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NBA Star George Gervin Opens Namesake Retirement Apartments in San Antonio

When NBA Hall of Famer and former San Antonio Spurs star George Gervin attended the grand opening celebration of the \$7 million retirement community bearing his name, he knew he was making a real slam dunk.



"I got a lot of recognition as a basketball player," Mr. Gervin said. "I've got trophies and all that, but when I see smiles on people's faces and people coming up to me and telling me, 'thank you for what you do in this community,' that's what makes me happy."

In attendance at the January 22, 2016, ceremony were Congressman Joaquin Castro (TX-20), State Representative Justin Rodriguez (TX-125), plus representatives from Broadway Bank, the Federal Home Loan Bank of Dallas (FHLB Dallas), and a busload of students from George Gervin Academy and George Gervin Youth Center's YouthBuild Program. All celebrated one of San Antonio's newest communities, which is designed for low-income seniors, as well as disabled and/or homeless individuals.

The project was awarded a \$500,000 Affordable Housing Program (AHP) grant in 2014 from Broadway Bank and FHLB Dallas, with additional funding from the U.S. Department of Housing and Urban Development.

"This new facility is evidence of our commitment to helping the vulnerable populations of San Antonio," Congressman Castro said. "I applaud the Federal Home Loan Bank of Dallas, Broadway Bank, and the George Gervin Youth Center for being a part of this community-driven initiative to help make affordable housing available to our seniors."

Representative Rodriguez said that often in times of growth, the residents who are most vulnerable are left behind as housing prices in communities go up and they aren't able to afford to live there.

"San Antonio continues to invest in communities that create affordable opportunities for folks," he said. "This is a good example of where government and the private sector can team up and make sure we are doing the right thing for folks and the neighborhoods."

George Gervin, continued on page 2

George Gervin made an impact every time he played basketball. Now, his efforts continue to impact his community, but in a different way.

2016 Community Investment Offerings

Community Program	Funds Available	Application Dates
Affordable Housing Program (AHP)	\$7.6 million	February 1 – March 18, 2016
Homebuyer Equity Leverage Partnership (HELP)	\$1 million	Ongoing until funds exhausted
Special Needs Assistance Program (SNAP)	\$1 million (exhausted 1/11/16)	2016 funds exhausted
Housing Assistance for Veterans (HAVEN)	\$75,000	Ongoing until funds exhausted
Economic Development Program Plus (EDPPlus)	\$1 million	Ongoing until funds exhausted
Partnership Grant Program (PGP)	\$225,000	May 23 – June 24, 2016

Affordable Housing Program (AHP)

Each year, FHLB Dallas returns 10 percent of its profits, in the form of Affordable Housing Program (AHP) grants, to the communities served by its member institutions. AHP grants are available through FHLB Dallas members to assist in the development of affordable, owner-occupied and rental housing for very low- to moderate-income households located across its five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas. For 2015, FHLB Dallas awarded \$7.4 million in AHP grants to 32 projects, which will result in the creation or rehabilitation of 965 housing units primarily within its five-state District. Please visit fhlb.com under the Community section and click Affordable Housing Program for the complete list of the 2015 AHP awards. In 2016, FHLB Dallas will award \$7.6 million in AHP grants to recipients that will be announced later this year.

George Gervin, continued from page 1

Mr. Gervin is accustomed to being a champion, being the first NBA guard ever to win three scoring titles in a row. Off the court, Mr. Gervin first advocated for at-risk youth by establishing the George Gervin Youth Center. The center provides a free, public charter education to students and general assistance to residents in need.

In an inclusive style that is signature ‘Gervin,’ the new apartments accommodate not only seniors, but also homeless and disabled residents. Design features include wider doors, lower cabinets and stove knobs, and expanded parking.

Without the George Gervin Senior Apartments, 64-year-old Margarette Ross said she would be forced to impose on living with one of her daughters.

“It’s affordable. The facility is very nice. I enjoy my patio. I just enjoy the facility,” said Ms. Ross. “I have a nice area, a safe area, and it’s protected.”

The AHP grant was a critical component of funding for the apartments.

“The grant was vital because we want to enhance the life experience of our seniors,” said Barbara Gervin-Hawkins, CEO and executive director at George Gervin Youth Center. “It allowed us to provide a higher quality of life for the senior population of San Antonio.”

Ms. Gervin-Hawkins also attributed the success of this project to George Gervin Youth Center’s collaborative relationship with Broadway Bank, with whom Ms. Gervin-Hawkins has been in partnership for more than 20 years.

“What Broadway did was lift us up as a premier client, and we have always felt that way,” she said. “I see them as our bank for life.”

This is the second major project that Broadway Bank, in collaboration with FHLB Dallas, has helped fund for the George Gervin Youth Center.

Randy Rouse, chief investment officer at Broadway Bank, said Youth Center leaders first applied for AHP funds through Broadway Bank for the Newell Retirement



Recently opened, the George Gervin Retirement Center & Wings of Hope Apartments are a testament to the vision of one individual working to serve others in their community.

Plaza in 2003. The project subsequently was awarded a \$350,000 AHP grant. They again turned to Broadway Bank in 2014 for funding the Gervin apartment project.

“The George Gervin Youth Center team has undertaken some critical projects to help both youth and seniors in our community — always as good stewards of the funding they receive from FHLB Dallas,” said Mr. Rouse. “As a sponsoring FHLB Dallas member, Broadway Bank is pleased to have been able to support the Youth Center again, confident that the George Gervin Retirement Apartments project would be completed successfully and serve our community well.”

Jim Goudge, CEO of Broadway Bank and a member of FHLB Dallas’ Board of Directors spoke at the grand opening event. “I am fortunate enough to serve on the board of directors of the Federal Home Loan Bank of Dallas. I get to see the inside view of how this works. They do an absolutely fabulous job with the Affordable Housing Program by making sure that we’re giving money back to the communities and back to areas where it’s truly needed, and that the money is being put to good use.”

