Cultivating communities
2021 Affordable Housing Advisory Council Annual Report
Cultivation Leads to Growth

Our 2019 Advisory Council Annual Report, Cultivating Communities, highlights the ways in which the Federal Home Loan Bank of Dallas (FHLB Dallas) and our members have used FHLB Dallas’ community investment programs to promote growth across our five-state region. In 2019, our members utilized $17 million in grants to cultivate their communities. These funds were awarded to 35 affordable housing projects, helping to create 2,122 new or rehabilitated housing units.

In this report, you will read stories that highlight the impact of our community investment programs. Our newest programs, the Small Business Boost (SBB) program and Disaster Rebuilding Assistance (DRA) program, have now been positively impacting the community for more than a year. You will read about a Houston widow, who had all but given up hope after a series of personal tragedies led to her living in the utility closet of what used to be her home. A $10,000 DRA grant from Texas Capital Bank and FHLB Dallas helped restore her hope for the future by helping to fund the reconstruction of the home she lost. FHLB Dallas made available $400,000 in DRA funds in 2019.

Additionally, an SBB loan from First National Bank Texas and FHLB Dallas enabled an auto repair shop to branch out in central Texas, helping a mechanic from Puerto Rico realize his entrepreneurial dreams and stimulating the local economy.

As we face the daunting challenge of the coronavirus pandemic, we are all rightfully concerned about our loved ones and the time it will take for our nation and the world to recover. But there will be a time when we can again cultivate growth in our communities. Until then, please be safe. And when you need a reminder of the strength of our nation and the good we do in our communities, we hope you will take a moment to revisit this report. Its uplifting stories show what we can achieve when we reach out to each other. They are a reminder that we will get through this together.

Sincerely,

Tim Pierce
2019 Affordable Housing Advisory Council Chairman
### Affordable Housing Program (AHP) Results

<table>
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<tr>
<th>Year</th>
<th>Total Units</th>
<th>Very Low-Income Units</th>
<th>AHP Grants</th>
<th>Total Development Costs</th>
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### Rental Projects

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<th>Very Low-Income Units</th>
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### Owner Projects

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### Special Needs Assistance Program (SNAP) Results

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### Housing Assistance for Veterans (HAVEN) Results

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<th>Disbursed to Veterans</th>
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<td>2019</td>
<td>$198,106</td>
<td>$556,203</td>
</tr>
<tr>
<td>2011-2019</td>
<td>$198,106</td>
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### Small Business Boost (SBB) Results

- Disbursed: $500,000
- to 43 Businesses: $278 Jobs
In 2019, FHLB Dallas expanded public and private funding for affordable housing and created new sources of financing. The Affordable Housing Program (AHP) helped fund 35 affordable housing projects in Arkansas, Louisiana, Mississippi, New Mexico and Texas, when other funds were not available.

The AHP also provided affordable and accessible housing for the lower-income households. Of the 2,122 units supported by the AHP in 2019, a total of 1,670 (78 percent) are for very low-income households. Twelve AHP projects are providing housing for the homeless and 32 of the AHP projects are helping special-needs households.

In 2019, FHLB Dallas improved access to mainstream financial institutions in low-income and rural communities by:

- Participating in 46 grant celebrations in its members’ communities in the FHLB Dallas five-state region
- Sponsoring, presenting and/or participating in seven banking events and 28 housing-related conferences
- Conducting 25 educational workshops/webinars
Clarice Rocha lives in a community where help is nearby. When the 84-year-old former tribal court judge with the Mescalero Apache Tribe in New Mexico needed repairs to her home, she knew the Mescalero Apache Tribe Housing Department would be there to help her.

A $4,792 Special Needs Assistance Program (SNAP) grant from First National Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas) funded the repair of her nearly 50-year-old home. The grant – awarded to Ms. Rocha through the Mescalero Apache Tribe Housing Department – paid for the installation of grab bars in her bathroom, the replacement of her water heater and a toilet.

“The SNAP program is really good because a lot of our elderly residents own their homes and don’t have a lot of income to make repairs to their homes,” said Rachel Kakazu, capital improvement assistant at the housing department. “The majority live on fixed incomes and can only do so much with their money each month.”

Lara Conway, consumer loan and community reinvestment act officer at First National Bank, said the SNAP program is an excellent community investment tool.

