1%
Goldwater Bank, N.A.	\$162,993	1	0.1%
GoPrime Mortgage	\$160,538	1	0.1%
Chou Team Realty, dba Monster Loans	\$154,230	1	0.1%
Bay Equity LLC	\$151,485	1	0.1%
Sun City Home Loans	\$147,184	1	0.1%
Waterstone Mortgage Corporation	\$145,809	1	0.1%
Mortgage Solutions LP	\$140,650	1	0.1%
Commerce Home Mortgage, Inc.	\$139,600	1	0.1%
V.I.P. Independent Mortgage, Inc.	\$137,973	1	0.1%
Legacy Mortgage, LLC	\$126,003	1	0.1%
Victorian Finance LLC	\$122,735	1	0.1%
HomeBridge Financial Services	\$102,400	1	0.1%
On Q Financial, Inc.	\$82,323	1	0.1%
Total Committed	\$309,561,428	1671	100%

Tab B

Texas State Affordable Housing Corporation

Development Finance Programs Report October 2019

Affordable Communities of Texas Program (ACT)

This past month, staff completed a lot sale at the Park Meadows subdivision in Harlingen. Staff also completed an NSP home sale located at the Tiger Crossing subdivision in Mercedes. The home was developed in partnership with Affordable Homes of South Texas (AHSTI).

Staff is focusing on the sale of a long-standing VET Program property located at 2402 N. Ed Carey #5 in Harlingen and anticipates a closing mid-October. Staff is also focusing on the financing of the “Park at 14th” multifamily project in Plano and has met with City of Plano staff and consultant regarding a financing strategy for 2019-2020.

Here is a summary of the past month’s portfolio activity:

Program	Portfolio as of Sept. 1, 2019	Acquired	Sold	Portfolio as of Oct. 1, 2019	Current Portfolio Value
ACT Land Bank	40		1	39	\$363,212.00
ACT Land Trust	1			1	\$650,000.00
Texas NSP	170		1	169	\$2,306,476.70
Veteran's Initiative	1			1	\$33,210.00
Totals	212		2	210	\$3,352,898.70

Our current pipeline report:

- 17 homes under contract with eligible buyers
- 15 homes listed for sale
- 9 homes under construction
- 20 properties in predevelopment

Texas Housing Impact Fund

This month, the Board will consider an award to the Hamilton Valley Portfolio transaction. Staff is proposing the first award of Capital Magnet Funds to the project as bridge financing. A full write-up is included with the agenda item. Additionally, Loan Committee approved a one-year extension to the Sagebrush Apartments on a term loan awarded in 2017. The extension will provide the Developer additional time to finalize plans and permanent financing for the 60-unit property located in Brady.

Multifamily Bond Program

Staff has several agenda items on this month’s agenda for the Board’s consideration. Staff received a new multifamily bond application at the end of August and is prepared to request the Board’s approval to move forward with the transaction. The East Texas Seniors portfolio involves the acquisition and rehabilitation of four apartment complexes located in Sulphur Spring (two) and Mt. Pleasant (two). The properties will be refinanced using a combination of bonds and 4% housing tax credits.

Additionally, staff will be presenting the final bond resolution for the Hamilton Valley Portfolio transaction. A full write-up with details is included in the Board book.

The final agenda item will be the presentation and request to publish a draft of the Multifamily Housing Private Activity Bond Program Request for Proposals and the 501(c)(3) Bond Program Policies for Calendar

Texas State Affordable Housing Corporation

Development Finance Programs Report October 2019

Year 2020. This document is published for public comment each year before the Board approves its final form later in the year. All public comment that is received will be presented to the Board at a later date.

Tab C



Quarterly Investment Report
May 31, 2019 – August 31, 2019

PATTERSON & ASSOCIATES



INVESTMENT PROFESSIONALS

Texas State Affordable Housing Corporation

Quarterly Investment Report May 31, 2019– August 31, 2019 Portfolio Summary Management Report

This quarterly report is in compliance with the investment policy and strategy as established by the Corporation and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

<u>Portfolio as of May 31, 2019</u>		<u>Portfolio as of August 31, 2019</u>	
Beginning Book Value	\$ 23,661,032	Ending Book Value	\$ 24,372,884
Beginning Market Value	\$ 23,651,404	Ending Market Value	\$ 24,371,905
Unrealized Gain/Loss	\$ (9,628)	Investment Income for the period	\$ 131,569
		Unrealized Gain/Loss	\$ (979)
		Change in Unrealized Gain/Loss	\$ 8,649
WAM at Beginning Period Date ¹	214 days	WAM at Ending Period Date ¹	175 days
		Change in Market Value	\$ 720,501

Average Yield to Maturity for period

Average Yield 3 month Treasury bill for period 2.266 %

Average Yield 6 month Treasury bill for period 2.120 %

Average Yield 6 month Treasury bill for period 2.060 %


Ms. Melinda Smith, CFO

Texas State Affordable Housing Corporation



Mr. Nick Lawrence, Controller
Texas State Affordable Housing Corporation


Mr. David Long, President

Texas State Affordable Housing Corporation



Ms. Linda Patterson, President
Patterson & Associates, Registered Investment Advisor

¹ WAM, represents weighted average maturity.

Your Portfolio

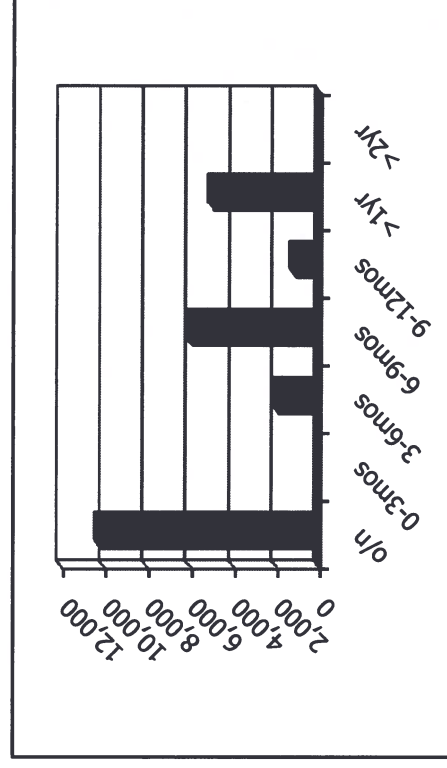
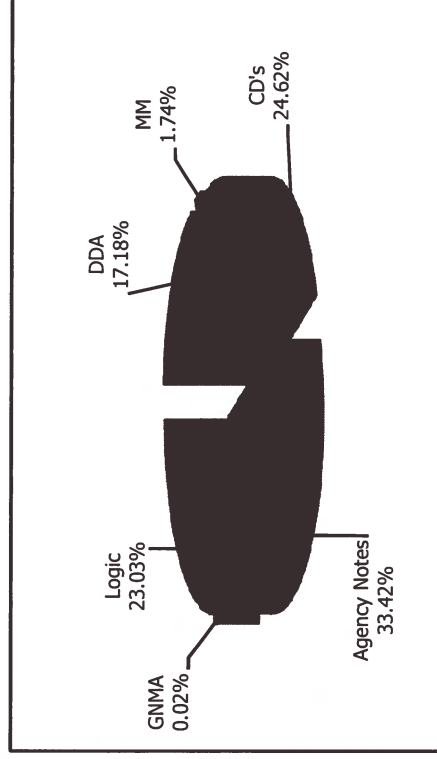
As of August 31, 2019

PATTERSON & ASSOCIATES



INVESTMENT PROFESSIONALS

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity. They do reflect our ongoing anticipation of lower rates in 2019. These rate cuts and the potential of more decreasing rates indicates the need to extend portfolios. Extending now will lock in yields even though rates may decrease and provides for extra safety.
- The non-cash portion of your portfolio is yielding 2.36%.



**Texas State Affordable Housing
 Portfolio Management
 Portfolio Summary
 August 31, 2019**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
CD's - Interest at Maturity	6,000,000.00	6,000,000.00	6,000,000.00	24.62	347	204	2.341
Federal Agency Coupon Securities	8,145,000.00	8,143,353.49	8,144,777.78	33.42	524	371	2.365
Pass Through Securities (GNMA)	3,577.13	4,022.12	3,577.13	0.01	8,646	5,528	5.971
LOGIC	5,612,879.02	5,612,879.02	5,612,879.02	23.03	1	1	2.332
FHLB Dallas-Money Fund	423,484.28	423,484.28	423,484.28	1.74	1	1	1.989
Bank Accounts	4,188,166.22	4,188,166.22	4,188,166.22	17.18	1	1	1.515
Investments	24,373,106.65	24,371,905.13	24,372,884.43	100.00%	262	175	2.199
Cash and Accrued Interest							
Accrued Interest at Purchase		1,575.00	1,575.00				
Subtotal		1,575.00	1,575.00				
Total Cash and Investments	24,373,106.65	24,373,480.13	24,374,459.43		262	175	2.199

Total Earnings	August 31	Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year	42,602.58		485,867.56	485,867.56

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Texas State Affordable Housing Corporation of the position and activity within the Corporation's portfolio of investments. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.


 Melinda Smith, Chief Financial Officer

**Texas State Affordable Housing
Summary by Type
August 31, 2019
Grouped by Fund**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Capital Magnet						
Bank Accounts	1	3,776,826.35	3,776,826.35	15.50	1.680	1
Subtotal	1	3,776,826.35	3,776,826.35	15.50	1.680	1
Fund: General Investments						
MM Funds/NOW Accounts	1	0.00	0.00	0.00	0.000	0
Bank Accounts	1	411,339.87	411,339.87	1.69	0.000	1
Federal Agency Coupon Securities	4	8,145,000.00	8,144,777.78	33.42	2.365	371
CD's - Interest at Maturity	3	6,000,000.00	6,000,000.00	24.62	2.341	204
FHLB Dallas-Money Fund	1	423,484.28	423,484.28	1.74	1.989	1
Pass Through Securities (GNMA)	1	3,577.13	3,577.13	0.01	5.971	5,528
LOGIC	1	5,612,879.02	5,612,879.02	23.03	2.332	1
Subtotal	12	20,596,280.30	20,596,058.08	84.51	2.295	207
Total and Average	13	24,373,106.65	24,372,884.43	100.00	2.199	175



Texas State Affordable Housing
Fund CAPMAG - Capital Magnet
Investments by Fund
August 31, 2019

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

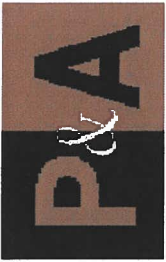
CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Bank Accounts										
592089718	233	Frost Bank Checking	04/05/2019	3,776,826.35	3,776,826.35	3,776,826.35	1.680	1.656	1.680	1
Subtotal and Average				3,776,826.35	3,776,826.35	3,776,826.35	1.657	1.657	1.680	1
Total Investments and Average				3,776,826.35	3,776,826.35	3,776,826.35	1.657	1.657	1.680	1

Fund GENERAL - General Investments
Investments by Fund
August 31, 2019

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
CD's - Interest at Maturity										
4163001019	229	FHLB CD	03/12/2019	4,600,000.00	4,600,000.00	4,600,000.00	2.465	2.431	2.465	03/11/2020 192
4163001109	232	FHLB CD	04/09/2019	400,000.00	400,000.00	400,000.00	2.338	2.305	2.338	04/02/2020 214
4163001515	237	FHLB CD	08/23/2019	1,000,000.00	1,000,000.00	1,000,000.00	1.772	1.747	1.772	05/11/2020 253
Subtotal and Average				6,000,000.00	6,000,000.00	6,000,000.00		2.309	2.341	203
Federal Agency Coupon Securities										
3130ADG22	227	FHLB Call Note	08/24/2018	2,000,000.00	2,000,000.00	2,000,144.98	2.090	2.587	2.622	01/23/2020 144
3130ABNV4	230	FHLB Call Note	04/18/2019	1,145,000.00	1,145,000.00	1,143,024.96	1.750	2.483	2.517	07/13/2020 316
3130AG5X9	231	FHLB Call Note	04/18/2019	2,499,777.78	2,500,000.00	2,500,258.38	2.520	2.512	2.547	10/09/2020 404
3130AGYU3	236	FHLB Call Note	08/29/2019	2,500,000.00	2,500,000.00	2,499,925.17	1.905	1.878	1.905	02/26/2021 544
Subtotal and Average				8,144,777.78	8,145,000.00	8,143,353.49		2.332	2.365	370
Pass Through Securities (GNMA)										
36201LFC3	100	G2 586163 Mtge	02/17/2011	3,577.13	3,577.13	4,022.12	5.990	5.889	5.971	10/20/2034 5,528
Subtotal and Average				3,577.13	3,577.13	4,022.12		5.889	5.971	5,528
LOGIC										
5010	213	Logic	11/16/2016	5,612,879.02	5,612,879.02	5,612,879.02	2.332	2.300	2.332	1
Subtotal and Average				5,612,879.02	5,612,879.02	5,612,879.02		2.300	2.332	1
FHLB Dallas-Money Fund										
999999995	9002	FHLB Money Market Fund	09/01/2006	423,484.28	423,484.28	423,484.28	1.989	1.961	1.989	1
Subtotal and Average				423,484.28	423,484.28	423,484.28		1.962	1.989	1
MM Funds/NOW Accounts										
3051137	175	Crockett National Bank	09/21/2015	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Bank Accounts										
591359967	69	Frost Bank Checking	03/05/2010	411,339.87	411,339.87	411,339.87				1
Subtotal and Average				411,339.87	411,339.87	411,339.87		0.000	0.000	1
Total Investments and Average				20,596,058.08	20,596,280.30	20,595,078.78		2.263	2.295	207

Portfolio TSAH
AP
FI (PRF_FI) 7.1.1
Report Ver. 7.3.6.1



**Texas State Affordable Housing
Cash Reconciliation Report**
For the Period June 1, 2019 - August 31, 2019
Grouped by Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

INVESTMENT PROFESSIONALS

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Investments											
06/20/2019	100	GENERAL	Interest	36201LFC3	22,957.26	G25861 0.0M 5.99% Mat.	10/20/2034	0.00	18.19	22.84	41.03
06/28/2019	223	GENERAL	Interest	3134G9G84	1,000,000.00	FHLMCC 1.0M 1.10% Mat.	06/28/2019	0.00	5,500.00	0.00	5,500.00
06/28/2019	223	GENERAL	Maturity	3134G9G84	1,000,000.00	FHLMCC 1.0M 1.10% Mat.	06/28/2019	0.00	0.00	1,000,000.00	1,000,000.00
07/13/2019	230	GENERAL	Interest	3130ABNV4	1,145,000.00	FHLBC 1.1M 1.75% Mat. 07/13/2020	07/13/2020	0.00	10,018.75	0.00	10,018.75
07/20/2019	100	GENERAL	Interest	36201LFC3	22,957.26	G25861 0.0M 5.99% Mat.	10/20/2034	0.00	18.07	21.70	39.77
07/23/2019	227	GENERAL	Interest	3130ADG22	2,000,000.00	FHLBC 2.0M 2.09% Mat. 01/23/2020	01/23/2020	0.00	20,900.00	0.00	20,900.00
08/20/2019	100	GENERAL	Interest	36201LFC3	22,957.26	G25861 0.0M 5.99% Mat.	10/20/2034	0.00	17.96	21.81	39.77
08/23/2019	209	GENERAL	Interest	3134GABN3	1,000,000.00	FHLMCC 1.0M 1.30% Mat.	08/23/2019	0.00	6,500.00	0.00	6,500.00
08/23/2019	209	GENERAL	Maturity	3134GABN3	1,000,000.00	FHLMCC 1.0M 1.30% Mat.	08/23/2019	0.00	0.00	1,000,000.00	1,000,000.00
08/23/2019	237	GENERAL	Purchase	4163001515	1,000,000.00	FHLBCD 1.0M 1.77% Mat.	05/11/2020	-1,000,000.00	0.00	0.00	-1,000,000.00
08/28/2019	228	GENERAL	Interest	3134GAFY5	2,500,000.00	FHLMCC 2.5M 1.30% Mat.	08/28/2019	0.00	16,250.00	0.00	16,250.00
08/28/2019	234	GENERAL	Interest	3130AGHQ1	1,500,000.00	FHLBC 1.5M 2.60% Mat. 05/28/2021	05/28/2021	0.00	9,750.00	0.00	9,750.00
08/28/2019	228	GENERAL	Maturity	3134GAFY5	2,500,000.00	FHLMCC 2.5M 1.30% Mat.	08/28/2019	0.00	0.00	2,500,000.00	2,500,000.00
08/28/2019	234	GENERAL	Call	3130AGHQ1	1,500,000.00	0.0M 2.60%	05/28/2021	0.00	0.00	1,500,000.00	1,500,000.00
08/29/2019	236	GENERAL	Purchase	3130AGYU3	2,500,000.00	FHLBC 2.5M 1.91% Mat. 02/26/2021	02/26/2021	-2,500,000.00	0.00	0.00	-2,500,000.00
Subtotal								-3,500,000.00	68,972.97	6,000,066.35	2,569,039.32
Total								-3,500,000.00	68,972.97	6,000,066.35	2,569,039.32



Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

**Texas State Affordable Housing
Purchases Report**
Sorted by Fund - Fund
June 1, 2019 - August 31, 2019

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
General Investments													
4163001515	237	GENERAL	BCD	FHLBCD	1,000,000.00	08/23/2019	05/11 - At Maturity	1,000,000.00		1.772	05/11/2020	1.772	1,000,000.00
3130AGYU3	236	GENERAL	FAC	FHLBC	2,500,000.00	08/29/2019	02/26 - 08/26	2,500,000.00		1.905	02/26/2021	1.905	2,500,000.00
				Subtotal	3,500,000.00			3,500,000.00	0.00				3,500,000.00
		Total Purchases			3,500,000.00			3,500,000.00	0.00				3,500,000.00



Texas State Affordable Housing Maturity Report

Sorted by Maturity Date
Receipts during June 1, 2019 - August 31, 2019

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date at Maturity	Rate	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
3134G9G84	223	GENERAL	FAC	FHLMCC	1,000,000.00	06/28/2019	03/14/2018	1.100	1,000,000.00	5,500.00	1,005,500.00	5,500.00
3134GABN3	209	GENERAL	FAC	FHLMCC	1,000,000.00	08/23/2019	08/23/2016	1.300	1,000,000.00	6,500.00	1,006,500.00	6,500.00
3134GAFY5	228	GENERAL	FAC	FHLMCC	2,500,000.00	08/28/2019	08/31/2018	1.300	2,500,000.00	16,250.00	2,516,250.00	16,250.00
Total Maturities					4,500,000.00				4,500,000.00	28,250.00	4,528,250.00	28,250.00



**Texas State Affordable Housing
Sales/Call Report
Sorted by Fund - Fund
June 1, 2019 - August 31, 2019**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

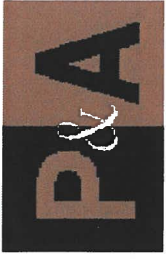
CUSIP	Investment #	Fund	Issuer Sec. Type	Purchase Date	Redem. Matur. Date	Par Value	Rate at Redem.	Book Value at Redem.	Redemption Principal	Redemption Interest	Total Amount	Net Income
General Investments												
3130AGHQ1	234	GENERAL	FHLBC FAC	05/28/2019	08/28/2019 05/28/2021	1,500,000.00	2.600	1,500,000.00	1,500,000.00	9,750.00	1,509,750.00	9,750.00
					Subtotal	1,500,000.00		1,500,000.00	1,500,000.00	9,750.00	1,509,750.00	9,750.00
					Total Sales	1,500,000.00		1,500,000.00	1,500,000.00	9,750.00	1,509,750.00	9,750.00



**Texas State Affordable Housing
Interest Earnings**
Sorted by Fund - Fund
June 1, 2019 - August 31, 2019
Yield on Average Book Value

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Capital Magnet													
592089718	233	CAPMAG	RR5	3,776,826.35	3,759,921.31	3,766,149.79		1.680	1.781	16,905.04	0.00	16,905.04	
			Subtotal	3,776,826.35	3,759,921.31	3,766,149.79			1.781	16,905.04	0.00	16,905.04	
Fund: General Investments													
5010	213	GENERAL	RRP	5,612,879.02	2,389,654.45	3,815,481.60		2.332	2.415	23,224.57	0.00	23,224.57	
999999995	9002	GENERAL	RR2	423,484.28	276,666.22	306,628.54		1.989	2.153	1,663.80	0.00	1,663.80	
3130AG5X9	231	GENERAL	FAC	2,500,000.00	2,499,251.46	2,499,521.29	10/09/2020	2.520	2.583	15,750.00	526.32	16,276.32	
3130ABNV4	230	GENERAL	FAC	1,145,000.00	1,139,738.39	1,143,827.58	07/13/2020	1.750	3.563	5,009.38	5,261.61	10,270.99	
3130ADG22	227	GENERAL	FAC	2,000,000.00	2,000,000.00	2,000,000.00	01/23/2020	2.090	2.073	10,450.00	0.00	10,450.00	
3130AGHQ1	234	GENERAL	FAC	0.00	1,500,000.00	1,434,782.61	05/28/2021	2.600	2.606	9,425.00	0.00	9,425.00	
3130AGYU3	236	GENERAL	FAC	2,500,000.00	0.00	81,521.74	02/26/2021	1.905	1.288	264.58	0.00	264.58	
591359967	69	GENERAL	RR5	411,339.87	539,633.61	512,527.15		1.300	1.302	2,961.11	0.00	2,961.11	
3134GABN3	209	GENERAL	FAC	0.00	1,000,000.00	902,173.91	08/23/2019	1.300	1.303	7,854.17	0.00	7,854.17	
3134GAFY5	228	GENERAL	FAC	0.00	2,500,000.00	2,391,304.35	08/28/2019	1.100	1.115	825.00	0.00	825.00	
3134G9G84	223	GENERAL	FAC	0.00	1,000,000.00	293,478.26	06/28/2019		0.436	19.43	0.00	19.43	
3051137	175	GENERAL	RR3	0.00	52,523.50	17,698.98		5.990	0.064	53.89	0.00	53.89	
36201LFC3	100	GENERAL	GN1	3,577.13	3,643.48	3,612.37	10/20/2034	1.772	1.772	436.93	0.00	436.93	
4163001515	237	GENERAL	BCD	1,000,000.00	0.00	97,826.09	05/11/2020	2.465	2.465	28,580.49	0.00	28,580.49	
4163001019	229	GENERAL	BCD	4,600,000.00	4,600,000.00	4,600,000.00	03/11/2020	2.338	2.338	2,357.22	0.00	2,357.22	
4163001109	232	GENERAL	BCD	400,000.00	400,000.00	400,000.00	04/02/2020						
			Subtotal	20,596,280.30	19,901,111.11	20,500,384.47			2.219	108,875.57	5,787.93	114,663.50	
			Total	24,373,106.65	23,661,032.42	24,266,534.26			2.151	125,780.61	5,787.93	131,568.54	



**Texas State Affordable Housing
Amortization Schedule**
June 1, 2019 - August 31, 2019
Sorted By Fund - Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Investment #		Maturity Date	Beginning Par Value		Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized		Amount Amortized This Period	Amt Amortized Through 08/31/2019	Amount Unamortized Through 08/31/2019
Issuer	Fund		Amort. Date	Current Rate				As of 06/01/2019				
General Investments												
227 FHLB Call Note	GENERAL	01/23/2020 01/23/2019	2,000,000.00 2.090		1,985,280.00	-14,720.00	2,000,000.00	14,720.00 0.00	0.00		14,720.00	0.00
230 FHLB Call Note	GENERAL	07/13/2020 07/13/2019	1,145,000.00 1.750		1,134,351.50	-10,648.50	1,145,000.00	5,386.89 -5,261.61	5,261.61		10,648.50	0.00
231 FHLB Call Note	GENERAL	10/09/2020 10/09/2019	2,500,000.00 2.520		2,499,000.00	-1,000.00	2,499,777.78	251.46 -748.54	526.32		777.78	-222.22
209 FHLMC Call Note	GENERAL	08/23/2019 02/23/2017	1,000,000.00 1.300		1,000,750.00	750.00	0.00	-750.00 0.00	0.00		-750.00	0.00
223 FHLMC Call Note	GENERAL	06/28/2019 03/28/2018	1,000,000.00 1.100		985,710.00	-14,290.00	0.00	14,290.00 0.00	0.00		14,290.00	0.00
228 FHLMC Call Note	GENERAL	08/28/2019 11/28/2018	2,500,000.00 1.300		2,470,800.00	-29,200.00	0.00	29,200.00 0.00	0.00		29,200.00	0.00
Subtotal					10,075,891.50	-69,108.50	5,644,777.78	63,098.35 -6,010.15	5,787.93		68,886.28	-222.22
Total					10,075,891.50	-69,108.50	5,644,777.78	63,098.35 -6,010.15	5,787.93		68,886.28	-222.22



**Texas State Affordable Housing
Projected Cashflow Report**
Sorted by Monthly
For the Period September 1, 2019 - March 31, 2020

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
October 2019										
10/09/2019	231	GENERAL	3130AGSX9	Interest	FHLB Call Note	0.00	0.00	0.00	31,500.00	31,500.00
10/09/2019	231	GENERAL	3130AGSX9	Call	FHLB Call Note	2,500,000.00	2,499,000.00	2,500,000.00	0.00	2,500,000.00
10/13/2019	230	GENERAL	3130ABNV4	Call	FHLB Call Note	1,134,351.50	1,134,351.50	1,145,000.00	0.00	1,145,000.00
10/23/2019	227	GENERAL	3130ADG22	Call	FHLB Call Note	2,000,000.00	1,985,280.00	2,000,000.00	0.00	2,000,000.00
				Total for October 2019		5,645,000.00	5,618,631.50	5,645,000.00	31,500.00	5,676,500.00
January 2020										
01/13/2020	230	GENERAL	3130ABNV4	Interest	FHLB Call Note	0.00	0.00	0.00	10,018.75	10,018.75
01/23/2020	227	GENERAL	3130ADG22	Maturity	FHLB Call Note	2,000,000.00	1,985,280.00	2,000,000.00	20,900.00	2,020,900.00
				Total for January 2020		2,000,000.00	1,985,280.00	2,000,000.00	30,918.75	2,030,918.75
February 2020										
02/26/2020	236	GENERAL	3130AGYU3	Interest	FHLB Call Note	0.00	0.00	0.00	23,415.63	23,415.63
02/26/2020	236	GENERAL	3130AGYU3	Call	FHLB Call Note	2,500,000.00	2,500,000.00	2,500,000.00	0.00	2,500,000.00
				Total for February 2020		2,500,000.00	2,500,000.00	2,500,000.00	23,415.63	2,523,415.63
March 2020										
03/11/2020	229	GENERAL	4163001019	Maturity	FHLB CD	4,600,000.00	4,600,000.00	4,600,000.00	113,390.00	4,713,390.00
				Total for March 2020		4,600,000.00	4,600,000.00	4,600,000.00	113,390.00	4,713,390.00
				GRAND TOTALS:		14,745,000.00	14,703,911.50	14,745,000.00	199,224.38	14,944,224.38