Greg Hettrick, first vice president and director of community investment at FHLB Dallas, agrees that the George Gervin Retirement Apartments are an asset to the San Antonio community.

“FHLB Dallas is proud to partner with Broadway Bank in support of the ongoing initiative to make affordable housing available to San Antonio’s vulnerable population. We applaud Broadway Bank’s efforts to alleviate the housing challenges many seniors often face.”

In addition to the residents and dignitaries, the event was attended by more than 40 students from George Gervin Academy and George Gervin Youth Center’s YouthBuild Program.

“You’re among a distinguished group of people who help make things happen in our community,” Ms. Gervin-Hawkins told the students. “As you become adults I want you to start thinking about how you develop relationships, how you connect with people in the community, and how the community can help you get things done.” ●

George Gervin continues to be a champion. Working with FHLB Dallas and a team of others, San Antonio has gained another winning enterprise.

First HAVEN Grant in Mississippi Helps Navy Veteran Repair Home

Navy veteran Steve Williams of Vicksburg, Mississippi, recently came face to face with a painful irony: He'd spent nearly two decades doing construction for special operations forces. He'd helped build hangar bays for the 82nd Airborne and barracks for the Navy Seals. But in 2007, injuries he sustained during an Iraq deployment meant he wouldn't be able to repair his own home in Mississippi.

Mr. Williams injured his back while placing concrete T-walls – large concrete slabs used as protection around the perimeter of buildings. A crane would help those working on the ground to position the walls.

“A cable broke on a crane when I was placing the T-wall,” he said. “The T-wall came crashing down to the ground. It didn't come down on top of me, but I was still hooked up to it. I had my hands and arms on it and hurt my lower back.”

Gertrude Young, housing director for the city of Vicksburg, said Mr. Williams is considered 80 percent disabled due to the injury he sustained. While he's still able to work – he currently drives a truck – he is the sole provider for his wife and five children, who range in age from 11 to 18.

Mr. Williams recently received a \$7,500 Housing Assistance for Veterans (HAVEN) grant from RiverHills Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas), which allowed for extensive repairs of his home.

“We are very fortunate and very appreciative of the grant,” Mr. Williams said. “It means a lot because we don't have the finances to hire someone to come out and do the work.”

“He's done so much for our country, and we're just glad to be involved in helping in some small way.”

– Joel Horton, RiverHills Bank

HAVEN is a unique grant program offered by FHLB Dallas through its member institutions, such as RiverHills Bank. The program benefits veterans and active duty service members who have been disabled in the line of duty since September 11, 2001. FHLB Dallas' Board of Directors established the program in 2011 as a humble token of appreciation to the servicemen and -women who put their lives on the line each day.

It provides grants up to \$7,500 to support necessary home modifications. To qualify, veterans must also meet income eligibility requirements. For 2016, FHLB Dallas has made \$75,000 in HAVEN funds available through its member institutions.

“Our Board felt there was a real need to provide our returning veterans and service members with the home repairs or modifications they needed to have a ‘safe haven’ within their own homes,” said Greg Hettrick, FHLB Dallas first vice president and director of community investment. “HAVEN has been a conduit for our members to meet those needs.”

The grant to Mr. Williams is the first HAVEN grant awarded in Mississippi.

“We're so excited to have been involved in helping Mr. Williams get his house repaired,” said RiverHills Bank President and COO Joel Horton. “These renovations



Steve Williams and his wife, Cortrina (not pictured), worked with FHLB Dallas member RiverHills Bank to access HAVEN funding for much-needed repairs on their home.

have greatly improved the living conditions for the Williams family. He's done so much for our country, and we're just glad to be involved in helping in some small way.”

When Mr. Williams' wife, Cortrina, heard there was a grant program to help disabled veterans, she reached out to the city of Vicksburg to see if she could qualify for a grant to help with the family's home. Mrs. Williams was put in touch with Ms. Young, who explained the program and encouraged the couple to apply.

The city learned about the HAVEN grant at an FHLB Dallas' Community Investment workshop, during which information is provided on various FHLB Dallas grant programs. Ms. Young approached RiverHills about pursuing a HAVEN grant, and the bank agreed.

“We have a lot of service people who live in Vicksburg,” Ms. Young said of the city, which worked with RiverHills Bank to administer the grant. “We couldn't help but get involved because we are a community of civil servants.”

Eddie Ross, owner of Ross Construction, said the condition of the Williams' home was about an 8 on a scale of 10, with 10 being the worst.

Water damage was a major problem. Mr. Ross said his construction crew replaced the flooring, ceiling, and walls in the laundry room, and a ceiling, wall, and flooring in a bedroom. Work also included removal of aluminum siding along the back of the house, which was replaced with a concrete siding. A porch overhang was replaced, the roof was patched, and the kitchen ceiling was removed and replaced. Several rooms received new paint.

Mr. Ross said his company donated additional work to the Williams family beyond the scope of the grant.

“We are going beyond the call of duty because we know it is important to give them a whole new washroom and bedroom,” he said. “It feels good to be helping a veteran.” ●

Housing Assistance for Veterans Program (HAVEN)

Housing Assistance for Veterans (HAVEN) is a unique grant program that targets veterans and active-duty service members who have been disabled in the line of duty since September 11, 2001. HAVEN provides grants up to \$7,500 to support necessary home modifications. Grant recipients must possess one of the following medals: Afghanistan Campaign, Iraq Campaign, Global War on Terrorism Expeditionary, and Global War on Terrorism Service or Purple Heart or higher award. In 2016, FHLB Dallas made \$75,000 in HAVEN funds available.

For more information on HAVEN or to view remaining funds, visit fhlb.com or contact Community Investment at 800.362.2944.

