

2019 Advisory Council Report

FEDERAL HOME LOAN BANK OF DES MOINES



In 2019, the Federal Home Loan Bank of Des Moines (the Bank or FHLB Des Moines) Affordable Housing Advisory Council (Advisory Council) analyzed the affordable housing needs of the Bank's 13-state District, and considered ways in which the enhanced flexibility of the amended Affordable Housing Program (AHP) regulation could be leveraged to support those needs. To begin, Advisory Council members completed an affordable housing needs assessment, which was used to prioritize housing needs that the Advisory Council would recommend the Board of Directors adopt for the 2021 AHP scoring criteria. Throughout these discussions, the Advisory Council was mindful of its guiding principles for an AHP that is responsive to the needs of the Bank's large and diverse district. These guiding principles are:

- Equitable distribution of AHP funds, evaluated over time as the percent of total AHP subsidy awarded to a given state is reasonably proportionate to the state's population as a percent of the Bank District's total population
- A balance of AHP funds are awarded to projects located in urban and rural areas
- A balance of AHP funds are awarded to projects that provide or preserve rental and owner-occupied housing

I am proud to report that our objectives are being achieved.

The amount of funds available for the 2019 AHP funding round was significant at \$51.5 million. These funds were awarded to 52 members to help finance 85 projects that will provide or preserve affordable homes for more than 2,600 households. Our annual Joint Meeting of the Board of Directors and Advisory Council offered an occasion to celebrate the 2019 AHP funding round, and reflect on the important role that AHP plays in supporting our members' community partnerships and impact.

I consider many aspects of my time as the Chair of the Affordable Housing Advisory Council as memorable, but the one I am most proud of is knowing that the AHP, through FHLB Des Moines members and their community partners, provides affordable homes and strengthens communities across the Bank's District.

Here is a look into our impact:

Competitive Affordable Housing Program

Since the inception of the Affordable Housing Program in 1990, FHLB Des Moines has awarded **\$635 million** to help finance affordable housing opportunities to more than **106,000 families and individuals**. In 2019, we were able to award grants to **85 projects** for **\$51.5 million** representing **2,600 units** across all 13 states in the Bank's district plus Nebraska.

Home\$tart® and Home\$tart Plus

FHLB Des Moines has awarded **\$135 million** in down payment and closing cost assistance to help more than **29,900 families** with the purchase of a home since 1990. In 2019 through Home\$tart®, FHLB Des Moines provided nearly **\$11 million** to first-time homebuyers to help finance **1,897 home purchases**.

Native American Homeownership Initiative (NAHI)

The NAHI program provides equity for down payment, closing cost, counseling, and/or rehabilitation assistance to eligible Native American, Native Alaskan, or Native Hawaiian households. In 2019, FHLB Des Moines awarded **\$718,478** to provide down payment assistance for **58 Native households**.