Portfolio TSAH
AP
PC (PRE_PC) 7.2.0
Report Ver. 7.3.6.1



Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Texas State Affordable Housing Texas Compliance Change in Val Report Sorted by Fund June 1, 2019 - August 31, 2019

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
Fund: Capital Magnet									
233	FBC	CAPMAG	04/05/2019	16,905.04	3,759,921.31	16,905.04	0.00	16,905.04	3,776,826.35
592089718	3,776,826.35	1.680	/ /	16,905.04	3,759,921.31	16,905.04	0.00	16,905.04	3,776,826.35
Sub Totals For: Fund: Capital Magnet									
				16,905.04	3,759,921.31	16,905.04	0.00	16,905.04	3,776,826.35
				16,905.04	3,759,921.31	16,905.04	0.00	16,905.04	3,776,826.35
Fund: General Investments									
100	G25861	GENERAL	02/17/2011	53.89	3,643.48	0.00	66.35	-66.35	3,577.13
36201LFC3	3,577.13	5.971	10/20/2034	54.22	4,037.20	0.00	66.35	-15.08	4,022.12
175	CNB	GENERAL	09/21/2015	19.43	52,523.50	19.43	52,542.93	-52,523.50	0.00
3051137	0.00	0.000	/ /	19.43	52,523.50	19.43	52,542.93	-52,523.50	0.00
209	FHLMCC	GENERAL	08/23/2016	2,961.11	1,000,000.00	0.00	1,000,000.00	-1,000,000.00	0.00
3134GABN3	0.00	0.000	08/23/2019	6,500.00	997,671.00	0.00	1,000,000.00	-997,671.00	0.00
213	LOGIC	GENERAL	11/16/2016	23,224.57	2,389,654.45	4,223,224.57	1,000,000.00	3,223,224.57	5,612,879.02
5010	5,612,879.02	2.332	/ /	23,224.57	2,389,654.45	4,223,224.57	1,000,000.00	3,223,224.57	5,612,879.02
223	FHLMCC	GENERAL	03/14/2018	825.00	1,000,000.00	0.00	1,000,000.00	-1,000,000.00	0.00
3134G9G84	0.00	0.000	06/28/2019	5,500.00	999,086.00	0.00	1,000,000.00	-999,086.00	0.00
227	FHLBC	GENERAL	08/24/2018	10,450.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
3130ADG22	2,000,000.00	2.622	01/23/2020	20,900.00	1,996,674.00	0.00	0.00	3,470.98	2,000,144.98
228	FHLMCC	GENERAL	08/31/2018	7,854.17	2,500,000.00	0.00	2,500,000.00	-2,500,000.00	0.00
3134GAFY5	0.00	0.000	08/28/2019	16,250.00	2,493,832.50	0.00	2,500,000.00	-2,493,832.50	0.00
229	FHLBCD	GENERAL	03/12/2019	28,580.49	4,600,000.00	0.00	0.00	0.00	4,600,000.00
4163001019	4,600,000.00	2.465	03/11/2020	0.00	4,600,000.00	0.00	0.00	0.00	4,600,000.00

Portfolio TSAH

Texas State Affordable Housing
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 2

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
230	FHLBC	GENERAL	04/18/2019	5,009.38	1,139,738.39	0.00	0.00	5,261.61	1,145,000.00
3130ABNV4	1,145,000.00	2.517	07/13/2020	4,731.08	1,139,341.41	0.00	0.00	3,683.55	1,143,024.96
231	FHLBC	GENERAL	04/18/2019	15,750.00	2,499,251.46	0.00	0.00	526.32	2,499,777.78
3130AG5X9	2,500,000.00	2.547	10/09/2020	0.00	2,501,947.50	0.00	0.00	-1,689.12	2,500,258.38
232	FHLBCD	GENERAL	04/09/2019	2,357.22	400,000.00	0.00	0.00	0.00	400,000.00
4163001109	400,000.00	2.338	04/02/2020	0.00	400,000.00	0.00	0.00	0.00	400,000.00
234	FHLBC	GENERAL	05/28/2019	9,425.00	1,500,000.00	0.00	1,500,000.00	-1,500,000.00	0.00
3130AGHQ1	0.00	0.000	05/28/2021	9,750.00	1,500,415.50	0.00	1,500,000.00	-1,500,415.50	0.00
236	FHLBC	GENERAL	08/29/2019	264.58	0.00	2,500,000.00	0.00	2,500,000.00	2,500,000.00
3130AGYU3	2,500,000.00	1.905	02/26/2021	0.00	0.00	2,500,000.00	0.00	2,499,925.17	2,499,925.17
237	FHLBCD	GENERAL	08/23/2019	436.93	0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
4163001515	1,000,000.00	1.772	05/11/2020	0.00	0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
69	FBC	GENERAL	03/05/2010	0.00	539,633.61	11,210,602.22	11,338,895.96	-128,293.74	411,339.87
591359967	411,339.87	0.000	/ /	0.00	539,633.61	11,210,602.22	11,338,895.96	-128,293.74	411,339.87
9002	FHLBMM	GENERAL	09/01/2006	1,663.80	276,666.22	1,178,461.81	1,031,643.75	146,818.06	423,484.28
999999995	423,484.28	1.989	/ /	1,663.80	276,666.22	1,178,461.81	1,031,643.75	146,818.06	423,484.28
Sub Totals For: Fund: General Investments									
				108,875.57	19,901,111.11	20,112,308.03	19,423,148.99	694,946.97	20,596,058.08
				88,593.10	19,891,482.89	20,112,308.03	19,423,148.99	703,595.89	20,595,078.78
Report Grand Totals:									
				125,780.61	23,661,032.42	20,129,213.07	19,423,148.99	711,852.01	24,372,884.43
				105,498.14	23,651,404.20	20,129,213.07	19,423,148.99	720,500.93	24,371,905.13

Portfolio TSAH



**Quarterly Investment Report
Surplus Funds
May 31, 2019 – August 31, 2019**

PATTERSON & ASSOCIATES




INVESTMENT PROFESSIONALS

Texas State Affordable Housing Corporation
Surplus Funds

Quarterly Investment Report
May 31, 2019 – August 31, 2019
Portfolio Summary Management Report


This quarterly report is in compliance with the investment policy and strategy as established by the Corporation and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

<u>Portfolio as of May 31, 2019</u>		<u>Portfolio as of August 31, 2019</u>	
Beginning Book Value	\$ 3,364,523	Ending Book Value	\$ 3,242,363
Beginning Market Value	\$ 3,572,566	Ending Market Value	\$ 3,482,231
Unrealized Gain/Loss	\$ 208,043	Investment Income for the period	\$ 47,560
		Unrealized Gain/Loss	\$ 239,868
		Change in Unrealized Gain/Loss	\$ 31,825
WAM at Beginning Period Date ¹	6,623 days	WAM at Ending Period Date ¹	6,526 days
Average Yield to Maturity for period		Change in Market Value	\$ (90,335)
Average Yield 10 Year Treasury bill for period			5.690%
			1.920%


Ms. Melinda Smith, CFO
Texas State Affordable Housing Corporation


Mr. Nick Lawrence, Controller
Texas State Affordable Housing Corporation


Mr. David Long, President
Texas State Affordable Housing Corporation


Ms. Linda Patterson, President
Patterson & Associates, Registered Investment Advisor

¹ WAM, represents weighted average maturity.

Your Portfolio

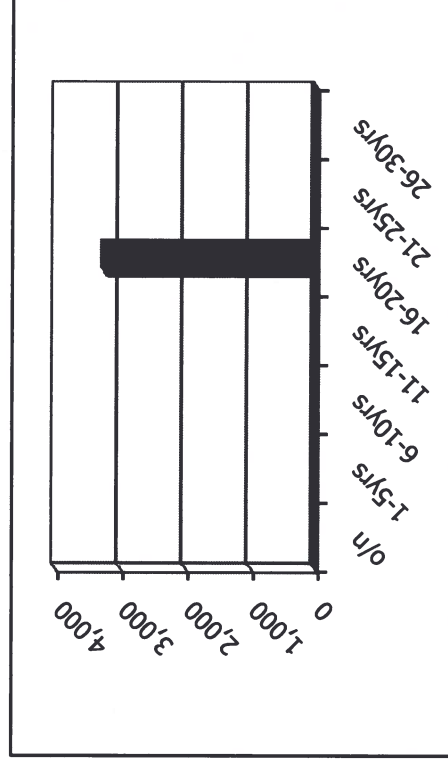
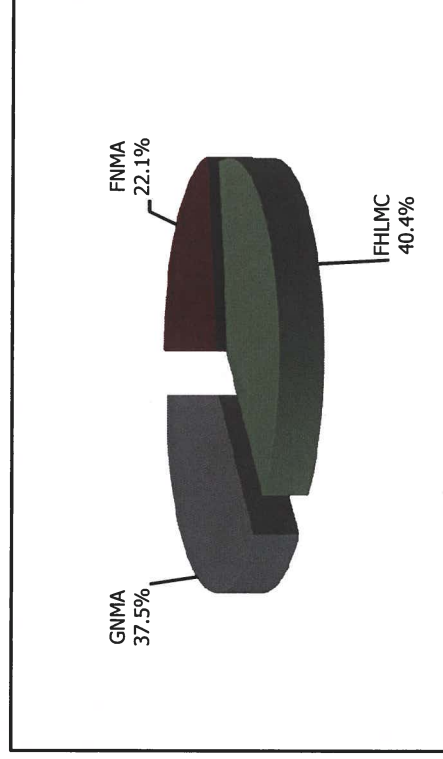
As of August 31, 2019

PATTERSON & ASSOCIATES



INVESTMENT PROFESSIONALS

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity. They do reflect our ongoing anticipation of lower rates in 2019. These rate cuts and the potential of more decreasing rates indicates the need to extend portfolios. Extending now will lock in yields even though rates may decrease and provides for extra safety.
- The non-cash portion of your portfolio is yielding 5.692%.





Texas State Affordable Housing - Surplus Funds
Portfolio Management
Portfolio Summary
August 31, 2019

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Pass Through Securities (GNMA)	1,216,270.43	1,311,318.30	1,216,270.43	37.51	7,529	6,591	5,762
Pass Through Securities (FNMA)	716,236.99	740,540.02	716,236.99	22.09	7,535	6,195	5,495
Pass Through Securities (FHLMC)	1,309,855.29	1,430,372.43	1,309,855.29	40.40	7,575	6,646	5,735
Investments	3,242,362.71	3,482,230.75	3,242,362.71	100.00%	7,549	6,526	5,692

Total Earnings	August 31	Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year		15,522.57	210,935.86	210,935.86

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Texas State Affordable Housing Corporation of the position and activity within the Corporation's portfolio of investments. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

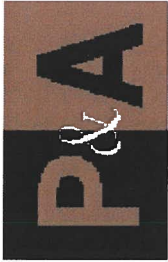

 Melinda Smith, Chief Financial Officer

9/20/19

Texas St Aff Housing - Surplus
Summary by Type
August 31, 2019
Grouped by Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Investments						
Pass Through Securities (FHLMC)	28	1,309,855.29	1,309,855.29	40.40	5.735	6,646
Pass Through Securities (FNMA)	17	716,236.99	716,236.99	22.09	5.495	6,195
Pass Through Securities (GNMA)	46	1,216,270.43	1,216,270.43	37.51	5.762	6,591
Subtotal	91	3,242,362.71	3,242,362.71	100.00	5.692	6,526
Total and Average	91	3,242,362.71	3,242,362.71	100.00	5.692	6,526



Texas St Aff Housing - Surplus
Fund GENERAL - General Investments
Investments by Fund
August 31, 2019

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Pass Through Securities (GNMA)										
36296GK59	220	G2 690716 Mite	04/27/2017	0.00	0.00	0.00	5.550	5.521	5.598	06/20/2038 6,867
36296GL74	246	G2 690750 Mite	09/28/2017	25,489.91	25,489.91	27,713.77	6.000	5.862	5.943	05/20/2038 6,836
36202XEM5	193	G2 612240 Mite	09/28/2016	61,477.24	61,477.24	66,139.93	5.750	5.614	5.692	11/20/2036 6,290
36295WR82	234	G2 682811 Mite	09/28/2017	105,256.04	105,256.04	114,616.64	6.100	5.959	6.042	12/20/2037 6,685
36295XSK7	237	G2 684050 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.959	6.042	01/20/2038 6,716
36295YLC5	239	G2 684423 Mite	09/28/2017	83,581.35	83,581.35	91,000.75	6.100	5.959	6.042	12/20/2037 6,685
36201XSZ2	172	G2 606366 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.362	5.437	03/20/2036 6,045
36201XTW8	173	G2 606365 Mite	08/27/2015	104,927.64	104,927.64	111,663.72	5.490	5.363	5.437	05/20/2036 6,106
36202TUK0	178	G2 609086 Mite	06/28/2016	78,603.11	78,603.11	83,649.63	5.490	5.359	5.434	11/20/2036 6,290
36202XDG9	174	G2 612203 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.363	5.438	08/20/2036 6,198
36290YB64	179	G2 621161 Mite	06/28/2016	0.00	0.00	0.00	5.490	5.359	5.434	11/20/2036 6,290
36290YDR6	188	G2 621212 Mite	06/28/2016	26,786.13	26,786.13	28,814.08	5.750	5.616	5.694	04/20/2037 6,441
36290YB23	187	G2 621157 Mite	06/28/2016	46,577.67	46,577.67	50,110.07	5.750	5.615	5.693	12/20/2036 6,320
36290YCF3	184	G2 621170 Mite	06/28/2016	122,857.75	122,857.75	132,011.88	5.750	5.615	5.693	01/20/2037 6,351
36296BYN6	242	G2 686617 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.861	5.943	03/20/2038 6,775
36296N4B9	248	G2 696618 Mite	09/28/2017	87,886.13	87,886.13	95,553.57	6.000	5.863	5.944	08/20/2038 6,928
36295KCH4	194	G2 672472 Mite	09/28/2016	0.00	0.00	0.00	5.750	5.617	5.695	12/20/2037 6,685
36295KDR1	195	G2 672512 Mite	09/28/2016	0.00	0.00	0.00	5.750	5.617	5.695	11/20/2037 6,655
36295MNM7	213	G2 674596 Mite	04/27/2017	30,141.69	30,141.69	32,290.33	5.650	5.519	5.596	09/20/2037 6,594
36295MS34	204	G2 674738 Mite	01/30/2017	46,351.17	46,351.17	49,843.70	5.750	5.610	5.688	08/20/2037 6,563
36295QT26	214	G2 677469 Mite	04/27/2017	66,800.82	66,800.82	71,562.67	5.650	5.519	5.596	10/20/2037 6,624
36295UGS4	229	G2 680709 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.861	5.942	12/20/2037 6,685
36295ULD1	230	G2 680824 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.860	5.942	12/20/2037 6,685
36295USM4	231	G2 681024 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.959	6.041	11/20/2037 6,655
36295WNR4	232	G2 682700 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.861	5.942	01/20/2038 6,716
36295WR74	233	G2 682810 Mite	09/28/2017	31,747.68	31,747.68	34,517.23	6.000	5.861	5.942	01/20/2038 6,716
36295X3E3	215	G2 683997 Mite	04/27/2017	31,452.58	31,452.58	33,694.52	5.650	5.520	5.597	01/20/2038 6,716
36295X3F0	235	G2 683997 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.959	6.042	01/20/2038 6,716
36295X3J2	236	G2 684001 Mite	09/28/2017	72,131.33	72,131.33	78,422.46	6.000	5.861	5.942	02/20/2038 6,747
36295YHV8	238	G2 684344 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.960	6.042	02/20/2038 6,747
36295YLM3	216	G2 684432 Mite	04/27/2017	0.00	0.00	0.00	5.650	5.520	5.597	02/20/2038 6,747

Portfolio TSSF
AP
FI (PRF_FI) 7.1.1
Report Ver. 7.3.6.1

Fund GENERAL - General Investments
Investments by Fund
August 31, 2019

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Pass Through Securities (GNMA)										
36295YN25	240	G2 684509 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.861	5.942	02/20/2038 6,747
36296AUJ1	217	G2 685585 Mite	04/27/2017	0.00	0.00	0.00	5.650	5.521	5.597	03/20/2038 6,775
36296BWF5	241	G2 686546 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.862	5.943	04/20/2038 6,806
36296BYJ5	218	G2 686613 Mite	04/27/2017	0.00	0.00	0.00	5.650	5.521	5.597	04/20/2038 6,806
36296DVF2	219	G2 688314 Mite	04/27/2017	0.00	0.00	0.00	5.650	5.521	5.598	05/20/2038 6,836
36296GK42	205	G2 690715 Mite	01/30/2017	52,819.85	52,819.85	56,827.35	5.750	5.613	5.691	06/20/2038 6,867
36296K7L0	247	G2 693999 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.961	6.044	07/20/2038 6,897
36296N4X1	206	G2 696638 Mite	01/30/2017	0.00	0.00	0.00	5.750	5.613	5.691	08/20/2038 6,928
36296PBA8	207	G2 696733 Mite	01/30/2017	59,927.15	59,927.15	64,198.15	5.650	5.514	5.591	07/20/2038 6,897
36296RNP8	208	G2 698898 Mite	01/30/2017	0.00	0.00	0.00	5.750	5.613	5.691	08/20/2038 6,928
36296TFG3	249	G2 700467 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.962	6.044	10/20/2038 6,989
36296TKE2	250	G2 700593 Mite	09/28/2017	81,455.19	81,455.19	88,687.85	6.100	5.962	6.044	10/20/2038 6,989
36296DVK1	243	G2 688318 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.862	5.943	05/20/2038 6,836
36296DWW6	244	G2 688360 Mite	09/28/2017	0.00	0.00	0.00	6.000	5.862	5.943	05/20/2038 6,836
36296DWX2	245	G2 688362 Mite	09/28/2017	0.00	0.00	0.00	6.100	5.960	6.043	05/20/2038 6,836
Subtotal and Average				1,216,270.43	1,216,270.43	1,311,318.30		5.883	5.762	6.590
Pass Through Securities (FNMA)										
31410UYT3	183	FN 898122 Mite	06/28/2016	56,941.25	56,941.25	58,665.90	5.750	5.601	5.679	09/01/2036 6,210
31409XNJ4	161	FN 881593 Mite	08/27/2015	42,368.77	42,368.77	43,173.78	5.490	5.350	5.424	04/01/2036 6,057
31410MJP6	162	FN 891370 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.350	5.424	04/01/2036 6,057
31410MW89	163	FN 891771 Mite	08/27/2015	120,307.84	120,307.84	126,140.61	5.490	5.350	5.425	05/01/2036 6,087
31410SAG2	164	FN 895607 Mite	08/27/2015	54,259.04	54,259.04	55,894.77	5.490	5.350	5.425	05/01/2036 6,087
31410SWN3	165	FN 896253 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.351	5.425	06/01/2036 6,118
31410VWZ9	175	FN 898964 Mite	06/28/2016	60,392.86	60,392.86	62,225.11	5.490	5.346	5.420	09/01/2036 6,210
31410VWZ2	185	FN 898965 Mite	06/28/2016	80,522.58	80,522.58	83,532.31	5.750	5.602	5.680	11/01/2036 6,271
31410TNQ4	166	FN 896899 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.351	5.425	06/01/2036 6,118
31410UY55	167	FN 898121 Mite	08/27/2015	88,585.40	88,585.40	91,630.96	5.490	5.351	5.425	07/01/2036 6,148
31410VW71	168	FN 898970 Mite	08/27/2015	0.00	0.00	0.00	5.490	5.351	5.425	07/01/2036 6,148
31411CMA6	169	FN 904053 Mite	08/27/2015	46,980.76	46,980.76	47,827.51	5.490	5.351	5.425	08/01/2036 6,179
31411LYY1	170	FN 911627 Mite	08/27/2015	70,713.59	70,713.59	72,853.52	5.490	5.349	5.423	11/01/2035 5,905
31412BRY0	176	FN 920403 Mite	06/28/2016	0.00	0.00	0.00	5.490	5.347	5.421	12/01/2036 6,301

Portfolio TSSF
AP
FI (PRF_FI) 7.1.1
Report Ver. 7.3.6.1

Fund GENERAL - General Investments
Investments by Fund
August 31, 2019

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Pass Through Securities (FNMA)										
31413MMY0	177	FN 949575 Mtge	06/28/2016	0.00	0.00	0.00	5.490	5.348	5.422	03/01/2037 6,391
31413RLV6	171	FN 953140 Mtge	08/27/2015	0.00	0.00	0.00	5.490	5.354	5.428	09/01/2037 6,575
31414JA60	186	FN 967229 Mtge	06/28/2016	95,164.90	95,164.90	98,595.55	5.650	5.507	5.583	11/01/2037 6,636
Subtotal and Average				716,236.99	716,236.99	740,540.02		5,419	5,495	6,194
Pass Through Securities (FHLMC)										
3128KYSL4	197	FG A67723 Mtge	01/30/2017	75,220.92	75,220.92	82,013.95	5.650	5.524	5.601	05/01/2037 6,452
31335YKU9	160	FG U30307 Mtge	08/27/2015	0.00	0.00	0.00	5.490	5.376	5.451	12/01/2036 6,301
31286DCD1	190	FG T30068 Mtge	09/28/2016	75,486.74	75,486.74	82,491.27	5.750	5.628	5.707	03/01/2037 6,391
31286DB59	189	FG T30060 Mtge	09/28/2016	33,245.51	33,245.51	36,330.75	5.750	5.628	5.706	02/01/2037 6,363
31286DLC3	196	FG T30323 Mtge	01/30/2017	0.00	0.00	0.00	5.650	5.525	5.602	10/01/2037 6,605
31286DKY6	209	FG T30311 Mtge	04/27/2017	51,157.12	51,157.12	55,751.94	5.650	5.532	5.609	10/01/2037 6,605
31321XK52	211	FG U32116 Mtge	04/27/2017	52,038.82	52,038.82	56,661.25	5.650	5.534	5.611	06/01/2038 6,848
31321XML5	227	FG U32163 Mtge	09/28/2017	0.00	0.00	0.00	6.000	5.876	5.957	05/01/2038 6,817
31335YND5	180	FG U30399 Mtge	06/28/2016	59,834.72	59,834.72	64,869.30	5.750	5.630	5.708	06/01/2037 6,483
31335YPK6	192	FG U30426 Mtge	09/28/2016	80,366.01	80,366.01	87,212.76	5.750	5.629	5.707	07/01/2037 6,513
31335YUZ7	182	FG U30600 Mtge	06/28/2016	103,414.67	103,414.67	112,596.02	5.650	5.532	5.609	11/01/2037 6,636
31335YZ41	228	FG U30763 Mtge	09/28/2017	0.00	0.00	0.00	6.100	5.973	6.056	12/01/2037 6,666
31335YNA0	181	FG U30385 Mtge	06/28/2016	62,284.89	62,284.89	67,548.77	5.750	5.629	5.707	04/01/2037 6,422
31321WAL0	222	FG U30911 Mtge	09/28/2017	46,909.37	46,909.37	51,800.16	6.100	5.973	6.056	01/01/2038 6,697
31321W5E2	221	FG U31745 Mtge	09/28/2017	66,619.79	66,619.79	73,554.41	6.000	5.875	5.957	03/01/2038 6,756
31321XAV6	198	FG U31820 Mtge	01/30/2017	61,086.47	61,086.47	66,058.85	5.750	5.625	5.703	04/01/2038 6,787
31321XAX2	224	FG U31820 Mtge	09/28/2017	61,654.30	61,654.30	68,053.81	6.000	5.875	5.957	04/01/2038 6,787
31321XE59	200	FG U31956 Mtge	01/30/2017	56,329.60	56,329.60	61,343.50	5.650	5.526	5.603	04/01/2038 6,787
31321XJH8	226	FG U32064 Mtge	09/28/2017	76,901.56	76,901.56	84,970.64	6.000	5.876	5.957	05/01/2038 6,817
31321XMM3	202	FG U32164 Mtge	01/30/2017	28,332.24	28,332.24	30,718.59	5.650	5.527	5.604	07/01/2038 6,878
31335YLE4	191	FG U30325 Mtge	09/28/2016	59,321.36	59,321.36	64,373.31	5.750	5.628	5.707	03/01/2037 6,391
31335YVH6	203	FG U30616 Mtge	01/30/2017	0.00	0.00	0.00	5.650	5.525	5.602	10/01/2037 6,605
31335YWR3	212	FG U30656 Mtge	04/27/2017	0.00	0.00	0.00	5.650	5.533	5.609	11/01/2037 6,636
31321XBK9	199	FG U31842 Mtge	01/30/2017	70,063.18	70,063.18	76,265.13	5.650	5.526	5.603	03/01/2038 6,756
31321XDC6	225	FG U31903 Mtge	09/28/2017	89,263.91	89,263.91	98,559.45	6.000	5.876	5.957	05/01/2038 6,817
31321XE67	201	FG U31957 Mtge	01/30/2017	0.00	0.00	0.00	5.750	5.625	5.703	04/01/2038 6,787

Portfolio TSSF
AP
FI (PRF_FI) 7.1.1
Report Ver. 7.3.6.1

Fund GENERAL - General Investments
Investments by Fund
August 31, 2019

Page 4

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Pass Through Securities (FHLMC)										
31321XE75	210	FG U31958 Mtge	04/27/2017	100,324.11	100,324.11	109,198.57	5.650	5.533	5.610	02/01/2038 6,728
31321WCX2	223	FG U30986 Mtge	09/28/2017	0.00	0.00	0.00	6.000	5.874	5.956	12/01/2037 6,666
Subtotal and Average				1,309,855.29	1,309,855.29	1,430,372.43		5.656	5.735	6,646
Total Investments and Average				3,242,362.71	3,242,362.71	3,482,230.75		5.614	5.692	6,525



