



THE AHSTI CONNECTION

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INSIDE THIS ISSUE:

- VITA Tax Service at AHSTI 2
- First Time Homebuyer Grant available 2
- Barrier Rmoval Program 3
- Birthdays & Anniversaries 3



A HUD Certified Counseling Agency

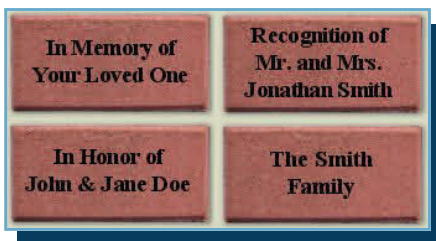
Everyday Heroes



Jessenia Gonzalez and her family have been renting for a long time and have always wanted a home of their own. Finally in August 2011, Jessenia made the decision to apply at Affordable Homes of South Texas,

Inc. She wanted to live in the Donna area and fortunately, AHSTI had a home in Donna under the Neighborhood Stabilization Program (NSP). Janie Garcia, AHSTI's Weslaco Senior Loan Officer, met with Ms. Gonzalez and determined she qualified. Now the question for Mrs. Gonzalez was not whether or not she would ever own her own home, but whether they would move in to their new home by Christmas. The kids were looking forward to living in their brand new home. In fact, Mrs. Gonzalez was so excited that every afternoon following work she would go sit outside "her" home and at dusk would return to her rental. She was anxiously waiting for the closing date to see if she and her family would spend Christmas in their new home. Mrs. Gonzalez's dream came true when she closed on her home on December 14, 2011. "We thought it was going to be impossible to ever own our own home, but thanks to Affordable Homes our dream came true. Everyone did a great job in helping us and they went the extra mile to make the purchase so easy and fast. Thanks so much!"

The Path Home: *Leave an impression that lasts...*



There is still time to be a part of **THE PATH HOME** walk area at AHSTI's New HomeOwnership Center.

The HomeOwnership Center is currently under construction and is scheduled to be ready at the end of Summer 2012.

Visit www.ahsti.org for more information!

4 x 4 — \$50 8x8 — \$100

8x8 Logo Paver — \$150

VITA: Volunteer Income Tax Assistance Offered At AHSTI



Last year, AHSTI processed 295 returns for total refunds of over \$847,032.00 with an average refund of over \$2,800 per tax filer.



VITA is an IRS initiative designed to promote and support free tax preparation service for the underserved, low income populations **earning up to \$49,000 annually.**

AHSTI employees become IRS certified preparers and volunteer their time to help prepare basic, current year tax returns for eligible taxpayers **free of charge.**

The VITA service is available to walk-ins between the hours of 5:00 and 7:30 p.m. Tuesdays and Thursdays at AHSTI offices in McAllen and Weslaco.

To access the VITA tax service during the day, please call 687-6263 or [e-mail vita@ahsti.org](mailto:vita@ahsti.org) to schedule your appointment today! *Be sure to indicate McAllen or Weslaco office in your e-mail.*

Grant to Help Texans Buy Their First Home



The Texas State Affordable Housing Corporation (TSAHC) is pleased to announce it is now offering a larger grant to Texans interested in purchasing their first home. The first-time programs will now offer a **grant of 5%** of the loan amount that the homebuyer can use towards down payment and closing costs.

This grant is in addition to the programs' low fixed mortgage interest rate of 4%. This new grant amount is effective on the Home Sweet Texas, Professional Educators, and Homes for Texas Heroes Home Loan Programs. **For more information, contact TSAHC directly toll free at 1-888-638-3555 or at www.tshac.org.**

BIRTHDAYS

Aileen Celestino January 1
 Valerie Cardenas January 10
 Jim Darling January 14

ANNIVERSARIES

Glenda Quintanilla 5 years
 Jessica Mendiola 17 years

THANK YOU!

FB Heron Foundation—\$90,000
 for affordable housing support.

NEW PROGRAM

BARRIER REMOVAL FOR DISABLED PERSONS

If you or a member of your household has a disability, we can make your home accessible, **free of charge!** *Certain income requirements apply.*

We install Ramps, Grab bars, Handrails, Roll-in showers, Accessible door and faucet handles, Buzzing or flashing devices, Accessible counters, and more! **Hurry funding is limited!**

For more information, call 956-687-6263.

The Texas Housing Trust Fund's Amy Young Barrier Removal Program is brought to you by the Texas Department of Housing and Community Affairs and the State of Texas.

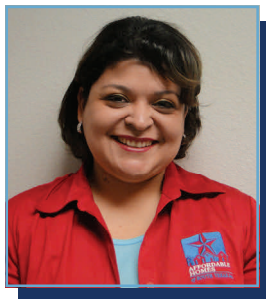
WELCOME NEW AHSTI EMPLOYEES...



Blanca Chapa
 Foreclosure Intervention
 Assistant



Brenda Lopez
 Real Estate Services
 Coordinator



Myra L. Martinez
 Director of Operations
 and Communications



Cynthia Garcia
 Intern



AFFORDABLE HOMES

of SOUTH TEXAS, Inc.™

A NON-PROFIT HOUSING INITIATIVE SINCE 1976

AFFORDABLE HOMES OF SOUTH TEXAS, INC.

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MISSION STATEMENT

Affordable Homes of South Texas, Inc. (AHSTI) is a community based non-profit organization enhancing the quality of life by providing affordable housing and related services to eligible families.

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