

What makes a community thrive?

Defining Excellence

FHLBank Atlanta | Affordable Housing Advisory Council 2007 Annual Report

People know a thriving community when they see one.

Thriving communities exhibit cohesion, growth, and stability. They provide people with steady employment, affordable homes, and opportunity for ownership, thereby helping them prosper and enjoy a better quality of life.

Foundations of Thriving Communities

Adequate supply of safe,
decent, affordable housing.

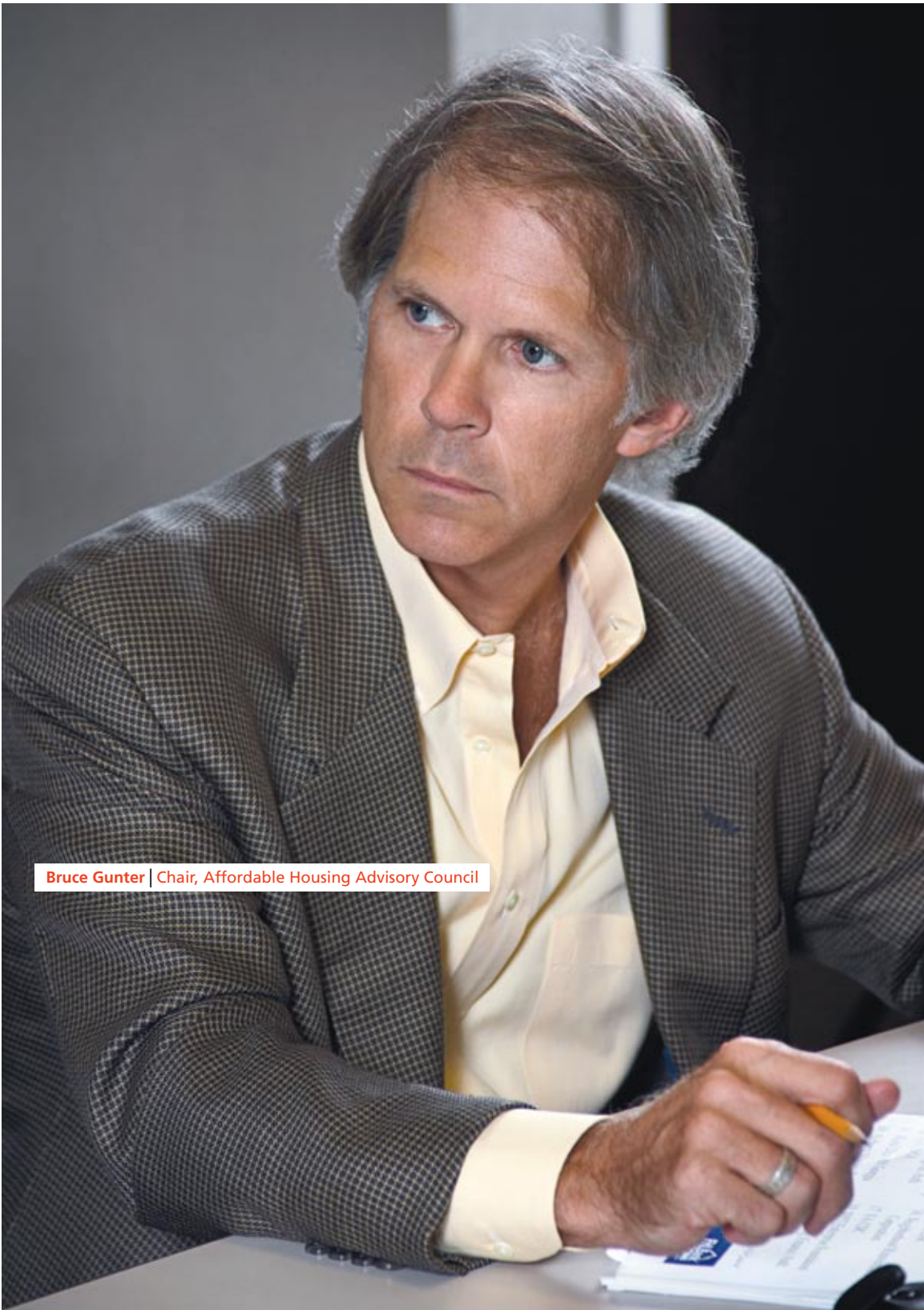
Convenient access to jobs
and vital services.

Opportunity for people
to realize their dreams
of having a home to call
their own.

At FHLBank Atlanta, our vision of community excellence encompasses all of these ideals.

From grants that fund affordable housing, to reduced-rate advances that support community economic development, to financial assistance for first-time homebuyers, we provide resources to strengthen communities throughout the United States.

We do this in partnership with our member financial institutions and community developers. **Together, we are helping communities thrive.**



Bruce Gunter | Chair, Affordable Housing Advisory Council

A REPORT ON FHLBANK ATLANTA'S ACCOMPLISHMENTS IN
AFFORDABLE HOUSING AND COMMUNITY ECONOMIC DEVELOPMENT

Affordable homes, good jobs, and vital services form the core of a strong community. Communities that truly thrive, however, offer more than these essentials. They provide people with opportunity – to buy a first home, to earn higher wages, to raise a family in a safe neighborhood – and the foundation on which to build a better quality of life.

Through its housing finance mission, Federal Home Loan Bank of Atlanta plays a unique and vital role in building thriving communities. The Bank executes its mission daily by serving as a reliable source of funding for its member financial institutions and helping them meet the residential lending needs of their communities. The Bank's success in its core advance lending business also generates significant financial resources for its community investment programs. These programs, along with the partnerships between financial institutions and community developers, serve as critical conduits for delivering affordable housing and economic development funding to communities.

In 2007, the Bank committed record amounts to its community investment programs and, in partnership with member financial institutions and community developers, helped communities – from inner-city neighborhoods to small rural towns – thrive. Funding from these programs helped finance affordable housing for thousands of low-income families, enabled hundreds of people to purchase their first homes, and stimulated local business and job growth in communities throughout the Southeast.

Affordable Housing Program

The Bank awarded \$50.7 million to the Affordable Housing Program (AHP) in 2007, representing the largest amount the Bank has contributed to the program in a single year in its 17-year history. As these funds are leveraged with other funding partners, the AHP dollars will generate up to \$574 million in affordable housing development.

With the \$50.7 million in 2007 AHP funding, member financial institutions, in partnership with community developers, will build or rehabilitate nearly 7,000 affordable units for

very low- to moderate-income households. Those benefiting from this investment include working families, as well as persons experiencing homelessness, senior citizens, and people with special needs.

Over the last 17 years, the Bank has committed more than \$336 million to the AHP, helping create or preserve 61,000 units of affordable housing. However, during this time, the costs and complexity of building affordable housing have increased dramatically. To ensure that the AHP continues to operate efficiently, produce measurable results, and help members with specific needs, the Bank has implemented several important changes to the program. In 2008, the Bank moved from two competitive award offerings per year to one offering annually. This change will provide members and project sponsors with more time to plan and prepare AHP applications.

In addition, the Bank increased the maximum direct AHP subsidy from \$500,000 to \$1 million per project, in recognition of higher building costs and the drive toward larger scale developments. These and other program changes not outlined here are significant, and the Advisory Council believes they will help the Bank's members and their partners meet housing demands in a more effective and cost-efficient manner.