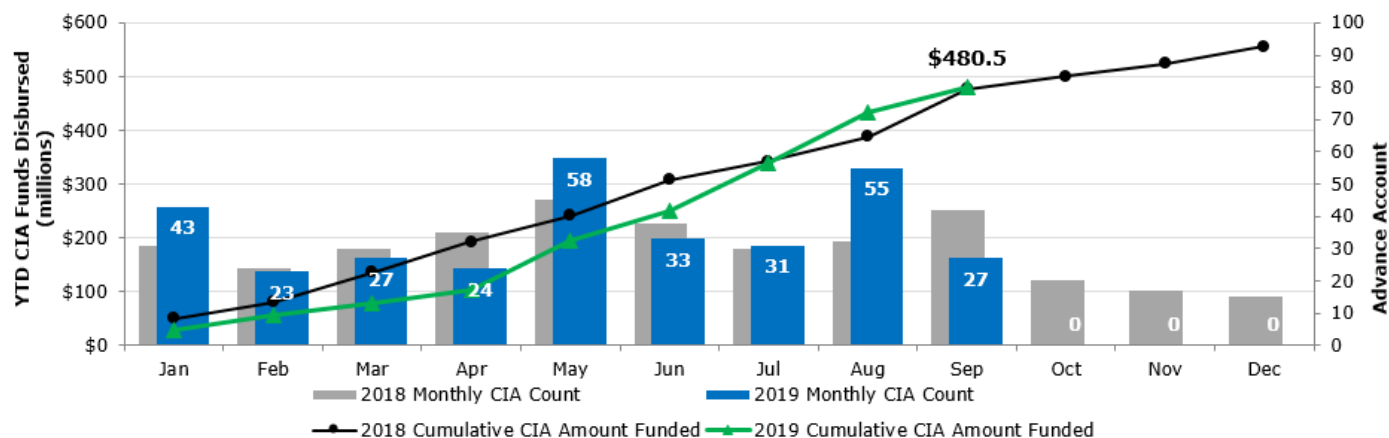
Community Investment Advances

FHLB Des Moines Community Investment Advances (CIA) are a reduced-rate advance to support affordable housing and economic development projects that meet targeted needs. In 2019, we granted **381 advances** totaling **\$587.6 million**.



Through the 2019 Targeted Community Lending Plan, the Bank set a goal to increase CIA originations. In response to a coordinated campaign, in a short period of time, 44 FHLB Des Moines members originated \$105.6 million in CIAs. The additional benefits of the CIA campaign included the enhancement of the product's ease of use and greater visibility among members of the product's value.

2018 vs. 2019 CIA Originations



The modernized AHP regulation allows for targeted pools of funds and a great opportunity to customize scoring criteria to meet the goals of our district in ways we haven't been able to customize in the past. While we are excited for this flexibility, we are approaching it in a measured fashion. To begin, the Advisory Council recommended that points be awarded in the AHP General Fund for affordable housing serving three types of households that were not previously targeted: veterans, unaccompanied youth, and formerly incarcerated persons. I am looking forward to future Advisory Council discussions about the impact that these new points have on meeting the diverse needs of the Bank's district in the context of the AHP guiding principles.

On a personal note, I feel very lucky to have been able to attend the Federal Housing Finance Agency's (FHFA) Leadership Conference in Washington, D.C in 2019. I believe this experience helped me to understand the environment in which we operate as a Federal Home Loan Bank. It was instrumental in understanding the regulatory framework that guides our work.

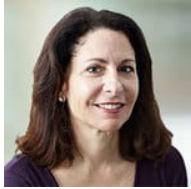
2020 is looking just as promising for our council and I am excited to see how the Advisory Council flourishes under the leadership of our new Chair, Andrea Davis.



Michelle Griffith
2019 Advisory Council Chair



2019 Advisory Council



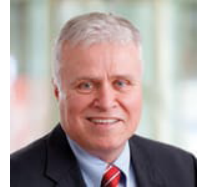
Michelle Griffith
Chair



Andrea Davis
Vice Chair



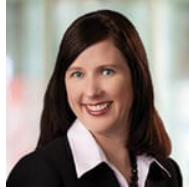
Tawney Brunsch



Cleon Butterfield



Angela Morton Conley



Lynne Keller Forbes



Leon Gray



Stephen Grimshaw



Sean Hubert



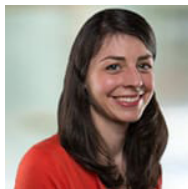
Jeff Judd



Gary Lozano



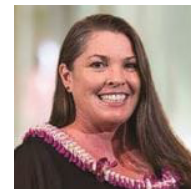
Dan Madler



Amanda Novak



Robert Peterson



Heather Piper



2019

Competitive Affordable Housing Program

FEDERAL HOME LOAN BANK OF DES MOINES



ALASKA PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Northrim Bank Anchorage, AK	Cook Inlet Housing Authority	32nd Avenue	ANCHORAGE	AK	\$700,000.00	20	\$4,169,314.00
Northrim Bank Anchorage, AK	Cook Inlet Housing Authority	CIHA Renovation and Rehabilitation Program	ANCHORAGE	AK	\$620,472.00	24	\$620,472.00
Northrim Bank Anchorage, AK	Valley Residential Services	Bridgeway Community Housing	WASILLA	AK	\$1,000,000.00	24	\$5,353,179.00
Northrim Bank Anchorage, AK	VRS, Inc,	Yenlo II	WASILLA	AK	\$710,000.00	22	\$4,670,686.00
Northrim Bank Anchorage, AK	Wasilla Area Seniors Inc.	Wasilla Area Senior Housing	WASILLA	AK	\$750,000.00	40	\$8,447,405.00