Texas St Aff Housing - Surplus
Cash Reconciliation Report
For the Period June 1, 2019 - August 31, 2019
Grouped by Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Investments											
06/15/2019	180	GENERAL	Interest	3133SYNQ5	150,342.45	FGU303 0.2M 5.75% Mat.	06/01/2037	0.00	289.23	174.39	463.62
06/15/2019	181	GENERAL	Interest	3133SYNA0	67,879.79	FGU308 0.1M 5.75% Mat.	04/01/2037	0.00	300.87	159.38	460.25
06/15/2019	182	GENERAL	Interest	3133SYUZ7	112,790.45	FGU306 0.1M 5.65% Mat.	11/01/2037	0.00	490.80	260.80	751.60
06/15/2019	189	GENERAL	Interest	31286DB59	36,674.94	FGT300 0.0M 5.75% Mat.	02/01/2037	0.00	160.74	106.25	266.99
06/15/2019	190	GENERAL	Interest	31286DCD1	81,958.25	FGT068 0.1M 5.75% Mat.	03/01/2037	0.00	364.59	199.50	564.09
06/15/2019	191	GENERAL	Interest	3133SYLE4	64,968.59	FGU325 0.1M 5.75% Mat.	03/01/2037	0.00	286.55	159.56	446.11
06/15/2019	192	GENERAL	Interest	31335YPK6	94,933.96	FGU304 0.1M 5.75% Mat.	07/01/2037	0.00	391.64	453.21	844.85
06/15/2019	197	GENERAL	Interest	3128KYSL4	80,923.70	FGA677 0.1M 5.65% Mat.	05/01/2037	0.00	357.01	208.54	565.55
06/15/2019	198	GENERAL	Interest	31321XAV6	66,275.20	FGU318 0.1M 5.75% Mat.	04/01/2038	0.00	295.29	178.87	474.16
06/15/2019	199	GENERAL	Interest	31321X8K9	74,952.57	FGU842 0.1M 5.65% Mat.	03/01/2038	0.00	332.27	168.35	500.62
06/15/2019	200	GENERAL	Interest	31321XE59	60,403.19	FGU319 0.1M 5.65% Mat.	04/01/2038	0.00	267.20	139.28	406.48
06/15/2019	202	GENERAL	Interest	31321XMM3	32,533.49	FGU321 0.0M 5.65% Mat.	07/01/2038	0.00	135.61	155.68	291.29
06/15/2019	209	GENERAL	Interest	31286DKY6	64,278.72	FGT311 0.1M 5.65% Mat.	10/01/2037	0.00	247.13	433.33	680.46
06/15/2019	210	GENERAL	Interest	31321XE75	106,752.64	FGU958 0.1M 5.65% Mat.	02/01/2038	0.00	475.81	242.93	718.74
06/15/2019	211	GENERAL	Interest	31321XK52	55,438.68	FGU116 0.1M 5.65% Mat.	06/01/2038	0.00	247.42	183.21	430.63
06/15/2019	221	GENERAL	Interest	31321XW52	70,865.04	FGU317 0.1M 6.00% Mat.	03/01/2038	0.00	335.88	184.24	520.12
06/15/2019	222	GENERAL	Interest	31321XWAL0	49,331.58	FGU309 0.0M 6.10% Mat.	03/01/2038	0.00	240.15	110.58	350.73
06/15/2019	224	GENERAL	Interest	31321XAX2	64,882.54	FGU318 0.1M 6.00% Mat.	04/01/2038	0.00	310.49	147.16	457.65
06/15/2019	225	GENERAL	Interest	31321XDG6	94,093.78	FGU903 0.1M 6.00% Mat.	05/01/2038	0.00	449.62	218.62	668.24
06/15/2019	226	GENERAL	Interest	31321XJH8	80,833.15	FGU320 0.1M 6.00% Mat.	05/01/2038	0.00	387.21	179.35	566.56
06/20/2019	173	GENERAL	Interest	36201XTW8	118,464.73	G26066 0.1M 5.49% Mat.	05/20/2036	0.00	484.33	310.93	795.26
06/20/2019	178	GENERAL	Interest	36202TUK0	86,182.90	G26090 0.1M 5.49% Mat.	11/20/2036	0.00	362.59	216.23	578.82
06/20/2019	184	GENERAL	Interest	36290YCF3	134,471.73	G26217 0.1M 5.75% Mat.	01/20/2036	0.00	593.50	332.45	925.95
06/20/2019	187	GENERAL	Interest	36290YB23	50,915.80	G26215 0.1M 5.75% Mat.	12/20/2036	0.00	224.98	124.18	349.16
06/20/2019	188	GENERAL	Interest	36290YDR6	33,104.67	G26212 0.0M 5.75% Mat.	04/20/2037	0.00	131.67	220.84	352.51
06/20/2019	193	GENERAL	Interest	36202XEM5	66,832.25	G22240 0.1M 5.75% Mat.	11/20/2036	0.00	296.97	165.17	462.14
06/20/2019	204	GENERAL	Interest	36295MS34	67,040.43	G26747 0.1M 5.75% Mat.	08/20/2037	0.00	231.32	1,236.66	1,467.98
06/20/2019	205	GENERAL	Interest	36296GK42	56,389.26	G26907 0.1M 5.75% Mat.	06/20/2038	0.00	254.87	123.05	377.92
06/20/2019	207	GENERAL	Interest	36296PBA8	63,935.46	G26967 0.1M 5.65% Mat.	07/20/2038	0.00	284.12	138.04	422.16
06/20/2019	213	GENERAL	Interest	36295MMN7	32,188.10	G26745 0.0M 5.65% Mat.	09/20/2037	0.00	143.02	77.44	220.46
06/20/2019	214	GENERAL	Interest	36295QT26	71,450.31	G26774 0.1M 5.65% Mat.	10/20/2037	0.00	317.02	175.96	492.98
06/20/2019	215	GENERAL	Interest	36295X3E3	33,454.82	G26839 0.0M 5.65% Mat.	01/20/2038	0.00	149.16	75.77	224.93
06/20/2019	216	GENERAL	Interest	36295YLM3	94,561.79	G26844 0.1M 5.65% Mat.	02/20/2038	0.00	421.79	212.68	634.47
06/20/2019	233	GENERAL	Interest	36295WR74	33,367.68	G26828 0.0M 6.00% Mat.	01/20/2038	0.00	159.85	73.90	233.75
06/20/2019	234	GENERAL	Interest	36295WR82	110,649.49	G22811 0.1M 6.10% Mat.	12/20/2037	0.00	539.03	285.06	824.09
06/20/2019	236	GENERAL	Interest	36295XJ32	76,135.82	G26840 0.1M 6.00% Mat.	02/20/2038	0.00	363.43	184.18	547.61
06/20/2019	239	GENERAL	Interest	36295YLC5	88,012.57	G24423 0.1M 6.10% Mat.	12/20/2037	0.00	427.97	202.28	630.25
06/20/2019	246	GENERAL	Interest	36296GL74	26,747.88	G20750 0.0M 6.00% Mat.	05/20/2038	0.00	128.31	57.38	185.69

Portfolio TSSF

AP

AC (PRF AC) 7.2.0
Report Ver. 7.3.6.1

Texas St Aff Housing - Surplus
Cash Reconciliation Report
For the Period June 1, 2019 - August 31, 2019

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Investments											
06/20/2019	248	GENERAL	Interest	36296N4B9	92,241.52	G26618 0.1M 6.00% Mat.	08/20/2038	0.00	442.43	198.60	641.03
06/20/2019	250	GENERAL	Interest	36296TKE2	85,293.91	G27005 0.1M 6.10% Mat.	10/20/2038	0.00	416.75	175.23	591.98
06/25/2019	161	GENERAL	Interest	31409XNJ4	94,018.05	FN8815 0.1M 5.49% Mat.	04/01/2036	0.00	195.52	122.06	317.58
06/25/2019	163	GENERAL	Interest	31410MW89	135,291.51	FN8917 0.1M 5.49% Mat.	05/01/2036	0.00	555.19	346.60	901.79
06/25/2019	164	GENERAL	Interest	31410SAG2	84,705.09	FN8956 0.1M 5.49% Mat.	05/01/2036	0.00	250.62	172.75	423.37
06/25/2019	167	GENERAL	Interest	31410UY55	99,858.21	FN8981 0.1M 5.49% Mat.	07/01/2036	0.00	408.88	260.77	669.65
06/25/2019	169	GENERAL	Interest	31411CMA6	64,739.66	FN9040 0.1M 5.49% Mat.	08/01/2036	0.00	220.60	410.80	631.40
06/25/2019	170	GENERAL	Interest	31411LYY1	79,911.93	FN9116 0.1M 5.49% Mat.	11/01/2035	0.00	326.45	212.78	539.23
06/25/2019	175	GENERAL	Interest	31410VWZ9	66,528.69	FN8964 0.1M 5.49% Mat.	09/01/2036	0.00	278.71	175.03	453.74
06/25/2019	183	GENERAL	Interest	31410UYT3	80,282.28	FN8122 0.1M 5.75% Mat.	09/01/2036	0.00	282.63	448.64	731.27
06/25/2019	185	GENERAL	Interest	31410VWZ2	90,451.78	FN8965 0.1M 5.75% Mat.	11/01/2036	0.00	389.94	284.23	674.17
06/25/2019	186	GENERAL	Interest	31414JA60	108,583.92	FN9672 0.1M 5.65% Mat.	11/01/2037	0.00	452.58	317.65	770.23
07/15/2019	180	GENERAL	Interest	31335YNO5	150,342.45	FGU303 0.2M 5.75% Mat.	06/01/2037	0.00	288.39	175.30	463.69
07/15/2019	181	GENERAL	Interest	31335YNA0	67,879.79	FGU308 0.1M 5.75% Mat.	04/01/2037	0.00	300.11	160.21	460.32
07/15/2019	182	GENERAL	Interest	31335YUZ7	112,790.45	FGU306 0.1M 5.65% Mat.	11/01/2037	0.00	489.57	302.14	791.71
07/15/2019	189	GENERAL	Interest	31286DBS9	36,674.94	FGT300 0.0M 5.75% Mat.	02/01/2037	0.00	160.23	96.76	256.99
07/15/2019	190	GENERAL	Interest	31286DCD1	81,958.25	FGT068 0.1M 5.75% Mat.	03/01/2037	0.00	363.63	200.53	564.16
07/15/2019	191	GENERAL	Interest	31335YLE4	64,968.59	FGU325 0.1M 5.75% Mat.	03/01/2037	0.00	285.79	160.39	446.18
07/15/2019	192	GENERAL	Interest	31335YPK6	94,933.96	FGU304 0.1M 5.75% Mat.	07/01/2037	0.00	389.46	455.57	845.03
07/15/2019	197	GENERAL	Interest	3128KYSL4	80,923.70	FGA677 0.1M 5.65% Mat.	05/01/2037	0.00	356.03	197.02	553.05
07/15/2019	198	GENERAL	Interest	31321XAV6	66,275.20	FGU318 0.1M 5.75% Mat.	04/01/2038	0.00	294.43	179.80	474.23
07/15/2019	199	GENERAL	Interest	31321XKB9	74,952.57	FGU842 0.1M 5.65% Mat.	03/01/2038	0.00	331.48	169.22	500.70
07/15/2019	200	GENERAL	Interest	31321XE59	60,403.19	FGU319 0.1M 5.65% Mat.	04/01/2038	0.00	266.54	139.99	406.53
07/15/2019	202	GENERAL	Interest	31321XMM3	32,533.49	FGU321 0.0M 5.65% Mat.	07/01/2038	0.00	134.87	156.47	291.34
07/15/2019	209	GENERAL	Interest	31286DKY6	64,278.72	FGT311 0.1M 5.65% Mat.	10/01/2037	0.00	245.09	435.56	680.65
07/15/2019	210	GENERAL	Interest	31321XE75	106,752.64	FGU958 0.1M 5.65% Mat.	02/01/2038	0.00	474.66	244.18	718.84
07/15/2019	211	GENERAL	Interest	31321XK52	55,438.68	FGU116 0.1M 5.65% Mat.	06/01/2038	0.00	246.56	153.78	400.34
07/15/2019	221	GENERAL	Interest	31321W5E2	70,865.04	FGU317 0.1M 6.00% Mat.	03/01/2038	0.00	334.96	185.24	520.20
07/15/2019	222	GENERAL	Interest	31321WAL0	49,331.58	FGU309 0.0M 6.10% Mat.	01/01/2038	0.00	239.59	111.19	350.78
07/15/2019	224	GENERAL	Interest	31321XAX2	64,882.54	FGU318 0.1M 6.00% Mat.	04/01/2038	0.00	309.76	147.96	457.72
07/15/2019	225	GENERAL	Interest	31321XDG6	94,093.78	FGU903 0.1M 6.00% Mat.	05/01/2038	0.00	448.52	219.80	668.32
07/15/2019	226	GENERAL	Interest	31321XJH8	80,833.15	FGU320 0.1M 6.00% Mat.	05/01/2038	0.00	386.32	180.32	566.64
07/20/2019	173	GENERAL	Interest	36201XTW8	118,464.73	G26066 0.1M 5.49% Mat.	05/20/2036	0.00	482.91	312.48	795.39
07/20/2019	178	GENERAL	Interest	36202TUK0	86,182.90	G26090 0.1M 5.49% Mat.	11/20/2036	0.00	361.60	217.30	578.90
07/20/2019	184	GENERAL	Interest	36290YCF3	134,471.73	G26217 0.1M 5.75% Mat.	01/20/2037	0.00	591.90	334.18	926.08
07/20/2019	187	GENERAL	Interest	36290YB23	50,915.80	G26215 0.1M 5.75% Mat.	12/20/2036	0.00	224.38	124.82	349.20
07/20/2019	188	GENERAL	Interest	36290YDR6	33,104.67	G26212 0.0M 5.75% Mat.	04/20/2037	0.00	130.61	235.63	366.24
07/20/2019	193	GENERAL	Interest	36202XEM5	66,832.25	G22240 0.1M 5.75% Mat.	11/20/2036	0.00	296.17	166.03	462.20
07/20/2019	204	GENERAL	Interest	36295MS34	67,040.43	G26747 0.1M 5.75% Mat.	08/20/2037	0.00	225.40	343.10	568.50
07/20/2019	205	GENERAL	Interest	36296GK42	56,389.26	G26907 0.1M 5.75% Mat.	06/20/2038	0.00	254.28	123.69	377.97
07/20/2019	207	GENERAL	Interest	36296PBA8	63,935.46	G26967 0.1M 5.65% Mat.	07/20/2038	0.00	283.47	138.75	422.22
07/20/2019	213	GENERAL	Interest	36295MNM7	32,188.10	G26745 0.0M 5.65% Mat.	09/20/2037	0.00	142.65	77.85	220.50

Portfolio TSSF

AP

AC (PRF_AC) 7.2.0
Report Ver. 7.3.6.1

Texas St Aff Housing - Surplus
Cash Reconciliation Report
For the Period June 1, 2019 - August 31, 2019

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Investments											
07/20/2019	214	GENERAL	Interest	36295QT26	71,450.31	G26774 0.1M 5.55% Mat.	10/20/2037	0.00	316.19	176.86	493.05
07/20/2019	215	GENERAL	Interest	36295X3E3	33,454.82	G26839 0.0M 5.65% Mat.	01/20/2038	0.00	148.81	76.16	224.97
07/20/2019	216	GENERAL	Interest	36295YLM3	94,561.79	G26844 0.1M 5.65% Mat.	02/20/2038	0.00	420.79	213.77	634.56
07/20/2019	233	GENERAL	Interest	36295WR74	33,367.68	G26828 0.0M 6.00% Mat.	01/20/2038	0.00	159.48	74.30	233.78
07/20/2019	234	GENERAL	Interest	36295WR82	110,649.49	G22811 0.1M 6.10% Mat.	12/20/2037	0.00	537.59	252.21	789.80
07/20/2019	236	GENERAL	Interest	36295X3J2	76,135.82	G26840 0.1M 6.00% Mat.	02/20/2038	0.00	362.51	185.18	547.69
07/20/2019	239	GENERAL	Interest	36295YLC5	88,012.57	G24423 0.1M 6.10% Mat.	12/20/2037	0.00	426.95	203.39	630.34
07/20/2019	246	GENERAL	Interest	36296GL74	26,747.88	G20750 0.0M 6.00% Mat.	05/20/2038	0.00	128.03	57.69	185.72
07/20/2019	248	GENERAL	Interest	36296N4B9	92,241.52	G26618 0.1M 6.00% Mat.	08/20/2038	0.00	441.43	199.67	641.10
07/20/2019	250	GENERAL	Interest	36296TKE2	85,293.91	G27005 0.1M 6.10% Mat.	10/20/2038	0.00	415.86	176.19	592.05
07/25/2019	161	GENERAL	Interest	31405XNJ4	94,018.05	FN8815 0.1M 5.49% Mat.	04/01/2036	0.00	194.96	122.67	317.63
07/25/2019	163	GENERAL	Interest	31410MW89	135,291.51	FN8917 0.1M 5.49% Mat.	05/01/2036	0.00	553.60	348.33	901.93
07/25/2019	164	GENERAL	Interest	31410SAG2	84,705.09	FN8956 0.1M 5.49% Mat.	05/01/2036	0.00	249.83	173.61	423.44
07/25/2019	167	GENERAL	Interest	31410UY55	99,858.21	FN8901 0.1M 5.49% Mat.	07/01/2036	0.00	407.68	262.07	669.75
07/25/2019	169	GENERAL	Interest	31411CMA6	64,739.66	FN9040 0.1M 5.49% Mat.	08/01/2036	0.00	218.72	412.85	631.57
07/25/2019	170	GENERAL	Interest	31411LYY1	79,911.93	FN9116 0.1M 5.49% Mat.	11/01/2035	0.00	325.48	213.84	539.32
07/25/2019	175	GENERAL	Interest	31410VWZ9	66,528.69	FN8964 0.1M 5.49% Mat.	09/01/2036	0.00	277.91	175.91	453.82
07/25/2019	183	GENERAL	Interest	31410UYT3	80,282.28	FN8122 0.1M 5.75% Mat.	09/01/2036	0.00	280.48	993.97	1,274.45
07/25/2019	185	GENERAL	Interest	31410VW22	90,451.78	FN8965 0.1M 5.75% Mat.	11/01/2036	0.00	388.58	285.70	674.28
08/15/2019	180	GENERAL	Interest	31335VNO5	150,342.45	FGU303 0.2M 5.75% Mat.	06/01/2037	0.00	451.08	319.26	770.34
08/15/2019	181	GENERAL	Interest	31335YNA0	67,879.79	FGU308 0.1M 5.75% Mat.	04/01/2037	0.00	287.55	176.22	463.77
08/15/2019	182	GENERAL	Interest	31335YUZ7	112,790.45	FGU306 0.1M 5.65% Mat.	11/01/2037	0.00	488.15	263.69	751.84
08/15/2019	189	GENERAL	Interest	31286DB59	36,674.94	FGT300 0.0M 5.75% Mat.	02/01/2037	0.00	159.77	97.27	257.04
08/15/2019	190	GENERAL	Interest	31286DCD1	81,958.25	FGT068 0.1M 5.75% Mat.	03/01/2037	0.00	362.67	201.59	564.26
08/15/2019	191	GENERAL	Interest	31335YLE4	64,968.59	FGU325 0.1M 5.75% Mat.	03/01/2037	0.00	285.02	161.22	446.24
08/15/2019	192	GENERAL	Interest	31335YPK6	94,933.96	FGU304 0.1M 5.75% Mat.	07/01/2037	0.00	387.28	457.94	845.22
08/15/2019	197	GENERAL	Interest	3128KYSL4	80,923.70	FGA677 0.1M 5.65% Mat.	05/01/2037	0.00	355.10	198.03	553.13
08/15/2019	198	GENERAL	Interest	31321XAV6	66,275.20	FGU318 0.1M 5.75% Mat.	04/01/2038	0.00	293.57	180.74	474.31
08/15/2019	199	GENERAL	Interest	31321XBK9	74,952.57	FGU842 0.1M 5.65% Mat.	03/01/2038	0.00	330.68	170.08	500.76
08/15/2019	200	GENERAL	Interest	31321XE59	60,403.19	FGU319 0.1M 5.65% Mat.	04/01/2038	0.00	265.88	140.71	406.59
08/15/2019	202	GENERAL	Interest	31321XMM3	32,533.49	FGU321 0.0M 5.65% Mat.	07/01/2038	0.00	134.14	157.28	291.42
08/15/2019	209	GENERAL	Interest	31286DKY6	64,278.72	FGT311 0.1M 5.55% Mat.	02/01/2037	0.00	243.04	462.79	705.83
08/15/2019	210	GENERAL	Interest	31321XE75	106,752.64	FGU958 0.1M 5.65% Mat.	02/01/2038	0.00	473.51	245.43	718.94
08/15/2019	211	GENERAL	Interest	31321XK52	55,438.68	FGU116 0.1M 5.65% Mat.	06/01/2038	0.00	245.83	173.67	419.50
08/15/2019	221	GENERAL	Interest	31321W5E2	70,865.04	FGU317 0.1M 6.00% Mat.	03/01/2038	0.00	334.03	186.24	520.27
08/15/2019	222	GENERAL	Interest	31321XWAL0	49,331.58	FGU309 0.0M 6.10% Mat.	01/01/2038	0.00	239.02	111.80	350.82
08/15/2019	224	GENERAL	Interest	31321XAX2	64,882.54	FGU318 0.1M 6.00% Mat.	04/01/2038	0.00	309.02	148.76	457.78
08/15/2019	225	GENERAL	Interest	31321XDG6	94,093.78	FGU903 0.1M 6.00% Mat.	05/01/2038	0.00	447.42	220.99	668.41
08/15/2019	226	GENERAL	Interest	31321XJH8	80,833.15	FGU320 0.1M 6.00% Mat.	05/01/2038	0.00	385.41	181.30	566.71
08/20/2019	173	GENERAL	Interest	36201XTW8	118,464.73	G26066 0.1M 5.49% Mat.	05/20/2036	0.00	481.48	314.04	795.52
08/20/2019	178	GENERAL	Interest	36202TUK0	86,182.90	G26090 0.1M 5.49% Mat.	11/20/2036	0.00	360.61	218.39	579.00

Portfolio TSSF

AP

AC (PRF_AC) 7.2.0
Report Ver. 7.3.6.1

**Texas St Aff Housing - Surplus
Cash Reconciliation Report**

For the Period June 1, 2019 - August 31, 2019

Page 4

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Investments											
08/20/2019	184	GENERAL	Interest	36290YCF3	134,471.73	G26217 0.1M 5.75% Mat.	01/20/2037	0.00	590.30	335.91	926.21
08/20/2019	187	GENERAL	Interest	36290YB23	50,915.80	G26215 0.1M 5.75% Mat.	12/20/2036	0.00	223.79	125.47	349.26
08/20/2019	188	GENERAL	Interest	36290YDR6	33,104.67	G26212 0.0M 5.75% Mat.	04/20/2037	0.00	129.49	236.86	366.35
08/20/2019	193	GENERAL	Interest	36202XEM5	66,832.25	G22240 0.1M 5.75% Mat.	11/20/2036	0.00	295.38	166.90	462.28
08/20/2019	204	GENERAL	Interest	36295MS34	67,040.43	G26747 0.1M 5.75% Mat.	08/20/2037	0.00	223.75	344.89	568.64
08/20/2019	205	GENERAL	Interest	36296GK42	56,389.26	G26907 0.1M 5.75% Mat.	06/20/2038	0.00	253.69	124.34	378.03
08/20/2019	207	GENERAL	Interest	36296PBA8	63,935.46	G26967 0.1M 5.65% Mat.	07/20/2038	0.00	282.81	139.46	422.27
08/20/2019	213	GENERAL	Interest	36295MNM7	32,188.10	G26745 0.0M 5.65% Mat.	09/20/2037	0.00	142.29	78.23	220.52
08/20/2019	214	GENERAL	Interest	36295QT26	71,450.31	G26774 0.1M 5.65% Mat.	10/20/2037	0.00	315.36	177.76	493.12
08/20/2019	215	GENERAL	Interest	36295X3E3	33,454.82	G26839 0.0M 5.65% Mat.	01/20/2038	0.00	148.45	76.55	225.00
08/20/2019	216	GENERAL	Interest	36295YLM3	94,561.79	G26844 0.1M 5.65% Mat.	02/20/2038	0.00	419.78	89,156.93	89,576.71
08/20/2019	233	GENERAL	Interest	36295WR74	33,367.68	G26828 0.0M 6.00% Mat.	01/20/2038	0.00	159.11	74.70	233.81
08/20/2019	234	GENERAL	Interest	36295WR82	110,649.49	G22811 0.1M 6.10% Mat.	12/20/2037	0.00	536.30	246.31	782.61
08/20/2019	236	GENERAL	Interest	36295X3J2	76,135.82	G26840 0.1M 6.00% Mat.	02/20/2038	0.00	361.59	186.18	547.77
08/20/2019	239	GENERAL	Interest	36295YLC5	88,012.57	G24423 0.1M 6.10% Mat.	12/20/2037	0.00	425.91	204.51	630.42
08/20/2019	246	GENERAL	Interest	36296GL74	26,747.88	G20750 0.0M 6.00% Mat.	05/20/2038	0.00	127.74	58.01	185.75
08/20/2019	248	GENERAL	Interest	36296N4B9	92,241.52	G26618 0.1M 6.00% Mat.	08/20/2038	0.00	440.43	200.75	641.18
08/20/2019	250	GENERAL	Interest	36296TKE2	85,293.91	G27005 0.1M 6.10% Mat.	10/20/2038	0.00	414.96	177.16	592.12
08/25/2019	161	GENERAL	Interest	31409XNJ4	94,018.05	FN8815 0.1M 5.49% Mat.	04/01/2036	0.00	194.40	123.28	317.68
08/25/2019	163	GENERAL	Interest	31410MW89	135,291.51	FN8917 0.1M 5.49% Mat.	05/01/2036	0.00	552.01	350.08	902.09
08/25/2019	164	GENERAL	Interest	31410SAG2	84,705.09	FN8956 0.1M 5.49% Mat.	05/01/2036	0.00	249.03	174.48	423.51
08/25/2019	167	GENERAL	Interest	31410UYS5	99,858.21	FN8981 0.1M 5.49% Mat.	07/01/2036	0.00	406.48	263.38	669.86
08/25/2019	169	GENERAL	Interest	31411CMA6	64,739.66	FN9040 0.1M 5.49% Mat.	08/01/2036	0.00	216.84	414.92	631.76
08/25/2019	170	GENERAL	Interest	31411LYY1	79,911.93	FN9116 0.1M 5.49% Mat.	11/01/2035	0.00	324.50	214.91	539.41
08/25/2019	175	GENERAL	Interest	31410VWZ9	66,528.69	FN8964 0.1M 5.49% Mat.	09/01/2036	0.00	277.11	176.79	453.90
08/25/2019	183	GENERAL	Interest	31410UYT3	80,282.28	FN8122 0.1M 5.75% Mat.	09/01/2036	0.00	275.71	599.15	874.86
08/25/2019	185	GENERAL	Interest	31410VW22	90,451.78	FN8965 0.1M 5.75% Mat.	11/01/2036	0.00	387.21	287.18	674.39
08/25/2019	186	GENERAL	Interest	31414JA60	108,583.92	FN9672 0.1M 5.65% Mat.	11/01/2037	0.00	449.58	320.91	770.49
Subtotal								0.00	48,137.58	122,160.42	170,298.00
Total								0.00	48,137.58	122,160.42	170,298.00



**Texas St Aff Housing - Surplus
Interest Earnings**
Sorted by Fund - Fund
June 1, 2019 - August 31, 2019
Yield on Average Book Value