Special Needs Assistance Program (SNAP)

SNAP funds assist with rehabilitation costs for income-qualified, special-needs homeowners. SNAP grants provide a resource for home repairs such as roofing, electrical, plumbing, modifications, and renovations that many special-needs families cannot otherwise afford. In 2016, \$1 million in SNAP funding was exhausted within hours. For more information on the SNAP, please visit the FHLB Dallas website at fhlb.com, or contact Community Investment at 800.362.2944.

Former Coast Guard Boat Mate Awarded Grant to Fix Her Home on Land

Friends call Lynne Zane, 68, “Captain Zane” because of her career as a boat mate with the U.S. Coast Guard. During her time with the Coast Guard, Ms. Zane worked on everything from oil spills to ocean rescue missions. Then she was injured on the job. Soon, she found that after paying bills, her disability income would neither cover the maintenance of her 90-year-old home nor the repair of Hurricane Katrina damage.

“Air was coming in everywhere,” Ms. Zane said of her home in Port Sulphur, Louisiana, a town of 1,760 people roughly 50 miles south of New Orleans. “Every window and door was wrapped in duct tape, and then the siding ripped open, and the air came straight in. I tried every organization to see if they could help me.”

Then she heard from Catholic Charities in New Orleans about a program that could help her – the Special Needs Assistance Program (SNAP) from the Federal Home Loan Bank of Dallas (FHLB Dallas). SNAP is offered by FHLB Dallas through its member institutions, like First NBC Bank. The program provides grants to assist income-qualified, special-needs homeowners with necessary home repairs and modifications.

Brad Calloway, executive vice president of First NBC Bank, has seen firsthand the positive effects of SNAP in his community.

“There are many residents in our community who are disabled and use the majority of their fixed incomes for necessities, like groceries,” said Mr. Calloway. “This means there is very little left to make expensive home repairs. It is why SNAP grants make a huge impact on the lives of these residents.”



When asked about the repairs funded by the SNAP grant, Ms. Zane said, “I got new windows and doors, and they made some steps at the back to get into what was once the garage. I feel very blessed.”

In 2016, FHLB Dallas made available \$1 million in SNAP funds, which were exhausted in a matter of hours. In 2015, FHLB Dallas awarded nearly \$1.5 million in SNAP grants through 38 member institutions, helping 319 families across FHLB Dallas’ five-state district of Arkansas, Louisiana, Mississippi, New Mexico, and Texas.

“Member financial institutions like First NBC have been critical to the recovery of areas that were hit by Katrina,” said Greg Hettrick, first vice president and director of Community Investment at FHLB Dallas. “SNAP is one of tools that can assist them in financing the housing needs that exist in their communities.” ●

NOLA’s Affordable Housing Options Increase with The Deaconess Apartments

The former Bethany Nursing Home in New Orleans celebrated a new lease on life November 24, 2015: It opened as The Deaconess apartments at 2535 Esplanade Avenue. The newly renovated, 40-unit complex was awarded a \$400,000 Affordable Housing Program (AHP) grant in 2014 from First NBC Bank and the Federal Home Loan Bank of Dallas (FHLB Dallas). The funds were used for the building’s rehabilitation and renovation.



“First NBC Bank is proud to be a part of this worthwhile project that provides much-needed affordable housing opportunities,” said Brad Calloway, executive vice president of First NBC Bank. “With support from FHLB Dallas, 40 special-needs and homeless citizens of New Orleans will have places to call home.”

AHP grants are available annually through FHLB Dallas member institutions to assist in the development of affordable owner-occupied and rental housing for very low- to moderate-income households located across FHLB Dallas’ five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas.

Deaconess, continued on page 5

Goat's Milk Improves Dry Skin and Bottom Line for Small-Business Owner

Dry-skin sufferers have a burning desire to alleviate their symptoms. In 2005, Kristine Shoberg finally found a remedy when she visited Udder Delight, a natural soap store, then located in Pearce, Arizona.

The soap, produced locally from goat's milk, soothed her skin in a matter of days and eventually made her a regular customer. When she later saw the business for sale, Ms. Shoberg, an interior designer by trade, made an offer.

"Mine was one of three offers. The owner told me it wasn't the highest," Ms. Shoberg said. "But she ultimately sold me the business because, she said, when she shook my hand, I had callouses. This proved I was capable of working hard and moving the business forward."

Ms. Shoberg was trained on product production, including caring for the goats. She then moved the business from Pearce to a 3,000-square-foot facility in Glenwood, New Mexico, where Udder Delight operated as a retail location and manufacturing facility.

In 2010, Udder Delight opened a second location in Cave Creek, Arizona, a popular tourist town. With the influx of tourist dollars, demand outpaced supply. Ms. Shoberg knew she needed more space to increase production.

She financed the expansion in manufacturing capacity in part with a loan from Western Bank, funded by an Economic Development Program (EDP) advance from the Federal Home Loan Bank of Dallas (FHLB Dallas) and an accompanying \$10,800 EDPPlus grant from FHLB Dallas and Western Bank.

The EDPPlus grant helped cover some of the costs associated with renovating a new 2,500-square-foot building, conveniently located next to the Glenwood location. Building improvements included installation of a three-phase converter, drywall, plumbing, a retaining wall, and a sound-proof room for the air compressor.

Without the grant, Udder Delight would have had to delay some of the renovation until funds became available in 2016 and risk missing the store's busiest season – winter.

Noncompetitive EDPPlus grants are awarded in conjunction with EDP advances through FHLB Dallas members, like Western Bank. The grants are available on a first-come, first-served basis to promote and enhance small business development and job creation. The expansion of the Udder Delight manufacturing facilities created two jobs and is estimated to create at least four more.

"Western Bank takes pride in being a financial partner with small businesses in our communities," said Leslie Bush, vice president and a loan officer at Western Bank. "We understand the needs facing small businesses and strive to create customized approaches and solutions that work for them."