HAWAII

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
First Hawaiian Bank Honolulu, HI	Affordable Housing and Economic Development Foundation	Pahala Elderly Apartments	PAHALA	HI	\$400,000.00	8	\$866,886.00

IOWA

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
American Bank and Trust Company, National Association Davenport, IA	The One Eighty Zone, Inc.	Transitional Housing for At-Risk Davenport Residents Coming Out of Crisis	DAVENPORT	IA	\$650,000.00	21	\$650,000.00
Farmers Trust and Savings Bank Spencer, IA	Community Housing Initiatives, Inc.	Spencer Manor	SPENCER	IA	\$490,833.00	52	\$6,578,448.00
Freedom Financial Bank West Des Moines, IA	Central Iowa Shelter & Services	Central Iowa Shelter & Services Phase II	DES MOINES	IA	\$999,999.00	24	\$4,649,999.00
FreedomBank Elkader, IA	Upper Explorerland Regional Planning Commission	UERPC Homeowner Rehabilitation Program 2019	POSTVILLE	IA	\$747,040.00	29	\$747,591.00
Iowa State Bank Sac City, IA	Region XII Council of Governments Inc	2019 Region XII Owner-Occupied Rehabilitation	CARROLL	IA	\$322,490.00	17	\$322,490.00
NSB Bank Mason City, IA	NIACOG Housing Trust Fund	NIACOG Regional Housing Rehabilitation - 2019	MASON CITY	IA	\$987,840.00	42	\$988,554.00
United Bank of Iowa Ida Grove, IA	Region XII Council of Governments Inc	City of Glidden Duplexes - 4 Units	GLIDDEN	IA	\$190,000.00	4	\$691,350.00

IDAHO

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Columbia State Bank Tacoma, WA	Commonwealth Agency, Inc.	Samuelson Seniors	SANDPOINT	ID	\$500,000.00	24	\$3,987,211.00
Wells Fargo Bank, National Association Sioux Falls, SD	ARCH COMMUNITY HOUSING TRUST, INC.	Blaine Manor Senior	KETCHUM	ID	\$400,000.00	30	\$7,028,608.00

MINNESOTA (1 OF 2)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
BankCherokee Saint Paul, MN	The Public Housing Agency of the City of St. Paul	Cleveland Hi-Rise Elevator Modernization	SAINT PAUL	MN	\$800,000.00	144	\$855,000.00
Bremer Bank, National Association Saint Paul, MN	Accessible Space, Inc.	Van's Apartments	DULUTH	MN	\$750,000.00	76	\$15,344,110.00
Bremer Bank, National Association Saint Paul, MN	Beacon Interfaith Housing Collaborative	Bimosedaa	MINNEAPOLIS	MN	\$1,000,000.00	48	\$10,021,176.00
Bremer Bank, National Association Saint Paul, MN	Beacon Interfaith Housing Collaborative	Lydia Apartments	MINNEAPOLIS	MN	\$1,000,000.00	80	\$11,526,400.00
Bremer Bank, National Association Saint Paul, MN	Detroit Lakes HRA	Pleasant View Apartments - Detroit Lakes HRA	DETROIT LAKES	MN	\$264,000.00	60	\$282,480.00
Bremer Bank, National Association Saint Paul, MN	Lower Sioux Indian Community in the State of Minnesota	Lower Sioux Elders Housing Project	MORTON	MN	\$400,000.00	8	\$1,236,883.00
Bremer Bank, National Association Saint Paul, MN	Lower Sioux Indian Community in the State of Minnesota	Lower Sioux Family Home Pilot Project	MORTON	MN	\$100,000.00	2	\$657,230.00
Bremer Bank, National Association Saint Paul, MN	Minneapolis Public Housing Authority	Ultra Energy Efficient Scattered Site Pilots	MINNEAPOLIS	MN	\$250,000.00	5	\$2,732,318.00
Bridgewater Bank St. Louis Park, MN	Community Asset Foundation	Chaska Supportive Housing	CHASKA	MN	\$400,000.00	16	\$2,196,854.00
Cambridge State Bank Cambridge, MN	City of Pine City	Pine City Housing Rehabilitation Program	PINE CITY	MN	\$336,000.00	12	\$336,000.00