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“SNAP helps in-need people like Ms. Rocha make critical repairs to their homes,” said Mrs. Conway. “We are grateful to have a program like SNAP so that we can help deserving people make repairs that they could not afford to make on their own.”

Ms. Kakazu said SNAP is a vital component for helping the elderly population in Mescalero live more comfortably.

“Mescalero is a tight-knit community, and we really watch out for each other,” she said. “I’m excited to help more residents through this program.”
AFFORDABLE HOUSING PROGRAM

The Affordable Housing Program (AHP) funds assist FHLB Dallas members in financing the purchase, construction and/or rehabilitation of owner-occupied, rental or transitional housing, as well as housing for homeless individuals in their community.

Hancock Resource Center (HRC) is a nonprofit that works to improve housing conditions in Hancock and Harrison counties in Mississippi. In 2019, the nonprofit was awarded a $400,000 Affordable Housing Program (AHP) grant from The First, A National Banking Association (The First) and the Federal Home Loan Bank of Dallas (FHLB Dallas) to make critical repairs to 40 homes, mostly inhabited by low-income, elderly and special-needs homeowners living in substandard conditions.

“Without grants like this one, the families in our community would be living in homes that are in disrepair or living in homes that make it just a little bit harder to live,” said HRC President Rhonda Rhodes. “The AHP allows our community members to live in healthy, happy homes, which in turn makes for a happy and healthy community.”

Jerome Brown, senior vice president and director of Community Development at The First, said the AHP grant directs resources to an underserved population.

“The residents this grant benefits are hard workers, but they struggle to make ends meet due to various life circumstances,” Mr. Brown said. “The AHP grant will help 40 families make critical repairs to their homes, which for a rural area is a big deal.”
Each time Leslie Haynes arrives home and catches a glimpse of her new roof and recent home repairs, she remembers how people reached out in a time of need.

Mrs. Haynes’ husband, Rodric, died in 2009 at the age of 39 of a rare form of lung cancer after serving more than 20 years in the U.S. Army, including three tours of duty in Iraq where he served as a technical inspector of the electronics in weapons. As a Gold Star Widow (a widow who lost her husband through active-duty military service), Mrs. Haynes received a $10,000 Housing Assistance for Veterans (HAVEN) grant from Arvest Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas) that helped fund a new roof and mold removal from the crawlspace of her Jacksonville, Arkansas, home.

“It’s like my husband is still taking care of me even though he’s been gone for 10 years,” Mrs. Haynes said.

Mrs. Haynes said her roof had not been replaced in many years and had begun to leak. In addition, condensation from her HVAC system had seeped into her home’s crawlspace causing mold to form. HAVEN funds were used to address both issues.

“We are honored to be able to assist our servicemen, women and their families through HAVEN grants, in return for their service and sacrifice, both personally and for our country,” said Jim Cargill, president and CEO of Arvest Bank in Central, Northeast and Southwest Arkansas.

“It is through acts of kindness and service that we build stronger communities, and the security and peace of mind these grants provide can be life-changing for many families.”
Arkansas Music Director Purchases First Home with Homebuyer Equity Leverage Partnership Grant

As a music director for a local church, Lane Long lives a life of service. Among other things, he helps lead worship services and works with volunteers. When a home was donated to his church, the then-22-year-old jumped at the opportunity to help lead services at the house, which he shared with college-aged congregants.

While Mr. Long enjoyed his role as a youth leader, he longed for privacy and a space of his own, especially as his role shifted toward adult ministry and music.

With the help of a $10,000 Homebuyer Equity Leverage Partnership (HELP) grant from Centennial Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas), Mr. Long’s dream came true. He was able to buy a three-bedroom, one-bathroom house, for which the grant provided the down payment.

Mr. Long said one of his favorite things about owning a home is the opportunity to create a comfortable, stable environment for his guests.

“Owning a home has changed my life,” he said. “It’s something special to have a place of your own, and for me it’s great to be able to have people over. Creating a comfortable, stable environment is something very special and important to me. That’s my favorite thing about homeownership – giving people a place where they feel welcome.”

Nancy Phillips, a mortgage loan officer from Centennial Bank, said she viewed the program as a way to improve the community.