In 2016, as in 2015, FHLB Dallas has made \$1 million available for EDPPlus grants, in the Bank's five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas. Fifty small businesses were helped by the grant funds last year.

Gustavo Molina, chief banking operations officer at FHLB Dallas, said the EDP advance and grant program positively impact the community.

"It is our honor to partner with community banks such as Western Bank in helping local businesses like Udder Delight not only reach their full potential, but also create jobs in the area," Mr. Molina said. ●



Deaconess, continued from page 4

Gulf Coast Housing Partnership (GCHP) oversaw construction and development of the \$7.4 million affordable housing project, where residents have begun to move in to the 20 permanent housing units and 20 affordable rental units.

First named the Bethany Home, the building was opened in 1890 by the Deaconess Society of New Orleans to create safe housing for those in need.

"Gulf Coast Housing Partnership is happy to celebrate, with all of its partners, the completion of this project and the grand opening of The Deaconess," said Kathy Laborde, president and CEO of GCHP. "We would not have been able to dedicate this high-quality, energy-efficient, and historic renovation of this once-blighted building today without the unwavering support of so many."

An August 2015 preliminary report from the nonprofit "HousingNOLA" cited the "2013 American Community Survey" showing 37 percent – or 29,271 – of New Orleans households paid more than half of their monthly incomes

in housing costs. Nationally, 26 percent (10,384,411) of households were 'severely cost-burdened,' spending more than half a month's wages for housing.

"This kind of burden hits low-income, special-needs households very hard," said Greg Hettrick, first vice president and director of community investment at FHLB Dallas. "The AHP is one grant program from FHLB Dallas that helps support this population, as well as the homeless. We are honored to contribute to improving the quality of life for these individuals."

In 2015, FHLB Dallas awarded \$7.4 million in AHP grants to 32 projects that will yield 965 new or renovated housing units. Louisiana received \$919,227 for the construction or renovation of 157 units. In 2016, FHLB Dallas will award \$7.6 million in AHP grants to recipients announced later this year. Since the AHP's inception in 1990, New Orleans has been awarded more than \$10.2 million in 70 affordable housing initiatives. Louisiana, since 1990, has been awarded more than \$39 million in competitive AHP grants. ●

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Economic Development Program Plus (EDPPlus)

In 2016, FHLB Dallas has made available \$1 million in Economic Development Program Plus (EDPPlus) grant funds to help member financial institutions address the community development needs within the communities they serve. Through this program, member financial institutions can provide up to \$25,000 in grant funds to their small business customers in conjunction with an Economic Development Program (EDP) advance and borrower equity. EDPPlus grant funds are awarded on a first-come, first-served basis and are typically used to finance start-up or expansion activities. In 2015, FHLB Dallas awarded \$1 million in EDPPlus grants to assist 50 businesses.



OB-GYN Opens Maternity Boutique to Meet Growing Demand

Doctors hear all kinds of things from their patients. But when Dr. Pamela Lacy, an obstetrician-gynecologist in Columbus, Mississippi, heard of her patients' search for maternity clothes, she decided to expand into the retail business.

In June 2015, Dr. Lacy opened the Mom 2 Be retail store at 449 Wilkins-Wise Road in Columbus. She secured funding for the store through a loan from Renasant Bank that was funded by an Economic Development Program (EDP) advance from the Federal Home Loan Bank of Dallas (FHLB Dallas). In conjunction with the loan, Dr. Lacy also received a \$6,750 EDPPlus grant from FHLB Dallas.

"The presence of an Air Force base and universities here means we have many young couples, some of whom are starting their families," Dr. Lacy said. "Moms-to-be had to go online or drive to Alabama, which is about 45 minutes to an hour away. People told me, 'Someone needs to do this,' and I decided, it'll be me!"

She used the grant to purchase inventory, which she said would have been more limited if she had not received the EDPPlus funds.

"The grant helped me have a variety of products that women need and want," she said. Mom 2 Be carries items for nursing and newborns, as well as maternity clothing and baby shower gifts. The new store created two part-time jobs in this community of more than 23,000 people. The retail store also created an online shop at

As an OB/GYN, Dr. Pamela Lacy had significant knowledge of the maternity market. Her store, Mom 2 Be, opened with the help of funding from an EDP advance and an EDPPlus grant.



mom2bematernity.com, which serves customers across the United States.

Phyllis Drope, senior vice president and funds management officer at Renasant Bank, said Dr. Lacy was well-suited for the EDP advance and EDPPlus grant programs.

"As an experienced medical professional, Dr. Lacy had extensive knowledge of the maternity market," Ms. Drope explained. "With the assistance and training provided by the Small Business Development Center (SBDC) at Mississippi State University, Renasant Bank felt that Dr. Lacy was a perfect candidate for the programs."

Deborah Scott, director of the Mississippi State University SBDC, assisted Dr. Lacy with the development of the Mom 2 Be business plan.

"The grant helped me have a variety of products that women need and want."

– Dr. Pamela Lacy, Owner

"Our support included providing resources for market, demographic, and industry research; financial structure and guidance for her projections; and more," Ms. Scott said. "The EDPPlus grant program from FHLB Dallas is a great option for a small business to finance its start-up enterprise while still using the resources of the local banking community."

In 2015, FHLB Dallas made \$1 million available for EDPPlus grants, assisting 50 small businesses in the Bank's five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas. In Mississippi, EDPPlus grants totaling \$205,955 were awarded to 10 small businesses. Another \$1 million has been made available for 2016.

The grants are awarded in conjunction with EDP advances and are available on a first-come, first-served basis to promote and enhance small-business development and job creation.

Gustavo Molina, senior vice president and chief banking operations officer at FHLB Dallas, said the EDPPlus grants can be utilized for a range of business purposes.