MINNESOTA (2 OF 2)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Community Development Bank, FSB Ogema, MN	WEDCH	WEDCH Mahnomen Gwayako	MAHNOMEN	MN	\$1,000,000.00	24	\$4,446,356.00
Financial Security Bank Kerkhoven, MN	Swift County HRA	Swift Housing Improvement Program	BENSON	MN	\$479,000.00	20	\$619,000.00
First Farmers & Merchants National Bank Luverne, MN	Southwest Minnesota Housing Partnership	SW MN Regional Rehab Pool	SLAYTON	MN	\$108,000.00	10	\$405,465.00
Midwest Bank Detroit Lakes, MN	White Earth Reservation Housing Authority	White Earth Owner Occupied 6	WAUBUN	MN	\$1,000,000.00	40	\$1,000,000.00
North Shore Bank of Commerce Duluth, MN	One Roof Community Housing	Community Land Trust Acquisition-Rehabilitation- Resale	DULUTH	MN	\$500,000.00	20	\$4,768,500.00
Sunrise Banks, National Association Saint Paul, MN	The Public Housing Agency of the City of St. Paul	Front Hi-Rise Plumbing and Heating Systems Replacement	SAINT PAUL	MN	\$1,000,000.00	151	\$5,238,000.00
Ultima Bank Minnesota Winger, MN	Headwaters Housing Development Corporation	East Conifer	BEMIDJI	MN	\$1,000,000.00	24	\$6,989,983.00

MISSOURI (1 OF 2)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
American Bank of Missouri Wellsville, MO	Wells Villa Inc	Wells Villa Renovation	WELLSVILLE	MO	\$990,000.00	33	\$990,000.00
Central Bank of Boone County Columbia, MO	Buena Vista Homes Inc	Buena Vista Homes Rehabilitation Project 2019	STURGEON	MO	\$660,632.00	32	\$687,762.00
Central Bank of the Ozarks Springfield, MO	THE GATHERING TREE	EDEN VILLAGE 2	SPRINGFIELD	MO	\$1,000,000.00	24	\$1,193,500.00
Citizens Bank and Trust Company Kansas City, MO	Northland Neighborhoods Inc	2020 NNI Minor Home Repair Program	KANSAS CITY	MO	\$257,150.00	20	\$370,400.00
Commerce Bank Kansas City, MO	Beyond Housing	Northeast 24:1 Community Home Repair Program (Northwoods, Norwood Court, Pasadena Park)	SAINT LOUIS	MO	\$999,000.00	50	\$1,000,500.00
Commerce Bank Kansas City, MO	Center for Developmentally Disabled	Affordable Housing Opportunities 2020	KANSAS CITY	MO	\$450,000.00	12	\$964,021.00
Enterprise Bank & Trust Clayton, MO	Beyond Housing	Southeast 24:1 Community Home Repair Program	SAINT LOUIS	MO	\$1,000,000.00	50	\$1,001,500.00
Enterprise Bank & Trust Clayton, MO	Rebuilding Together-St. Louis	2020 Rebuilding Together- St. Louis	SAINT LOUIS	MO	\$910,000.00	35	\$910,000.00
First Midwest Bank of Dexter Dexter, MO	Bernie Housing Authority	Bernie Rehab	BERNIE	MO	\$540,064.00	60	\$540,064.00

