



AFFORDABLE HOMES

of SOUTH TEXAS, Inc.

A NON-PROFIT HOUSING INITIATIVE SINCE 1976

January 2011

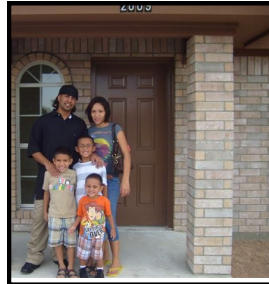
Weslaco Office 956.447.8909

McAllen Office 956.687.6263

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EVERYDAY HEROES



Billy Rodriguez and his wife, Anna Lisa Cisneros are parents of three children ages 7, 5 and 2. Mr. and Mrs. Rodriguez are residents of Weslaco and they always dreamed of being homeowners because they were tired of paying rent and wanted a stable neighborhood where their children could be happy. Mrs. Cisneros' grandmother told them about some lots Affordable Homes bought in a subdivision across the street from her home and they immediately applied to see if this was the opportunity they had been waiting for. After meeting with Janie Garcia, the

loan officer in our Weslaco office, Mr. and Mrs. Rodriguez qualified for a 3-bedroom, 2-bath home in Springwood Estates, a subdivision in Southeast Weslaco. They liked this subdivision because it has a country setting, all the city amenities, and is very close to an elementary school; it was the perfect location for their family. At our homebuyer education class, Mr. Rodriguez was a very vocal participant and shared some of his experiences he had with the group--his dream of being a homeowner. On December 8, 2010, the Rodriguez/Cisneros family closed on their home and they are now living comfortably very close to relatives. "Affordable Homes of South Texas is doing a wonderful thing with this program of helping people that would otherwise never have an opportunity to get their own home. They are great people and we really appreciate everything they did for my family and me."

Congratulations on accomplishing your dream !

PROVIDING A DREAM A HOPE AND A HOME



AHSTI is pleased to announce the creation of the Homes Community Hope fund. The fund would allow investors to invest in our loan fund to assist low income families enjoy the benefits of homeownership. The social investment fund would provide AHSTI with low cost working capital while also providing the investor with a decent return on their financial investment. Think about making

a social investment that will provide a social AND financial return. Visit our website at www.ahsti.org/fund

So far 1 Bank and 5 individuals have invested with at least two more corporate investors anticipated to invest within the next 30 days.

Visit our website or call the office and see how your financial investment could make a difference in the lives of a low income family in our community.



Staff

Robert A. Calvillo, Executive Director

Rey Jaquez, Finance Director

Isabel Mercado, Director of Lending

Fred Munguia, Construction Director

Paul Schwab, Director of Real Estate Service

Martin Medina, Director of Strategic Initiatives

Nora H. Garcia, Legal Secretary /HR Assistant

Jessica Mendiola, Loan Administrator

Gloria Escamilla, Home Buyer Counselor

Melba Arredondo, Loan Coordinator

Diana Martinez, Loan Processor

Janie Garcia, Senior Loan Officer

Aidee De La Fuente, Loan Administrator

Karla Garcia, Accountant Supervisor

Glenda N. Quintanilla, Accounting Assistant

Idalia Benavides, Accounts Payable

Ismael Barco, Information Technology Specialist

Gustavo Garcia, Rehab Specialist

Tony Fernandez, Construction Coordinator

Frank Tafolla, NSP Program Manager

Barbara Trevino, Administrative Assistant

Cecilia Torres, Loan Production Coordinator

Rick Ramirez, Junior Accountant

Aileen Celestino, Foreclosure Counselor

Esmeralda Varela, Customer Service Representative

Ruby Esquivel, Administrative Assistant

VITA TAX SERVICE



Since 2004 AHSTI has been a supporter of the Volunteer income Tax Assistance (VITA) Program. This year we are pleased to announce that AHSTI will again be a limited VITA site. The Volunteer Income Tax Assistance (VITA) Program provides free income tax return preparation to hard working taxpayers earning up to \$45,000 annually. VITA helps working families take advantage of all of the tax credits they are eligible for including the Earned income Tax Credit (EITC), Child Tax Credit (CTC), and education credits. Volunteers (AHSTI employees primarily) help prepare basic, current year tax returns for eligible taxpayers **free of charge**. All VITA tax returns are prepared and submitted to the IRS electronically. Taxpayers, who will be receiving a refund, can anticipate receiving a check in seven to ten days if they have direct deposit. Our site will open on January 18, 2011. Due to space limitations, the site will be open on Tuesdays and Thursdays from 5:00 pm to 7:30 pm. AHSTI customers and other members of the community will be able to schedule an appointment as well to have their returns prepared by and IRS certified preparer.

Don't pay over \$200 for a fairly simple return – let us help you do it – for FREE !

JANIE GARCIA

Congratulations to Janie Garcia from our Weslaco Office who was recently promoted to Senior Loan Officer. Janie successfully passed the state and national Residential Mortgage Loan Originator test and was issued her license by the Texas Department of Savings and Mortgage Lending. On February 2010, Janie joined the AHSTI family as a loan officer. When asked what she likes most about her job, Janie said, "I have always liked helping people and I love this job because I am helping people get a home. When I call the families to let them know our loan committee approved them, some of them start crying and I start crying, too. When they are screaming for joy, I laugh with them. I am truly happy to be a part of the AHSTI family." Congratulations Janie !

HAPPY BIRTHDAY

Aileen Celestino
Valerie Cardenas
David Salinas
Jim Darling

January 1st
January 10th
January 12th
January 14th



EMPLOYMENT ANNIVERSARY

Jessica Mendiola
Glenda Quintanilla

16 years
4 years