"The EDPPlus grant assists small businesses with needed working capital," Mr. Molina said. "This grant is designed to promote economic development to underserved areas. Creating and/or retaining jobs is critically important to these communities. We are pleased to be able to support this effort." ●

Disabled Adults Live Independently with Help of Affordable Housing Program Grant

While conducting a tour of her daughter's two-bedroom apartment, Jackie Gorton made it clear that her 26-year-old daughter has always been particular about the placement of her items. As guests toured the neatly kept apartment, which was decorated with posters from the Disney movie "Frozen," Ms. Gorton expressed her gratitude for the services provided by Harold Court, a 14-unit apartment complex in Little Rock that allows physically and developmentally disabled adults to live independently.

"Harold Court is the best thing to happen to us. It has allowed my daughter to live independently because of the 24-hour adult supervision Harold Court provides."

In addition to supervision, the complex, developed by Easter Seals Arkansas, also offers services such as transportation to nearby grocery stores, as well as a clubhouse in the main building where residents socialize.

Thanks in part to a \$98,000 Affordable Housing Program (AHP) grant from Bank of the Ozarks and the Federal Home Loan Bank of Dallas (FHLB Dallas), Harold Court was able to make updates to the facilities to make life even more enjoyable for its residents.

"Don't get me wrong. I love my parents...I just don't want to live with them," said Jonathan Jewell, a Harold Court resident.

Mr. Jewell has lived at Harold Court for several months and like many of the residents, he enjoys living on his own, something that can be difficult to achieve in a traditional apartment complex.

Opened in May 2015, Harold Court is adjacent to two other Easter Seals' campuses, Wilson Court I and Wilson Court II. Wilson Court II received an AHP grant from FHLB Dallas in 2009. Harold Court celebrated its grand opening in November 2015 with representatives from FHLB Dallas, Easter Seals, and Bank of the Ozarks in attendance.

"We're thrilled to be a part of this project. Easter Seals has a wonderful mission, and they execute it so well," said Eric Gustafson, vice president and director of Community Development at Bank of the Ozarks. "It was an easy decision to be a part of this project. We appreciate our partnership with FHLB Dallas."



Easter Seals Arkansas CEO Elaine Eubank said various capital sources made this \$1.7 million development a reality, including a HUD Section 811 grant that the organization applied for in 2011. "You can't have a project without funding," she said. "So I'm glad to see this project come to fruition."

Built on land donated to Easter Seals, Harold Court is close to shopping and two blocks from city transportation. Its name honors Harold Rousch, one of the first residents of an Easter Seals property in Little Rock.

"We helped Harold get his first job at a local restaurant," said Mac Bell, development director at Easter Seals Arkansas. "His parents didn't think he could live independently, but we helped prove that he could live on his own."

"There is a tremendous need at the community level for affordable housing, like Harold Court," said Bruce Hatton, Affordable Housing Program manager at FHLB Dallas. "FHLB Dallas is honored to contribute, through Bank of the Ozarks, to improving the quality of life for residents of Little Rock who may have nowhere else to turn."

FHLB Dallas annually returns 10 percent of its profits in the form of AHP grants to the communities served by its member institutions. AHP grants fund a variety of projects, including home rehabilitation and modifications for low-income, elderly, and special-needs residents; down payment and closing cost assistance for qualified first-time homebuyers; and the construction of low-income, multifamily rental communities and single-family homes. In 2015, Arkansas was awarded more than \$1.1 million for 163 housing units. In 2016, FHLB Dallas will award \$7.6 million in AHP grants to recipients announced later this year. ●



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Partnership Grant Program (PGP)

Partnership Grant Program (PGP) funds help FHLB Dallas members assist with the operational needs of nonprofit, community-based organizations involved in affordable housing and community development. In 2015, the Bank made several changes to the PGP, including a change to the maximum of the Bank's match to \$12,000 and an increase in the lifetime grant available to a community-based organization to \$36,000. Partnership grants are based on cash contributions of \$500 to \$4,000 made by FHLB Dallas member financial institutions, which FHLB Dallas matches at a 3:1 ratio.

In July 2015, FHLB Dallas awarded \$225,000 in PGP funds through 30 members to assist 25 community-based organizations. Combined with the \$86,200 contributed by FHLB Dallas member institutions, a total of \$311,200 was awarded to the organizations.

In 2016, FHLB Dallas will again make available \$225,000. Members may apply from May 23 to June 24, 2016.

To view the complete list of PGP awards, visit fhlb.com.

Center Offering New Hope to Homeless Benefits from \$20,000 in Partnership Grants

In January, the New Hope Center of Paris (Texas) opened its newly renovated thrift store, thanks in part to \$20,000 in Partnership Grant Program (PGP) funds from First Federal Community Bank, Liberty National Bank, and the Federal Home Loan Bank of Dallas (FHLB Dallas). The funds were used to cover operational expenses and for the finish-out of the store.

The PGP awards follow on the New Hope Center's first round of \$20,000 in PGP awards in 2013 from the same financial institutions. In addition, the Center received an Affordable Housing Program (AHP) grant in 2004, which allowed the Center to provide transitional housing for the homeless, a mission that continues today.

The New Hope Center provides long-term transitional housing for up to two years, a short-term emergency shelter, and support services for homeless citizens of the city of Paris and Lamar County.

"They've given me my life back. I came from living on the streets. They gave me a place to live and a way to get back on my feet."

— Dee Fisher, New Hope Center participant

"In these challenging economic times, it is great to see a community come together to support such a worthwhile organization as the New Hope Center of Paris," said Paris Mayor Dr. Arjumand Hashmi. "The generosity shown by our local banks and the Federal Home Loan Bank of Dallas confirms that people really do care about women, children, and families. This \$20,000 partnership grant will go a long way in providing services to those who are truly in need."

One of the Center's success stories is Dee Fisher. Before coming to the Center in July 2014, she was living on the streets and suffering from substance abuse. "I'm almost 60 years old," she said. "I was to a point where I was going to die if I stayed out there any longer."