“HELP funds have been an extremely important investment in the community,” she said. “The expanded eligibility allows individuals and families with low to moderate incomes to improve the quality of their life.”
Since 1993, 100 Black Men of Metro Baton Rouge has worked to transform the lives of underrepresented and disenfranchised youth in Baton Rouge. It has served more than 25,000 students and awarded nearly $100,000 in college scholarships. In doing so, it has carried on the work of the original 100 Back Men, a group of concerned African American men in New York City, who in 1963, began to explore ways to improve conditions in their community.

In 2019, 100 Black Men of Metro Baton Rouge received an $8,000 Partnership Grant Program (PGP) grant from Home Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas) to help fund its community-based programs to mentor, educate, provide economic empowerment and promote health and wellness.

“We are proud to support 100 Black Men of Metro Baton Rouge in the critical work of mentoring young men in our community and preparing them to reach their potential as adults,” said Brandon Kelly, Home Bank vice president and Community Reinvestment Act officer. “100 Black Men is leading the way in this important work.”

Brace “Trey” Godfrey III, executive director of 100 Black Men of Metro Baton Rouge, said the PGP helps the organization achieve its goal of effecting positive change in the community.

“We are thankful to Home Bank and the Federal Home Loan Bank of Dallas for investing in our programs, and in the community that we serve,” said Mr. Godfrey. “This investment will reap benefits as we move toward our goal of impacting young lives to effect positive change in the community through programs like our Project Excel Mentoring Program. We appreciate the commitment that Home Bank and FHLB Dallas show to community-based organizations, and we look forward to a long-lasting partnership.”
Small Business Boost Helps Auto Shop Expand

Auto shop owner Geovani Irizarry had spent a year saving up for a down payment only to have a property appraisal put a wrench in his plans, leaving him short of the money he needed to build his new garage.

In the end, Mr. Irizarry was able to begin construction, thanks to the Federal Home Bank of Dallas (FHLB Dallas) Small Business Boost (SBB) program, which enabled First National Bank Texas (FNB Texas) in Killeen, Texas, to make the loan. Before long, Mr. Irizarry was buying land and building a new alignment and brake shop.

The SBB is a community investment program offered by FHLB Dallas to help member financial institutions provide loans to qualified small businesses. It essentially fills the gap between the loan request of an eligible small business and what the member institution can finance. FHLB Dallas moved up a $1.5 million second funding round for SBB from July to May 1 and expanded uses for the funds to assist businesses impacted by COVID-19.

“If I didn’t get the Small Business Boost loan, it would have been hard to build this building,” Mr. Irizarry says. “I didn’t have all the money to make it happen.”

SBB provides the additional boost of capital when the small business does not have the required equity or collateral to get its loan request fully funded by an FHLB Dallas member. SBB funds are provided as a secondary, unsecured loan.

“A lot of times these small business owners are looking to grow and acquire additional assets, but they need capital to do that, and maintaining working capital can be difficult for small business owners,” said Jesse Bro, senior vice president of SBA Lending at FNB Texas. “They need to preserve capital to keep their businesses running, so the Small Business Boost is a great way to give them the opportunity to acquire those additional assets.”
Cultivating Kindness for a Downtrodden Widow

Asha Ramraj used to wrap herself in a blanket to survive the cold winters in her small utility room with its leaky roof—the only thing left of her once-comfortable home, just north of Houston, Texas, that she had shared with her husband and their two children.

After a fire in 2015, the death of her husband in 2016 and floods in 2016 and 2017, she had nowhere else to go. Tired and depressed, she relied on the help of others to carry on.

But in 2019 things began to change. With the help of many people and organizations, and a $10,000 Disaster Rebuilding Assistance (DRA) grant from Texas Capital Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas), her hope was restored. The grant—awarded to SBP Houston, a local organization whose mission is to shrink the time between a disaster and an individual's recovery—helped fund the reconstruction of her home on the same lot. She moved in late last year.

The DRA grant provides funds for the repair and rehabilitation of owner-occupied housing affected by a disaster in federally declared disaster areas within FHLB Dallas' five-state District.

“It feels so surreal. I can't believe I have a home again,” said Ms. Ramraj. “I put my trust in the Lord and he sent all these kindhearted angels who helped put a roof over my head. I am blessed.”
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*Mr. Rael began the year as Vice Chairman of the Advisory Council, but was elected to the Board of Directors effective March 6, 2020.

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Affordable Housing Program Manager

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Affordable Housing Analyst

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Affordable Housing Analyst

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Senior Affordable Housing Analyst

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Senior Affordable Housing Analyst

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