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Investments													
31409XNJ4	161	GENERAL	GN2	42,368.77	42,736.78	42,586.51	04/01/2036	5.490	0.059	583.20	0.00	583.20	
31410MW89	163	GENERAL	GN2	120,307.84	121,352.85	120,926.16	05/01/2036	5.490	0.059	1,656.02	0.00	1,656.02	
31410SAG2	164	GENERAL	GN2	54,259.04	54,779.88	54,567.21	05/01/2036	5.490	0.059	747.10	0.00	747.10	
31410UY55	167	GENERAL	GN2	88,585.40	89,371.62	89,050.59	07/01/2036	5.490	0.059	1,219.44	0.00	1,219.44	
31411CMA6	169	GENERAL	GN2	46,980.76	48,219.33	47,713.60	08/01/2036	5.490	0.059	650.50	0.00	650.50	
31411LYY1	170	GENERAL	GN2	70,713.59	71,355.12	71,093.17	11/01/2035	5.490	0.059	973.49	0.00	973.49	
36201XTW8	173	GENERAL	GN1	104,927.64	105,865.09	105,431.36	05/20/2036	5.490	0.059	1,444.43	0.00	1,444.43	
31410VWZ9	175	GENERAL	GN2	60,392.86	60,920.59	60,705.11	09/01/2036	5.490	0.059	831.32	0.00	831.32	
31413MMY0	177	GENERAL	GN2	0.00	0.00	0.00	03/01/2037	5.490	0.059	0.00	0.00	0.00	
36202TUK0	178	GENERAL	GN1	78,603.11	79,255.03	78,953.41	11/20/2036	5.490	0.059	1,081.82	0.00	1,081.82	
31335YNQ5	180	GENERAL	GN3	59,834.72	60,360.63	60,088.75	06/01/2037	5.750	0.062	862.65	0.00	862.65	
31335YNA0	181	GENERAL	GN3	62,284.89	62,791.26	62,538.03	04/01/2037	5.750	0.062	897.90	0.00	897.90	
31335YUZ7	182	GENERAL	GN3	103,414.67	104,241.30	103,813.82	11/01/2037	5.650	0.061	1,464.63	0.00	1,464.63	
31410UYT3	183	GENERAL	GN2	56,941.25	58,983.01	58,195.27	09/01/2036	5.750	0.061	829.03	0.00	829.03	
36290YCF3	184	GENERAL	GN1	122,857.75	123,860.29	123,396.49	01/20/2037	5.750	0.062	1,770.89	0.00	1,770.89	
31410VWZ2	185	GENERAL	GN2	80,522.58	81,379.69	81,029.75	11/01/2036	5.750	0.062	1,161.63	0.00	1,161.63	
31414JA60	186	GENERAL	GN2	95,164.90	96,122.72	95,731.65	11/01/2037	5.650	0.061	1,348.73	0.00	1,348.73	
36290YB23	187	GENERAL	GN1	46,577.67	46,952.14	46,778.90	12/20/2036	5.750	0.062	671.35	0.00	671.35	
36290YDR6	188	GENERAL	GN1	26,786.13	27,479.46	27,163.20	04/20/2037	5.750	0.062	388.45	0.00	388.45	
31286DB59	189	GENERAL	GN3	33,245.51	33,545.79	33,387.25	02/01/2037	5.750	0.062	479.30	0.00	479.30	
31286DCD1	190	GENERAL	GN3	75,486.74	76,088.36	75,777.34	03/01/2037	5.750	0.062	1,088.01	0.00	1,088.01	
31335YLE4	191	GENERAL	GN3	59,321.36	59,802.53	59,553.78	03/01/2037	5.750	0.062	855.06	0.00	855.06	
31335YPK6	192	GENERAL	GN3	80,366.01	81,732.73	81,026.18	07/01/2037	5.750	0.062	1,161.83	0.00	1,161.83	
36202XEM5	193	GENERAL	GN1	61,477.24	61,975.34	61,744.91	11/20/2036	5.750	0.062	886.13	0.00	886.13	
36295KDR1	195	GENERAL	GN1	0.00	0.00	0.00	11/20/2037	5.750	0.061	0.00	0.00	0.00	
3128KYSL4	197	GENERAL	GN3	75,220.92	75,824.51	75,508.32	05/01/2037	5.650	0.061	1,065.30	0.00	1,065.30	
31321XAX2	224	GENERAL	GN3	61,654.30	62,098.18	61,868.73	04/01/2038	6.000	0.065	927.05	0.00	927.05	
31321XAV6	198	GENERAL	GN3	61,086.47	61,625.88	61,347.02	04/01/2038	5.750	0.062	880.71	0.00	880.71	
31321XBK9	199	GENERAL	GN3	70,063.18	70,570.83	70,308.38	03/01/2038	5.650	0.061	992.04	0.00	992.04	
31321XE59	200	GENERAL	GN3	56,329.60	56,749.58	56,532.46	04/01/2038	5.650	0.061	797.64	0.00	797.64	

Portfolio TSSF
AP
IE (PRF IE) 7.2.0
Report Ver. 7.3.6.1

**Texas St Aff Housing - Surplus
Interest Earnings
June 1, 2019 - August 31, 2019**

Page 2

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Investments													
31321XMM3	202	GENERAL	GN3	28,332.24	28,801.67	28,558.98	07/01/2038	5.650	0.061	402.41	0.00	402.41	
31335YVH6	203	GENERAL	GN3	0.00	0.00	0.00	10/01/2037	5.650		0.00	0.00	0.00	
36295MS34	204	GENERAL	GN1	46,351.17	48,275.82	47,089.21	08/20/2037	5.750	0.061	671.25	0.00	671.25	
36296GK42	205	GENERAL	GN1	52,819.85	53,190.93	53,019.26	06/20/2038	5.750	0.062	761.07	0.00	761.07	
36296N4X1	206	GENERAL	GN1	0.00	0.00	0.00	08/20/2038	5.750		0.00	0.00	0.00	
36296PBA8	207	GENERAL	GN1	59,927.15	60,343.40	60,150.83	07/20/2038	5.650	0.061	848.44	0.00	848.44	
31286DKY6	209	GENERAL	GN3	51,157.12	52,488.80	51,808.65	10/01/2037	5.650	0.061	728.99	0.00	728.99	
31321XE75	210	GENERAL	GN3	100,324.11	101,056.65	100,677.94	02/01/2038	5.650	0.061	1,420.53	0.00	1,420.53	
31321XK52	211	GENERAL	GN3	52,038.82	52,549.48	52,281.83	06/01/2038	5.650	0.061	737.41	0.00	737.41	
36295MMN7	213	GENERAL	GN1	30,141.69	30,375.21	30,267.17	09/20/2037	5.650	0.061	426.86	0.00	426.86	
36295QT26	214	GENERAL	GN1	66,800.82	67,331.40	67,085.93	10/20/2037	5.650	0.061	946.07	0.00	946.07	
36295X3E3	215	GENERAL	GN1	31,452.58	31,681.06	31,575.36	01/20/2038	5.650	0.061	445.35	0.00	445.35	
36295X3F0	235	GENERAL	GN1	0.00	0.00	0.00	01/20/2038	6.100		0.00	0.00	0.00	
36295YLM3	216	GENERAL	GN1	0.00	89,583.38	77,685.54	02/20/2038	5.650	0.047	840.57	0.00	840.57	
36296GK59	220	GENERAL	GN1	0.00	0.00	0.00	06/20/2038	5.650		0.00	0.00	0.00	
31321W5E2	221	GENERAL	GN3	66,619.79	67,175.51	66,888.25	03/01/2038	6.000	0.065	1,002.09	0.00	1,002.09	
31321WAL0	222	GENERAL	GN3	46,909.37	47,242.94	47,070.52	01/01/2038	6.100	0.066	717.07	0.00	717.07	
31321XDG6	225	GENERAL	GN3	89,263.91	89,923.32	89,582.45	05/01/2038	6.000	0.065	1,342.26	0.00	1,342.26	
31321XJH8	226	GENERAL	GN3	76,901.56	77,442.53	77,162.89	05/01/2038	6.000	0.065	1,156.24	0.00	1,156.24	
36295ULD1	230	GENERAL	GN1	0.00	0.00	0.00	12/20/2037	6.000		0.00	0.00	0.00	
36295USM4	231	GENERAL	GN1	0.00	0.00	0.00	11/20/2037	6.100		0.00	0.00	0.00	
36295WR74	233	GENERAL	GN1	31,747.68	31,970.58	31,867.47	01/20/2038	6.000	0.065	477.33	0.00	477.33	
36295WR82	234	GENERAL	GN1	105,256.04	106,039.62	105,663.42	12/20/2037	6.100	0.066	1,608.94	0.00	1,608.94	
36295X3J2	236	GENERAL	GN1	72,131.33	72,686.87	72,429.89	02/20/2038	6.000	0.065	1,084.76	0.00	1,084.76	
36295YHV8	238	GENERAL	GN1	0.00	0.00	0.00	02/20/2038	6.100		0.00	0.00	0.00	
36295YLC5	239	GENERAL	GN1	83,581.35	84,191.53	83,909.29	12/20/2037	6.100	0.066	1,277.73	0.00	1,277.73	
36296BYN6	242	GENERAL	GN1	0.00	0.00	0.00	03/20/2038	6.000		0.00	0.00	0.00	
36296DVK1	243	GENERAL	GN1	0.00	0.00	0.00	05/20/2038	6.000		0.00	0.00	0.00	
36296GL74	246	GENERAL	GN1	25,489.91	25,662.99	25,582.93	05/20/2038	6.000	0.065	383.22	0.00	383.22	
36296N4B9	248	GENERAL	GN1	87,886.13	88,485.15	88,208.06	08/20/2038	6.000	0.065	1,321.29	0.00	1,321.29	
36296TKE2	250	GENERAL	GN1	81,455.19	81,983.77	81,739.27	10/20/2038	6.100	0.066	1,244.88	0.00	1,244.88	
Subtotal				3,242,362.71	3,364,523.13	3,337,122.50			0.061	47,560.41	0.00	47,560.41	
Total				3,242,362.71	3,364,523.13	3,337,122.50			0.061	47,560.41	0.00	47,560.41	

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
Sorted by Fund
June 1, 2019 - August 31, 2019

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
Fund: General Investments									
160	FGMTGE	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00
31335YKU9	0.00	0.000	12/01/2036	0.00	0.00	0.00	0.00	0.00	0.00
161	FN8815	GENERAL	08/27/2015	583.20	42,736.78	0.00	368.01	-368.01	42,368.77
31409XNJ4	42,368.77	5.424	04/01/2036	584.88	43,384.08	0.00	368.01	-210.30	43,173.78
162	FN8913	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00
31410MJP6	0.00	0.000	04/01/2036	0.00	0.00	0.00	0.00	0.00	0.00
163	FN8917	GENERAL	08/27/2015	1,656.02	121,352.85	0.00	1,045.01	-1,045.01	120,307.84
31410MW89	120,307.84	5.425	05/01/2036	1,660.80	126,258.71	0.00	1,045.01	-118.10	126,140.61
164	FN8956	GENERAL	08/27/2015	747.10	54,779.88	0.00	520.84	-520.84	54,259.04
31410SAG2	54,259.04	5.425	05/01/2036	749.48	56,129.36	0.00	520.84	-234.59	55,894.77
165	FN8962	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00
31410SWN3	0.00	0.000	06/01/2036	0.00	0.00	0.00	0.00	0.00	0.00
166	FN8968	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00
31410TNQ4	0.00	0.000	06/01/2036	0.00	0.00	0.00	0.00	0.00	0.00
167	FN8981	GENERAL	08/27/2015	1,219.44	89,371.62	0.00	786.22	-786.22	88,585.40
31410UY55	88,585.40	5.425	07/01/2036	1,223.04	91,896.26	0.00	786.22	-265.30	91,630.96
168	FN8989	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00
31410VW71	0.00	0.000	07/01/2036	0.00	0.00	0.00	0.00	0.00	0.00
169	FN9040	GENERAL	08/27/2015	650.50	48,219.33	0.00	1,238.57	-1,238.57	46,980.76
31411CMA6	46,980.76	5.425	08/01/2036	656.16	48,911.89	0.00	1,238.57	-1,084.38	47,827.51
170	FN9116	GENERAL	08/27/2015	973.49	71,355.12	0.00	641.53	-641.53	70,713.59
31411LYY1	70,713.59	5.423	11/01/2035	976.43	73,119.69	0.00	641.53	-266.17	72,853.52

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 2

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Beginning Book Value	Ending Market Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value	
171	FN9531	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31413RLV6	0.00	0.000	09/01/2037	0.00	0.00	0.00	0.00	0.00	0.00	0.00
172	G26063	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36201XSZ2	0.00	0.000	03/20/2036	0.00	0.00	0.00	0.00	0.00	0.00	0.00
173	G26066	GENERAL	08/27/2015	1,444.43	105,865.09	0.00	937.45	-937.45	104,927.64	104,927.64
36201XTW8	104,927.64	5.437	05/20/2036	1,448.72	111,882.08	0.00	937.45	-218.36	111,663.72	111,663.72
174	G26122	GENERAL	08/27/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36202XD9	0.00	0.000	08/20/2036	0.00	0.00	0.00	0.00	0.00	0.00	0.00
175	FN8964	GENERAL	06/28/2016	831.32	60,920.59	0.00	527.73	-527.73	60,392.86	60,392.86
31410VWZ9	60,392.86	5.420	09/01/2036	833.73	62,430.98	0.00	527.73	-205.87	62,225.11	62,225.11
176	FN9204	GENERAL	06/28/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31412BRY0	0.00	0.000	12/01/2036	0.00	0.00	0.00	0.00	0.00	0.00	0.00
177	FN9495	GENERAL	06/28/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31413MMY0	0.00	0.000	03/01/2037	0.00	0.00	0.00	0.00	0.00	0.00	0.00
178	G26090	GENERAL	06/28/2016	1,081.82	79,255.03	0.00	651.92	-651.92	78,603.11	78,603.11
36202TUK0	78,603.11	5.434	11/20/2036	1,084.80	83,759.60	0.00	651.92	-109.97	83,649.63	83,649.63
179	G26211	GENERAL	06/28/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36290YB64	0.00	0.000	11/20/2036	0.00	0.00	0.00	0.00	0.00	0.00	0.00
180	FGU303	GENERAL	06/28/2016	862.65	60,360.63	0.00	525.91	-525.91	59,834.72	59,834.72
31335YNQ5	59,834.72	5.708	06/01/2037	865.17	64,465.05	0.00	525.91	404.25	64,869.30	64,869.30
181	FGU308	GENERAL	06/28/2016	897.90	62,791.26	0.00	506.37	-506.37	62,284.89	62,284.89
31335YNA0	62,284.89	5.707	04/01/2037	900.32	67,079.18	0.00	506.37	469.59	67,548.77	67,548.77
182	FGU306	GENERAL	06/28/2016	1,464.63	104,241.30	0.00	826.63	-826.63	103,414.67	103,414.67
31335YUZ7	103,414.67	5.609	11/01/2037	1,468.52	111,880.24	0.00	826.63	715.78	112,596.02	112,596.02
183	FN8122	GENERAL	06/28/2016	829.03	58,983.01	0.00	2,041.76	-2,041.76	56,941.25	56,941.25
31410UYT3	56,941.25	5.679	09/01/2036	838.82	60,476.71	0.00	2,041.76	-1,810.81	58,665.90	58,665.90

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 3

Inv #	Issuer	Fund	Purch Date	Interest Accrued	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
184	G26217	GENERAL	06/28/2016	1,770.89	123,860.29	0.00	1,002.54	-1,002.54	122,857.75
36290YCF3	122,857.75	5.693	01/20/2037	1,775.70	131,724.25	0.00	1,002.54	287.63	132,011.88
185	FN8965	GENERAL	06/28/2016	1,161.63	81,379.69	0.00	857.11	-857.11	80,522.58
31410VW22	80,522.58	5.680	11/01/2036	1,165.73	83,925.05	0.00	857.11	-392.74	83,532.31
186	FN9672	GENERAL	06/28/2016	1,348.73	96,122.72	0.00	957.82	-957.82	95,164.90
31414JA60	95,164.90	5.583	11/01/2037	1,353.24	99,002.29	0.00	957.82	-406.74	98,595.55
187	G26215	GENERAL	06/28/2016	671.35	46,952.14	0.00	374.47	-374.47	46,577.67
36290YB23	46,577.67	5.693	12/20/2036	673.15	49,995.55	0.00	374.47	114.52	50,110.07
188	G26212	GENERAL	06/28/2016	388.45	27,479.46	0.00	693.33	-693.33	26,786.13
36290YDR6	26,786.13	5.694	04/20/2037	391.77	29,258.15	0.00	693.33	-444.07	28,814.08
189	FGT300	GENERAL	09/28/2016	479.30	33,545.79	0.00	300.28	-300.28	33,245.51
31286DB59	33,245.51	5.706	02/01/2037	480.74	36,111.02	0.00	300.28	219.73	36,330.75
190	FGT068	GENERAL	09/28/2016	1,088.01	76,088.36	0.00	601.62	-601.62	75,486.74
31286DCD1	75,486.74	5.707	03/01/2037	1,090.89	81,906.15	0.00	601.62	585.12	82,491.27
191	FGU325	GENERAL	09/28/2016	855.06	59,802.53	0.00	481.17	-481.17	59,321.36
31335YLE4	59,321.36	5.707	03/01/2037	857.36	63,915.52	0.00	481.17	457.79	64,373.31
192	FGU304	GENERAL	09/28/2016	1,161.83	81,732.73	0.00	1,366.72	-1,366.72	80,366.01
31335VPK6	80,366.01	5.707	07/01/2037	1,168.38	87,356.68	0.00	1,366.72	-143.92	87,212.76
193	G22240	GENERAL	09/28/2016	886.13	61,975.34	0.00	498.10	-498.10	61,477.24
36202XEM5	61,477.24	5.692	11/20/2036	888.52	65,992.46	0.00	498.10	147.47	66,139.93
194	G26724	GENERAL	09/28/2016	0.00	0.00	0.00	0.00	0.00	0.00
36295KCH4	0.00	0.000	12/20/2037	0.00	0.00	0.00	0.00	0.00	0.00
195	G26725	GENERAL	09/28/2016	0.00	0.00	0.00	0.00	0.00	0.00
36295KDR1	0.00	0.000	11/20/2037	0.00	0.00	0.00	0.00	0.00	0.00
196	FGT303	GENERAL	01/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
31286DLC3	0.00	0.000	10/01/2037	0.00	0.00	0.00	0.00	0.00	0.00

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 4

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
197	FGA677	GENERAL	01/30/2017	1,065.30	75,824.51	0.00	603.59	-603.59	75,220.92
3128KYSL4	75,220.92	5.601	05/01/2037	1,068.14	81,464.12	0.00	603.59	549.83	82,013.95
198	FGU318	GENERAL	01/30/2017	880.71	61,625.88	0.00	539.41	-539.41	61,086.47
31321XAV6	61,086.47	5.703	04/01/2038	883.29	65,856.13	0.00	539.41	202.72	66,058.85
199	FGU842	GENERAL	01/30/2017	992.04	70,570.83	0.00	507.65	-507.65	70,063.18
31321XBK9	70,063.18	5.603	03/01/2038	994.43	75,723.40	0.00	507.65	541.73	76,265.13
200	FGU319	GENERAL	01/30/2017	797.64	56,749.58	0.00	419.98	-419.98	56,329.60
31321XE59	56,329.60	5.603	04/01/2038	799.62	60,914.15	0.00	419.98	429.35	61,343.50
201	FGU957	GENERAL	01/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
31321XE67	0.00	0.000	04/01/2038	0.00	0.00	0.00	0.00	0.00	0.00
202	FGU321	GENERAL	01/30/2017	402.41	28,801.67	0.00	469.43	-469.43	28,332.24
31321XMM3	28,332.24	5.604	07/01/2038	404.62	30,887.92	0.00	469.43	-169.33	30,718.59
203	FGU616	GENERAL	01/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
31335YVH6	0.00	0.000	10/01/2037	0.00	0.00	0.00	0.00	0.00	0.00
204	G26747	GENERAL	01/30/2017	671.25	48,275.82	0.00	1,924.65	-1,924.65	46,351.17
36295MS34	46,351.17	5.688	08/20/2037	680.47	51,377.22	0.00	1,924.65	-1,533.52	49,843.70
205	G26907	GENERAL	01/30/2017	761.07	53,190.93	0.00	371.08	-371.08	52,819.85
36296GK42	52,819.85	5.691	06/20/2038	762.84	56,639.86	0.00	371.08	187.49	56,827.35
206	G26966	GENERAL	01/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296N4X1	0.00	0.000	08/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
207	G26967	GENERAL	01/30/2017	848.44	60,343.40	0.00	416.25	-416.25	59,927.15
36296PBA8	59,927.15	5.591	07/20/2038	850.40	64,067.18	0.00	416.25	130.97	64,198.15
208	G26988	GENERAL	01/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296RNP8	0.00	0.000	08/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
209	FGT311	GENERAL	04/27/2017	728.99	52,488.80	0.00	1,331.68	-1,331.68	51,157.12
31286DKY6	51,157.12	5.609	10/01/2037	735.26	56,372.69	0.00	1,331.68	-620.75	55,751.94

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 5

Inv #	Issuer	Fund	Purch Date	Interest Accrued	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value
210	FGU958	GENERAL	04/27/2017	1,420.53	101,056.65	0.00	732.54	-732.54	100,324.11
31321XE75	100,324.11	5.610	02/01/2038	1,423.98	108,433.64	0.00	732.54	764.93	109,198.57
211	FGU116	GENERAL	04/27/2017	737.41	52,549.48	0.00	510.66	-510.66	52,038.82
31321XK52	52,038.82	5.611	06/01/2038	739.81	56,398.13	0.00	510.66	263.12	56,661.25
212	FGU656	GENERAL	04/27/2017	0.00	0.00	0.00	0.00	0.00	0.00
31335YWR3	0.00	0.000	11/01/2037	0.00	0.00	0.00	0.00	0.00	0.00
213	G26745	GENERAL	04/27/2017	426.86	30,375.21	0.00	233.52	-233.52	30,141.69
36295MNM7	30,141.69	5.596	09/20/2037	427.96	32,250.04	0.00	233.52	40.29	32,290.33
214	G26774	GENERAL	04/27/2017	946.07	67,331.40	0.00	530.58	-530.58	66,800.82
36295QT26	66,800.82	5.596	10/20/2037	948.57	71,487.12	0.00	530.58	75.55	71,562.67
215	G26839	GENERAL	04/27/2017	445.35	31,681.06	0.00	228.48	-228.48	31,452.58
36295X3E3	31,452.58	5.597	01/20/2038	446.42	33,636.35	0.00	228.48	58.17	33,694.52
216	G26844	GENERAL	04/27/2017	840.57	89,583.38	0.00	89,583.38	-89,583.38	0.00
36295YLM3	0.00	0.000	02/20/2038	1,262.36	95,114.11	0.00	89,583.38	-95,114.11	0.00
217	G26855	GENERAL	04/27/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296AUJ1	0.00	0.000	03/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
218	G26866	GENERAL	04/27/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296BYJ5	0.00	0.000	04/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
219	G26883	GENERAL	04/27/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296DVF2	0.00	0.000	05/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
220	G20716	GENERAL	04/27/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296GK59	0.00	0.000	06/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
221	FGU317	GENERAL	09/28/2017	1,002.09	67,175.51	0.00	555.72	-555.72	66,619.79
31321W5E2	66,619.79	5.957	03/01/2038	1,004.87	72,921.30	0.00	555.72	633.11	73,554.41
222	FGU309	GENERAL	09/28/2017	717.07	47,242.94	0.00	333.57	-333.57	46,909.37
31321WAL0	46,909.37	6.056	01/01/2038	718.76	51,433.60	0.00	333.57	366.56	51,800.16

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 6

Inv #	Issuer	Fund	Purch Date	Interest Accrued	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value			Market Value	
223	FGU986	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
31321WCX2	0.00	0.000	12/01/2037	0.00	0.00	0.00	0.00	0.00	0.00
224	FGU318	GENERAL	09/28/2017	927.05	62,098.18	0.00	443.88	-443.88	61,654.30
31321XAX2	61,654.30	5.957	04/01/2038	929.27	67,396.44	0.00	443.88	657.37	68,053.81
225	FGU903	GENERAL	09/28/2017	1,342.26	89,923.32	0.00	659.41	-659.41	89,263.91
31321XD66	89,263.91	5.957	05/01/2038	1,345.56	97,617.54	0.00	659.41	941.91	98,559.45
226	FGU320	GENERAL	09/28/2017	1,156.24	77,442.53	0.00	540.97	-540.97	76,901.56
31321XJH8	76,901.56	5.957	05/01/2038	1,158.94	84,116.92	0.00	540.97	853.72	84,970.64
227	FGU163	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
31321XML5	0.00	0.000	05/01/2038	0.00	0.00	0.00	0.00	0.00	0.00
228	FGU307	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
31335YZ41	0.00	0.000	12/01/2037	0.00	0.00	0.00	0.00	0.00	0.00
229	G26807	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36295UGS4	0.00	0.000	12/20/2037	0.00	0.00	0.00	0.00	0.00	0.00
230	G26808	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36295ULD1	0.00	0.000	12/20/2037	0.00	0.00	0.00	0.00	0.00	0.00
231	G26810	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36295USM4	0.00	0.000	11/20/2037	0.00	0.00	0.00	0.00	0.00	0.00
232	G26827	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36295WNR4	0.00	0.000	01/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
233	G26828	GENERAL	09/28/2017	477.33	31,970.58	0.00	222.90	-222.90	31,747.68
36295WR74	31,747.68	5.942	01/20/2038	478.44	34,291.19	0.00	222.90	226.04	34,517.23
234	G22811	GENERAL	09/28/2017	1,608.94	106,039.62	0.00	783.58	-783.58	105,256.04
36295WR82	105,256.04	6.042	12/20/2037	1,612.92	114,108.07	0.00	783.58	508.57	114,616.64
235	G26839	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36295X3F0	0.00	0.000	01/20/2038	0.00	0.00	0.00	0.00	0.00	0.00

Portfolio TSSF

Run Date: 09/30/2019 - 14:13

TC (PRF_TC) 7.0
Report Ver. 7.3.6.1

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 7

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Beginning Book Value	Ending Market Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Market Value				Market Value	
236	G26840	GENERAL	09/28/2017	1,084.76	72,686.87	0.00	555.54	-555.54	72,131.33	
36295X3J2	72,131.33	5.942	02/20/2038	1,087.53	77,961.80	0.00	555.54	460.66	78,422.46	
237	G24050	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36295X5K7	0.00	0.000	01/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
238	G26843	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36295YHV8	0.00	0.000	02/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
239	G24423	GENERAL	09/28/2017	1,277.73	84,191.53	0.00	610.18	-610.18	83,581.35	
36295YLC5	83,581.35	6.042	12/20/2037	1,280.83	90,587.64	0.00	610.18	413.11	91,000.75	
240	G26845	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36295YN25	0.00	0.000	02/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
241	G26865	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296BWF5	0.00	0.000	04/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
242	G26617	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296BYN6	0.00	0.000	03/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
243	G28318	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296DV/K1	0.00	0.000	05/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
244	G28360	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296DWW6	0.00	0.000	05/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
245	G28362	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296DWW2	0.00	0.000	05/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
246	G20750	GENERAL	09/28/2017	383.22	25,662.99	0.00	173.08	-173.08	25,489.91	
36296GL74	25,489.91	5.943	05/20/2038	384.08	27,525.93	0.00	173.08	187.84	27,713.77	
247	G26939	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00	
36296K7L0	0.00	0.000	07/20/2038	0.00	0.00	0.00	0.00	0.00	0.00	
248	G26618	GENERAL	09/28/2017	1,321.29	88,485.15	0.00	599.02	-599.02	87,886.13	
36296N4B9	87,886.13	5.944	08/20/2038	1,324.29	94,908.38	0.00	599.02	645.19	95,553.57	

Portfolio TSSF

Texas St Aff Housing - Surplus
Texas Compliance Change in Val Report
June 1, 2019 - August 31, 2019

Page 8

Inv #	Issuer	Fund	Purch Date	Interest Received	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
249	G27004	GENERAL	09/28/2017	0.00	0.00	0.00	0.00	0.00	0.00
36296TFG3	0.00	0.000	10/20/2038	0.00	0.00	0.00	0.00	0.00	0.00
250	G27005	GENERAL	09/28/2017	1,244.88	81,983.77	0.00	528.58	-528.58	81,455.19
36296TKE2	81,455.19	6.044	10/20/2038	1,247.57	88,213.83	0.00	528.58	474.02	88,687.85
Sub Totals For: Fund: General Investments									
				47,560.41	3,364,523.13	0.00	122,160.42	-122,160.42	3,242,362.71
				48,137.58	3,572,565.65	0.00	122,160.42	-90,334.90	3,482,230.75
Report Grand Totals:									
				47,560.41	3,364,523.13	0.00	122,160.42	-122,160.42	3,242,362.71
				48,137.58	3,572,565.65	0.00	122,160.42	-90,334.90	3,482,230.75

Portfolio TSSF



Quarterly Investment Report
Direct Lending
May 31, 2019 – August 31, 2019

PATTERSON & ASSOCIATES



INVESTMENT PROFESSIONALS

Texas State Affordable Housing Corporation
Direct Lending Program

Quarterly Investment Report
 May 31, 2019– August 31, 2019
Portfolio Summary Management Report

This quarterly report is in compliance with the investment policy and strategy as established by the Corporation and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

<u>Portfolio as of May 31, 2019</u>		<u>Portfolio as of August 31, 2019</u>	
Beginning Book Value	\$ 150,160	Ending Book Value	\$ 156,995
Beginning Market Value	\$ 150,160	Ending Market Value	\$ 156,995
Unrealized Gain/Loss	\$ 0	Investment Income for the period	\$ 0
		Unrealized Gain/Loss	\$ 0
		Change in Unrealized Gain/Loss	\$ 0
WAM at Beginning Period Date ¹	1 day	WAM at Ending Period Date ¹	1 day
		Change in Market Value	\$

Average Yield to Maturity for period

Average Yield 3 month Treasury bill for period **0.000%**

Average Yield 6 month Treasury bill for period **2.120%**

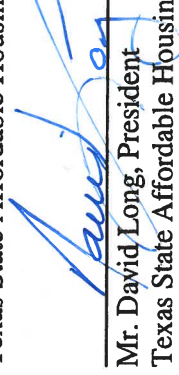
Average Yield 12 month Treasury bill for period **2.060%**


 Ms. Melinda Smith, CFO

Texas State Affordable Housing Corporation


 Mr. Nick Lawrence, Controller

Texas State Affordable Housing Corporation


 Mr. David Long, President

Texas State Affordable Housing Corporation


 Ms. Linda Patterson, President

Patterson & Associates, Registered Investment Advisor

¹ WAM, represents weighted average maturity.