First-time Homebuyer Program

In 2007, member institutions used \$7 million in funding from the First-time Homebuyer Program (FHP) to help 822 low- and moderate-income families and individuals purchase homes. Of the 67 total Bank members participating in the FHP in 2007, 17 members participated for the first time, taking advantage of the increased matching amount and higher annual funding limit implemented last year.

To address growing demand for FHP dollars and to increase flexibility in allocating them, the Bank implemented additional changes to the FHP for 2008. Among these changes are an increase in the annual member capacity limit from \$400,000 to \$1 million and an increase in the FHP set-aside to up to 35 percent of the annual AHP allocation. These enhancements will help more families attain the goal of homeownership.

CIP, EDP, and EDGE

The Bank's Community Investment Program (CIP), Economic Development Program (EDP), and Economic Development and Growth Enhancement (EDGE) program also continued to serve as important sources of funding for affordable housing and economic development. Members borrowed \$228 million through the CIP and EDP in 2007 to support affordable housing and provide loans that stimulated business growth and job creation. In addition, the Bank committed \$8.1 million in below-market rate advances in 2007 through the EDGE program to help fund development projects in underserved neighborhoods throughout the district.

Delivering Value to Communities and Members

All told, since 1990 the Bank has committed more than \$5 billion in loans and subsidies through its AHP, FHP, CIP, EDP, and other community programs to accomplish affordable housing, homeownership, and economic development objectives in the district. This investment would not be possible, however, without the partnerships between the Bank, its members, and community developers.

Today, communities face rising challenges in housing, ranging from high real estate costs, to shrinking credit availability, to rising home foreclosures. This environment magnifies the importance of the Bank's funding and its partnerships with members and community developers. In the face of these challenges, we remain ready to support our members and community partners and fulfill our mission of delivering programs that help create and preserve affordable housing in both the homeownership and rental markets. By executing this mission, we will provide value to the Bank's members and help the communities they serve continue to thrive.

**Bruce Gunter**

Chair of the Affordable Housing Advisory Council

**Richard A. Dorfman**

President and Chief Executive Officer

\$397,582,924

FHLBank Atlanta's contribution to AHP, FHP, and CICA* since 1990.

\$8,643

1990

\$29,915

1993

\$52,487

1995

\$80,340

1997

\$119,012

1999

\$190,950

2001

\$264,167

2003

\$311,107

2005

\$397,583

2007

FHLBank Atlanta Cumulative AHP and CICA* Contributions

*CICA total includes funds for EDGE, EDGE Opportunity Fund, Predevelopment Fund, and New Markets Fund. Amounts in thousands.



PROGRAM

First-time Homebuyer Program (FHP)

MEMBER

Carolina First Bank

FUNDING

\$6,000

Catherine Bouknight | First-time Homebuyer

DEFINING EXCELLENCE

Opportunity for Homeownership

“Homeownership provides a foundation for asset wealth for the first time in many families. It is an asset that can be passed down through generations.”

RONNA COTTOM | VICE PRESIDENT AND CRA PROJECT MANAGER, CAROLINA FIRST BANK

When Catherine Bouknight first saw the new three-bedroom ranch-style house in the historic Arthurtown neighborhood of Columbia, S.C., she knew she had found “her house.” A mother living with her adult son, Bouknight earned well below the area median income for Columbia and realized that it would be a challenge to purchase the home. But she was determined and turned to Carolina First Bank to help make her dream a reality.

Marilyn Drayton, Ronna Cottom, and Doris Blocker of Carolina First Bank are members of a tireless team devoted to building thriving communities throughout the state. A focus of their efforts is to help low- to moderate-income families and individuals like Catherine Bouknight become first-time homeowners.

“Homeownership provides a foundation for asset wealth for the first time in many families. It is an asset that can be passed down through generations,” said Cottom. “The homeowner serves as a role model for younger generations in demonstrating both the financial discipline needed to buy a home and the budgeting skills needed to maintain the home.”

In 2007, Carolina First originated 144 mortgages in South Carolina for affordable housing. To tailor each financing package to the individual borrower’s needs, Carolina First tapped a number of sources for the first mortgage and supplemented the mortgages with programs such as FHLBank Atlanta’s First-time Homebuyer Program (FHP). The bank used \$400,000 in matching funds from the FHP to help 43 new homeowners with down payments and closing costs, including a \$6,000 grant to first-time buyer Catherine Bouknight.

But, Bouknight’s story goes deeper than her relationship with Carolina First. Her dream turned into reality is the product of a successful, long-term partnership between Carolina First and community housing nonprofit, Community Assistance Providers (CAP).

CAP received \$40,000 from FHLBank Atlanta’s Affordable Housing Program through Carolina First to help finance the construction of eight single-family houses in Arthur-town, one of which is home to Catherine Bouknight. The funding helped keep the development costs down, which in turn allowed the homes to be priced affordably for lower-income buyers. In addition, CAP provides homeownership and financial management counseling to teach buyers financial skills that will help them remain in their homes.

According to Drayton of Carolina First, this is the crux of the issue. She and her team look to help as many lower-income first-time homebuyers as possible, while structuring financing in ways that give buyers the best opportunity to remain in their homes for many years.

“It is important not only to help people get into homes, but also to give them the ability to stay in the home over the long term and contribute to the community. That is when a community thrives,” said Drayton.