MISSOURI (2 OF 2)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
First Missouri State Bank of Cape County Cape Girardeau, MO	Catholic Charities of Southern Missouri, Inc.	LifeHouse East Crisis Maternity Home (Cape Girardeau)	CAPE GIRARDEAU	MO	\$750,000.00	15	\$1,942,750.00
Guaranty Bank Springfield, MO	Habitat for Humanity of Springfield, MO	Creating Healthy Homes 2019	SPRINGFIELD	MO	\$750,000.00	40	\$750,000.00
Mid-Missouri Bank Springfield, MO	Joplin Area Habitat for Humanity	JAHFH New Home Construction	JOPLIN	MO	\$315,000.00	12	\$1,448,351.00
Midwest BankCentre Saint Louis, MO	Beyond Housing	Central 24:1 Community Home Repair Program (Bellerive, Cool Valley, Normandy)	SAINT LOUIS	MO	\$998,000.00	50	\$999,500.00
Midwest BankCentre Saint Louis, MO	Carondelet Community Betterment Federation, Inc.	63111 Home Repair	SAINT LOUIS	MO	\$920,000.00	50	\$922,150.00
Midwest BankCentre Saint Louis, MO	Carondelet Community Betterment Federation, Inc.	63116 Home Repair	SAINT LOUIS	MO	\$920,000.00	50	\$922,150.00

MONTANA

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
First Interstate Bank Billings, MT	Northern Cheyenne Tribal Housing Authority	2019 AHP Healthy Homes Renovation Project	LAME DEER	MT	\$376,818.00	10	\$429,572.00
Independence Bank Havre, MT	Fort Belknap Housing Department	Fort Belknap 2019 homeownership	HARLEM	MT	\$999,500.00	20	\$999,500.00
Independence Bank Havre, MT	Fort Belknap Housing Department	Fort Belknap 2019 rental rehabilitation	HARLEM	MT	\$999,500.00	20	\$999,500.00

NORTH DAKOTA

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Bell Bank Fargo, ND	Housing Authority of Cass County	HACC Redevelopment Phase 3	WEST FARGO	ND	\$1,000,000.00	38	\$9,312,737.00

OREGON PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
HomeStreet Bank Seattle, WA	Habitat for Humanity of Oregon	Benton Habitat for Humanity - Woodlands Project Additions	PHILOMATH	OR	\$66,000.00	3	\$743,660.99
HomeStreet Bank Seattle, WA	Habitat for Humanity of Oregon	Habitat La Pine Sunriver - La Pine Townhomes	LA PINE	OR	\$179,400.00	6	\$1,286,220.00
Summit Bank Eugene, OR	Metropolitan Affordable Housing Corp	Delta Court	EUGENE	OR	\$313,825.00	8	\$452,484.00
Umpqua Bank Roseburg, OR	Farmworker Housing Development Corporation	Colonia Paz	LEBANON	OR	\$480,000.00	24	\$8,131,781.00

SOUTH DAKOTA

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Dacotah Bank Aberdeen, SD	Sisseton Wahpeton Housing Authority	Sisseton Wahpeton Housing Authority Rental Rehabilitation Program 2019	SISSETON	SD	\$1,000,000.00	26	\$1,000,000.00

UTAH

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Zions Bancorporation, National Association Salt Lake City, UT	First Step House	426 Apartments	SALT LAKE CITY	UT	\$400,000.00	40	\$7,876,498.00
Zions Bancorporation, National Association Salt Lake City, UT	Habitat for Humanity of Summit and Wasatch Counties	Affordable Homeownership in Summit County, Utah	PARK CITY	UT	\$125,000.00	5	\$1,401,735.00
Zions Bancorporation, National Association Salt Lake City, UT	Housing Authority of Salt Lake City	Pamela's Place	SALT LAKE CITY	UT	\$750,000.00	100	\$11,257,395.00
Zions Bancorporation, National Association Salt Lake City, UT	Neighborhood Nonprofit Housing Corporation	Northern Utah Neighborhood Improvement Project (NUNIP) Phase 3	BRIGHAM CITY	UT	\$345,400.00	25	\$471,250.00
Zions Bancorporation, National Association Salt Lake City, UT	NeighborWorks MCHS/ SCHS	Escalante 4-plex	ESCALANTE	UT	\$98,000.00	4	\$642,730.00
Zions Bancorporation, National Association Salt Lake City, UT	NeighborWorks MCHS/ SCHS	Tropic Homes	TROPIC	UT	\$48,000.00	2	\$387,925.00

