

EXPAND

INVEST

BUILD

COMMUNITY



UB COMMUNITY
DEVELOPMENT

a community development partner of United Bank





OUR MISSION SETS US APART...

Since receiving our first New Markets Tax Credit (NMTC) allocation, UB Community Development (UBCD), a Community Development partner of United Bank, has quickly grown into the Southeast's premier financial partner for economic and community development and affordable housing.

But even before UB Community Development received its Community Development Entity designation, we were deeply committed to becoming a force for positive change in this region. Because many of the people and the communities we serve are economically challenged. Several of the counties we serve — including Escambia County where we are headquartered — are persistent poverty counties, which means more than 20 percent of the county's population has lived in poverty for years.

We know we can't change this overnight. But we can use all the tools at our disposal — including funding programs through the U.S. Department of Treasury — to help provide housing, build infrastructure, attract and grow businesses, and bring jobs and affordable housing options to the deserving people of our area. We call this doing well by doing good, and we believe it is some of the most important work we do.

NEW MARKETS TAX CREDIT (NMTC)

The NMTC Program attracts private capital into low-income communities by awarding corporate investors tax credit against their federal income tax in exchange for making investments in qualified projects.

UBCD uses the New Markets Tax Credit program to help fund small businesses and support projects related to education, healthcare, manufacturing, hospitality, nonprofits and community centers. The projects funded through UBCD's NMTCs are creating jobs, providing goods and services, housing options, improving access to healthcare and affordable, healthy food.

WE'RE PRODUCING RESULTS!

\$475 MILLION
IN CAPITAL INVESTMENTS

6,488

Total Jobs
Created

CONSTRUCTION JOBS

1552

RETAINED JOBS

2468

NEWLY CREATED

2468

3.38 MILLION ^{SQ.} ^{FT.}

OF INFRASTRUCTURE

\$185 MILLION

NMTC FUNDS
ALLOCATED



COASTAL GROWERS

UBCD placed \$10 million of their New Markets Tax Credit (NMTC) allocation into Coastal Growers to construct a new peanut shelling facility in Atmore, Alabama. UBCD, jointly with Baker Tilly, assisted in sourcing an additional \$50 million in New Markets Tax Credit allocations from partner Community Development Entities including MuniStrategies, allocating \$5 million, Rural Development Partners \$15 million, Waveland \$15 million and National Impact Fund \$15 million. Additionally, United Bank applied for and received a \$40 million Business and Industry Loan Guarantee from USDA Rural Development to support the project financing.

Farmer-owned Coastal Growers currently works with 100 regional farms with over 200 employees and \$4.8 million in total wages. Upon completion they anticipate working with 130 regional farms supporting almost \$8 million of wages.

The new 475,000-square-foot facility will source peanuts within a 200 mile radius from farms in Mississippi, Alabama, Georgia and Florida. The project will create 95 construction jobs and 130 permanent jobs with training and career advancement opportunities. The project anticipates shelling 140,000 tons of peanuts annually, which will be sold domestically and internationally.

The support of several entities, including the City of Atmore Industrial Development Board, the City of Atmore, the Alabama Farmers Association (ALFA), and Alabama's Workforce Training Program (AIDT), made the project possible. Additional support includes a new rail transload facility which will service several nearby businesses in addition to Coastal Growers, and the potential future expansion of a blancher at the project site.

INDUSTRIES BENEFITING FROM NEW MARKETS TAX CREDIT



Healthcare



Manufacturing



Nonprofits



Information Technology



Construction



Food Service



Historic Preservation



Grocery Stores



Education



Industry

COMMUNITY FACILITIES LENDING (CFL)

Adequate, up-to-date infrastructure and public services play a key role in a community's quality of life. However, in rural or economically stressed regions and communities, there often isn't adequate funding to support the establishment, maintenance and replacement of essential public services and facilities.

In addition to contributing to the quality of life for residents, these facilities and capabilities can be critical in helping communities attract businesses and much-needed employment to the communities. The Community Facilities Lending program gives UBCD the ability to offer long term — up to 35 years — fixed-rate financing to eligible municipal and non-profit borrowers.