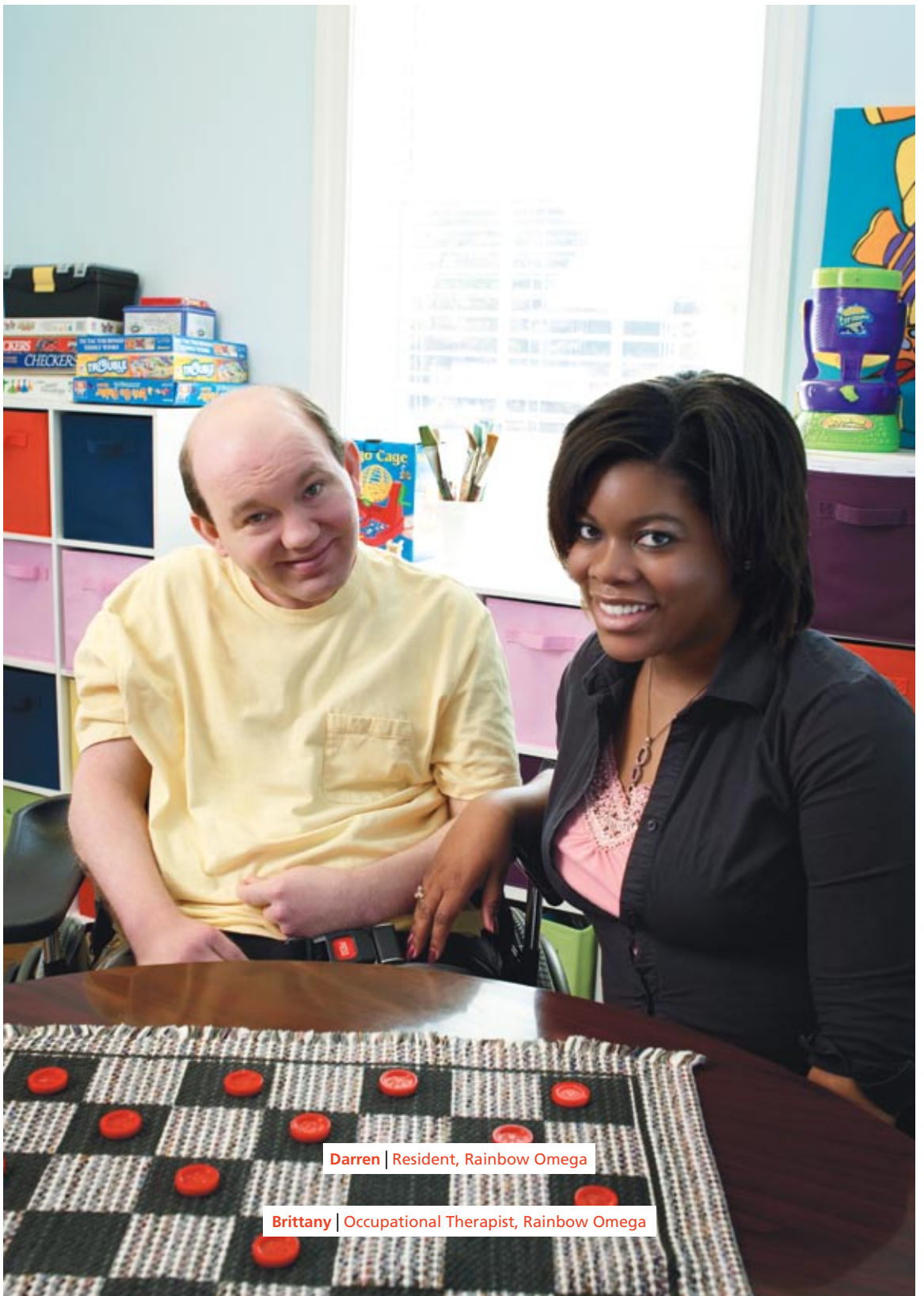


Ronna Cottom | Vice President and CRA Project Manager

Marilyn Drayton | Senior Vice President and Director of CRA & Community Development

Doris Blocker | Vice President

Carolina First Bank



Darren | Resident, Rainbow Omega

Brittany | Occupational Therapist, Rainbow Omega

DEFINING EXCELLENCE

Affordable Homes for Everyone

“Rainbow Omega offers more than just housing and medical care. It’s a nurturing environment where people interact, have fun, work, earn money, and grow.”

STENTSON CARPENTER | PRESIDENT AND CEO, RAINBOW OMEGA

Darren and his caregiver Brittany sit in a cheerful room that’s flooded with sunlight and adorned with colorful paintings of flowers and fish. He has just finished writing his full name on a blank sheet of paper, and Brittany gives him a reassuring hug as she says “good job.” Next, they stack dominoes to help Darren improve his motor skills. For someone with cerebral palsy, these are no small accomplishments, and nor are they uncommon achievements for a resident of Rainbow Omega.

In 1991, Stentson Carpenter founded Rainbow Omega in Eastaboga, Ala., as a place where his own son, who has a mental disability, and others like him could receive care in a stable, nurturing environment and reach their full potential for independence. The community has grown during the last 16 years, and now provides housing and work opportunities for nearly 80 residents.

Darren lives in Rainbow Omega's Intermediate Care Facility (ICF), a state-of-the art 15-bed home for residents with disabilities ranging from Down syndrome to cerebral palsy to sight impairments. In addition to the ICF, the 80-acre community includes eight group homes, two five-unit apartment buildings, vocational and administrative buildings, staff housing, and five commercial greenhouses. The ICF is the community's latest addition.

"The ICF was part of our original vision for Rainbow Omega. When we were in the planning phase, I learned about the Federal Home Loan Bank's Affordable Housing Program at a conference and thought that it could help us bring this project together," said Carpenter.

Carpenter contacted Bank member Regions Bank and applied for and received an Affordable Housing Program (AHP) award of \$130,000. This funding, combined with private donations and dollars from USDA Rural Development and the Community Foundation of Calhoun County, financed the ICF.

"Because of its mission and offering to residents, Rainbow Omega was not typical in many ways, and we were delighted to be able to help them through the AHP," said Paul Carruthers, senior vice president and regional community development manager at Regions Bank. "The AHP helps Regions reach deeper to serve the needs of its community, whether for workforce housing, senior housing, or special needs housing. In this instance, it was a way for Regions to invest in the special needs population in Alabama."

Providing safe, decent, affordable housing for everyone in a community is a monumental task because individual needs are so diverse. Rainbow Omega, with the support of organizations like Regions and FHLBank Atlanta, successfully serves an often overlooked segment of the population but one that is no less important than any other. Carpenter and his dedicated staff have created in Rainbow Omega a place where residents have quality, affordable housing, meaningful work, and a chance to interact with their neighbors and share the joys and challenges of life...by any measure, a community that thrives.



Stenson Carpenter | President and CEO, Rainbow Omega

Paul Carruthers | Senior Vice President and Regional Community Development Manager, Regions Bank



PROGRAM

Affordable Housing Program (AHP)

MEMBER

Regions Bank

SPONSOR

Rainbow Omega, Eastaboga, Alabama

FUNDING

\$130,000





Ashlee Torpy | Chief Financial Officer, Morris State Bank

Willie Paulk | President, Dublin-Laurens County Development Authority

Spence Mullis | President and CEO, Morris State Bank

DEFINING EXCELLENCE

Jobs and Economic Growth

“In many cases, the Federal Home Loan Bank of Atlanta is the economic engine that allows us to offer the terms and structures that help us gain new relationships while also reducing our liquidity and interest-rate risks.”

SPENCE MULLIS | PRESIDENT AND CEO, MORRIS STATE BANK

On its surface, Dublin, Ga., appears to be the classic small Southern town. A stately county courthouse anchors a downtown dominated by locally owned businesses. Peaceful tree-lined streets reveal grand antebellum homes. Residents display a genuine friendliness to locals and visitors alike. Yet, Dublin’s quiet demeanor belies a thriving economy that provides a foundation for the area’s robust growth and high quality of life.

Dublin, located in the heart of Georgia in the state’s third largest county by area, has attracted a diversity of industry. Major distribution centers for Best Buy and Kroger, a paper recycling plant, farms, and one of three VA medical centers in the state, among other major companies, provide steady jobs and good wages to the working population. The Dublin-Laurens County Development Authority has worked diligently with local businesses to bring this economic development to the area.

“Dublin appears to be just a small town near Macon, so why would any industry choose it for their operations?” said Willie Paulk, president of the Development Authority. “The answer is pretty simple: we have a win-win attitude. We look at any potential development project with the goal of matching the needs of the industry with our needs as a community.”

A recent outcome of this formula was the opening of the Southeastern distribution and manufacturing facility of Eldorado Stone, an international maker of architectural stone veneer products. According to Paulk, Dublin was an ideal choice for Eldorado Stone due to the town’s location between Atlanta and Savannah and its proximity to three major interstate highways. Equally important to their selection process was a 60,000-square foot building owned by the Development Authority that was ready to be outfitted to meet the manufacturer’s needs.

To complete the improvements, the Development Authority contacted FHLBank Atlanta member, Morris State Bank, one of several community banks in Dublin. Morris State worked in partnership with another local bank and tapped FHLBank Atlanta’s Economic Development Program (EDP) to provide an attractive financing package for the facility renovations.

“By getting the project approved as an EDP eligible advance, we were able to reduce our funding costs and pass the savings on to the Development Authority,” said Ashlee Torpy, chief financial officer for Morris State Bank. “That, in turn, enabled them to make an attractive leasing offer for the building to Eldorado Stone.”

Eldorado Stone’s contribution to this thriving community has been significant. The company currently employs 180 people at its facility and has contributed tens of thousands of dollars in local tax revenue in the two years since its opening.