TSAHC - Direct Lending Program
Portfolio Management
Portfolio Summary
August 31, 2019

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Bank Accounts	156,994.69	156,994.69	156,994.69	100.00	1	1	0.000
Investments	156,994.69	156,994.69	156,994.69	100.00%	1	1	0.000
Total Earnings	August 31	Month Ending	Fiscal Year To Date	Fiscal Year Ending			
Current Year	0.00	0.00	0.00	0.00			

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Texas State Affordable Housing Corporation of the position and activity within the Corporation's portfolio of investments. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

 9/20/19
 Melinda Smith, Chief Financial Officer

TSAHC - Direct Lending Program
Summary by Type
August 31, 2019
Grouped by Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Neighborhood Stabilization Pro						
Bank Accounts	1	2,903.71	2,903.71	1.85	0.000	1
Subtotal	1	2,903.71	2,903.71	1.85	0.000	1
Fund: Rita Blanca Reserve						
Bank Accounts	1	53,844.17	53,844.17	34.30	0.000	1
Subtotal	1	53,844.17	53,844.17	34.30	0.000	1
Fund: Willows Operating						
Bank Accounts	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: Willows Replacement Reserve						
Bank Accounts	1	100,246.81	100,246.81	63.85	0.000	1
Subtotal	1	100,246.81	100,246.81	63.85	0.000	1
Total and Average	4	156,994.69	156,994.69	100.00	0.000	1



TSAHC - Direct Lending Program
Fund NSP - Neighborhood Stabilization Pro
Investments by Fund
August 31, 2019

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Bank Accounts										
591359932	71	Frost Bank Checking	04/20/2010	2,903.71	2,903.71	2,903.71				1
		Subtotal and Average		2,903.71	2,903.71	2,903.71		0.000	0.000	1
		Total Investments and Average		2,903.71	2,903.71	2,903.71		0.000	0.000	1

Fund RBRES - Rita Blanca Reserve
Investments by Fund
August 31, 2019

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Bank Accounts										
591732447	150	Frost Bank Checking	01/28/2015	53,844.17	53,844.17	53,844.17				1
		Subtotal and Average		53,844.17	53,844.17	53,844.17		0.000	0.000	1
		Total Investments and Average		53,844.17	53,844.17	53,844.17		0.000	0.000	1

Fund WOPER - Willows Operating
Investments by Fund
August 31, 2019

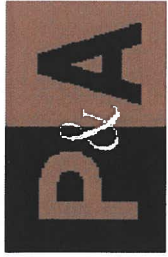
Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Bank Accounts										
591501356	106	Frost Bank Checking	11/17/2011	0.00	0.00	0.00				1
			Subtotal and Average	0.00	0.00	0.00		0.000	0.000	0
			Total Investments and Average	0.00	0.00	0.00		0.000	0.000	0

Fund WRR - Willows Replacement Reserve
Investments by Fund
August 31, 2019

Page 4

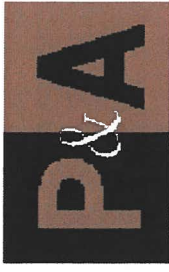
CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Bank Accounts										
591501224	108	Frost Bank Checking	11/17/2011	100,246.81	100,246.81	100,246.81				1
		Subtotal and Average		100,246.81	100,246.81	100,246.81		0.000	0.000	1
		Total Investments and Average		100,246.81	100,246.81	100,246.81		0.000	0.000	1



TSAHC - Direct Lending Program
Interest Earnings
 Sorted by Fund - Fund
 June 1, 2019 - August 31, 2019
 Yield on Average Book Value

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Neighborhood Stabilization Pro													
591359932	71	NSP	RR5	2,903.71	2,903.71	2,903.71				0.00	0.00	0.00	
			Subtotal	2,903.71	2,903.71	2,903.71				0.00	0.00	0.00	
Fund: Rita Blanca Reserve													
591732447	150	RBRES	RR5	53,844.17	51,009.26	52,632.14				0.00	0.00	0.00	
			Subtotal	53,844.17	51,009.26	52,632.14				0.00	0.00	0.00	
Fund: Willows Replacement Reserve													
591501224	108	WRR	RR5	100,246.81	96,246.82	97,971.45				0.00	0.00	0.00	
			Subtotal	100,246.81	96,246.82	97,971.45				0.00	0.00	0.00	
			Total	156,994.69	150,159.79	153,507.31				0.00	0.00	0.00	



TSAHC - Direct Lending Program
Texas Compliance Change in Val Report
Sorted by Fund
June 1, 2019 - August 31, 2019

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
Fund: Neighborhood Stabili									
71	FBC	NSP	04/20/2010	0.00	2,903.71	0.00	0.00	0.00	2,903.71
591359932	2,903.71	0.000	/ /	0.00	2,903.71	0.00	0.00	0.00	2,903.71
Sub Totals For: Fund: Neighborhood Stabili									
				0.00	2,903.71	0.00	0.00	0.00	2,903.71
				0.00	2,903.71	0.00	0.00	0.00	2,903.71
Fund: Rita Blanca Reserve									
150	FBC	RBRES	01/28/2015	0.00	51,009.26	2,834.91	0.00	2,834.91	53,844.17
591732447	53,844.17	0.000	/ /	0.00	51,009.26	2,834.91	0.00	2,834.91	53,844.17
Sub Totals For: Fund: Rita Blanca Reserve									
				0.00	51,009.26	2,834.91	0.00	2,834.91	53,844.17
				0.00	51,009.26	2,834.91	0.00	2,834.91	53,844.17
Fund: Willows Operating									
106	FBC	WOPER	11/17/2011	0.00	0.00	0.00	0.00	0.00	0.00
591501356	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: Willows Operating									
				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: Willows Replacement									
108	FBC	WRR	11/17/2011	0.00	96,246.82	3,999.99	0.00	3,999.99	100,246.81
591501224	100,246.81	0.000	/ /	0.00	96,246.82	3,999.99	0.00	3,999.99	100,246.81
Sub Totals For: Fund: Willows Replacement									
				0.00	96,246.82	3,999.99	0.00	3,999.99	100,246.81
				0.00	96,246.82	3,999.99	0.00	3,999.99	100,246.81
Report Grand Totals:									
				0.00	150,159.79	6,834.90	0.00	6,834.90	156,994.69
				0.00	150,159.79	6,834.90	0.00	6,834.90	156,994.69

Portfolio TSDL

Tab 1

**BOARD MEETING
TEXAS STATE AFFORDABLE HOUSING CORPORATION
Held at the offices of
Texas State Affordable Housing Corporation
2200 E. Martin Luther King Jr. Blvd.
Austin, TX 78702
August 14, 2019 at 10:30 a.m.**

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 Courtney Johnson-Rose, Board Member and Interim Chair, at 10:30 a.m., on August 14, 2019, at the offices of Texas State Affordable Housing Corporation, 2200 E. Martin Luther King Jr. Blvd., Austin, TX 78702. Roll Call certified that a quorum was present.

Members Present

Courtney Johnson-Rose, Member
Andy Williams, Member
Lali Shipley, Member

Guests

Corina Castillo-Johnson, Norton Rose Fulbright US LLP
Joshua Bernstein, Norton Rose Fulbright US LLP
Bill Gehrig, Greenberg Traurig, LLP
Karen Kennard, Greenberg Traurig, LLP
Chris Spelbring, Raymond James
Claire Merritt, Hilltop Securities
John Cooley, Terramark
Charles Turner, Terramark

Public Comment

No public comment was given.

President’s Report

David Long

See page 5 in the official transcript

Tab 1 Presentation, Discussion and Possible Approval of Minutes of the Board Meeting held on July 17, 2019.

Mr. Williams made a motion to approve the minutes of the Board meeting held on July 17, 2019.

Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 9 in the official transcript.

Tab 2 Presentation, Discussion and Possible Approval of the Audit Committee Guidelines.

Ms. Shipley made a motion to approve the Audit Committee Guidelines. Mr. Williams seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 10 in the official transcript.

Tab 3 Presentation, Discussion and Possible Approval of the Fiscal Year 2020 Operating Budget.

Ms. Shipley made a motion to approve the Fiscal Year 2020 Operating Budget. Mr. Williams seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed.

See page 11 in the official transcript.

Tab 4 Presentation, Discussion and Possible Approval of a Resolution Amending and Restating Resolution 19-16 Regarding an Application for Reservation for Allocation of Private Activity Bonds for Mortgage Credit Certificates or Qualified Mortgage Revenue Bonds and Containing Other Matters Incident and Related Thereto (Post August 14, 2019).

Presented by Joniel LeVecque, Director of Homeownership Programs

Mr. Williams made a motion to approve a Resolution amending and restating Resolution 19-16 regarding an Application for Reservation for Allocation of Private Activity Bonds for Mortgage Credit Certificates or Qualified Mortgage Revenue Bonds and containing other matters incident and related thereto (Post August 14, 2019). Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed.

See page 12 in the official transcript.

Tab 5 Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for the St. Ann's Place Project.

Presented by David Danenfelzer, Senior Director, Development Finance

Mr. Williams moved to approve a Resolution regarding the submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Application to the Texas Bond Review Board and declaration of expectation to reimburse expenditures with proceeds of future debt for the St. Ann's Place Project. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 15 in the official transcript.

Tab 6 Presentation, Discussion and Possible Approval of a Resolution Authorizing the Corporation to acquire, own, and dispose of ownership or other interests in one or more for-profit or non-profit entities - including, without limitation, for the purpose of creating wholly-owned subsidiaries and partnerships with one or more third parties – in connection with the development, construction and management of the Vista Verde Lofts Apartments in San Antonio, Texas.

Presented by Cassandra Ramirez, Development Finance Specialist

Mr. Williams moved to approve a Resolution authorizing the Corporation to acquire, own, and dispose of ownership or other interests in one or more for-profit or non-profit entities – including, without limitation, for the purpose of creating wholly-owned subsidiaries and partnerships with one or more third parties – in connection with the development, construction and management of the Vista Verde Lofts Apartments in San Antonio, Texas. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 28 in the official transcript.

Tab 7 Presentation, Discussion and Possible Approval of the Request for Proposals for Bond Counsel for Single Family and Multifamily Private Activity Bond Programs of the Corporation.

Mr. Long and Mr. Wilt, Manager External Relations, provided an overview of Tab 7-11 and answered questions.

Mr. Williams moved to approve the Request for Proposals for Bond Counsel for Single Family and Multifamily Private Activity Bond Programs of the Corporation with the addition of scoring criteria. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 31 in the official transcript.

Tab 8 Presentation, Discussion and Possible Approval of the Request for Proposals for General Partner Counsel for Development Finance Programs of the Corporation.

Mr. Long and Mr. Wilt, Manager External Relations, provided an overview of Tab 7-11 and answered questions.

Mr. Williams moved to approve the Request for Proposals for General Partner Counsel for Development Finance Programs of the Corporation with the addition of scoring criteria. Ms. Shipley seconded the motion.

Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 31 in the official transcript.

Tab 9 Presentation, Discussion and Possible Approval of the Request for Proposals for Issuer Counsel for Multifamily Private Activity Bond Programs of the Corporation.

Mr. Long and Mr. Wilt, Manager External Relations, provided an overview of Tab 7-11 and answered questions.

Mr. Williams moved to approve the Request for Proposals for Issuer Counsel for Multifamily Private Activity Bond Programs of the Corporation with the addition of scoring criteria. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 31 in the official transcript.

Tab 10 Presentation, Discussion and Possible Approval of the Request for Proposals for Disclosure Counsel for Single Family Private Activity Bond Programs of the Corporation.

Mr. Long and Mr. Wilt, Manager External Relations, provided an overview of Tab 7-11 and answered questions.

Mr. Williams moved to approve the Request for Proposals for Disclosure Counsel for Single Family Private Activity Bond Programs of the Corporation with the addition of scoring criteria. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 31 in the official transcript.

Tab 11 Presentation, Discussion and Possible Approval of the Request for Proposals for General Counsel of the Corporation.

Mr. Long and Mr. Wilt, Manager External Relations, provided an overview of Tab 7-11 and answered questions.

Mr. Williams moved to approve the Request for Proposals for General Counsel of the Corporation with the addition of scoring criteria. Ms. Shipley seconded the motion. Ms. Johnson-Rose asked for public comment and none was given. A vote was taken and the motion passed unanimously.

See page 31 in the official transcript.

Announcements and Closing Comments

Mr. Long and Board Members tentatively scheduled the next Board Meeting for September 11, 2019, at 10:30am.

Adjournment

Ms. Johnson-Rose adjourned the meeting at 11:24am.

Respectfully submitted by _____
Rebecca DeLeon, Corporate Secretary

Tab 2

Presentation and Discussion of the Fiscal Year 2019 Annual Financial Audit.

Presentation by Maxwell, Locke & Ritter

Tab 3

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

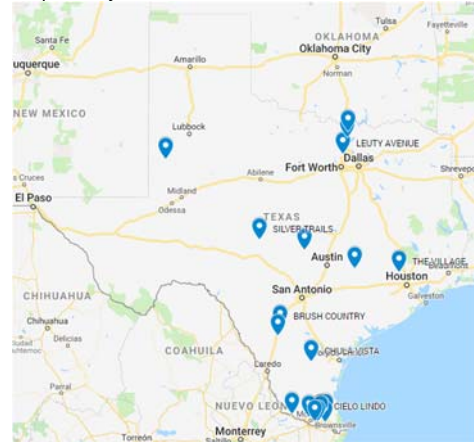
Agenda:

Presentation, discussion and possible approval of a Resolution authorizing the issuance of Texas State Affordable Housing Corporation Collateralized Revenue Bonds (Hamilton Valley Rural Development Portfolio) Series 2019, a Trust Indenture, a Loan Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, Regulatory Agreements, a Preliminary Official Statement and a Final Official Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the Bonds; and other provisions in connection therewith.

Summary:

The Corporation received an application from Hamilton Valley Management, Inc. (Developer) on July 12, 2018, proposing the acquisition and rehabilitation of a 25-property portfolio of affordable apartment communities. Since the original inducement of the project in September of 2018, the portfolio has been reduced and now includes only 22 properties. The portfolio will be called Hamilton Valley TX Portfolio.

Map of Project Area



Public Benefit:

The proposed project will provide 757 units of housing targeted to families earning 60% of area median income or less. The project includes 22 properties located in 14 different counties across Texas, the majority of which are in Rural or Smaller Urban Markets, a Corporation Targeted Housing Needs. Additionally, 13 of the projects also meet the Corporation's Targeted Housing Need for Seniors.

Financial Summary:

The proposed acquisition and rehabilitation of the Hamilton Valley TX Portfolio has a total budget of approximately \$83.6 million. The proposed financing includes short term tax-exempt bonds, 4% housing tax credits, assumption and subordination of original USDA RHS Section 515 debt, and new USDA Section 538 loans. Approximately \$27.3 million will be used for property acquisition costs, with total rehabilitation costs of \$39.8 million. Financing costs, soft costs, developer fees and reserves account for the remaining \$16.4 million in total costs.

The total bond amount is anticipated to total \$37,140,000. The bonds will be issued as a public offering under one or more Trust Indentures (maximizing economies of scale in order to minimize the costs of issuance) and proportionately secured by 22 separate notes and mortgages. The underwriter for the public offering is Stifel Capital. The bond proceeds will be used for acquisition and repairs. Planned repairs include, but are not limited to, replacement of kitchen counters and cabinets, new appliances, new flooring, and replacement of HVAC systems. Other sources include \$29.6 million in new USDA 538 loans and \$19.7 million in assumed USDA 515 debt. The tax credits are estimated to be valued at \$21 million in

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

total equity. Owner contributions from a seller note, surplus reserves, investment income, and deferred developer fees are estimated at \$13.1 million, rounding out the remaining sources.

All the properties include rental assisted units supported by the USDA 515 program. These units make it possible for the Developer to provide housing well below the targeted 60% area median income. USDA has already approved additional funding or increases in rental assistance to ensure the long-term feasibility of the portfolio. Staff's opinion is that the project meets all the Corporation's underwriting requirements and has sufficient capital to complete repairs to the portfolio that will preserve housing units for the foreseeable future.

Market Conditions:

The Hamilton Valley TX Portfolio includes 22 properties in 21 different cities across Texas. Staff has reviewed market conditions in each of the project sites but due to the scope of the projects and diversity of markets, we have not included a summary in this write-up. Staff did visit 14 of the property sites and considers each of the properties to be located in good stable neighborhoods. Amenities including access to commercial/retail locations, medical facilities, parks and other community services are considered good based on staff's visits and review of geographic data. Employment and educational services in most markets is also considered good, particularly for properties that serve families.

Developer Summary:

Hamilton Valley Management, Inc. is a property development and management company that specializes in affordable multifamily housing in rural areas of Texas. They have extensive experience with programs operated by the US Department of Agriculture's Rural Development Division, the US Department of Housing and Urban Development (HUD), and the Texas Department of Housing and Community Affairs (TDHCA). In addition to traditional multifamily housing, they manage 37 properties targeted specifically to seniors.

Hamilton Valley has undertaken a major initiative to preserve and upgrade their affordable housing rental projects located throughout rural Texas. Hamilton Valley currently manages a total of 91 properties in 65 cities across Texas and has been successful in the development of over 3,000 units of affordable housing throughout the state, most of which are in the Low-Income Housing Tax Credit program, as well as the USDA-Rural Development Interest Credit and Rental Assistance program.

Approximately 96% of Hamilton Valley's units under management are affordable, and they will serve as the general partner and management agent of this portfolio. Hamilton Valley and its principals will also serve as the guarantors for the transaction.

Recommendation:

Staff recommends approval of the Resolution authorizing the issuance of Texas State Affordable Housing Corporation Collateralized Revenue Bonds (Hamilton Valley Rural Development Portfolio) Series 2019, a Trust Indenture, a Loan Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, Regulatory Agreements, a Preliminary Official Statement and a Final Official

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the Bonds; and other provisions in connection therewith.

List of Properties

Property Name	City	County	# of Units
Las Palmas Apartments	La Feria	Cameron	36
Willowick Apartments	Gainesville	Cooke	60
Valley View Apartments	Valley View	Cooke	24
Leuty Avenue Apartments	Justin	Denton	24
Chula Vista	San Diego	Duval	44
Brush Country Cottages	Dilley	Frio	28
Seagraves Garden Apartments	Seagraves	Gaines	32
The Village Apartments	Tomball	Harris	64
Raintree Apartments	Alamo	Hidalgo	32
Los Naranjos Apartments	Alton	Hidalgo	30
La Sombra	Donna	Hidalgo	50
Oak Haven Apartments	Donna	Hidalgo	24
Cielo Lindo Apartments	Edcouch	Hidalgo	34
Los Laureles	Edcouch	Hidalgo	23
La Posada Apartments*	Elsa	Hidalgo	40
La Reina Apartments	La Villa	Hidalgo	30
Vista Verde	Cotulla	LaSalle	24
Windmill Apartments	Giddings	Lee	28
Windwood*	Kingsland	Llano	34
Silver Trail	Menard	Menard	24
Villa Vallarta	Rio Grande City	Starr	40
La Estancia	Sebastian	Willacy	32
Total			757

RESOLUTION NO. 19-_____

TEXAS STATE AFFORDABLE HOUSING CORPORATION

RESOLUTION authorizing the issuance of Texas State Affordable Housing Corporation Collateralized Revenue Bonds (Hamilton Valley Rural Development Portfolio) Series 2019, a Trust Indenture, a Loan Agreement, a Bond Purchase Agreement, an Asset Oversight, Compliance and Security Agreement, Regulatory Agreements, a Preliminary Official Statement and a Final Official Statement; authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the Bonds; and other provisions in connection therewith

WHEREAS, 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"), for the public purpose, among other things, of promoting the public health, safety and welfare through the provision of adequate, safe and sanitary housing primarily for individuals and families of low, very low and extremely low income; and

WHEREAS, the Act authorizes the Issuer to (a) make mortgage loans to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by persons and families of low, very low and extremely low income; (b) issue its multifamily housing revenue bonds, for the purpose, among others, of obtaining funds to make such mortgage loans, to establish any necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) pledge all or any part of the revenues, receipts or resources of the Issuer, including the revenues and receipts to be received by the Issuer from such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Issuer in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) make, enter into, and enforce contracts, agreements, leases, indentures, mortgages, deeds, deeds of trust, security agreements, pledge agreements, credit agreements and other instruments with any person on terms the Issuer determines to be acceptable; and

WHEREAS, the Issuer has determined to provide a loan to HVM BP Alamo I, LLC, HVM BP Alton Ret., LLC, HVM BP Cotulla, LLC, HVM BP Dilley Ret., LLC, HVM BP Donna Ret., LLC, HVM BP Donna II, LLC, HVM BP Edcouch I, LLC, HVM BP Edcouch II, LLC, HVM BP Elsa, LLC, HVM BP Gainesville, LLC, HVM BP Giddings, LLC, HVM BP Justin, LLC, HVM BP Kingsland, LLC, HVM BP La Feria III, LLC, HVM BP La Villa, LLC, HVM BP Menard Ret., LLC, HVM BP Rio Grande City I, LLC, HVM BP San Diego, LLC, HVM BP Seagraves, LLC, HVM BP Sebastian I, LLC, HVM BP Tomball Cong., LLC, HVM BP Valley View, LLC, each a Texas limited liability company (each, a "Borrower" and collectively, the "Borrowers"), for the purpose of acquiring, rehabilitating and equipping multifamily residential developments located in the Cities of Dilley, San Diego, Edcouch, Sebastian, Elsa, La Villa, Donna, La Feria, Justin, Alton, Alamo, Seagraves, Menard, Tomball, Valley View, Rio Grande City, Cotulla, Gainesville, Giddings and Kingsland, Texas and known as the Brush Country Cottages, Chula Vista, Cielo Lindo Apartments, La Estancia, La Posada Apartments, La Reina Apartments, La Sombra, Las Palmas Apartments, Leuty Avenue Apartments, Los Laureles, Los Naranjos Apartments, Oak Haven Apartments, Raintree Apartments, Seagraves Garden Apartments, Silver Trail, The Village Apartments, Valley View Apartments, Villa Vallarta, Vista Verde, Willowick Apartments, Windmill Apartments and

Windwood (each, a “Project” and collectively, the “Projects”) to be rented to persons of low and moderate income, as evidenced by that certain Loan Agreement dated as of December 1, 2019 (the “Agreement”) by and among the Issuer, the Borrowers and Wilmington Trust, National Association, as trustee (the “Trustee”), and in connection therewith the Borrowers have agreed to assume certain of the obligations set forth in Regulatory Agreements and Declarations of Restrictive Covenants, one for each Project, and each dated as of December 1, 2019 (each, a “Regulatory Agreement” and collectively, the “Regulatory Agreements”) by and among the Issuer, the Trustee and the Borrowers; and

WHEREAS, the Issuer now proposes to issue its bonds styled “Texas State Affordable Housing Corporation Collateralized Revenue Bonds (Hamilton Valley Rural Development Portfolio) Series 2019” (the “Bonds”) pursuant to this Resolution and a Trust Indenture dated as of December 1, 2019 (the “Indenture”) between the Issuer and the Trustee; and

WHEREAS, the Issuer further proposes to sell the Bonds, upon the issuance thereof, to Stifel, Nicolaus & Company, Incorporated (the “Underwriter”); and

WHEREAS, all capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in the Indenture unless the context in which they appear requires otherwise; and

WHEREAS, there have been presented to the Issuer proposed forms of each of the following:

1. the Indenture;
2. the Agreement;
3. the Bond Purchase Agreement (the “Purchase Agreement”), by and among the Underwriter, the Issuer and the Borrowers;
4. the Remarketing Agreement (the “Remarketing Agreement”), by and among Stifel, Nicolaus & Company, Incorporated, the Borrower and the Issuer;
5. the Asset Oversight, Compliance and Security Agreement (the “Asset Oversight and Compliance Agreement”), by and between the Borrowers and the Issuer;
6. the Regulatory Agreements; and
7. the Preliminary Official Statement (the “Preliminary Official Statement”), relating to the Bonds.