Now, Ms. Fisher works part-time as a Resident Assistant (RA), having moved out of the shelter to live on her own in June. "I've always wanted to be a 'house mother,' and that's exactly what I'm doing as an RA," she said. "I'm just so glad to be able to help and give back."

State Senator Kevin Eltife has seen the positive impact the Center has had on his district.

"Congratulations to New Hope Center for receiving this well-deserved grant," Senator Eltife said. "More families in crisis will be able to get their lives back on track due to the generosity of the Federal Home Loan Bank of Dallas, its members, and the excellent work done by New Hope."

U.S. census figures showed that more than 24,000 people lived in Paris in 2014, with more than 27 percent of them living below the poverty level. The 2013 poverty level in Texas was 17.5 percent, according to the latest statewide census data available.

First Federal Community Bank President Dick Amis expressed his gratitude for the community work accomplished through the New Hope Center.

"Our bank is all about housing, be it owner-occupied, traditional house loans, multifamily apartments, or temporary housing, as provided by New Hope," Mr. Amis said. "We take pride in being able to leverage our membership in the Federal Home Loan Bank of Dallas, along with our friends at Liberty National Bank, to come together and make a significant contribution to New Hope's mission."

Gay Ballew, executive director of the New Hope Center, said the PGP grant is a much-appreciated gift, as work continues on the new thrift shop.

"We've had some construction challenges where we had to go back and redo some things," she said. "I prayed that we would be able to finish this project. The funding came at just the right time, so we can get the thrift store done right. We are so thankful to everyone for these grants."

PGP awards provide grants up to \$12,000 to community-based organizations (CBOs) involved in affordable housing, stimulating small business development, or providing small business technical assistance. The funds may be used for research, organizational capacity-building, grant- and funding-application assistance, or contractual services. Through the PGP awards, FHLB Dallas matches a member's contribution to a CBO of \$500 up to \$4,000 at a 3:1 ratio. The grants are offered once a year through FHLB Dallas members. In 2015, FHLB Dallas awarded \$225,000 in PGP funds to support 25 organizations.

Liberty National Bank President Carl Cecil shared words of commitment for the city of Paris and Lamar





(From left) Carl Cecil, president at Liberty National Bank, is joined by Bob Crutchfield, senior Affordable Housing analyst at FHLB Dallas (retired), and Richard Amis, president and CEO at First Federal Community Bank, at the check presentation to the New Hope Center of Paris, September 24, 2015.

County. “We understand the importance of supporting the community,” he said. “We try to do our part and give back, both through our financial support and in volunteering. Liberty National is honored to provide

this grant in collaboration with First Federal Community Bank and FHLB Dallas.”

Greg Hettrick, first vice president and director of community investment at FHLB Dallas, said the PGP awards are specifically designed to cover costs that are usually not allowed by other grants.

“Our members told us about community organizations that faced difficulties from funding limitations. The PGP helps to alleviate these types of gaps and better serve nonprofits, like the New Hope Center of Paris. We are honored to again support New Hope with Liberty National Bank and First Federal Community Bank.”

Ms. Fisher, who just one short year ago didn’t know where to turn, now has a new lease on life.

“They’ve given me my life back. I came from living on the streets. They gave me a place to live and a way to get back on my feet,” she said. “And it’s not just any way of life, it’s a Christian way of life. They teach you how to live again.”

FHLB Dallas will offer \$225,000 in partnership grants through members in 2016. ●

A Family’s Dream Comes True with HELP from First Financial Bank and FHLB Dallas

A chance conversation with a friend became a new home for 37-year-old Feliciano Soriano. The Fort Smith, Arkansas, resident was living in a small apartment with his wife and three young children. He wanted to provide them with their own house, but bills kept him from saving for a down payment. Then Mr. Soriano learned from his friend about the Homebuyer Equity Leverage Partnership (HELP) program offered by the Federal Home Loan Bank of Dallas (FHLB Dallas) through its members, such as First Financial Bank.

He began by contacting the Crawford-Sebastian Community Development Council (Crawford-Sebastian CDC) for information about HELP.

“The HELP grants are crucial for these first-time homebuyers,” said Griselda Perez, housing counseling manager at Crawford-Sebastian CDC. “Some of our clients are living paycheck to paycheck, and saving for a down payment is nearly impossible for them. The goal of homeownership is unattainable without a down payment. This problem is solved with the assistance of the HELP grants.”

HELP grants are offered by FHLB Dallas through its member financial institutions, like First Financial Bank, to assist income-qualified, first-time homebuyers with down payments and closing costs on newly constructed or existing homes. In 2016, as it has done since 2006, FHLB Dallas has made \$1 million available for the HELP program on a first-come, first-served basis. First Financial was awarded \$29,985 in HELP grants in 2015 to assist five income-qualified, first-time homebuyers.

“HELP is another avenue for our members to fund affordable housing opportunities in their communities,”



said Greg Hettrick, first vice president and director of community investment at FHLB Dallas. “We are glad to be a partner with our members in that endeavor.”

First Financial Bank works with the Crawford-Sebastian CDC, a community action agency that works to improve the lives of low-income individuals and families by helping them achieve self-sufficiency.

“Homeownership is still the dream of many people, and experiencing the process with homebuyers continues to be the most rewarding part of our job here at First Financial Bank,” said Branch Manager Sherry Holden. “The HELP program has made and will continue to make the dream of homeownership a reality for these buyers.”

Mr. Soriano was awarded a \$6,000 HELP grant that was applied toward the down payment of a three-bedroom home in Fort Smith. “My wife and children are happier living in the new house,” he said. “The kids especially like having a bigger space. It’s better than the apartment.”

Owning a home has been a dream come true for the Soriano family. Mr. Soriano said his wife and three daughters beam with pride when they talk about “nuestra casa” — “our home.” ●

Community Investment Program (CIP)

The Community Investment Program (CIP) provides favorably priced advances to assist members in funding affordable housing in their communities. Funds are available throughout the year to support lending for housing-related programs targeted to households earning up to 115 percent of the area median income. All member financial institutions eligible to obtain advances from FHLB Dallas can make a CIP advance request.

