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GFB Launches New Quarterly CRA Newsletter

The CRA/Community Development Department has created a newsletter to highlight the bank's CRA and Community Development efforts. This first issue re-caps our activities throughout 2007. The newsletter will be produced quarterly starting in 2008. Every issue will cover the bank's community efforts for the period. Also, GFB associates will be highlighted to recognize their volunteerism. If you have any ideas, suggestions, or comments, please contact Erbi Blanco-True at (305) 756-2393 or email her at eblancotrue@greatfloridabank.com. GFB associates are encouraged to **be informed, get involved, and make a difference!**

Community Development Events Held Throughout 2007

GFB Sponsors CBG Empowerment Weekend Conference

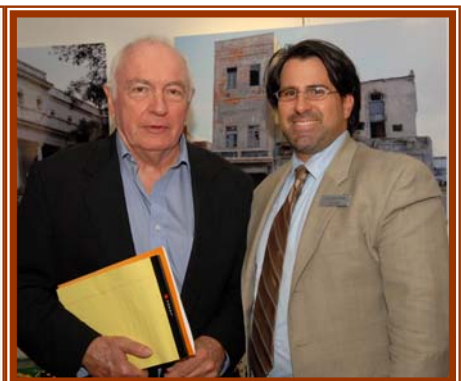
In May, 2007, GFB participated in the CBG Empowerment Conference by providing a \$5,000 sponsorship, establishing an information booth, and coordinating/hosting one of the financial workshops. CBG (Collective Banking Group) is a group of African American churches which partners with 6 banks in South Florida to help financially empower its members. Associates who volunteered at the conference included **Raymond Baker**, Broward Market Lead; **Erbi Blanco-True**, Community Development; and **Manny Bruno**, Ft. Lauderdale Relationship Manager.



GFB Hosts Affordable Housing Symposium – Success Stories, Ideas & Solutions

In May, GFB hosted an Affordable Housing Symposium which was held in Little Havana at the historic Tower Theater. This event was coordinated by **Erbi Blanco-True** to address the affordable housing crisis by informing the community about the different resources and programs available to help buy or rent affordable housing. The expert panelists who participated included Lloyd Boggio, CEO of The Carlisle Group (an affordable rental housing developer); Pat Braynon, Director of the Miami-Dade Housing Finance Authority; Armando Fana, Director of HUD's Miami Office; Phillip Ludwig, Director of Baptist Health

Systems Employer Assisted Housing Program; and Michael Wohl, CEO of Pinnacle Housing (an affordable housing developer) and chairman of the newly created ULI Workforce Housing Committee. The moderator was Helen Aguirre Ferre, a well known community leader from *El Diario Las Americas* (Spanish language newspaper). The event was free and included a reception which allowed time for networking, a two hour panel discussion, and time for questions and answers from the experts. The symposium was very successful and well attended with standing room only in the theater.



Neighborhood Housing Services – NeighborWorks Volunteer Day

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In June, several associates from GFB participated in the Brownsville clean up day which included painting, cleaning and landscaping 5 homes in a low-income area of Miami-Dade County. The associates who participated included: **Yaremy Alvarez, Aimara Benitez, Erbi Blanco-True, T.L. Brown, Pablo Canton, Tibisay Delgado, Juan Carlos Diaz, Timothy Dunfey, Gleyser Espinosa, Ana Fernandez, Alex Fortich, Mario Gonzalez, and Paola Suarez.** The GFB team worked hard and had a great time helping a low-income family beautify their home, thereby helping to revitalize this distressed neighborhood.



Habitat for Humanity – Service Day



During 2007 GFB sponsored a low-income family through Habitat for Humanity. The sponsorship included a \$75,000 loan (interest free for 15 years) and a volunteer day where GFB associates helped build the house for the Howard family. Trabya Howard lived in the projects her whole life and now lives in her own beautiful single family home thanks to Habitat for Humanity and Great Florida Bank. The associates who volunteered in November included **Yaremy Alvarez, Erbi Blanco-True, T.L. Brown, Pablo Canton, Juan Carlos Diaz, Tibisay Delgado, Elliot Garcia, Obdulio Piedra, Ismael Segovia, Daniel Silverman, Hugo Torres, Carolina Urdaneta, and Jessica Valdez.**



Camillus House – Feed the Homeless Day

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In December, several GFB associates volunteered at Camillus House, a homeless shelter in downtown Miami, to help feed dinner to the residents. Serving the South Florida community since 1960, Camillus House is a non-profit organization that provides humanitarian services to poor and homeless men, women and children. Camillus offers a full continuum of services that includes food, shelter, housing, rehabilitative treatment, and health care. The associates who participated in the volunteer day included **Erbi Blanco-True, Gleyser Espinosa, Mayling Exposito, Antoinette Infante, Barbara Mersel, Deborah Solana, and Paola Suarez.**



GFB Associates making a difference in the community...

There are several ways for GFB associates to become involved in the community and many are already making a difference to those most in need. GFB encourages everyone to get involved, volunteer, and serve in order to better our communities. Every quarter a GFB associate who serves on a non-profit board or committee, or who volunteers or participates in a community service will be highlighted. GFB allows associates 4 hours of paid time off per month to volunteer or participate in a community service event.



Josette Van Putten, Commercial Real Estate, serves on the board of directors as the new incoming Co-Chair for Women in Distress, a shelter in Broward County which provides victims of domestic violence with safe shelter, crisis intervention, resources, and educates the community to help stop abuse for everyone. Josette has been involved with this organization several years, previously serving as their Treasurer.