Paulk and Morris State Bank President and CEO Spence Mullis attribute part of the success of this endeavor to the interest from local community banks in the area’s development as well as outside partners, such as FHLBank Atlanta.

“There’s a competitive spirit among the community bankers in this town, but when it comes time to support a development project, we all work together to make it happen,” said Mullis. “In many cases, the Federal Home Loan Bank of Atlanta is the economic engine that allows us to offer the terms and structures that help us gain new relationships, while also reducing our liquidity and interest-rate risks.”



PROGRAM

Economic Development Program (EDP)

MEMBER

Morris State Bank

FUNDING

\$1,751,374 EDP Advance





PICTURED LEFT TO RIGHT:

CHARLES BERRIN
WILLIAM H. TILLY, JR.
LEONARD S. VAUGHN
KATHLEEN BROWNLEE
BRUCE GUNTER
REGINAL BARNER
GLADYS K. WASHINGTON
DAVID L. HERKALO
BERNIE MAZYCK
ROBERT AVERY

NOT PICTURED:

ROBERT J. ADAMS
STEVE AUGER
SCOTT DEDMAN
ROBERT G. GOLDSMITH
ROBERT POHLMAN

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Principal
Shea Development
Group, LLC.

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President
Housing and
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Steve Auger
Executive Director
Florida Housing
Finance Corporation

Robert Avery
President
Alabama Association
of Community
Development Corporations

Reginal Barner
CEO
Community Development
Improvement Corporation



Charles Berrin
The Berrin Group

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Development Corporations

Robert Pohlman
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Coalition for
Nonprofit Housing
& Economic Development

William H. Tilly, Jr.
Executive Director
Alabama Multifamily
Loan Consortium

Gladys K. Washington
Senior Program Officer
Mary Reynolds
Babcock Foundation

2007 Program Guide

FHLBank Atlanta works in partnership with member financial institutions to provide affordable housing, support homeownership, and promote community economic development through grants, subsidized loans, and down-payment assistance. The Bank helps its members serve their communities through the following programs:

Affordable Housing

Affordable Housing Program (AHP)

The AHP is a flexible source of grants and deeply subsidized loans awarded to help members finance homebuilding and rehabilitation initiatives. Each year, the Bank allocates 10 percent of its regulatory net income to the AHP.

The Bank reviews applications for funding annually and awards funds to those projects that best meet the program's scoring criteria. The AHP frequently is used in conjunction with other funding sources including conventional loans, government-subsidized financing, tax-credit equity, foundation grants, and bond financing.

First-time Homebuyer Program (FHP)

A major challenge to any potential homebuyer is the ability to accumulate enough savings for the down payment and closing costs. For low-income families, saving enough funds to buy a home may seem insurmountable. That's why the Bank created the FHP.

The Bank annually allocates FHP funds for members to use for down-payment and closing-cost assistance for families that earn 80 percent or less of the area median income and are seeking to become homeowners.

Community Investment Program (CIP)

The CIP provides discounted advances (loans) to member financial institutions making residential loans that benefit low- and moderate-income families.

Because every loan is unique, the CIP is designed with maximum flexibility. A member financial institution can structure the CIP advance to meet the individual funding needs of both the institution and the customer. Advances are available with fixed or adjustable rates, terms of up to 20 years, and interest-only or amortizing payments. A financial institution may use a CIP advance to fund multiple small loans or to match-fund larger loans.

Community Economic Development

Economic Development Program (EDP)

The EDP provides discounted advances to member financial institutions funding certain eligible community economic development activities. These activities include those located in a low- or moderate-income neighborhood or area, those that create jobs or provide services to low- or moderate-income individuals, and those that support small businesses.

\$51

million in **Affordable Housing Program (AHP)**
grants to build nearly 7,000 units

2007 AHP Awards

FHLBank Atlanta awarded \$50.7 million in Affordable Housing Program grants and subsidized loans to help build or preserve nearly 7,000 units of affordable housing in 10 states and the District of Columbia.

Alabama

**Alabama HFH Katrina Recovery
Baldwin, Hale, and Mobile Counties, AL**
Member: Colonial Bank, National Association
Sponsor: Alabama Association of
Habitat Affiliates
Grant: \$250,000 for 25 units

**Alabama HFH Mobile County
Mobile County, AL**
Member: Colonial Bank, National Association
Sponsor: Alabama Association of
Habitat Affiliates
Grant: \$250,000 for 25 units

**Alabama HFH - 2
Colbert, Lauderdale, Jackson, and
Etowah Counties, AL**
Member: Colonial Bank, National Association
Sponsor: Alabama Association of
Habitat Affiliates
Grant: \$240,000 for 40 units

**Brookstone Village Apartments
Jacksonville, AL**
Member: Bank Independent
Sponsor: Chimney Peak Development
Corporation of Jacksonville, AL
Grant: \$200,000 for 46 units

**Church Street Homeownership
Mobile, AL**
Member: SunTrust Bank
Sponsor: Mobile Housing Board of Mobile, AL
Grant: \$60,000 for 6 units

**Deerfield Place
Eufaula, AL**
Member: Regions Bank
Sponsor: Paladin, Inc. of Gadsden, AL
Grant: \$215,000 for 40 units

**Downtown Renaissance
Mobile, AL**
Member: SunTrust Bank
Sponsor: Mobile Housing Board of Mobile, AL
Grant: \$440,000 for 88 units

**Greenville Terrace
Greenville, AL**
Member: BankTrust
Sponsor: United Hopes, Inc. of Tuscaloosa, AL
Grant: \$500,000 for 48 units

**Hale County Habitat for Humanity
Greensboro, AL**
Member: Colonial Bank, National Association
Sponsor: Alabama Association of
Habitat Affiliates of Auburn, AL
Grant: \$75,000 for 5 units

**Highland View
Birmingham, AL**
Member: Regions Bank
Sponsor: Aletheia House of Birmingham, AL
Grant: \$500,000 for 39 units

**Ivy Manor
Troy, AL**
Member: Regions Bank
Sponsor: Paladin, Inc. of Gadsden, AL
Grant: \$240,000 for 48 units

**The Lovelady Center
Birmingham, AL**
Member: New South Federal Savings Bank
Sponsor: Freedom Rain, Inc.
of Birmingham, AL
Grant: \$500,000 for 300 units

**Meadowcrest II Apartments, Ltd.
Luverne, AL**
Member: BankTrust
Sponsor: United Hopes, Inc.
of Tuscaloosa, AL
Grant: \$500,000 for 32 units

**Mockingbird Pointe
Monroeville, AL**
Member: Regions Bank
Sponsor: BC Holdings, LLC
of Summerville, GA
Grant: \$280,000 for 56 units

**North Ward
Greensboro, AL**
Member: Regions Bank
Sponsor: HERO, Hale County Housing
Resource Center
Grant: \$90,000 for 12 units

**Owning In Hale (Hale Empowerment
Revitalization Organization)
Hale, AL**
Member: New South Federal Savings Bank
Sponsor: HERO, Hale County Housing
Resource Center of Greensboro, AL
Grant: \$187,500 for 25 units

**Rammed Earth
Greensboro, AL**

Member: Regions Bank
 Sponsor: HERO, Hale County Housing
 Resource Center
 Grant: \$25,500 for 3 units

**St. Alban's Phase II
Enterprise, AL**

Member: Regions Bank
 Sponsor: BC Holdings, LLC of
 Summerville, GA
 Grant: \$325,000 for 40 units

**South Hills
Pell City, AL**

Member: Regions Bank
 Sponsor: Paladin, Inc. of Gadsden, AL
 Grant: \$280,000 for 56 units