Homebuyer Equity Leverage Partnership (HELP)

In 2016, FHLB Dallas has set aside \$1 million in Homebuyer Equity Leverage Partnership (HELP) grants for its member institutions. HELP grant funds are utilized by FHLB Dallas member institutions to assist with down payment and closing costs for income-qualified, first-time homebuyers.

For more information on the program, visit the website at fhlb.com or contact Community Investment at 800.362.2944.

Two Affordable Housing Pros Join Advisory Council

FHLB Dallas welcomes two new members to the Affordable Housing Advisory Council. Felipe Rael, executive director of the Greater Albuquerque Housing Partnership, and Scott Spivey, executive director of the Mississippi Home Corporation, began three-year Council terms on January 1, 2016.

The Council is comprised of 13 representatives from state, community, and nonprofit organizations who advise FHLB Dallas' Board of Directors on affordable housing and economic development issues. The members of the 2016 Council are:

Chairman Michelle Whetten, vice president and impact market leader, Enterprise Community Partners, Inc., New Orleans, Louisiana

Vice-Chairman André Stephens, executive director, St. Francis Community Development Corporation, Forrest City, Arkansas

Michael Gerber, president and CEO, Housing Authority of the City of Austin, Texas

Cynthia Griffin, executive director, Habitat for Humanity – Mississippi Capital Area, Jackson, Mississippi

Cassie Hicks, assistant director of housing, University of Southern Mississippi Institute for Disability Studies, Jackson, Mississippi

Matt Hull, executive director, Texas Association of Community Development Corporations, Austin, Texas

Arlene Leveige, housing program coordinator/manager, Tunica-Biloxi Housing Authority, Marksville, Louisiana

Tim Pierce, executive director, South Plains Association of Governments, Lubbock, Texas

Karen Phillips, deputy director, Crawford Sebastian CDC, Inc., Fort Smith, Arkansas

Felipe Rael, executive director, Greater Albuquerque Housing Partnership, Albuquerque, New Mexico

Scott Spivey, executive director, Mississippi Home Corporation, Jackson, Mississippi

Deborah Webster, principal, Concept Consulting Group, LLC, Albuquerque, New Mexico

Jacque Haas Woodring, board member, Commonwealth Multifamily Housing Corporation, Boerne, Texas

\$25,000 Small Business Grant Brings Solutions to Santa Fe

Licensed therapist and behavioral health specialist Amy Lashway established Solutions Treatment Center in 2011. The Santa Fe, New Mexico, organization provides behavioral health counseling and addiction recovery programs to adolescents and adults.

"I decided to open my own treatment center and offer something that was missing in the mental health industry," Ms. Lashway said. "We are a middle ground for those coming out of inpatient settings who are not ready to go home, as well as for those living at home who need more intensive therapy as an intervention before becoming an inpatient."

To keep up with demand, she bought the building at 2209 Miguel Chavez Road in Santa Fe. The loan she secured through Century Bank was funded by an Economic Development Program (EDP) advance from the Federal Home Loan Bank of Dallas (FHLB Dallas). In conjunction with the loan, Ms. Lashway was awarded a \$25,000 EDPPlus grant from Century Bank and FHLB Dallas.

"The grant helped with many important details: moving costs, renovations, hosting an open house for the community, business development efforts, and fees associated with new security and telephones," she said. "Without it, I would not have been able to put forth the business development efforts or purchase needed furnishings for the new space right away. We have a very warm and nurturing space here."

David Valdez, vice president of small business commercial lending at Century Bank, said Ms. Lashway was an ideal candidate for the EDP advance and EDPPlus grant. "She presented a well-thought-out business plan and brought significant experience to the table."

He acknowledged the benefit of the EDPPlus grant as a competitive differentiator.

"The grant strengthens our whole relationship with the small business," he said. "The extra capital infusion says, 'Thank you, small business for banking with us, and here is a little extra to help your business succeed.'"

EDPPlus grants are awarded in conjunction with EDP advances and are available on a first-come, first-served basis to promote and enhance small-business development and job creation.

Ms. Lashway's treatment center employs three full-time staff members and five contractors. The business'



An EDPPlus grant from Century Bank and FHLB Dallas helped Amy Lashway pay for critical details necessary to her business, which serves citizens in the Santa Fe area.

expansion will add three more part-time positions to better serve New Mexico, which "ranks among the worst in serious mental illness rates," according to a January 2015 report by the state's legislative finance committee.

Deborah Collins of the Santa Fe Small Business Development Center worked with Ms. Lashway on her business plan and financial projections.

"I was so impressed with her drive and compassion," Ms. Collins said. "It was a pleasure to know that I could help her obtain this added capital, so she could establish a facility of her own."

Ms. Collins added that the EDPPlus grant program offers direct economic impact for the community.

"I am a big proponent of the EDPPlus grant program," she said. "Business owners can use all the help they can get. This grant program is a valuable component of our partnership with Century Bank and FHLB Dallas to create jobs and grow healthy small businesses."

Gustavo Molina, senior vice president and chief banking operations officer at FHLB Dallas, said the EDP advance and grant program support economic development activities, which improve the quality of life in communities.

"EDPPlus grants demonstrate the power of community banking to create win-win scenarios within communities," he said. "Our members are better able to support their clients through grants designed specifically for economic development."