WHEREAS, the Issuer finds the form and substance of the above-listed documents (hereinafter, collectively the “Bond Documents”) to be satisfactory and proper and finds the recitals with regard to the Issuer contained therein to be true, correct and complete and hereby determines to proceed with the issuance and sale of the Bonds, the execution of such documents and the taking of such other actions as may be necessary and appropriate in connection therewith; and now

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

Section 1: Based solely upon the representations made to the Board of Directors (the "Board") by the Borrowers, it appears and the Board hereby finds that the issuance of the Bonds and the making of the various contractual commitments, as provided herein, will provide a means of financing the Projects within the State that accomplishes the public purpose of providing adequate, safe and sanitary housing primarily for individuals and families of low, very low and extremely low income.

Section 2: The issuance of the Bonds in one or more series and in the aggregate maximum principal amount of not to exceed \$39,120,000, is hereby authorized and approved. The Bonds shall mature, bear interest at the rate or rates and shall be subject to the redemption features as specified in the Indenture. The Board hereby approves the Indenture in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer is authorized and directed, for and on behalf of the Issuer, to execute the Indenture and such officers are hereby authorized to deliver the Indenture. Upon execution by the parties thereto and delivery thereof, the Indenture shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 3: The Board hereby approves the Agreement in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer is hereby authorized and directed, for and on behalf of the Issuer, to execute the Agreement, Secretary or any Assistant Secretary of the Issuer is authorized and directed, for and on behalf of the Issuer, to attest the Agreement, and such officers are hereby authorized to deliver the Agreement. Upon execution by the parties thereto and delivery thereof, the Agreement shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 4: The Board hereby approves the Purchase Agreement in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer are each hereby authorized and directed, for and on behalf of the Issuer, to execute the Purchase Agreement, and such officers are hereby authorized to deliver the Purchase Agreement. Upon execution by the parties thereto and delivery thereof, the Purchase Agreement shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 5: The Board hereby approves the Remarketing Agreement in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer are each hereby authorized and directed, for and on behalf of the Issuer, to execute the Remarketing Agreement, and such officers are hereby authorized to deliver the Remarketing

Agreement. Upon execution by the parties thereto and delivery thereof, the Remarketing Agreement shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 6: The Board hereby approves the Asset Oversight and Compliance Agreement in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer are each hereby authorized and directed, for and on behalf of the Issuer, to execute the Asset Oversight and Compliance Agreement, and such officers are hereby authorized to deliver the Asset Oversight and Compliance Agreement. Upon execution by the parties thereto and delivery thereof, the Asset Oversight and Compliance Agreement shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 7: The Board hereby approves each Regulatory Agreement in substantially the form and substance presented to the Board with such changes or additions thereto 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 and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer are each hereby authorized and directed, for and on behalf of the Issuer, to execute each Regulatory Agreement, and such officers are hereby authorized to deliver each Regulatory Agreement. Upon execution by the parties thereto and delivery thereof, the Regulatory Agreements shall be binding upon the Issuer in accordance with the terms and provisions thereof.

Section 8: The Board hereby approves the Preliminary Official Statement and the changes to the Preliminary Official Statement which will result in the final Official Statement (the "Official Statement") proposed to be delivered in connection with the sale of the Bonds, in substantially the form and substance presented to the Board with such changes or additions thereto 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) and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer is hereby authorized and directed, for and on behalf of the Issuer, to execute the Preliminary Official Statement and the Official Statement. Delivery to the Underwriter of the Preliminary Official Statement and the Official Statement, based upon representations received from the Borrower is hereby authorized.

Section 9: The Board hereby approves the Bonds in substantially the form and substance set forth in the Indenture as presented to the Board with such changes or additions as may be approved by the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer, as evidenced by their execution and delivery thereof and the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon the Bonds, and the Chief Financial Officer and Treasurer, Secretary or any Assistant Secretary, by manual or facsimile signature, are hereby authorized and directed to attest the signature of the Chairperson, Vice Chairperson, President or Executive Vice President, and any of such officers is hereby authorized and directed to deliver the Bonds.

Section 10: The Board hereby approves the sale of the Bonds to the Underwriter in accordance with the terms and conditions specified in the Purchase Agreement approved herein.

Section 11: Wilmington Trust, National Association is hereby appointed as Trustee and paying agent under the terms of the Indenture for the Bonds. If said bank shall be unable or

unwilling to so serve, the Chairperson, Vice Chairperson, President or Executive Vice President of the Issuer is hereby authorized and directed to designate a commercial bank or other entity with trust powers acceptable to it to serve as Trustee and paying agent.

Section 12: The Chairperson, Vice Chairperson, President and Executive Vice President of the Issuer, either individually or jointly, are hereby authorized to approve any different date, designation or title by which the Bonds shall be known, the principal amount or amounts and maturity date or dates 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 15% 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 13: The officers of the Issuer are each hereby authorized to execute and deliver to the Trustee the written order of the Issuer for the authentication and delivery of the Bonds by the Trustee in accordance with the Indenture.

Section 14: All action (not inconsistent with provisions of this Resolution) heretofore taken by the Board and officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is ratified, approved, and confirmed.

Section 15: The officers of the Issuer shall take all action in conformity with the Act necessary or reasonably required to effectuate the issuance of the Bonds and take all action necessary or desirable in conformity with the Act to finance the Project and for carrying out, giving effect to, and consummating the transactions described in the Bonds, this Resolution, the Bond Documents, and any other instruments authorized by this Resolution or required to effect the transactions contemplated hereby, including without limitation, the execution and delivery of any certificates, agreements or documents in addition to those specifically referenced herein which are associated with the issuance of the Bonds.

Section 16: The President or the Executive Vice President of the Issuer is authorized to approve such changes to the documents specifically referenced in this Resolution and to make any changes or enter into any supplements or amendments that may be required following the closing of the Bonds for a period of up to one year as well as the certificates, agreements and documents authorized in Section 15 hereof, as they deem necessary or appropriate. The execution and delivery of such documents by either of such officers shall constitute conclusive evidence of such approval.

Section 17: If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

[remainder of page intentionally left blank]

PASSED, APPROVED AND EFFECTIVE this October 16, 2019.

TEXAS STATE AFFORDABLE HOUSING
CORPORATION

Chairperson

ATTEST:

Secretary

Tab 4

Texas State Affordable Housing Corporation

Texas Housing Impact Fund Project Summary

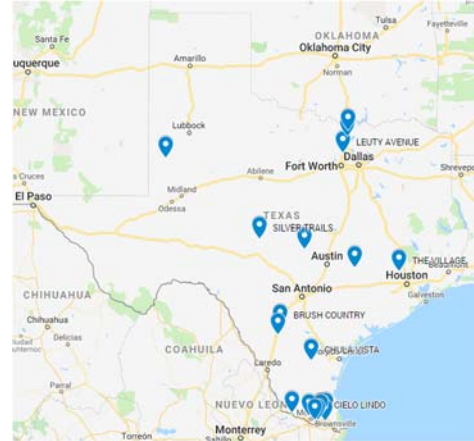
Agenda:

Presentation, Discussion and Possible Approval of a Loan to HVM Portfolio, LLC in the Amount of \$3,000,000 for the Hamilton Valley Texas Portfolio Project.

Summary:

The Corporation is currently considering the approval of approximately \$38 million in private activity bonds for a 22-property portfolio named Hamilton Valley TX Portfolio. During our review of the project, staff proposed to the developer, Hamilton Valley Management, the idea of including a Texas Housing Impact Fund loan in the financing structure. In cooperation with staff, Hamilton Valley Management and their financing partners believe that \$3 million will have a significant positive impact on the financing and development of the projects.

Map of Project Area



Public Benefit:

The proposed project will provide 757 units of housing targeted to families earning 60% of area median income or less. The project includes 22 properties located in 14 different counties across Texas, the majority of which are in Rural or Smaller Urban Markets, a Corporation Targeted Housing Need.

Financial Summary:

The proposed acquisition and rehabilitation of the portfolio has a budget of approximately \$83.6 million. The proposed financing includes short term tax-exempt bonds, 4% housing tax credits, assumption and subordination of original USDA RHS Section 515 debt, and new USDA Section 538 loans. The total bond amount is anticipated to be \$37,140,000.

The Corporation's Texas Housing Impact Fund would be used to support multiple properties with construction funds for a two-year period. While the total amount appears to be minor, using the funds as bridge financing during construction will delay equity payments from the tax credit investor. Delaying equity payments will increase the tax credit value, and in effect increase the amount of equity paid into the project.

A full underwriting is included in the board write-up for the approval of bonds. Staff has determined that the net impact of the delayed tax credit equity will increase the total equity payment to the project by approximately 5% or \$1 million. The increased equity means that overall debt on the portfolio is lower, and thus makes the transaction more sustainable in the long-term.

Market Conditions:

The Hamilton Valley TX Portfolio includes 22 properties in 21 different cities across Texas. Staff has reviewed market conditions in each of the project sites but due to the scope of the projects and diversity

Texas State Affordable Housing Corporation

Texas Housing Impact Fund Project Summary

of markets, we have not included a summary in this write-up. Staff did visit 14 of the property sites and considers each of the properties to be located in good stable neighborhoods. Amenities including access to commercial/retail locations, medical facilities, parks and other community services considered good based on staff's visits and review of geographic data. Employment and educational services in most markets is also considered good, particularly for properties that serve families.

Developer Summary:

Hamilton Valley Management, Inc. ("Hamilton Valley") is a property development and management company that specializes in affordable multifamily housing in rural areas of Texas. They have extensive experience with programs operated by the US Department of Agriculture's Rural Development Division, the US Department of Housing and Urban Development (HUD), and the Texas Department of Housing and Community Affairs (TDHCA). In addition to traditional multifamily housing, they manage 37 properties targeted specifically to seniors.

Hamilton Valley has undertaken a major initiative to preserve and upgrade their affordable housing rental projects located throughout rural Texas. Hamilton Valley currently manages a total of 91 properties in 65 cities across Texas and has been successful in the development of over 3,000 units of affordable housing throughout the state, most of which are in the Low-Income Housing Tax Credit program, as well as the USDA-Rural Development Interest Credit and Rental Assistance program.

Approximately 96% of Hamilton Valley's units under management are affordable, and they will serve as the general partner and management agent of this portfolio. Hamilton Valley and its principals will also serve as the guarantors for the transaction.

Recommendation:

Staff recommends approval of a Loan to HVM Portfolio, LLC in the Amount of \$3,000,000 for the Hamilton Valley Texas Portfolio Project. The Corporation's loan will be structured with the following terms and conditions.

1. The term of the loan will be 2-year, to run in conjunction with the bonds issued for the project.
2. The interest rate of the loan will be 2%. Interest payments will be made on a monthly basis during the term of the loan.
3. The full principal, and any unpaid interest, will be due on the Maturity Date, as defined in the loan agreements.
4. Funding for the loan will be provided, in part, from the Corporation's Capital Magnet Fund (CMF) award. Reporting requirements will be included in the loan agreements.

Texas State Affordable Housing Corporation

Texas Housing Impact Fund Project Summary

List of Properties

Property Name	City	County	# of Units
Las Palmas Apartments	La Feria	Cameron	36
Willowick Apartments	Gainesville	Cooke	60
Valley View Apartments	Valley View	Cooke	24
Leuty Avenue Apartments	Justin	Denton	24
Chula Vista	San Diego	Duval	44
Brush Country Cottages	Dilley	Frio	28
Seagraves Garden Apartments	Seagraves	Gaines	32
The Village Apartments	Tomball	Harris	64
Raintree Apartments	Alamo	Hidalgo	32
Los Naranjos Apartments	Alton	Hidalgo	30
La Sombra	Donna	Hidalgo	50
Oak Haven Apartments	Donna	Hidalgo	24
Cielo Lindo Apartments	Edcouch	Hidalgo	34
Los Laureles	Edcouch	Hidalgo	23
La Posada Apartments*	Elsa	Hidalgo	40
La Reina Apartments	La Villa	Hidalgo	30
Vista Verde	Cotulla	LaSalle	24
Windmill Apartments	Giddings	Lee	28
Windwood*	Kingsland	Llano	34
Silver Trail	Menard	Menard	24
Villa Vallarta	Rio Grande City	Starr	40
La Estancia	Sebastian	Willacy	32
Total			757

Tab 5

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

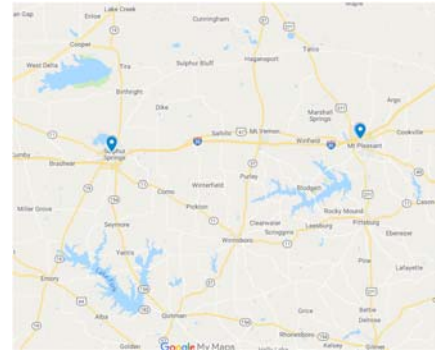
Agenda:

Presentation, Discussion and Possible Approval of a Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for the East Texas Seniors Project.

Summary:

The Corporation received an application from Lakewood Property Management, LLC (Developer) on August 23, 2019 proposing the acquisition and rehabilitation of a four-property portfolio of affordable apartment communities. The portfolio includes two properties located in Sulphur Springs and two properties in Mt. Pleasant, Texas. All 124-units are reserved for seniors and were originally financed through USDA's Section 515 program.

Map of Project Area



Public Benefit:

The proposed project will preserve 124-units of housing targeted to seniors in northeast Texas. The Developer is proposing to retain and extend existing project-based Section 8 contracts for both Phase 1 properties which provide Section 8 subsidies to 76 units. All remaining units will be reserved at 60% area median income and rents. The project consists of 4 properties, Phase I and II Trinity Oaks Apartments in Sulphur Springs, and Phase I and II of Pine Terrace Apartments in Mt. Pleasant, Texas. Both communities qualify under the Corporation's Rural or Smaller Urban markets targeted housing need.

Financial Summary:

The proposed acquisition and rehabilitation of the East Texas Seniors Portfolio has a total budget of approximately \$10.7 million. The proposed financing includes tax-exempt bonds, a deferred forgivable loan from the Texas Department of Housing and Community Affairs (TDHCA), and 4% housing tax credits. Approximately \$2.5 million will be used for property acquisition costs, with total rehabilitation costs of \$5.37 million. Financing costs, soft costs, developer fees and reserves account for the remaining \$2.83 million in total costs.

The maximum par amount of the bonds is anticipated to total \$4.5 million. The bonds will be issued through a private placement agreement. The bonds will be issued from 2020 volume cap or carryforward, with the proceeds to be used substantially for repairs of the properties. Other sources include a \$2 million deferred forgivable loan from TDHCA, and \$3.35 million in tax credit equity. Owner contributions include \$100,000 in cash equity and \$751,000 in deferred developer fees.

Market Conditions:

The communities of Sulphur Springs and Mt. Pleasant are located along Interstate 30, between Dallas and Texarkana. Both communities have seen steady population growth of 12.42% and 16.17%, respectively since the 2010 census. While unemployment rates in Sulphur Springs have been consistently lower than

Texas State Affordable Housing Corporation

Multifamily Private Activity Bond Project Summary

statewide figures (3.2% vs 3.7% as of July 2019), Mount Pleasant generally lags behind the state's unemployment rate (4.7%). Both communities rely heavily on manufacturing, transportation and warehousing for non-governmental employment.

Since the projects are targeted to seniors, staff focused its market analysis on services directed to this population. Both communities have access to professional medical services and clinics. Access to public transportation is limited, but public libraries, retail centers and other entertainment facilities (parks, movie theaters, etc.) are well situated to the properties.

Developer Summary:

Lakewood Property Management is a Texas Historically Underutilized Business (HUB) that manages these properties and is an owner of other affordable multifamily properties such as the Residences at Earl Campbell, a 92-unit affordable property in Tyler. The principals are Therese Allgeier who does most of the property management services and Daniel Allgeier who has been involved in the development and operation of over 3,000 housing units in Texas and other States. Mr. Allgeier was a principal of the developer and is a principal of the owner of these properties.

Recommendation:

Staff recommends approval of the Resolution Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for the East Texas Seniors Project.

List of Properties

Property Name	City	County	# of Units
Pine Terrace 1	Mt. Pleasant	Titus	52
Pine Terrace 2	Mt. Pleasant	Titus	24
Trinity Oaks 1	Sulphur Springs	Hopkins	24
Trinity Oaks 2	Sulphur Springs	Hopkins	24
Total			124

East Texas Seniors - Underwriting - Project Summary

Project Summary

Applicant Lakewood Property Management
 Project Name East Texas Seniors

Location

Address Multiple City Region 4 - North East Texas
 County: Hopkins/Titus State Texas Zip _____
 Census Tract: _____

Funding Sources

	Amount	% of Total
TSAHC - Bonds Perm	\$ 4,500,000	42.04%
TDHCA - MDL Perm Loan	\$ 2,000,000	18.69%
Housing Tax Credits	\$ 3,352,270	31.32%
Direct Loan Match	\$ 100,000	0.93%
Deferred Developer Fee	\$ 751,094	7.02%
		0.00%
		0.00%
Totals	\$ 10,703,364	100%

* not included in total

Market Summary

	City - Sulphur Springs	Hopkins County	City - Mt. Pleasant	Titus County	State
Population:	15,849	35,929	22,693	32664	27,419,612
Median Age:	36	40	32	34	34
Diversity Index:		42.14		60	
% Hispanic:	17.49%	16.31%	49.36%	42.09%	38.93%
% Persons with Disability:	17.78%	17.13%	14.10%	15.01%	11.58%
% Households that Rent:	40.13%	30.69%	43.61%	32.90%	37.96%
Median Rents:	\$ 753	\$ 746	\$ 658	\$ 676	\$ 952
% Renters Who are Cost Burdened:	42.10%	38.38%	41.79%	35.54%	44.29%
Median Home Price:	\$ 92,900	\$ 97,200	\$ 89,500	\$ 96,300	151500
Median Household Income:	\$ 52,396	\$ 57,146	\$ 47,315	\$ 50,943	\$ 67,344
Unemployment:	3.20%	3.20%	4.70%	4.70%	3.70%
Persons w/o Insurance:	19.70%	19.99%	22.07%	20.77%	18.25%
Medically Underserved Area:		No		No	
% Attending Public Schools:	94.59%	95.20%	97.92%	98.02%	93.19%
Graduation Rate:	82.00%		88.7		

CRA Eligible Census Tract: Not Eligible Mod Income

East Texas Seniors - Underwriting - Summary Sources and Uses

Summary of Sources and Uses

Applicant	<u>Lakewood Property Management</u>
Project Name	<u>East Texas Seniors</u>
Number of Units	<u>124</u>

Sources	Amount	Amount Per Unit	Percentage of Total
TSAHC - Bonds Perm	\$ 4,500,000	\$ 36,290	42%
TDHCA - MDL Perm Loan	\$ 2,000,000	\$ 16,129	19%
Housing Tax Credits	\$ 3,352,270	\$ 27,034	31%
Direct Loan Match	\$ 100,000	\$ 806	1%
Deferred Developer Fee	\$ 751,094	\$ 6,057	7%
	\$ -	\$ -	0%
	\$ -	\$ -	0%
Total Sources	\$ 10,703,364	\$ 86,317.45	100%

Uses	Amount	Amount Per Unit	Percentage of Total
Acquisition	\$ 2,545,000	\$ 20,524.19	24%
Off-Site Construction		\$ -	0%
On-Site Work	\$ 555,000	\$ 4,475.81	5%
Site Amenities	\$ 185,000	\$ 1,491.94	2%
Building Costs	\$ 3,650,000	\$ 29,435.48	34%
Other Const/Contingency	\$ 985,100	\$ 7,944.35	9%
Soft Costs	\$ 665,000	\$ 5,362.90	6%
Financing Costs	\$ 537,764	\$ 4,336.81	5%
Developer Fees	\$ 1,208,500	\$ 9,745.97	11%
Reserve Accounts	\$ 372,000	\$ 3,000.00	3%
Total Uses	\$ 10,703,364	\$ 86,317.45	100%

(Gap) / Reserve	\$ -
Percent of Developer Fee Deferred	0.00%

East Texas Seniors - Underwriting/ OP - East Texas Seniors

Operating Proforma

Applicant Lakewood Property Management

Project Name East Texas Seniors

Number of Units	124	Affordable Units	124	Min. Set Aside	50
Set-Aside Requirement	50	Affordable %	100%	Accessible Unit Min.	7

Residential Income

Unit Type	Unit Sq. Ft.	Net Sq. Ft.	# units	Rent	Monthly Income	Income Limit
1/1	576	10,944	19	\$ 509	\$ 9,671	30% AMI
1/1	576	19,008	33	\$ 509	\$ 16,797	60% AMI
1/1	576	13,824	24	\$ 524	\$ 12,576	60% AMI
1/1	576	13,824	24	\$ 574	\$ 13,776	60% AMI
1/1	576	13,824	24	\$ 563	\$ 13,512	60% AMI

Other income:	\$ 20.00	\$ 2,480	1.02
Potential gross income		\$ 66,332	1.02
Residential vacancy loss			5.00%
Effective Gross Residential Income			

Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$ 29,760	\$ 30,355	\$ 30,962	\$ 31,582	\$ 32,213	\$ 35,566	\$ 39,268
\$ 825,744	\$ 842,259	\$ 859,104	\$ 876,286	\$ 893,812	\$ 986,841	\$ 1,089,552
\$ (41,287)	\$ (42,113)	\$ (42,955)	\$ (43,814)	\$ (44,691)	\$ (49,342)	\$ (54,478)
\$ 784,457	\$ 800,146	\$ 816,149	\$ 832,472	\$ 849,121	\$ 937,498	\$ 1,035,074

Operating Expenses

TSAHC est.	Borrower Yr 1	% EGI	Variance	Per Unit	Inflator
\$ 480,996	\$ 483,466	62%	1%	\$ 3,898.92	1.03
			state avg	\$ 3,879.00	per unit
			Operating Expenses as a percentage of Effective Gross Income		

\$ 483,466	\$ 497,970	\$ 512,909	\$ 528,296	\$ 544,145	\$ 630,813	\$ 731,286
\$ 3,899	\$ 4,016	\$ 4,136	\$ 4,260	\$ 4,388	\$ 5,087	\$ 5,897
61.6%	62.2%	62.8%	63.5%	64.1%	67.3%	70.7%

NET OPERATING INCOME

\$ 300,991	\$ 302,176	\$ 303,240	\$ 304,175	\$ 304,976	\$ 306,685	\$ 303,788
------------	------------	------------	------------	------------	------------	------------

East Texas Seniors - Underwriting/ OP - East Texas Seniors

NET OPERATING INCOME

\$	300,991	\$	302,176	\$	303,240	\$	304,175	\$	304,976	\$	306,685	\$	303,788
----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------

PRIMARY DEBT SERVICE

	Principal	Rate	Amort	Term
TSAHC - Bonds Perm	\$ 4,500,000	2.15%	2	2

Total Primary Debt \$ 4,500,000

TSAHC Issuer Fee \$ 5,000

Net Cashflow After Primary Debt

DSCR Primary Debt

Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764
\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764	\$ 242,764
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
\$ 53,227	\$ 54,412	\$ 55,476	\$ 56,411	\$ 57,212	\$ 58,921	\$ 56,024
1.21	1.22	1.22	1.23	1.23	1.24	1.23

SOFT SUBORDINATE DEBT & EQUITY

TDHCA - MDL Perm Loan	\$ 2,000,000		
Housing Tax Credits	\$ 3,352,270		
Direct Loan Match	\$ 100,000		
Deferred Developer Fee	\$ 751,094		

Total Secondary Debt \$ 6,203,364

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Since all four properties are to be cross collateralized and operated as one single property. Staff has completed it's initial underwriting combining all four properties in one worksheet.

MINUTES AND CERTIFICATION

THE STATE OF TEXAS §
§
TEXAS STATE AFFORDABLE
HOUSING CORPORATION §
§

The Board of Directors of the Texas State Affordable Housing Corporation (the "Corporation") convened on October 16, 2019, at its regular meeting place, and roll was called of the duly constituted members of said Board of Directors, to-wit:

<u>Name</u>	<u>Office</u>
William H. Dietz	Chairperson
Valerie Vargas Cardenas	Vice Chairperson
Courtney Johnson-Rose	Director
Lali Shipley	Director
Andy Williams	Director

and all of said persons were present except: _____, thus constituting a quorum. Whereupon, among other business, the following was transacted, to-wit: a written resolution (the "Resolution") bearing the following caption was introduced for the consideration of said Board:

“RESOLUTION NO. 19-_____

RESOLUTION Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for the East Texas Seniors Project”

Upon motion duly made and seconded, the Resolution was finally passed and adopted by the following vote:

_____ AYES _____ NOES _____ ABSTENTIONS

MINUTES APPROVED AND CERTIFIED TO BE TRUE AND CORRECT and to reflect accurately the duly constituted officers and members of the Board of Directors of the Corporation, and the attached and following copy of such Resolution is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of the Corporation.

SIGNED this October 16, 2019.

Secretary, Texas State Affordable Housing Corporation

RESOLUTION NO. 19-__

RESOLUTION Regarding the Submission of one or more Applications for Allocation of Private Activity Bonds, Notices of Intention to Issue Bonds and State Bond Applications to the Texas Bond Review Board and Declaration of Expectation to Reimburse Expenditures with Proceeds of Future Debt for the East Texas Seniors Project

WHEREAS, the Board of Directors of the Texas State Affordable Housing Corporation (the "Corporation") desires to submit one or more 2019 Applications for Allocation of Private Activity Bonds, 2019 Application for Carryforward for Private Activity Bonds, 2020 Applications for Allocation of Private Activity Bonds or 2020 Application for Carryforward for Private Activity Bonds (collectively, the "Application") to the Texas Bond Review Board in connection with tax-exempt obligations (the "Bonds") relating to qualified residential rental housing projects referenced in **Exhibit A** attached hereto (collectively, the "Project");

WHEREAS, the Corporation intends to issue the Bonds and loan the proceeds to LPM Housing LP (the "Borrower"), which will use the proceeds for acquiring, rehabilitating and equipping the Project;

WHEREAS, it is anticipated that the Borrower will make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Corporation must declare its expectation to make such reimbursement;

WHEREAS, the Corporation desires to preserve the ability of the Borrower to reimburse the capital expenditures with proceeds of tax-exempt obligations; and

WHEREAS, the Board desires to make all other appropriate filings and requests to the Texas Bond Review Board to enable the Corporation to issue the Bonds.