**Windsor Manor Homes
Huntsville, AL**

Member: First American Bank
 Sponsor: AAMU Community
 Development Corporation
 Grant: \$96,000 for 16 units

District of Columbia**Ft. Stevens Place Apartments
Washington, DC**

Member: City First Bank of D.C., N.A.
 Sponsor: THC Affordable Housing, Inc.
 of Washington, D.C.
 Grant: \$256,000 for 32 units

**Fairmont Square
Washington, DC**

Member: SunTrust Bank
 Sponsor: Development Corporation
 of Columbia Heights
 Grant: \$56,000 for 7 units

**GRM Transitional Living Center
Washington, DC**

Member: OBA Bank
 Sponsor: Gospel Rescue Ministries
 of Washington D.C. Inc.
 Grant: \$300,000 for 24 units

**Homeless Veterans Reintegration
Housing Program
Washington, DC**

Member: Branch Banking and Trust Company
 Sponsor: All Faith Consortium
 of Washington, D.C.
 Grant: \$500,000 for 43 units

**Trinity Plaza
Washington, DC**

Member: United Bank
 Sponsor: Far SW-SE Community
 Development Corporation of Washington, D.C.
 Grant: \$280,000 for 28 units

Florida**Arcadia PHD Rehab II
Arcadia, FL**

Member: RBC Centura Bank
 Sponsor: Arcadia Housing Authority
 Grant: \$400,000 for 20 units

**Bayou Pass Village Phase III
Ruskin, FL**

Member: Suncoast Schools Federal
 Credit Union
 Sponsor: Florida Home Partnership,
 Inc. of Ruskin, FL
 Grant: \$500,000 for 50 units

**Chester's Pointe
Bowling Green, FL**

Member: SunTrust Bank
 Sponsor: Hardee County Housing
 Authority of Wauchula, FL
 Grant: \$500,000 for 20 units
 Subsidized Loan: \$200,000

**Cirrus Pointe I
Naples, FL**

Member: Branch Banking and Trust Company
 Sponsor: Cirrus Pointe Partners, LLC
 Grant: \$500,000 for 16 units

**Englewood Senior Apartments
Pensacola, FL**

Member: SunTrust Bank
 Sponsor: Wakulla County Senior
 Citizens Council
 Subsidized Loan: \$1,838,410 for 92 units

**Elmwood Apartments
Fort Myers, FL**

Member: Bank of America Georgia, N.A.
 Sponsor: Affordable Housing Solutions
 for Florida, Inc. of Bay Harbor Island, FL
 Grant: \$400,000 for 116 units
 Subsidized Loan: \$2,744,652

Grove Park

St. Petersburg, FL

Member: Synovus Bank of Tampa Bay

Sponsor: Boley Centers, Inc. of

St. Petersburg, FL

Grant: \$146,721 for 15 units

Habitat for Humanity of Broward

Dania Beach, FL

Member: Regent Bank

Sponsor: Habitat for Humanity of Broward

Grant: \$108,000 for 18 units

Habitat Broward

Fort Lauderdale, FL

Member: Regent Bank

Sponsor: Habitat for Humanity of Broward of Fort Lauderdale, FL

Grant: \$210,000 for 30 units

Harbour Place Apartments

Fort Walton Beach, FL

Member: Branch Banking and Trust Company

Sponsor: Okaloosa Community Development Corporation

Grant: \$500,000 for 12 units

Lakeside Park I

Avon Park, FL

Member: RBC Centura Bank

Sponsor: Avon Park Housing Development Corporation of Avon Park, FL

Grant: \$350,000 for 16 units

Laurel Oaks

Okeechobee, FL

Member: RBC Centura Bank

Sponsor: Affordable Housing Solutions for Florida, Inc. of Bay Harbor Island, FL

Grant: \$500,000 for 80 units

Liberty Landing

Immokalee, FL

Member: Orion Bank

Sponsor: Habitat for Humanity of Collier County, Inc. of Naples, FL

Grant: \$350,000 for 50 units

Maple Crest Apartments

Fort Myers, FL

Member: SunTrust Bank

Sponsor: Affordable Housing Solutions for Florida, Inc.

Grant: \$250,000 for 59 units

Subsidized Loan: \$1,900,000

Old Orchard Village

Bowling Green, FL

Member: SunTrust Bank

Sponsor: Affordable Housing Solutions for Florida, Inc. of Bay Harbor Island, FL

Grant: \$500,000 for 50 units

Subsidized Loan: \$500,000

Pahokee Apartments

Pahokee, FL

Member: BankAtlantic

Sponsor: NOAH Development Corporation of Belle Glade, FL

Grant: \$288,000 for 24 units

Palmetto Ridge Patio Homes

Titusville, FL

Member: Branch Banking and Trust Company

Sponsor: Coalition for the Hungry and Homeless of Brevard County, Inc of Cocoa, FL

Grant: \$500,000 for 46 units

Puppy Park, Phase IA

Sarasota, FL

Member: The Bank of Commerce

Sponsor: Habitat for Humanity Sarasota, Inc.

Grant: \$497,000 for 71 units

Ridgedale Rehab

Avon Park, FL

Member: SunTrust Bank

Sponsor: Avon Park Housing Development Corporation

Grant: \$500,000 for 36 units

Rosene's Success House

Arcadia, FL

Member: RBC Centura Bank

Sponsor: DeSoto Homeless Coalition, Inc. of Arcadia, FL

Grant: \$500,000 for 17 units

Countywide

St. Johns County, FL

Member: Branch Banking and Trust Company

Sponsor: Habitat for Humanity - St. Johns County

Grant: \$150,000 for 15 units

St. John Village Apartments

Miami, FL

Member: Regions Bank

Sponsor: St. John Community Development Corporation

Grant: \$160,000 for 16 units

**Stenstrom Road Senior
Wauchula, FL**

Member: SunTrust Bank
 Sponsor: Affordable Housing Solutions for Florida, Inc. of Bay Harbor Island, FL
 Grant: \$500,000 for 75 units
 Subsidized Loan: \$400,000

**Trail Ridge II
Naples, FL**

Member: Orion Bank
 Sponsor: Habitat for Humanity of Collier County, Inc. of Naples, FL
 Grant: \$350,000 for 50 units

Georgia**Allen Wilson Terrace Phase I
Decatur, GA**

Member: Fidelity Bank
 Sponsor: Housing Authority of the City of Decatur, Decatur Housing Authority, GA
 Grant: \$500,000 for 40 units

**Atlanta Habitat for Humanity 2007
Atlanta, GA**

Member: SunTrust Bank
 Sponsor: Habitat for Humanity in Atlanta, Inc. of Atlanta, GA
 Grant: \$350,000 for 70 units

**Blakely Commons
Blakely, GA**

Member: SunTrust Bank
 Sponsor: RHA - Housing, Inc.
 Grant: \$500,000 for 64 units

**Building a Village for Hopes, Lives
and Dreams II
Greensboro, GA**

Member: BankSouth
 Sponsor: Greene County Habitat for Humanity of Greensboro, GA
 Grant: \$334,134 for 6 units

**Castor Village
Norcross, GA**

Member: Branch Banking and Trust Company
 Sponsored by: The IMPACT! Group of Duluth, GA
 Grant: \$300,000 for 92 units

**Cedarwood Apartments
Augusta, GA**

Member: SunTrust Bank
 Sponsor: Progressive Redevelopment, Inc.
 Grant: \$500,000 for 184 units