In 2016, FHLB Dallas will make \$1 million available for EDPPlus grants. In 2015, FHLB Dallas awarded nearly that amount to assist 50 small businesses in the Bank's five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas. In New Mexico, EDPPlus grants totaling \$60,800 were awarded to three small businesses. ●

Habitat for Humanity International Recognizes Partners in Gulf Coast Restoration

Habitat for Humanity International celebrated a milestone last year, by doing what it does best: building houses – four of them, this time on F Street in Covington, Louisiana. The “Decade of Dedication Build,” hosted by Habitat for Humanity St. Tammany West (HFHSTW) in November 2015, recognized the investment from the Federal Home Loan Bank of Dallas (FHLB Dallas) and the community of partners who have helped rebuild the Gulf Coast region after Hurricanes Katrina and Rita.

Since 2005, FHLB Dallas has awarded more than \$12.8 million in Affordable Housing Program (AHP) grants to 109 projects, developing more than 1,500 homes in Louisiana, Mississippi, and Texas.

“The dollars from FHLB Dallas are critical to what we do,” said Jeff St. Romain, president and CEO of Habitat for Humanity St. Tammany West. “When we build a home, we are focusing on the children of the homeowners. When those kids go on to college and get good jobs, we are breaking the inter-generational cycle of poverty – and that would not be possible without partners like FHLB Dallas.”

HFHSTW was the first Habitat affiliate in Louisiana when it opened in 1981. To date, the organization has built 245 homes, and soon will complete its 246th. Mr. St. Romain also credited its banking relationship with Home Bank, an FHLB Dallas member, for supporting the Habitat affiliate. “The entire Home Bank team has been tremendous, with special thanks to Mary Hopkins, vice president and controller at Home Bank.”

Pat Brister, president of St. Tammany Parish, acknowledged the partnerships that have helped the hard-hit area.

“St. Tammany Parish has made tremendous progress over the last 10 years through innovation and sheer determination,” said Ms. Brister, who also serves on FHLB Dallas’ Board of Directors. “We thank our St. Tammany Habitat affiliates, FHLB Dallas, and its members for their commitment to this community.”

AHP grants are available annually through FHLB Dallas member institutions to assist in the development of affordable owner-occupied and rental housing for very low- to moderate-income households located across FHLB Dallas’ five-state District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas.

Whitney Bank is one of more than 30 FHLB Dallas member institutions participating in Gulf Coast-area AHP projects since 2005. In that time, the New Orleans-based bank has been awarded more than \$2.9 million in 16 AHP grants that resulted in 294 Habitat housing units.

“We are delighted to have had the opportunity to work with the Federal Home Loan Bank of Dallas and Habitat for Humanity over the past decade,” said Sunada Pool Brookins, vice president and director of CRA & community affairs at Whitney Bank. “By providing



Celebrating the “Decade of Dedication Build,” from left, Jeff St. Romain, president and executive director of Habitat for Humanity St. Tammany West; Pat Decker, director of U.S. Operations at Habitat for Humanity International; Greg Hettrick, first vice president and director of Community Investment at the Federal Home Loan Bank of Dallas; Jonathan Reckford, CEO of Habitat for Humanity International; and (front) Lynn Clark, executive director of Habitat for Humanity Greater Baton Rouge.

affordable homeownership opportunities, they have made a difference in the lives of hundreds of families.”

In 2015, FHLB Dallas awarded \$7.4 million in AHP grants within its District. The funds will aid 32 projects and will yield 965 new or renovated housing units. Louisiana received \$919,227 in 2015 for the construction or renovation of 157 units. In 2016, FHLB Dallas will award \$7.6 million in AHP grants to recipients announced later this year.

Since the AHP’s inception in 1990, more than \$237 million has been awarded, primarily within FHLB Dallas’ five-state District. In those 25 years, Louisiana has been awarded more than \$39 million in competitive AHP grants.

Greg Hettrick, first vice president and director of community investment, praised the hard work of Habitat for its on-the-ground service to the Gulf Coast.

“FHLB Dallas is gratified to support homebuyers in the building of new lives,” he said. “We applaud the great work of all the Gulf Coast Habitat for Humanity affiliates and their volunteers. Their extraordinary efforts have helped bring this area back from an unprecedented catastrophe.” ●

Disaster Relief Program (DRP)

FHLB Dallas makes funds available to assist members in rebuilding their communities following disastrous events. The Disaster Relief Program (DRP) provides advances, priced below regular CIP interest rates, to our Members. The advances help finance the recovery efforts of projects located in federally declared disaster areas within FHLB Dallas’ five-state District. DRP advances may be used to fund construction or renovations to residential or commercial properties, community facilities, as well as the replacement of equipment, inventory, or personal property.

Visit the Community Advance Programs section of fhlb.com to view a list of counties eligible for funding. Currently, funds are available to help recovery efforts in several Arkansas, Louisiana, and Texas counties following severe winter storms, tornadoes, straight-line winds, and flooding affecting parts of those states.

For more detailed information, including application forms, members may visit fhlb.com or call Member Services at 844.FHL.BANK.

Solutions is published by the Federal Home Loan Bank of Dallas

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For more information about the Bank’s Community Investment Programs, call 800.362.2944

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FHLB Dallas Revamps Member Lunches / AHP Provides Millions of Dollars Across the District

In 2015, FHLB Dallas held six Regional Shareholder Workshops throughout the District. Members were able to hear from speakers on the economy, regulatory changes, deposit modeling, investment strategy, and FHLB Dallas products. Numerous members attended the workshops, which also recognized members who are significant users of FHLB Dallas' Affordable Housing Program. Since 1990, more than \$245 million in AHP and also has been awarded primarily within FHLB Dallas' District to assist more than 45,500 families. ●



More than \$23 million has been awarded to New Mexico Affordable Housing Projects since 1990.



Since 1990, nearly \$38 million in AHP funding has been awarded in Mississippi.



More than \$40 million in funding has been awarded to AHP recipients in Arkansas since 1990.



Members attended workshops across the district, including this one in Irving, Texas.



Since 1990, Texas AHP recipients have received almost \$83 million through FHLB Dallas and member institutions.



Workshops provide access to information and allow members to talk face-to-face with FHLB Dallas staff.