WASHINGTON (1 OF 3) PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Bank of the Pacific Aberdeen, WA	Foundation For the Challenged	FFC Homes XII-Blaine	BLAINE	WA	\$150,000.00	3	\$650,553.00
Banner Bank Walla Walla, WA	Community Frameworks	Highland Village Phase1	AIRWAY HEIGHTS	WA	\$750,000.00	24	\$4,150,574.00
Banner Bank Walla Walla, WA	Genesis Housing Services	Yakima Opportunity Housing I	YAKIMA	WA	\$800,000.00	16	\$3,891,496.00
Banner Bank Walla Walla, WA	Genesis Housing Services	Yakima Opportunity Housing II	YAKIMA	WA	\$800,000.00	16	\$3,850,000.00
Banner Bank Walla Walla, WA	Habitat for Humanity-Spokane	Highland Village	AIRWAY HEIGHTS	WA	\$400,000.00	10	\$1,500,000.00
Banner Bank Walla Walla, WA	Habitat for Humanity-Spokane	Hope Meadows II	DEER PARK	WA	\$400,000.00	10	\$1,826,500.00
Banner Bank Walla Walla, WA	Housing Authority of Skagit County	HASC MV Farmworker	MOUNT VERNON	WA	\$850,000.00	51	\$13,876,661.00
Banner Bank Walla Walla, WA	Kennewick Housing Authority (KHA)	Kennewick Micro Homes	KENNEWICK	WA	\$800,000.00	16	\$3,108,649.00

WASHINGTON (2 OF 3)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
First Sound Bank Seattle, WA	Seattle's Union Gospel Mission	Washington Court Renewal	SEATTLE	WA	\$488,917.00	20	\$657,564.00
Gesa Credit Union Richland, WA	Tri-County Partners Habitat for Humanity	Tri-County Partners Pasco Initiative Phase II	PASCO	WA	\$150,000.00	6	\$1,248,900.00
Heritage Bank Olympia, WA	Homestead Community Land Trust	Willowcrest Townhomes	RENTON	WA	\$300,000.00	12	\$5,892,608.14
Heritage Bank Olympia, WA	Homestead Community Land Trust	Yakima Ave Townhomes	SEATTLE	WA	\$350,000.00	10	\$4,495,305.00
Heritage Bank Olympia, WA	Housing Authority of Okanogan County	Meadowlark Senior Housing	OMAK	WA	\$700,000.00	16	\$3,665,104.00
Heritage Bank Olympia, WA	Panza A Washington Nonprofit Corporation	Shelton Veterans Village	SHELTON	WA	\$800,000.00	30	\$3,329,709.00
Kitsap Bank Port Orchard, WA	Kitsap Mental Health Services	Pendleton Place	BREMERTON	WA	\$1,000,000.00	70	\$20,482,761.00
Kitsap Bank Port Orchard, WA	Olympic Community Action Programs	7th and Hendricks	PORT TOWNSEND	WA	\$500,000.00	43	\$13,957,556.00

WASHINGTON (3 OF 3)

PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Sound Community Bank I Seattle, WA	Plymouth Housing Group	Second and Mercer Housing	SEATTLE	WA	\$750,000.00	93	\$21,088,549.00
Sound Community Bank I Seattle, WA	Plymouth Housing Group	St. Francis House Apartments	SEATTLE	WA	\$750,000.00	103	\$20,405,129.00
Spokane Teachers Credit Union I Liberty Lake, WA	Foundation For the Challenged	FFC Homes XII-Spokane 1 & 2	SPOKANE	WA	\$200,000.00	4	\$629,306.00
Twin City Bank I Longview, WA	Foundation For the Challenged	FFC Homes XII-Kelso	KELSO	WA	\$200,000.00	4	\$548,518.00
Washington Federal Bank, National Association I Seattle, WA	Swinomish Housing Authority	Tallawhalt Phase 3	LA CONNER	WA	\$400,000.00	8	\$3,438,527.00
Washington Trust Bank I Spokane, WA	Volunteers of America Eastern Washington & North Idaho	Hope House	SPOKANE	WA	\$500,000.00	60	\$14,119,552.00

OUT-OF-DISTRICT PROJECT LISTING



Member	Sponsor	Project Name	City	State	Subsidy	Units	Dev. Costs
Dacotah Bank Aberdeen, SD	Omaha Tribal Housing Authority	Rehabilitation of 20 low income rental units 2019 OTHA	MACY	NE	\$999,500.00	20	\$999,500.00