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

1. That the President of the Corporation or any officer of the Corporation is hereby authorized and directed to execute and deliver the Application to the Texas Bond Review Board in connection with requesting allocation for the Bonds, together with any documents, certificates or instruments related thereto.

2. That the President of the Corporation or any other officer of the Corporation is hereby authorized and directed to file with the Texas Bond Review Board one or more Notices of Intent to Issue Bonds and one or more State Bond Applications in connection with the Bonds and such officers are further authorized and directed to request that the application(s) be approved by the Executive Director of the Texas Bond Review Board in accordance with Chapter 181 of the Texas Administrative Code, as amended.

3. That the President of the Corporation or any other officer of the Corporation is hereby authorized and directed to take any and all other actions necessary or incidental to securing the

private activity bond allocation(s) and the approval of the Bonds from the Texas Bond Review Board.

4. That the Corporation reasonably expects that the Borrower will reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Corporation, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project by the Corporation is \$5,500,000 as further referenced in **Exhibit A**.

PASSED, APPROVED AND EFFECTIVE this October 16, 2019.

TEXAS STATE AFFORDABLE
HOUSING CORPORATION

EXHIBIT A

<u>Name of Property</u>	<u>Address</u>	<u>Borrower</u>	<u>Maximum Principal Amount of Obligations to be Issued (\$)</u>
Pine Terrace Apartments Phase 1	1612 Amy Drive Mt. Pleasant, TX 75455 (Titus County)	LPM Housing LP	2,306,500
Pine Terrace Apartments Phase 2	1704 N. Edwards Mt. Pleasant, TX 75455 (Titus County)	LPM Housing LP	1,064,500
Trinity Oaks Apartments Phase 1	600 Woodlawn Avenue Sulphur Springs, TX 75482 (Hopkins County)	LPM Housing LP	1,064,500
Trinity Oaks Apartments Phase 2	610 Woodlawn Avenue Sulphur Springs, TX 75482 (Hopkins County)	LPM Housing LP	1,064,500
			Total: 5,500,000

Tab 6



Development Finance Programs

Agenda Item

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 2020.

Summary

In accordance with the Corporation's governing statute, we are required to release annually a Request for Proposals (RFP) and updated 501(c)(3) bond policies that comply with both state and federal requirements. The Corporation, pursuant to §2306.565 of the Texas Government Code, is also required to adopt targeted areas for the allocation of bonds, review relevant needs assessment information, adopt criteria regarding the solicitation of proposals, and set criteria for scoring and ranking of applications. The attached draft policies and RFP fulfill these statutory requirements.

Staff has conducted a review of several needs assessments including the State Low-Income Housing Plan, published by the Texas Department of Housing and Community Affairs, market research published by the Real Estate Center at Texas A&M University, and other resources. Additionally, staff monitored application procedures and public input during the past year and is highlighting the following two significant changes to the policies and RFP:

- Section 2(a), Targeted Housing Needs, the definition of At-Risk Preservation and Rehabilitation has been amended to include properties that currently have rental rates below market rents, but may not have recorded regulatory agreements or land use restrictions. This change is being proposed based on feedback from developers and current municipal programs targeting sub-market rate housing for inclusion in affordable housing programs.
- Section 9(i), Scoring, points for Letters of Local Support have been increased from 10 to 15 points. This scoring item has been among the most difficult for applicants to fulfill, but has a higher impact on the Corporation's understanding of local support. Staff believes the additional benefit for this scoring item deserves higher point value.

If approved, staff will post the policies and RFP to the Corporation's website and give notice through the *Texas Register* that public comment will be accepted. Based on public comment and input from the Corporation's Bond Counsel, Issuer's Counsel, General Counsel and Municipal Advisor, staff may update the draft policies before returning to the Board for further discussion and adoption of the policies and RFP in December 2019.

Staff Recommendation:

Staff recommends that the Board approve the attached blacklined draft policy and RFP for publication for public comment.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

The Texas State Affordable Housing Corporation has approved these policies and request for proposals (“RFP”) for its multifamily tax-exempt bond programs for calendar year 20192020. These policies and RFP are updated annually to inform the public of the Corporation’s process and guidelines for selecting residential rental properties to be financed with tax-exempt bonds issued by the Corporation. All submissions must be submitted for review of threshold and scoring criteria at least 35 days prior to any presentation to the Corporation’s Board of Directors (the “Board” or “Board”) for an Inducement Resolution.

1. Introduction.

- a. The Texas State Affordable Housing Corporation (the “Corporation”) is a public nonprofit corporation that primarily serves the housing needs of low, very low and extremely low-income Texans and other underserved populations who do not have comparable housing options through conventional financial channels. The Corporation accepts applications from developers (“Developers”) to acquire and rehabilitate, or construct new affordable multifamily rental developments (“Developments”). Pursuant to §§2306.554, 564 and 565 of the Texas Government Code, the Corporation is authorized to issue multifamily 501(c)(3) bonds and to direct the Texas Bond Review Board on the issuance of the portion of the state’s private activity bonds ceiling set aside for the Corporation under §1372.0231(a) of the Texas Government Code. The Corporation’s available volume cap for private activity bonds is 10% of the State’s available volume cap for residential rental private activity bonds. For 20192020, the amount is estimated to be approximately \$6570 million. This volume cap is available for reservation until August 14, 20192020. Thereafter, the Corporation will be able to apply to reserve any additional available volume cap through the Texas Bond Review Board. There are no deadlines or limits on the amount of 501(c)(3) bonds that the Corporation may issue.
- b. These policies and RFP have been adopted by the Corporation’s Board based on a review of the state’s strategic housing needs, the demonstration of local community support, and solicitation from local and regional housing organizations, pursuant to §2306.565 of the Texas Government Code. This RFP defines the methodology that staff will use to review applications and creates the criteria for scoring and ranking applications.
- c. This RFP will be extended month-to-month until such time as the Corporation chooses to close the RFP to further submissions, based on the amount of funds awarded or induced by the Board. A notice that the RFP has closed will be posted to the Corporation’s website, and written notice will be provided to any Developers who submit an application prior to the release of the closing notice. The Corporation reserves the right to re-open the RFP at any time.
- d. Contact Information. All questions about the RFP and application process can be directed in writing to:

Development Finance Program

Texas State Affordable Housing Corporation

2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

Texas State Affordable Housing Corporation
2200 E. Martin Luther King Jr. Blvd.
Austin, Texas 78702
Tel. 512-477-3555, Fax 512-477-3557
Email: ddanenfelzer@tsahc.org

2. **Targeted Housing Needs.** Pursuant to §2306.565(b) of the Texas Government Code, the Board has identified target areas of housing need within the State of Texas (“Targeted Housing Needs”) for the issuance of qualified residential rental project bond funds. The Targeted Housing Needs are based on research conducted by the Corporation, including a review of the State’s strategic housing needs, relevant housing needs assessments and information from local and regional stakeholders. To this end, the Board has adopted the following Targeted Housing Needs. The Corporation will only accept applications in response to this RFP that fulfill at least one of the Targeted Housing Needs.
- a. *At-Risk Preservation and Rehabilitation.* The preservation and rehabilitation of existing affordable rental housing is defined as existing housing in need of significant structural repairs and mechanical systems updates. The housing ~~must~~ currently ~~have~~ has a recorded regulatory agreement or land use restriction agreement (the “LURA”) placed on it by a public body, or currently has rental rates below market value which make it feasible to convert and preserve as affordable housing. Rehabilitation activities must result in the housing units being brought up to current energy efficiency, housing quality, local building code and accessibility standards. Developments may include temporary tenant relocation expenses, but may not cause the permanent relocation of existing low-income tenants. Public housing developments participating in the U.S. Department of Housing and Urban Development’s Rental Assistance Demonstration program are eligible under this section;
 - b. *Rural and Smaller Urban Markets.* The Corporation is dedicated to expanding access to rental housing in rural and smaller urban markets that are not generally targeted for housing expansion. Rural rental housing developments must be located within an area that is: (a) outside the boundaries of a primary metropolitan statistical area (PMSA) or metropolitan statistical area (MSA); or (b) within the boundaries of a PMSA or MSA, if the area has a population of 20,000 or less and does not share a boundary with an urban area. Smaller Urban Markets rental housing developments must be located within a city of less than 150,000 persons; but not within or adjacent to a PMSA or MSA of more than 500,000 persons;
 - c. *Senior and Service Enriched Housing Developments.* Senior and Service Enriched Housing Developments must meet at least one of the following definitions in order to qualify under this Targeted Housing Need category.
 - i. A proposed Development that meets the requirements of the federal Fair Housing Act and: a) is intended for, and solely occupied by, individuals 62 years of age or

Texas State Affordable Housing Corporation

2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

older; or b) is intended and operated for occupancy by at least one individual 55 years of age or older per unit, where at least 80% of the total housing units are occupied by at least one individual who is 55 years of age or older; and where the owner publishes and adheres to policies and procedures which demonstrate an intent by the owner and manager to provide housing for individuals 55 years of age or older. (See 42 U.S.C. Section 3607(b));

- ii. A proposed Development that provides for integrated, affordable and accessible housing that offers the opportunity to link residents with on-site or off-site services and supports that foster independence for individuals with disabilities and persons who are elderly. Such Developments should also show a clear effort to coordinate housing and health services for residents; or
 - iii. A Development financed in accordance with limitations set by the Internal Revenue Service on Assisted Living Developments, and a) is affordable rental housing combined with minimal on-site medical or supportive services; b) is targeted to persons with disabilities, but with at least 75% of units open to any qualified renter; and c) has at least 10% of its units affordable to persons earning less than 30% of the area median income.
- d. *Disaster Relief Housing.* The Corporation will consider any eligible multifamily residential rental housing Development, including rehabilitation and new construction, located in any one or more Texas counties identified in a Federal Emergency Management Agency disaster declaration to be eligible for financing under this RFP.
3. **Housing Needs Set-Aside.** To ensure that bonds will be available for specific housing needs, the Corporation has determined that until April 1, 20192020, 20% of its annual available volume cap will be reserved for developments that:
- a. Include at least 50% of housing units located in a qualified Rural or Smaller Urban Market, as defined by this policy; or
 - b. Include at least 20% of housing units built to be accessible for persons with mobility impairments and special needs populations as defined by this policy.
4. **Application Submission.** The Corporation will publish an application package to its website. Developers should download and complete the application pursuant to the guidelines for completion included in the application instructions. The Corporation requires a nonrefundable application submission fee of \$1,500 for Private Activity Bonds or \$2,500 for 501(c)(3) bonds.
5. **Application Review.**
- a. The Corporation requires at least 28 days to review an application before presenting any recommendation for inducement to the Board. The Corporation will bring before the Board only those applications that have completed the review process.

Texas State Affordable Housing Corporation

~~2019-Draft 2020~~ Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- b. The Corporation may delay the presentation of an application to the Board if there are errors, omissions or insufficient documentation that the Corporation deems necessary to complete its review. If an application fails to fulfill the minimum threshold criteria ~~for the private activity bond (“PAB”) program~~, the application will not be accepted by the Corporation for further review.
 - c. All applications that have completed the review process will be presented, and recommendations for awards will be determined based on final scores and availability of funds. If the Corporation utilizes all of its volume cap prior to approving an application, the application will be held for a period of 120 days from its date of submission and may be considered for a future award, if volume cap becomes available.
6. **Threshold Criteria.** All applications submitted to the Corporation must meet the following minimum Threshold Criteria (“Threshold Criteria”) in order to be considered for an issuance of bonds by the Corporation. Applications that do not meet the criteria listed below will be subject to termination by the Corporation.
- a. *Affordability Threshold.*
 - i. The Corporation seeks to provide housing to a mix of eligible households, including low, very-low and extremely-low income persons. Developers who are successful at receiving an award of PABs shall agree to the following minimum terms and conditions through a Regulatory Agreement. At a minimum, all Developments will be required to meet the following income and rent restrictions:
 - A. A minimum of twenty percent (20%) of the units in a Qualified Residential Rental Development must have Gross Rents that are restricted to households with incomes no greater than fifty percent (50%) of the Area Median Income (“AMI”), adjusted for family size, or at least forty percent (40%) of the units in the Development must be affordable to persons and families with incomes at or below sixty percent (60%) of the AMI, adjusted for family size.
 - B. Rent Restrictions. Gross monthly rent charged on an income restricted unit will not exceed 30% of the applicable AMI.
 - ii. Affordability Requirements shall be maintained for ~~of~~ the greater of 15 years or as long as the bonds are outstanding.
 - b. *Experience Threshold.* Developers must demonstrate sufficient experience in the development, ownership, and/or management of affordable housing. Developers must submit evidence that they have been involved in the development or ownership of the greater of 75 units or 50% of the total proposed Development units. The Corporation may only give credit for projects that are determined to be successful examples of affordable housing development, which includes properties in continuing operation, historically and

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

currently in compliance, and any other factors that the Corporation determines to be relevant.

- c. *Construction Threshold.* All Developments, new construction and rehabilitation, must adhere to local building codes and standards. If a Development is planned in an area or community that does not have local building codes, then the most recent and approved version of the International Building Code or International Residential Building Standards must be used. A certification from the Developer's architect, engineer or other third-party construction supervisor must be submitted prior to closing of the bonds. For Developments requiring rehabilitation of existing housing units, the Corporation will require the submission of a physical conditions inspection report and may conduct an onsite inspection of the property in order to complete its underwriting process. The Corporation may also suggest reasonable changes to the rehabilitation scope of work based on its inspection.
- d. *Compliance Threshold.* All Developments must adhere to the Corporation's Compliance Policies, which can be viewed on our website at: www.tsahc.org. Developers and their affiliates will also be reviewed for compliance history with the Corporation's and any other state or federal affordable housing program. The Corporation will require the submission of compliance information and references in order to research a Developer's compliance history.
- e. *Resident Services Threshold.* The Corporation strives to maintain excellent resident services programs in the properties it finances. To meet this goal and better serve low income tenants, Developers must maintain a sustained resident services program that provides at least six (6) approved services to tenants per quarter. Developers must ensure a dedicated budget for services, free transportation to services if off-site, and preferably on-site staff to direct services. The six (6) services must be listed in the Corporation's Resident Services Program Guidelines, as attached in Appendix A, or as approved by the Corporation.
- f. *Energy Efficiency Threshold.* All Developments must adhere to the U.S. Department of Energy's Energy Star program standards, unless otherwise exempted by the Corporation. Developments, including either new construction or rehabilitation, shall meet these standards. Developers may obtain additional information regarding these standards directly from the Energy Star website: <http://www.energystar.gov>. This threshold must be certified to by the Developer's architect, consulting engineer, or other third party energy efficiency consultant, prior to closing and based upon a review of the construction specifications or scope of work provided by the Developer's general contractor. Additional incentives for Green Building methods and energy efficiency are included as scoring items.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- g. *Environmental Review Threshold.* Prior to closing, the Developer is required to conduct a Phase I Environmental Site Assessment. At bond closing, the Developer will be required to provide an environmental indemnity in the form satisfactory to the Corporation.
- h. *Relocation Threshold.* All Developments involving the rehabilitation, reconstruction or demolition of existing housing must provide evidence that all tenants, lease holders, property owners and/or residents have been notified at least 30 days prior to the submission of the bond reservation application to the Texas Bond Review Board, that:
 - i. The Developer intends to rehabilitate, reconstruct or demolish existing housing units; and
 - ii. The Developer must ensure that tenants' rights under all federal, state and local housing laws are upheld, including but not limited to extended lease agreements, rental assistance, and relocation assistance.
- i. *Accessibility Threshold.* All Developments must be designed, built and rehabilitated to adhere with the Fair Housing Accessibility Standards, Title II and III of the Americans with Disabilities Act, and §2306.514 of the Texas Government Code. Developers are encouraged to review these guidelines with their architects and/or construction teams prior to application submission. All Developments will be required to obtain a certification from the project architect, engineer or contractor that the final construction plans and/or rehab plan will meet or exceed the above listed federal and state accessibility standards.
- j. *Community Support Threshold.* Developers are encouraged to collect community input on their Development proposals. All letters of support or opposition must be provided to the Corporation, as they are received. Developers must submit with their response to the RFP two (2) of the following documents in order to demonstrate community support for the proposed development:
 - i. A letter of support from one or more of the following: Mayor; City Manager; City Administrator; Director of the Local Housing Finance Agency; Director of the Local Public Housing Agency; School District Superintendent; or County Judge, in the jurisdiction in which the development is located;
 - ii. A resolution of support from the City Council, Local School Board or County Commissioner's Court. A resolution fulfilling the requirements for housing tax credits pursuant to section 2306.67021 of the Texas Government Code will be acceptable for this item;
 - iii. A letter of support from an affected neighborhood association; Chamber of Commerce or tenant council of a Development to be acquired;
 - iv. Evidence that a local government (city or county) entity is providing funding for the development; and/or

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- v. A letter of support from the State Representative or Senator representing the district in which the proposed development is located.
- k. *Underwriting Threshold.* The Corporation generally applies the same underwriting standards as required by the Texas Department of Housing and Community Affairs (“TDHCA”), to ensure consistency with the low-income housing tax credit underwriting process. The Corporation must receive all third party reports, including but not limited to property condition assessments, environmental reports, market analysis and appraisals, that are required to be submitted to TDHCA. Additional minimum underwriting standards include:
 - i. All Developments, and each property within a pooled transaction, must maintain a minimum Debt Coverage Ratio (“DCR”) of 1.15 for a period of no less than 15 years as underwritten by the Corporation;
 - ii. The Corporation generally does not permit amortization periods of more than 40 years. The Corporation may consider longer amortization schedules for service enriched and extremely low-income housing developments;
 - iii. The Corporation will include a reserve ~~of~~for replacement expense of not less than \$250 per unit annually for new construction developments and \$300 per unit annually for rehabilitation developments in the operating expenses for each Development. The Corporation may require a higher reserve amount based on information provided in the Property Condition Assessment (the “PCA”);
 - iv. Compliance fees will be included in the estimate of operating expenses and will include, at a minimum, the Corporation’s Asset Oversight and Compliance Fee, as well as any fees required by TDHCA or other financial sources; and
 - v. The Corporation will include other reasonable and documented expenses, including, but not limited to, depreciation, interest expense, lender or syndicator’s asset management fees, or other ongoing partnership fees in its underwriting analysis. Lender or syndicator’s asset management fees or other ongoing partnership fees will not be considered in the calculation of debt coverage.
- l. *Property Tax Exemption.* Developers must certify that they will, or will not, apply for a property tax exemption or payment in lieu of taxes (“PILOT”) agreement to reduce the property taxes due to local taxing entities. If a Developer agrees not to apply for a tax exemption or PILOT agreement, the Corporation will require a restriction to be added to the bond documents that prohibits any future application for exemption. If a Developer states that they will or may apply for a tax exemption or PILOT agreement, the Corporation will require a notification to the local tax appraisal district, school district superintendent and the County Judge where the Development is located that such an exemption or agreement will be requested. Developers will also be required to submit confirmation of any exemptions or final agreements to the Corporation.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

m. *Public Benefit Threshold for 501(c)(3) Bonds Only.* Pursuant to §2306.563 of the Texas Government Code and this Policy, the Corporation requires that all nonprofit organizations that receive an issuance of qualified 501(c)(3) bonds must invest at least one dollar in projects and services that benefit income-eligible persons for each dollar of property taxes that is not imposed on the Development as a result of a property tax exemption received under §§11.182 and 11.1825 of the Texas Tax Code. Projects and services must benefit income-eligible persons in the county in which the Development supported with the tax exemption is located and must consist of: (1) rent reduction; (2) capital improvement projects; or (3) social, educational, or economic development services, referred to hereafter as qualified public benefits (“QPB”). The Corporation has determined that the following guidelines are reasonable for the calculation and accounting of QPB:

i. The Corporation shall require the value of any property tax exemption to be included in the operating budget of the Development and escrowed with the Trustee in an account (the “QPB Account”) prior to the repayment of any debt, management fees, performance fee, or any other fees that the Corporation determines relevant. The QPB account may be funded in advance with funds withdrawn for repayment of QPB activities, or may be included on the operating ledger as an account payable with QPB expenditures credited against the balance. On or before January 1st of each calendar year starting after the closing of the bonds, the Developer shall provide to the Corporation an estimate of the value of property tax exemption for that calendar year based on the appraised value provided to the Development by the county tax appraiser where the Development is located. The balance of funds to be escrowed or credited in the QPB Account may be reduced each month in an amount equal to the value of QPB expended by the Development each month. In the event that the QPB Account has a balance of funds existing, or owed as an account payable, if applicable, at the end of the calendar year the Developer or its guarantors shall advance the balance to the appropriate taxing entities on a pro rata basis. The QPB Account imposed by this section will be reduced by an amount equal to each dollar that, in lieu of taxes, a Developer pays to a taxing unit for which the Development receives an exemption prior to the end of the calendar year.

ii. The Corporation has determined that the value of QPBs will be calculated in the following manner:

A. The value of rent reductions will be calculated using the difference between the most recent fair market rent (the “FMR”) published by the U.S. Department of Housing and Urban Development (the “HUD”) and the actual rent collected in each lease agreement. This includes rent concessions granted to households upon move-in, but not the absence or forgiveness of deposits. Rent reductions must be accounted for on a

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

monthly basis, documented in each individual lease agreement that receives the benefit, and a notice given to each resident of the annual value of their rent reduction. Units that receive rental assistance payments of any kind are excluded from rent reduction calculations.

B. The value of capital improvements will be determined on a case-by-case basis for each Development and be specific to each Development or property within a pooled transaction. Capital improvement costs will not include regular maintenance, general repairs, or make ready costs associated with the daily operations of the Development. The Development may include the cost of rehabilitation to be completed as part of the issuance of new 501(c)(3) bonds or approved capital improvements paid for with proceeds from grants, tax credit equity, bond proceeds, loans or other forms of taxable debt, and may amortize the cost of those capital improvements over a five (5) year period. The repayment of taxable debt for capital improvements pursuant to this section B that actually reduces the equivalent amount of such taxable debt payable will be paid out of escrowed funds or credited against the QPB Account. Capital improvements may not account for more than 75% of the total annual QPB requirement.

C. The value of social, educational, or economic development services may be based on (1) the actual dollar amount expended by the Development towards such services at the time such services are provided to residents; (2) the value of volunteer services provided and coordinated by the Developer or its affiliates; and (3) the cost saving provided to tenants through services such as free on-site day care, free after school care and free lunch programs. The Development may only include the cost of services approved by the Corporation and must not include the value or cost of services provided to residents free of cost by third party entities.

iii. The Corporation will require each Developer to certify that the Public Benefit Threshold has been met in accordance with this policy, and any future revisions of this policy, in their annual audit, to be filed with the Corporation within 120 days of the beginning of each fiscal year of the Development.

7. **Scoring.** Pursuant to §2306.565(e) of the Texas Government Code, the Corporation's Board has adopted the following criteria to score and rank applications to the PAB program. The first three scoring criteria are required by state statute. The remaining criteria support the Corporation's goals to target specific housing needs and underserved areas in the state. Applicants must achieve a minimum score of 50 points.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- a. *Cost Per Unit of Housing.* Applications may receive up to 15 points for proposing housing developments with total residential costs within the following ranges:
- i. 15 points for:
 - A. Acquisition and rehabilitation costs equal to or less than \$~~100,000~~115,000 per unit
 - B. New construction costs equal to or less than \$~~130,000~~140,000 per unit; or
 - ii. 8 points for:
 - A. Acquisition and rehabilitation costs equal to or less than \$~~115,000~~125,000 per unit
 - B. New construction costs equal to or less than \$~~150,000~~160,000 per unit; or
 - iii. 15 Points for rehabilitation costs that exceed \$30,000 per unit in projects that meet the At-Risk Preservation and Rehabilitation Targeted Housing Need.
- b. *Proposed Rents.* Applications may receive up to 15 points for proposing Developments that ensure a percentage of rents are affordable to very low and extremely low-income households. Developments supported by project based rental contracts may not include units supported by project based subsidies in the calculation of the following set-aside selections:
- i. 15 points – at least 5% of units will be reserved for families who earn 30% or less of the area median income; or
 - ii. 10 points – at least 40% of units will be reserved for families who earn 50% or less of the area median income.
- c. *Income Range for Residents.* The Corporation is interested in promoting mixed income housing as a means to improve the lives of residents and build stronger communities. Applications that propose to ensure the following mixed income guidelines will receive 15 points:
- i. Not more than 80% of the housing units will be reserved for persons earning 60% or less than the area median income; or
 - ii. At least 15% of the housing units will be reserved for persons earning between 80% and 120% of the area median income.
- d. *Small and Mid-sized Cities.* Applications will receive 10 points for Developments located in communities with populations less than 150,000 but not located adjacent to a PMSA or MSA with a total population of more than 500,000; or within the boundaries of a PMSA or MSA, if the area has a population of 20,000 or less and does not share a boundary with an urban area.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- e. *At-Risk Preservation.* Applications will receive 10 points for the acquisition and rehabilitation of Developments with current affordable housing rental contracts or land use restrictions. Applicants must demonstrate that the current rental voucher contract or land use restriction agreement ("LURA") will be extended for at least 15 years from the date of closing.
- f. *Green Building Features.* Applications will receive 10 points for obtaining a certification from a qualified third party that the Development meets either:
 - i. The minimum certification requirement of the U.S. Green Building Council's LEED ("LEED") program; or
 - ii. The Development achieves an Energy Star score for multifamily developments of 70 or higher.

Applications will receive an additional 5 points (maximum of 15 points for this criterion) for meeting the Gold or Platinum certification standards for the LEED program, or an Energy Star score for multifamily development of 80 or higher. Certification may be based on the proposed construction plans, and the Development must obtain an official certification after completion of construction or rehabilitation.

- g. *Accessible Housing Features.* Applications, including those for rehabilitation developments, will receive 10 points for certifying that the Development will meet the following housing accessibility standards:
 - i. All housing units accessible through a ground floor entrance must have at least one no-step entry with a 36" entrance door;
 - ii. All housing and community spaces will be accessible via pathways that meet ADA and Fair Housing accessibility standards;
 - iii. All doorways in ground floor units (including closets, bathrooms, storage areas, etc.) must have doors with at least a 32 inch clear opening;
 - iv. All doors must have lever handles and windows shall have accessible release and opening mechanisms;
 - v. All ground floor units must have at least one ground floor bathroom with an accessible bath tub or roll-in shower, and at least one ground floor bedroom;
 - vi. All electrical outlets, switches and control panels must be no higher than 48 inches and no lower than 15 inches; and
 - vii. All ground floor units must have kitchens that are accessible pursuant to the Fair Housing Accessibility Guidelines.
- h. *Local Public Funding.* Applications will receive 10 points for providing evidence that a commitment of financial support of at least \$250 per unit has been made by a unit of

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

government to the proposed development. The only qualifying units of government will be Counties, Cities, Municipal Utility Districts, and Councils of Government. The Corporation considers fee waivers, grants and loans as financial support.