**Emerald Glade
Bainbridge, GA**

Member: Branch Banking and Trust Company
 Sponsor: Partnership Housing Affordable to Society Everywhere, Inc.
 Grant: \$350,000 for 25 units

**Fresh Start
Savannah, GA**

Member: The Carver State Bank
 Sponsor: Old Savannah City Mission of Savannah, GA
 Grant: \$250,000 for 28 units

**Harbour Oaks Apartments
Unincorporated Cobb County, GA**

Member: Branch Banking and Trust Company
 Sponsor: Atlanta Mutual Housing Association, Inc.
 Grant: \$500,000 for 80 units

**Hillside Apartments
Atlanta, GA**

Member: SunTrust Bank
 Sponsor: RBC Development, LLC of Decatur, GA
 Grant: \$450,000 for 38 units

**Housing Services of Union Mission
Savannah, GA**

Member: First Chatham Bank
 Sponsor: Union Mission, Inc. of Savannah, GA
 Grant: \$300,000 for 48 units

**Neighborhood Revitalization Projects
Clarke and Oglethorpe Counties, GA**

Member: AFB&T
 Sponsor: Athens Area Habitat for Humanity
 Grant: \$64,000 for 16 units

**People of Hope Manufactured
Housing Community
Athens, GA**

Member: First American Bank and Trust Company
 Sponsor: Athens Land Trust, Inc. of Athens, GA
 Grant: \$464,443 for 40 units

**Pepper Ridge II
Fort Gaines, GA**

Member: Regions Bank
Sponsor: Southwest Georgia Housing
Development Corporation of Cuthbert, GA
Grant: \$360,000 for 36 units

**Rural Single Family Housing Development
Pembroke, GA**

Member: First Citizens Bank
Sponsor: JCVision and Associates, Inc.
of Hinesville, GA
Grant: \$305,850 for 10 units

**Senior Connections Urban
Rehabilitation (Cobb/Gwinnett)
Cobb and Gwinnett Counties, GA**

Member: United Community Bank
Sponsor: Senior Connections of
Chamblee, GA
Grant: \$500,000 for 50 units

**Senior Connections Urban
Rehabilitation (DeKalb)
DeKalb County, GA**

Member: United Community Bank
Sponsor: Senior Connections of
Chamblee, GA
Grant: \$500,000 for 50 units

**Senior Connections Urban
Rehabilitation (Fulton)
Fulton County, GA**

Member: United Community Bank
Sponsor: Senior Connections of
Chamblee, GA
Grant: \$500,000 for 50 units

**Seven Courts Apartments
Atlanta, GA**

Member: SunTrust Bank
Sponsor: Progressive Redevelopment, Inc.
Grant: \$500,000 for 171 units

**SHIP Hampton
Henry County, GA**

Member: The Park Avenue Bank
Sponsor: Community Committed To Character
Grant: \$70,000 for 7 units

**SHIP Locust Grove
Henry County, GA**

Member: The Park Avenue Bank
Sponsor: Community Committed To Character
Grant: \$70,000 for 7 units

**SHIP McDonough
McDonough, GA**

Member: The Park Avenue Bank
Sponsor: Community Committed To Character
Grant: \$70,000 for 7 units

**SHIP Stockbridge
Henry County, GA**

Member: The Park Avenue Bank
Sponsor: Community Committed To Character
Grant: \$70,000 for 7 units

**Southwest Georgia Housing
Rehabilitation Project**

**Baker, Calhoun, Colquitt, Decatur, Early,
Grady, Lee, Miller, Mitchell, Seminole,
Terrell, Thomas, and Worth Counties, GA**

Member: Southwest Georgia Bank
Sponsor: Southwest Georgia Community
Action Council, Inc. of Moultrie, GA
Grant: \$420,000 for 70 units

**Thomaston Gardens-Rehabilitation 2007
Thomaston, GA**

Member: First State Bank and Trust Company
Sponsor: RHA - Housing, Inc.
Grant: \$500,000 for 100 units

**Vine City Apartments
Atlanta, GA**

Member: Bank of America Georgia, N.A.
Sponsor: Reynoldstown Revitalization
Corporation
Grant: \$500,000 for 56 units

Louisiana

**Baronne Street
New Orleans, LA**

Member: Regions Bank
Sponsor: Galilee Housing Initiative
and Community Development Corp
Grant: \$120,000 for 12 units

Maryland

**Cambridge Commons
Cambridge, MD**

Member: SunTrust Bank
Sponsor: Shelter Development, LLC
Grant: \$500,000 for 96 units

**East Baltimore Good Neighbor Initiative: Phase I
Baltimore, MD**

Member: Bradford Bank
Sponsor: Chesapeake Habitat for Humanity of Baltimore, MD
Grant: \$300,000 for 30 units

**Parktown Apartments
Baltimore, MD**

Member: Bay National Bank
Sponsor: I Can't - We Can, Inc.
Grant: \$258,705 for 48 units

**St. Ambrose Intervention Buying
Baltimore, MD**

Member: Bradford Bank
Sponsor: St. Ambrose Housing Aid Center, Inc. of Baltimore, MD
Grant: \$200,000 for 20 units

**The Senior Housing Community at Rolling Road
Catonsville, MD**

Member: SunTrust Bank
Sponsor: Enterprise Housing Corporation of Baltimore, MD
Grant: \$373,500 for 83 units

**Somerset Commons
Princess Anne, MD**

Member: SunTrust Bank
Sponsor: Shelter Development, LLC of Baltimore, MD
Grant: \$100,000 for 60 units

North Carolina

**A.L. Harris Subdivision
Henderson, NC**

Member: Branch Banking and Trust Company
Sponsor: Gateway Community Development Corporation of Henderson, NC
Grant: \$89,100 for 9 units

**The Arbors at Winmore
Carrboro, NC**

Member: Bank of America Georgia, N.A.
Sponsor: United Housing Associates, Inc. of Columbia, SC
Grant: \$250,000 for 58 units
Subsidized Loan: \$1,990,000

**BDC-Homeownership
Bayboro, NC**

Member: First South Bank
Sponsor: Bayboro Development Center, Inc.
Grant: \$140,000 for 14 units

**Bellemont Oaks
Pittsboro, NC**

Member: SunTrust Bank
Sponsor: North Carolina Housing Foundation, Inc. of Winston-Salem, NC
Grant: \$432,000 for 72 units

**Cardinal Ridge
Hillsborough, NC**

Member: Branch Banking and Trust Company
Sponsor: North Carolina Housing Foundation, Inc. of Winston-Salem, NC
Grant: \$432,000 for 72 units

**Crossroads Rescue Mission
Shelby, NC**

Member: The First National Bank of Shelby
Sponsor: Crossroads Rescue Mission of Shelby, NC
Grant: \$350,000 for 65 units

**East Cornwallis Sustainable Housing
Pittsboro, NC**

Member: Branch Banking and Trust Company
Sponsor: Chatham Habitat for Humanity of Pittsboro, NC
Grant: \$120,000 for 15 units

**Elliott Properties
Fayetteville, NC**

Member: Lumbee Guaranty Bank
Sponsor: North Carolina Indian Housing Authority
Grant: \$400,000 for 110 units
Subsidized Loan: \$400,000

**Habitat Homes in Moore and
Richmond Counties, NC**

Member: First Bank
Sponsor: Habitat for Humanity of Moore County
Grant: \$280,000 for 35 units