Obdulio Piedra, Market President, serves on several community development organizations in leadership positions. However, one of his most recent appointments was by Florida's CFO, Alex Sink, to be the Chairman of the Florida Financial Literacy Council. The Financial Literacy Council was created to study the financial problems that affect young persons, seniors, working adults and small business owners, which arise from a lack of basic knowledge of financial issues.



Community Development Sponsorships for 2007

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Every year GFB contributes thousands of dollars to worthy causes throughout South Florida. During 2007, almost \$500,000 was donated to community development organizations to help with affordable housing, neighborhood revitalization, education, and other services for low and/or moderate income residents, as well as organizations that support small businesses. Below is a list of just some of these donations/sponsorships which are making an impact in the community:

Broward Housing Solutions	\$5,000
Provides affordable housing and supportive services to low-income, mentally ill residents in Broward County	
Neighborhood Lending Partners of South Florida	\$10,000
Consortium of local banks which provides financing for affordable housing	
CBG of Miami-Dade & Vicinity	\$10,000
Coalition of African American churches whose mission is to join forces and financially empower church members through financial literacy and banking education.	
Boys & Girls Club of Broward County	\$5,000
Enables young people of low/moderate income, disadvantaged youth, and urban families with job training and activities.	
Local Initiatives Support Corporation (LISC)	\$5,000
Provides technical assistance, equity and loans to non-profit affordable housing developers in specifically targeted redevelopment areas.	
Enterprise Florida, Inc.	\$50,000
Public/Private partnership serving as Florida's prime organization for statewide economic development.	
Women in Distress	\$5,000
Battered person shelter providing housing, food and education for victims of domestic abuse.	
Mattie Koonce Learning & Technology Center	\$3,885
Rehabilitation of a technology center serving low income kids/adults	
Carrfour Supportive Housing	\$5,000
Provides affordable housing & supportive services to formerly homeless in Miami-Dade.	
Human Services Coalition	\$5,000
Provides health and human services to low income and helps low wage households increase income, build assets, and improve their quality of life.	
Step Up for Students	\$350,000
Provides K-12 scholarships for low income children (GFB receives a tax credit on their state corporate tax for this donation).	

GFB Community Development Loans for 2007

A community development loan is a loan that provides affordable housing, community services targeted to low/moderate income individuals, and/or activities that revitalize or stabilize low/moderate income geographies in the bank's assessment area (including job creation, improvement or retention). During 2007, GFB provided over \$70 Million in community development loans. Below is a listing of the loans with a description of each. Congratulations to the lenders who are making a difference in the community by financing community development loans!

BORROWER	COUNTY	AMOUNT	DESCRIPTION
700 NW 12th Avenue, LLC	Broward	\$2,060,000	84 Unit Affordable Rental Housing Property located in a low income census tract
901 Pompano, LLC	Broward	\$3,000,000	97 Unit Affordable Rental Apartment Building in low income census tract
3700 SW 28 Street, LLC	Miami-Dade	\$1,014,786	Duplex in a middle income area providing affordable rentals for 2 moderate income families
Bay Estates at Pinetree Drive, LLC	Miami-Dade	\$2,590,000	Land loan for a proposed hotel in a low income area of Miami Dade County providing job creation and neighborhood revitalization
Carmella Raffa as successor trustee of the Steve Raffa amended & restated ROV	Miami-Dade	\$2,300,000	Preservation of jobs serving surrounding low/moderate income area
G & P Commercial, LLC	Miami-Dade	\$430,000	Land loan for a proposed shopping center in a low income area providing jobs and small business opportunities
In-Rel Acquisitions, LLC/Glades Plaza, Ltd.	Palm Beach	\$2,880,000	Shopping Center in low income area providing jobs, services and small business opportunities for the local community
Investment at Village Park	Broward	\$19,687,500	Mobile home park providing affordable housing opportunities in a moderate income area
Lauder Lakes, Ltd.	Broward	\$1,250,000	Mobile home park providing affordable housing opportunities in a moderate income area

Liberty City LLC	Miami-Dade	\$210,960	Affordable single family housing project in a low income area
LN Investments 1, LLC	Miami-Dade	\$960,000	Affordable rental housing project in a low income area
LN Investments 2, LLC	Miami-Dade	\$536,000	Affordable rental housing project in a low income area
Mutual of Hallandale, LLC	Broward	\$2,345,000	Gas Station & Strip Center in moderate income area/job retention
Neighborhood Lending Partners of South Florida, Inc.	Miami-Dade, Broward, Palm Beach & Monroe	\$5,000,000	Non Profit consortium of banks that provides financing to developers of affordable housing (\$5MM commitment)
New Miami Court	Miami-Dade	\$1,000,000	Section 8 Rental Building for low income residents in empowerment zone
South Miami Holdings	Miami-Dade	\$21,000,000	Housing development being sold at affordable prices, targeting workforce & moderate income
Trotters Chase, LLC	Broward	\$11,100,000	Land loan for a proposed mixed use/mixed income development which includes affordable housing

GFB introduces new First Time Homebuyer Program "Great Beginnings"

Recent studies show that South Florida has one of the highest costs for housing in the country, which makes it very difficult for low and moderate income individuals to purchase their first home. Recognizing this need, in 2007 the community development department created a new residential mortgage program. The new program, called "Great Beginnings," is specifically for low-to-moderate income homebuyers (those earning 80% and below of the area median income) and provides more flexible underwriting guidelines, long term fixed rates for 30 and 40 years, and down payment assistance. Interested borrowers may contact the CRA/Community Development Department for further information. Providing residential mortgages to low and moderate income residents, or in low/moderate income geographies, is an important part of meeting the bank's community development objectives.