- i. *Letters of Local Support.* Applications will receive ~~10~~15 points for submitting at least four letters of support from any combination of the following persons: Mayor; City Manager; County Judge; School District Superintendent; State Representative; or State Senator, whose district includes the Development site.
 - j. *Developer Experience.* Applications will receive 5 points for providing evidence that the Developer currently owns, and maintains in compliance, a number of multifamily housing units at least twice the amount proposed in the Application.
 - k. *Resident Services.* Applications will receive 10 points for agreeing to provide at least four (4) approved services to tenants on a monthly basis. This scoring criterion is a higher standard than the Corporation's threshold criteria for resident services.
 - l. *Tie Breaker.* The Corporation will break all scoring ties by dividing the estimated total development cost per unit by the number of very low and extremely low-income units. The application with the lowest ratio will be determined the winner of the tie break.
8. **Subsequent Filing Requirements.** Prior to final approval of the bonds by the Corporation's Board or the Texas Bond Review Board, Developers may be required to file such additional documents or statements in support of their Development as may be considered relevant and appropriate by the Corporation, which may include but are not limited to:
- a. Such additional information as requested by the Corporation's Municipal Advisor, Bond Counsel, or Issuer's Counsel;
 - b. A draft of any official statement, prospectus, or other offering memoranda through the use of which the proposed obligations are to be offered, sold or placed with a lender, purchaser, or investor, which offering, sale or placement materials must contain prominent disclosure substantially to the effect that:
 - i. Neither the Corporation nor the State has undertaken to review or has assumed any responsibility for the matters contained therein except solely as to matters relating to the Corporation and to a description of the obligations being offered thereby;
 - ii. All findings and determinations by the Corporation and the State, respectively, are and have been made by each for its own internal uses and purposes in performing its duties under the legislation enabling the Corporation and this RFP;
 - iii. Notwithstanding its approval of the obligations and the Development, neither the State nor the Corporation endorses or in any manner, directly or indirectly, guarantees or promises to pay such obligations from any source of funds of either entity or guarantees, warrants, or endorses the creditworthiness or credit

Texas State Affordable Housing Corporation

2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

standing of the Developer or of any Guarantor of such obligations, or in any manner guarantees, warrants, or endorses the investment quality or value of such obligations; and

- iv. Such obligations are payable solely from funds and secured solely by property furnished and to be furnished and provided by the Developer and any Guarantor and are not in any manner payable wholly or partially from any funds or properties otherwise belonging to the Corporation or the State.

9. Public Hearings and Meetings.

- a. The Corporation's Board, at its own discretion, may call any Developer to a scheduled meeting to review the Developer's experience, qualifications, and/or the characteristics of a Development.
- b. The Corporation may ~~requires~~ Developers to attend a public hearing in each of the communities where a Development is proposed. If the Development includes multiple sites in several cities, the Corporation ~~may require an additional hearing to be conducted~~ conduct the hearing at a location central to all development sites. All public hearings must be held prior to the final approval of the Bond Resolution by the Corporation's Board.
- c. With respect to public hearings required by ~~the Tax Equity and Fiscal Responsibility Act of 1982~~ Section 147(f) of the Internal Revenue Code and the related regulation ("TEFRA"), the Corporation will plan and ~~publish-post~~ notice, at the expense of the Developer, of the hearing in the *Texas Register* and ~~the local newspapers of general circulation in the participating jurisdictions to the Corporation's website~~ at least ~~fifteen-seven~~ (157) days prior to the planned TEFRA hearing. ~~The Texas Register is published only on Fridays and such notice must be provided in advance pursuant to the requirements of the Texas Register guidelines.~~ The Corporation will schedule an appropriate date, time and location for TEFRA hearings based on the schedule of publication.
- d. The TEFRA Hearing may not be held (and notice of such Hearing may not be published) prior to the date the Corporation approves the Inducement Resolution; provided, however, that such hearings may be scheduled and ~~publication-posting~~ of the hearing notice may be prepared prior to selection as long as (a) the Corporation's staff determines that such action is appropriate, (b) the hearing and publication of notice do not actually occur until after selection by the Corporation, and (c) the Borrower provides the deposit to the Corporation set forth herein.

10. Awards.

- a. The Corporation's Board may select Developers and alternate Developers for an inducement of volume cap based on the results of threshold and scoring criteria review from a response to the RFP and oral presentations. The Corporation reserves the right not to approve any inducement of volume cap to any Developer(s), even one that is awarded the most points during the scoring review.

Texas State Affordable Housing Corporation

2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- b. The Corporation reserves the right to retract an award if a Developer is unable to receive a reservation of private activity bonds prior to July 1, 2019~~2020~~. The Corporation reserves this right in order to allow alternate Developers or other applications to proceed with an inducement and reservation, and to ensure the maximum utilization of the Corporation's allocation of bond volume cap.
- c. The Corporation reserves the right in its sole discretion to modify, suspend or amend this program at any time, with or without further notice to any interested party. All costs incurred in the response or application process are the sole responsibility of the Developer. All decisions of the Corporation are subject to such additional conditions, restrictions and requirements as determined by the Corporation in its sole discretion. In addition, the Corporation's selection of proposed Developments for possible issuance of private activity bond cap is subject to final approval by the Texas Bond Review Board.

11. Bond Review Board Approval.

- a. Bonds or similar obligations issued by the Corporation are subject to approval by the Texas Bond Review Board (the "TBRB"). TBRB rules provide an optional exemption from the formal approval process for Texas State Affordable Housing Corporation multifamily conduit transactions unless such transactions involve an ad valorem tax reduction or exemption. If no ad valorem tax exemption or reduction is requested with respect to the Development, the formal TBRB approval process may not be required. However, if one or more TBRB members request it, the formal TBRB approval process must be followed. If so, representatives of the Developer are expected to attend the TBRB planning session and the TBRB meeting at which the Development will be considered for approval. Additional information may be requested by TBRB members, and the Developer's cooperation in providing this information is required.
- b. If the formal TBRB approval process is required, the Corporation, with the assistance of its Bond Counsel, will prepare and file the notice of intent and the TBRB Application for the Development. The Corporation will file the notice of intent and the TBRB Application with the TBRB only if it has timely received all required information and documentation for the completion of the TBRB Application from the Developer and/or its consultants.

- 12. Fees.** Developers shall be responsible for fees and expenses incurred as a result of bonds issued on their behalf (the "Cost of Issuance"). Up to two percent (2%) of the Cost of Issuance may be financed through bond proceeds and will be considered part of the obligations authorized for issuance by the Corporation, where eligible under the Code. Developers shall commit to pay from other sources any Costs of Issuance not payable from tax-exempt bond proceeds. The following fees are payable at the times and in the amounts as described below. ALL FEES ARE NONREFUNDABLE, EXCEPT AS OTHERWISE PROVIDED HEREIN.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- a. *Application Fee.* Developers shall submit a nonrefundable fee of \$1,500 for Private Activity Bonds or \$2,500 for 501(c)(3) bonds, made payable to the Corporation, upon submission of the Application.
- b. *Inducement Fee.* Developers shall pay a deposit of \$7,500, and an additional \$1,000 for each property for Developments involving more than one (1) site, to cover expenses related to public hearings and the application for PAB allocation to the Texas Bond Review Board, within five (5) business days of the date the Inducement Resolution is approved by the Corporation's Board. Additional reimbursements for expenses related to public hearings and application for private activity bonds may be requested by the Corporation.
- c. *Professional Fee Deposit.* Following the issuance of a reservation for volume cap from the Bond Review Board, Developers shall make a deposit with the Corporation which will be credited against fees and expenses incurred by Bond Counsel, the Municipal Advisor and Issuer's Counsel in connection with the proposed financing. Such deposit shall be \$30,000, which represents a \$20,000 deposit for Bond Counsel fees, a \$5,000 deposit for Financial Advisor's fees, and a \$5,000 deposit for Issuer's Counsel fees. Two additional deposits, each equal to 20% of Bond Counsel Fee, based on the projected issuance amount, will be due, the first at the submission of the reservation application to the Texas Bond Review Board and the second upon approval of the final bond resolution by the Corporation's Board. All fees and expenses incurred by Bond Counsel, the Municipal Advisor and Issuer's Counsel in connection with the Developer's transaction will be deducted from such deposit whether or not the obligations are issued. If the accrued fees and expenses of Bond Counsel, the Municipal Advisor and/or Issuer's Counsel exceed the amount of such initial deposit, the Corporation may require the Developer to submit an additional deposit payment. The balance of any Professional Fee Deposit remaining after a transaction has failed to close and has been withdrawn from consideration, less a processing fee of \$500.00, will be refunded to the Developer.
- d. *Corporation Expenses.* Developers shall reimburse the Corporation for all costs and expenditures incurred by the Corporation that exceed the Corporation's application and inducement fees paid to the Corporation by the Developer during the review, issuance and closing of a Development. Such expenditures include but are not limited to (i) on-site visitation of multifamily residential developments to be financed (or the site[s] therefore), (ii) any reports deemed necessary or appropriate by the Corporation and not otherwise provided by the Developer, (iii) all costs and expenses (including travel and related expenses) of conducting public hearings and related meetings [described herein] and (iv) such other activities, inspections and investigations as are deemed necessary or appropriate by the Corporation in connection with its determination of the suitability of the proposed Development for financing assistance to be offered by the Corporation. The Corporation will include any of the above expenditures in its closing fees estimate prior to the closing date.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- e. *Municipal Advisor Fees.* The fee to be paid to the Corporation's Financial Advisor, acting in a standard Municipal Advisor role, will be \$10,000 plus \$2.00 per \$1,000 of bonds issued, plus actual expenses, unless otherwise agreed to by the Corporation's Financial Advisor. In addition, for an additional fee the Corporation's Financial Adviser will also serve as the bidding agent with respect to all investment contracts to be entered into in connection with the investment of bond proceeds and revenues of the Developments. If the financing structure proposed by the Developer requires non-standard services to be performed by Municipal Advisor or involves unique financing features including, but not limited to, multiple sites or complexes in a project, extreme credit quality concerns, hedge agreements, swap agreements, or trust structures the fees to be charged by the Municipal Advisor will be subject to adjustment. Any such adjustment must be agreed to in writing by the Developer before the submission of the Reservation Application to the Bond Review Board.
- f. *Bond Counsel Fees.* Developer shall pay for the actual hourly costs of Bond Counsel, plus all expenses incurred by Bond Counsel in connection with the Development. Bond Counsel shall receive an initial payment of \$20,000 in advance upon submission of the Development's Reservation Application to the Texas Bond Review Board. Bond Counsel may request additional reimbursement of actual hourly costs or expenses from time to time directly from the Developer. Expenses include TEFRA notice publication, print or document publication, public hearing notices, Attorney General filing fees, and the preparation and filing of the TBRB Applications, printing and supplements thereto.
- g. *Issuer's Counsel Fees.* The fee to be paid to Issuer's Counsel will be .1% (\$.100/\$1000 of bonds) on the first \$20 million of the principal amount of the bonds, and .075% (\$.75/\$1000 of bonds) on the principal amount above \$20 million, with the minimum fee being \$15,000 plus \$5,000 for expenses (unless otherwise agreed to by Issuer's Counsel). If the financing structure proposed by the Developer requires non-standard services to be performed by Issuer's Counsel or involves unique financing features including, but not limited to, multiple sites or complexes in a project, extreme credit quality concerns, hedge agreements, swap agreements, or trust structures, the fees to be charged by Issuer's Counsel will be subject to adjustment. Any such adjustment must be agreed to in writing by the Developer before the submission of the Reservation Application to the Bond Review Board.
- h. *Closing Fees.* Concurrently with the closing of the financing, the Developer shall pay or cause to be paid all fees and expenses in connection with the issuance of the obligations including Bond Counsel Fees, Municipal Advisor Fees, Issuer's Counsel Fees, Texas Bond Review Board Fees, and the actual amount of any closing or acceptance fees of any trustee for the obligations, any fees and premiums for casualty and title insurance, any security filing costs, any fees for placing the obligations, any fees and expenses of any compliance agent appointed in connection with the review of any property, any out-of-pocket expenses incurred by professionals acting on behalf of the Corporation, and any

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

other costs and expenses, including issuance expenses, relating to the obligations, their security, and the Development. Additionally, the Corporation will receive a Closing Fee of fifteen basis points (0.15%) of the principal amount of obligations issued, with a minimum closing fee of \$20,000.

- i. *Administrative Fee.* Until the final maturity of the obligations, the Developer will pay an annual Administrative Fee, remitted through the respective bond trustee to the Corporation as designated by the Corporation, equal to ten (10) basis points (.10%) of the aggregate principal amount of the obligations outstanding, with a minimum annual fee of \$5,000. The first annual payment of the Administrative Fee must be paid at closing. The Administrative Fee is exclusive of the trustee's fee, compliance agent fee, rebate analysts' fee, asset-oversight management fee, audit fee, independent analyst fee, and any other costs or extraordinary costs as permitted under the respective bond documents. Payment of the Administrative Fee is to be covered by the bond credit enhancement and/or secured under the first mortgage on the property assigned to the bond trustee. The Corporation may require the payment of the Administrative Fee to be guaranteed by the Development owner and/or general partner(s).
- j. *Trustee's Fees.* The Developer shall select a bond trustee from a list of bond trustees approved by the Corporation to administer the funds and accounts pursuant to the trust indenture between the Corporation and the trustee bank. All trustee fees and expenses, including fees of trustee's counsel, will be approved by the Corporation and must be paid by the Developer.
- k. *Auditor's Fees.* The Corporation may, at any time, over the life of the Development appoint an auditor to review the financial transactions under the bond documents, a compliance agent, and a rebate analyst to perform an analysis of rebate requirements with respect to the issue. Such fees and costs must be paid by the Developer.
- l. *Continuing Costs.* Developers shall pay to the Corporation, in the manner described in the Development documents, the following amounts:
 - i. An annual asset oversight and compliance fee equal to the greater of \$45 per unit or \$2,500 for each property included in the Development (as such fee may be adjusted in accordance with the Asset Oversight and Compliance Agreement). The Corporation may require the owner of the Development and/or related entities or persons to guarantee the payment of these fees;
 - ii. Any amounts payable pursuant to any indemnity contract or agreement executed in connection with any financing by the Corporation completed as herein contemplated, and
 - iii. The amount allocable to each Developer (whose financing has been completed) of costs and expenses incurred by the Corporation in the administration of the indemnity contract or agreement, any program established in connection with the

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

financing of a Development, and any obligations of the Corporation, including an annual accounting and/or audit of the financial records and affairs of the Corporation. The amount of costs or expenses paid or incurred by the Corporation under this clause will be divided and allocated equally among all Developers whose financings have been completed.

- m. *Changes in Fees.* The Corporation reserves the right at any time to change, increase or reduce the fees payable under this RFP. All fees imposed subsequent to closing by the Corporation under this RFP will be imposed in such amounts as will provide funds, as nearly as may be practical, equal to that amount necessary to pay the administrative costs of conducting the business and affairs of the Corporation, plus reasonable reserves therefore.
 - n. *Failure to Timely Pay Fees and Costs.* The Corporation will not consider submissions for future transactions proposed by Developers who are delinquent in the payment of any fees described herein.
13. **Document Preparation.** Bond Counsel will have the primary responsibility for the preparation of the legal instruments and documents to be utilized in connection with the financing of the Development by the Corporation. No bonds or other obligations will be sold or delivered unless the legality and validity thereof have been approved by Bond Counsel. The Developer and its legal counsel shall cooperate fully with Bond Counsel, the Financial Advisor, the Issuer's Counsel and the Corporation's agents in the preparation of such materials.
14. **Material Changes to Financing Structure.** Any and all material proposed changes to the financing structure, ownership of the Development, or scope or materials of or for the Proposed Development, from that set forth in the application must be disclosed to the Corporation immediately in writing and approved by the Corporation.
15. **Time Limits.** In the event that the Development does not close within the time frame established by the Corporation, the Corporation reserves the right to terminate its participation in the financing.
16. **Final Approval by the Corporation.** The Corporation's Board will consider final action on the Bonds after the completion of the public hearings and upon recommendation by the Corporation's staff. If approved, the Board will adopt a resolution, in such form as is recommended by Bond Counsel, authorizing the issuance of obligations to provide financing for the Development. Final approval will be granted only upon:
- a. Receipt by the Board of evidence satisfactory to it that the Developer has complied in all material respects with this RFP not otherwise waived by the Board; and
 - b. An affirmative determination of the Board that:

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- i. All requirements for and prerequisites to final approval under this RFP have either been satisfied or waived and are in form and substance satisfactory to the Board; and
- ii. The operation of the Development(s) will constitute a lawful activity, is qualified for approval by the State, complies with and promotes the purposes of the Corporation and satisfies the requirements of the Corporation.

17. Closing of the Development. Following the public hearing(s) and final approval by the Corporation and the TBRB, if necessary, the Corporation will proceed to close the financing in accordance with the documents approved by the Corporation and when finally approved by the Texas Attorney General and Bond Counsel in accordance with the terms of the sale or placement.

a. *Structure of Bond Sale.* Developers shall be responsible for determining the structures of the sale of bonds, but are encouraged to contact the Corporation's Municipal Advisor for information regarding Bond transactions in Texas. Developers are required to execute an agreement in connection with awarding the sale of the Corporation's obligations to an underwriter or to an institutional purchaser through a private placement that obligates the Developer to the payment of the costs of issuing such obligations as more fully described herein.

b. *Public and Limited Offering Requirements.*

- i. All bonds to be sold publicly, whether by competitive bid or negotiated sale, must have a debt rating the equivalent of at least an "A" rating assigned to long-term obligations by a nationally recognized rating agency acceptable to the Corporation. Bonds with an investment grade of "A" or higher may be sold in minimum denominations of \$5,000,
- ii. The Corporation will consider any bonds that do not have a debt rating of at least "A" or higher as non-rated obligations. Non-rated obligations must be sold in minimum denominations of at least \$25,000 and in integrated multiples of any amounts in excess of \$25,000.
- iii. All non-rated obligations must be privately placed or offered on a limited basis with transfer and other restrictions. In order for a non-rated transaction to be considered by the Corporation, the placement must comply with the following minimum requirements: (i) the sale must be made to a "qualified institutional buyer" as defined in Rule 144A of the Securities Act of 1933 (a "QIB") or an "institutional accredited investor" as defined in Rule 501(a)(1), (2), or (3) of Regulation D under such act (an "Institutional Accredited Investor") and cannot be an underwriting or purchase with an intent to resell any portion of the obligations, (ii) the obligations must be issued in minimum denominations of not less than \$25,000 and integral multiples of any amount in excess thereof, and (iii) at such

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

time as the bond financing is presented to the Corporation for final approval, (a) the Developer (or placement agent, if applicable) must identify the Purchaser of the obligations, (b) the Developer (or placement agent, if applicable) must provide a written commitment from the Purchaser in form and content customarily used by real estate lending institutions outlining the terms and conditions of such commitment to purchase the obligations, (c) the Purchaser must represent that it is in the business of originating, or acquiring and owning for its account, tax-exempt bonds or mortgage loans on multifamily rental housing properties, (d) when a placement agent is involved in the sale of the obligations, there may be a placement memorandum prepared by the agent for the Purchaser, but there will be no offering statement by the Corporation, and (e) the Corporation may require that one physical obligation be issued with a legend stating that the initial and any subsequent purchaser(s) of such bond shall be a QIB or an Institutional Accredited Investor, as applicable. In the case of a private placement transaction, the Developer or placement agent, upon delivery of the obligations, shall provide the Corporation with an executed investment letter from the investor purchasing the obligations substantially to the effect that: (1) it is engaged in the business, among others, of investing in tax-exempt securities and is a QIB or an Institutional Accredited Investor, as applicable; (2) it has made an independent investigation into the financial position and business condition of the Developer and therefore waives any right to receive such information; (3) it has received copies of the financing documents pursuant to which such obligations are issued, and (4) that it has purchased the obligations for its own account and not with the intent to sell them. A complete form of such investment letter will be provided by the Corporation.

- c. Any variation to the requirements set forth above must be requested in writing by the Developer and must be approved by the Corporation and be acceptable to the Bond Counsel, Financial Advisor, and Issuer's Counsel.
- d. *Required Approvals.* No Developer, or any representative of any Developer or the Corporation, shall represent, directly or indirectly, to any lender (interim or otherwise) supplier, contractor, or other person, firm, or entity that the Corporation has agreed or is firmly committed to issue any obligations in relation to any Development or Response or Reservation Detail until the Board has given final approvals for the issuance thereof under this RFP, and then subject to the governmental approvals required by this RFP and the approval of the Attorney General of the State of Texas, the approval of Bond Counsel and subject to any requirements imposed by the Corporation's Articles of Incorporation.
- e. *Offering Statement.* No Developer, or any representative of the Developer or the Corporation, shall make any representation, directly or indirectly, express or implied, of any fact contrary to the disclosures required to be made by this RFP.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- f. *Registration.* Neither the Developer nor any securities firm, underwriter, broker, dealer, salesman, or other person, firm, or entity shall offer, sell, distribute, or place any obligations authorized by the Corporation by any process, method, or technique or in any manner, transaction, or circumstances or to any person or persons, the effect of which would be to require such obligations to be registered or would require filings to be made with regard thereto under the laws of the state or jurisdiction where such offer, sale, distribution, or placement is made without first registering the same or making the filings regarding the same required by such laws.
 - g. The Developer will provide and be responsible for filing so long as it is obligated to make payment to the Corporation in support of the bonds, notes or other obligations issued by the Corporation for a project being financed for the Developer, all information required to satisfy the requirements of Rule 15c(2-12) of the United States Securities and Exchange Commission as that rule is applicable to the financing.
18. **Failure to Comply with this RFP.** The Corporation will not consider submissions from Developers for a potential Development if the Developer is a borrower (or a related party thereto) in connection with obligations previously issued by the Corporation and such borrower (or related party) is not in compliance with the requirements set forth in this RFP or is delinquent in the payment of any fees or costs set forth in this RFP with respect to such prior issued obligations of the Corporation.
19. **OTHER REQUIREMENTS.** THE CORPORATION MAY IMPOSE ADDITIONAL OR DIFFERENT REQUIREMENTS ON A DEVELOPER THAN THOSE PROVIDED IN THESE GUIDELINES IF ADDITIONAL OR DIFFERENT REQUIREMENTS BECOME NECESSARY (AS DETERMINED BY THE CORPORATION IN ITS SOLE DISCRETION) TO PROVIDE THE BEST OPPORTUNITY FOR APPROVAL BY THE CORPORATION'S BOARD OF DIRECTORS AND/OR THE TEXAS BOND REVIEW BOARD.

Texas State Affordable Housing Corporation

2019-Draft 2020 Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

APPENDIX A

TSAHC Resident Services Program Guidelines

It is the Texas State Affordable Housing Corporation's goal to support Developers in the creation of high quality Resident Service Programs. TSAHC has created basic guidelines and a reporting system to help with this process.

The following is a list of activities/courses that can be implemented. In order to fulfill the Resident Service requirement, at least six resident service activities per quarter must be provided from the following list. Developers must ensure services are provided onsite or provide free transportation to services if off-site. If the applicant received additional points under the Resident Service scoring criteria, an average of at least four resident service activities per month must be provided from the following list. If you are interested in starting an activity or course that is not on the list, please propose the new activity to the Multifamily Oversight Department for approval. Activities that are provided daily, such as after school programs and educational/scholastic tutoring, can be counted as two services for the quarter. Please make sure that services offered will encourage economic self-sufficiency and/or promote homeownership opportunities.

- Career Services
 1. Computer Literacy Class
 2. GED Classes
 3. Job Skills/Training
 4. Resume/ Job Search Workshop
 5. Job Fair
 6. College Preparation Class
 7. Military Recruiting
- Children's Services
 1. After School Care (Counts as 2 Services When Provided Daily)
 2. Swimming Lessons
 3. Free On-site Daycare (Counts as 2 Services When Provided Daily)
 4. Free On-site Tutoring Sessions (Counts as 2 Services When Provided Daily)
 5. Performing Arts Classes
 6. Holiday Safety Classes
 7. On-Site Library
 8. Free Lunch Program (Counts as 2 Services When Provided Daily)
- Community Awareness
 1. Crime Watch Meeting
 2. Self Defense Course

Texas State Affordable Housing Corporation

~~2019-Draft 2020~~ Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

3. Child ID/Fingerprinting Program
 4. Fire Safety Class
 5. Hurricane Safety Class
 6. Domestic Violence Awareness Workshop
 7. Drug Awareness Workshop
 8. Host Support Groups Such as AA, Anger Management, etc.
 9. Community Gardens
 10. Community Service Activities (i.e. Habitat for Humanity)
 11. Green Living/Environmental Workshop
- Financial Skills
 1. Household Budgeting Workshop
 2. Financial Planning/Credit Counseling Workshop
 3. Asset Building Workshop
 4. Tax Preparation Courses
 5. Student Financial Aid Workshop
 6. Personal Insurance Workshop (Medical, Renters, Life, Disability, Car)
 - Medical and Health Services
 1. Basic First Aid and CPR Class
 2. Caring for the Disabled Class
 3. Health and Screening Services
 4. HIV/AIDS Classes
 5. Vaccinations/ Flu Shots Services
 6. Fitness and Exercise Classes
 7. Diabetes/ Heart Disease Courses
 8. Babysitting Safety Courses
 9. Health and Nutritional Courses
 10. Low Cost Healthy Cooking Courses
 11. Cancer Awareness Workshop/Cancer Screening Services
 12. Free Dental Services
 - Personal Development
 1. Counseling Services
 2. English as a Second Language Courses
 3. Home Ownership Counseling
 4. Parenting Classes
 5. Anger Management Courses
 6. Family Counseling
 7. Cleaning Supply Safety Class / Housekeeping Education
 8. Book Club

Texas State Affordable Housing Corporation

~~2019-Draft 2020~~ Multifamily Tax-Exempt Bond Programs Policies and Request for Proposals

- Free Transportation Services
 1. Grocery Store
 2. Library
 3. Medical Visits
 4. Cultural Community Events
 5. Free/Discounted Public Transportation Tickets

Activities that will not be counted towards the six resident services per quarter requirement include, but are not limited to, children's movie time, patio decorating contests, gambling trips, resident parties, Easter Egg Hunts or other activities along these lines. Properties are welcome to offer these activities, but they will not count towards fulfilling the Resident Services obligation.

Tab 7

Presentation and Discussion of the Texas State Affordable Housing Corporation's Fiscal Year 2019 and 2020 Strategic Plans.

Oral Presentation by various staff