**Haliwa-Saponi Rehabilitation III
Halifax and Warren, NC**

Member: RBC Centura Bank
Sponsor: Haliwa-Saponi Indian Tribe
of Hollister, NC
Grant: \$250,000 for 32 units

**Kannapolis Revitalization Project
Kannapolis, NC**

Member: First Bank
Sponsor: Prosperity Unlimited, Inc.
of Concord, NC
Grant: \$70,000 for 14 units

**Project New Hope
Winston-Salem, NC**

Member: Southern Community Bank
and Trust
Sponsor: Habitat for Humanity
of Forsyth County
Grant: \$150,000 for 10 units

**Ridgeland Terrace
Yadkinville, NC**

Member: Branch Banking and Trust Company
Sponsor: DBT Developers, LLC
of Aynor, SC
Grant: \$192,000 for 48 units

**River's Edge at Elizabeth Crossing
Elizabeth City, NC**

Member: Branch Banking and Trust Company
Sponsor: Halcon Development, LLC
Grant: \$229,600 for 56 units

**River's Retreat at Elizabeth Crossing
Elizabeth City, NC**

Member: Branch Banking and Trust Company
Sponsor: DBT Developers, LLC
of Aynor, SC
Grant: \$240,000 for 40 units

**Wesley CDC Energy Efficient
Affordable Housing II**

**Haywood, Iredell, Macon, and Yadkin
Counties, NC**

Member: Branch Banking and Trust Company
Sponsor: Wesley Community
Development Corporation
Grant: \$200,000 for 15 units

**Sunrise Crossing
Matthews, NC**

Member: Branch Banking and Trust Company
Sponsor: Habitat for Humanity Matthews
Grant: \$80,000 for 16 units

**Third Avenue ILC
Gastonia, NC**

Member: Branch Banking and Trust Company
Sponsor: Gaston Residential Services, Inc.
Grant: \$53,000 for 8 units

**Winston-Salem New Life Center
Winston-Salem, NC**

Member: Branch Banking and Trust Company
Sponsor: Winston-Salem Rescue Mission
Grant: \$400,000 for 37 units

**Winterstone
Spruce Pine, NC**

Member: Bank of Granite
Sponsor: Northwestern Housing
Enterprises, Inc.
Grant: \$250,000 for 8 units

South Carolina

**Allendale County Rehabilitation II
Allendale, SC**

Member: Palmetto State Bank
Sponsor: Allendale County ALIVE, Inc.
of Allendale, SC
Grant: \$120,000 for 20 units

**Bailey Gardens Apartments
Lake City, SC**

Member: Branch Banking and Trust Company
Sponsor: Southeastern Housing
Preservation, Inc.
Grant: \$335,000 for 24 units
Subsidized Loan: \$30,000

**Butterfly House-Phase 2
Blackville, SC**

Member: Community Resource Bank, N.A.
Sponsor: Butterfly House, Inc.
Grant: \$60,000 for 6 units

**CDIC's Owner Occupied
Rehabilitation Program
Aiken, Edgefield, Saluda, and
Lexington, SC**

Member: First Citizens Bank and Trust
Company, Inc.
Sponsor: Community Development
and Improvement Corporation of Aiken, SC
Grant: \$300,000 for 40 units

**Clark Street Commons
Greenville, SC**

Member: Branch Banking and Trust Company
Sponsor: The Housing Authority of the City of Greenville, SC
Grant: \$500,000 for 96 units

**EPCHHA d/b/a Trinity Place
Sumter, SC**

Member: The National Bank of South Carolina
Sponsor: Empowered Personal Care Home Health Alliance
Grant: \$500,000 for 80 units

**Fulghum Project
Ridgeland, SC**

Member: CoastalStates Bank
Sponsor: Hilton Head Regional Habitat for Humanity of Bluffton, SC
Grant: \$55,000 for 10 units

**Gower Place- Phase II
Greenville, SC**

Member: Regions Bank
Sponsor: BGM, Inc.
Grant: \$100,000 for 12 units

**Hallmark Homes at Bluffton
Bluffton, SC**

Member: RBC Centura Bank
Sponsor: United Housing Associates, Inc. of Columbia, SC
Grant: \$500,000 for 72 units

**Lowcountry Owner Occupied Rehab III
Charleston County, SC**

Member: First Federal Savings and Loan Association
Sponsor: Lowcountry Housing and Economic Development Foundation, Inc.
Grant: \$399,000 for 15 units

**Magnolia Park Apartments
Andrews, SC**

Member: Branch Banking and Trust Company
Sponsor: Southeastern Housing Preservation, Inc.
Grant: \$350,000 for 24 units
Subsidized Loan: \$40,000

**Pecan Grove
Darlington, SC**

Member: Carolina Bank
Sponsor: The Mid-Atlantic Foundation
Grant: \$400,000 for 32 units
Subsidized Loan: \$110,000

**Pickens Gardens-Rehabilitation 2007
Pickens, SC**

Member: First State Bank and Trust Company
Sponsor: RHA - Housing, Inc.
Grant: \$500,000 for 77 units

**Phoenix Trace Apartments
Greenville, SC**

Member: Branch Banking and Trust Company
Sponsor: Greenville Housing Futures, Inc.
Grant: \$150,000 for 12 units

**Pine Hill Apartments
Orangeburg, SC**

Member: Bank of America Georgia, N.A.
Sponsor: Humanities Foundation, Inc.
Grant: \$500,000 for 72 units

**Samaritan House-Rehab
Orangeburg, SC**

Member: First Citizens Bank and Trust Company, Inc.
Sponsor: Samaritan House
Grant: \$160,000 for 42 units

**Springs Place
Saluda, SC**

Member: Security Federal Bank
Sponsor: Community Development and Improvement Corporation
Grant: \$275,000 for 26 units

**The Reserve of Columbia
Columbia, SC**

Member: Bank of America Georgia, N.A.
Sponsor: Santee-Lynches Affordable Housing & Community Assistance Provider
Grant: \$500,000 for 112 units
Subsidized Loan: \$200,000

**Ware Shoals Inn Senior Housing
Ware Shoals, SC**

Member: Branch Banking and Trust Company
Sponsor: United Housing Associates, Inc.
Grant: \$500,000 for 24 units
Subsidized Loan: \$162,882

**6 homes
Oconee County, SC**

Member: Oconee Federal Savings and Loan Association
Sponsor: Oconee County Habitat for Humanity
Grant: \$30,000 for 6 units

Tennessee

Colonial Manor Apartments

Pikeville, TN

Member: Regions Bank

Sponsor: Crossville Housing Authority

Grant: \$378,000 for 48 units

Columbia Meadows- Rehabilitation 2007

Columbia, TN

Member: First State Bank and Trust Company

Sponsor: RHA - Housing, Inc.

Grant: \$350,000 for 61 units

Loudon Gardens-Rehabilitation 2007

Loudon, TN

Member: First State Bank and Trust Company

Sponsor: RHA - Housing, Inc.

Grant: \$500,000 for 50 units

Nowlin Court-Rehabilitation 2007

Columbia, TN

Member: First State Bank and Trust Company

Sponsor: RHA - Housing, Inc.

Grant: \$195,000 for 35 units

Orchard View

McMinnville, TN

Member: SunTrust Bank

Sponsor: The Mid Atlantic Foundation

Grant: \$103,500 for 64 units

Subsidized Loan: \$1,680,000

Preservation Pointe

Johnson City, TN

Member: The First Bank and Trust Company

Sponsor: Eastern Eight Community Development Corporation of Johnson City, TN

Grant: \$120,000 for 12 units

Tullahoma Village-Rehabilitation 2007

Tullahoma, TN

Member: First State Bank and Trust Company

Sponsor: RHA - Housing, Inc.

Grant: \$500,000 for 89 units

Williamson County Work Force Housing

Williamson County, TN

Member: Regions Bank

Sponsor: Community Housing Partnership of Williamson County

Grant: \$450,000 for 15 units

Virginia

Abingdon Green

Abingdon, VA

Member: Highlands Union Bank

Sponsor: Southwest Virginia Housing Corporation of Abingdon, VA

Grant: \$180,000 for 32 units

Angelwood Development Phase II

King George, VA

Member: Union Bank and Trust Company

Sponsor: Project FAITH, Inc. of King George, VA

Grant: \$160,000 for 32 units

College Green II

Warsaw, VA

Member: Branch Banking and Trust Company

Sponsor: Community Housing Partners Corporation of Christiansburg, VA

Grant: \$85,000 for 16 units

Covenant Heights - Phase II

Harrisonburg, VA

Member: United Bank

Sponsor: Hope Community Builders of Harrisonburg, VA

Grant: \$105,000 for 21 units

Habitat Builds Homes

Hampton City and Newport News City, VA

Member: The Old Point National Bank of Phoebus

Sponsor: Peninsula Habitat for Humanity of Newport News, VA

Grant: \$42,500 for 5 units

Housing Rehabilitation Program

Buchanan, Dickerson, Russell, and Washington, VA

Member: Highlands Union Bank

Sponsor: People Incorporated of Southwest Virginia of Abingdon, VA

Grant: \$100,000 for 20 units

Hillcrest Manor

Buena Vista, VA

Member: Branch Banking and Trust Company

Sponsor: Mark-Dana Corporation of The Woodlands, TX

Grant: \$215,900 for 40 units

**New Road Village III
Exmore, VA**

Member: Shore Bank
Sponsor: New Road Community Development Group of Exmore, Inc. of Exmore, VA
Grant: \$104,000 for 16 units

**New Gilmer Project
Roanoke, VA**

Member: First- Citizens Bank & Trust Company
Sponsor: Blue Ridge Housing Development Corporation of Roanoke, VA
Grant: \$80,400 for 6 units

**Norton Green
Norton City, VA**

Member: The First Bank and Trust Company
Sponsor: Southwest Virginia Housing Corporation of Abingdon, VA
Grant: \$200,000 for 40 units

**Parker View
Williamsburg, VA**

Member: Citizens and Farmers Bank
Sponsor: Bay Aging
Grant: \$335,000 for 67 units

**People Incorporated Homebuyer Program
Buchanan, Dickenson, Russell,
Washington Counties, VA**

Member: The First Bank and Trust Company
Sponsor: People Incorporated of Southwest Virginia
Grant: \$100,000 for 10 units

**Pulaski Village
Pulaski, VA**

Member: The First Bank and Trust Company
Sponsor: Southwest Virginia Housing Corporation of Abingdon, VA
Grant: \$220,000 for 44 units

**Rush Creek Housing Rehabilitation Project
Glade Spring, VA**

Member: Highlands Union Bank
Sponsor: People Incorporated of Southwest Virginia of Abingdon, VA
Grant: \$75,000 for 15 units

**Sterling Court B
Warrenton, VA**

Member: Marshall National Bank and Trust Company
Sponsor: Fauquier Habitat for Humanity
Grant: \$70,200 for 9 units

**Thomas Jefferson Community
Workforce Housing
Albemarle, Louisa, Nelson, Fluvanna,
and Greene, VA**

Member: Branch Banking and Trust Company
Sponsor: Piedmont Housing Alliance of Charlottesville, VA
Grant: \$394,500 for 41 units

**Senior Home Repair Program
Chesterfield, Henrico, Petersburg City,
Richmond City, and Charles City, VA**

Member: SunTrust Bank
Sponsor: ElderHomes Corporation of Richmond, VA
Grant: \$418,750 for 133 units

West Virginia

**Baker Heights Apartments
Martinsburg, WV**

Member: Branch Banking and Trust Company
Sponsor: Telamon Corporation of Raleigh, NC
Grant: \$500,000 for 56 units

**Carewood Housing Project
Delbarton, WV**

Member: Branch Banking and Trust Company
Sponsor: Housing Authority of Mingo County
Grant: \$329,000 for 4 units

**Chelyan Village Apartments
Cabin Creek, WV**

Member: Branch Banking and Trust Company
Sponsor: Telamon Corporation of Raleigh, NC
Grant: \$500,000 for 48 units

**West Main Street II
Ronceverte, WV**

Member: Branch Banking and Trust Company
Sponsor: Southeastern Appalachian Rural Alliance, Inc. of Lewisburg, WV
Grant: \$24,000 for 3 units

2007 EDGE Awards

FHLBank Atlanta awarded below-market rate loans of more than \$8.1 million for seven economic development projects, which have total development costs of \$26 million.

The Goler Family Education & Enrich

Member: BB&T of North Carolina
Borrower: Goler Memorial AME Zion Churchment Center
Project City and State: Winston Salem, NC
Loan to Borrower: \$2,100,000 at 2.125% for 180 months
Total Project Cost: \$2,075,600

The Center for Parks & People at Auchentoroly Terrace

Member: Bradford Bank
Borrower: Parks & People Foundation
Project City and State: Baltimore, MD
Loan to Borrower: \$2,000,000 at 3.0% for 60 months
Total Project Cost: \$10,037,738

Shops at Shelton

Member: Yadkin Valley Bank and Trust Company
Borrower: Iredell Statesville Community Enrichment Corporation
Project City and State: Statesville, NC
Loan to Borrower: \$768,800 at 3.25% for 120 months
Total Development Cost: \$968,800

Human Development Resource Center

Member: Grand Bank and Trust of Florida
Borrower: Boys & Girls Club of St. Lucie County, Inc.
Project City and State: Fort Pierce, FL
Loan to Borrower: \$1 million at 2.5% for 60 months
Total Development Cost: \$4,624,369

EMI Community Center

Member: First National Bank of Baldwin County
Borrower: Ecumenical Ministries, Inc.
Project City and State: Fairhope, AL
Loan to Borrower: \$750,000 at 4.0% for 240 months
Total Development Cost: \$750,000

Phase 1 - The 13th Avenue Dream Center

Member: Synovus Bank of Tampa Bay
Borrower: United Community Centers, Inc.
Project City and State: Bradenton, FL
Loan to Borrower: \$1 million at 3.0% for 120 months
Total Development Cost: \$3,250,000

ACCION USA Florida Loan Fund

Member: BankUnited, FSB
Borrower: ACCION USA, Inc.
Project City and State: Miami, FL
Loan to Borrower: \$500,000 at 2% for 120 months
Total Development Cost: \$4,400,000

2007 FHLBank Atlanta Management

Richard A. Dorfman

President and Chief Executive Officer

Executive Vice Presidents

Steven Goldstein

Chief Financial Officer

Marian M. Lucia

Chief Information Officer

Kirk R. Malmberg

Chief Credit Officer

Gregory Mayfield

General Counsel

W. Wesley McMullan

Financial Management

Jill Spencer

Chief Operating Officer

Senior Vice Presidents

Cathy C. Adams

Human Resources and Staff Services

Charlotte McRanie

Financial Operations Management

Andrew B. Mills

Treasury and Asset/Liability Management

Richard A. Patrick

Internal Audit

www.fhlbatl.com/2007annualreport/ac

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