WE'RE HELPING LOCAL COMMUNITIES!

\$40 MILLION

CFL FUNDS ALLOCATED

\$17 MILLION | **12** PROJECTS COMPLETED
Total Transactions

COMMUNITY FACILITIES LENDING PROJECTS



Magnolia Springs Fire Truck

\$150,000

The replacement of a 1994 fire truck with a new 2020 model greatly expands the Magnolia Springs, Alabama Fire and Rescue Department's ability to respond to emergencies. The new, updated equipment also provides enhanced safety protection for firefighters.



Satsuma Fire Truck

\$476,442

The Satsuma, Alabama Fire Department serves more than 7,000 Satsuma residents within 10 square miles. After the purchase of the new fire truck, the city will have four firetrucks in addition to new equipment for the new truck.



Atmore Sanitation Facility

\$1 million

The City of Atmore's 20 sanitation workers provide services for more than 9,200 residents. The new facility, which replaced a 60-year-old building, is a 6,000-square-foot pre-engineered metal building with new amenities like state-of-the-art ventilation and climate control work environment.



Creola City Hall

\$375,000

Funds will be used to purchase and renovate their leased 6,000-square-foot office facility. The renovated City Hall will have expanded capacity, allowing for individual office space for the Building Inspector, Mayor, City Clerk and administrative staff. Additional amenities will include public computer access to Creola citizens and an added public works department.

COMMUNITY FACILITIES LENDING PROJECTS

(CONTINUED)



Hueytown Fire Truck

\$1 million

Prior to the purchase of the new engine, the city's existing fleet was a decade old, which impacted the city's response time, ability to extinguish fires and also the city's insurance costs. The new engine provided a much-needed upgrade and had a widespread positive impact on public safety. The structure of the loan package allowed for the purchase of a new vehicle for the Battalion Chief and upgraded safety equipment for the department's 33 firefighters.



North Baldwin Utilities New Utility Equipment

\$3.1 million

The funding enabled North Baldwin Utilities (NBU) to purchase more than 9,000 automatic radio read water meters, two blowers for one of NBU's wastewater treatment plants and the installation of an additional well. This new equipment will improve overall efficiency and allow NBU to continue to expand and serve more area residents.



Bay Minette Municipal Airport

\$240,000

Construction of two, 10-unit T-Hangars and additional access taxiways at Bay Minette Municipal Airport will allow the city to collect additional rents from hangar space and the accommodation of those who need hangar space. The airport will now be able to accommodate more planes and is expected to bring a significant economic boost to the local economy.



Perdido Fire Department

\$300,000

With their brand new facility, added gear and the addition of heavier vehicles specifically tailored to carry even more water than before, the volunteer firemen of Perdido can better protect the growing rural communities they serve.

INDUSTRIES BENEFITING FROM COMMUNITY FACILITIES LENDING



City of Satsuma

\$2.2 million

The city replaced their existing public safety building with a new state-of-the-art facility housing the jail, police department and fire department. The 9,600-square-foot building, located on seven acres, replaces an aging building and provides valuable improvements that impact all aspects of the city's public safety efforts.



Atmore Urgent Care

\$3.5 million

The more than 6,000-square-foot facility will offer modern equipment and expanded services such as radiology imaging, on-site pharmacy and lab services efficiently expediting patient care in one centralized location.



City of Montevallo

\$2.1 million

Old city hall rehabilitation, storm shelter construction and park improvement.



City of Leeds

\$2.7 million

Street paving and roads rehabilitation project.



Fire Departments



Municipalities



Utility Departments



Sanitation

COMMUNITY HOUSING CAPITAL

The Community Housing Capital program encourages and promotes investment in affordable rental housing for low and moderate income households. Through these investments, the number of housing units is increased, and the quality of existing housing units is significantly upgraded.

Housing costs are severe in our communities and thousands of families and households need a safe, decent and affordable place to live. Since receiving the initial Capital Magnet Fund (CMF) award in 2018, UB Community Development has expanded our reach to central and north Alabama and even beyond our state to Georgia and Tennessee.



\$10 MILLION

Capital Magnet Funds Allocated

22

TOTAL HOUSING DEVELOPMENTS

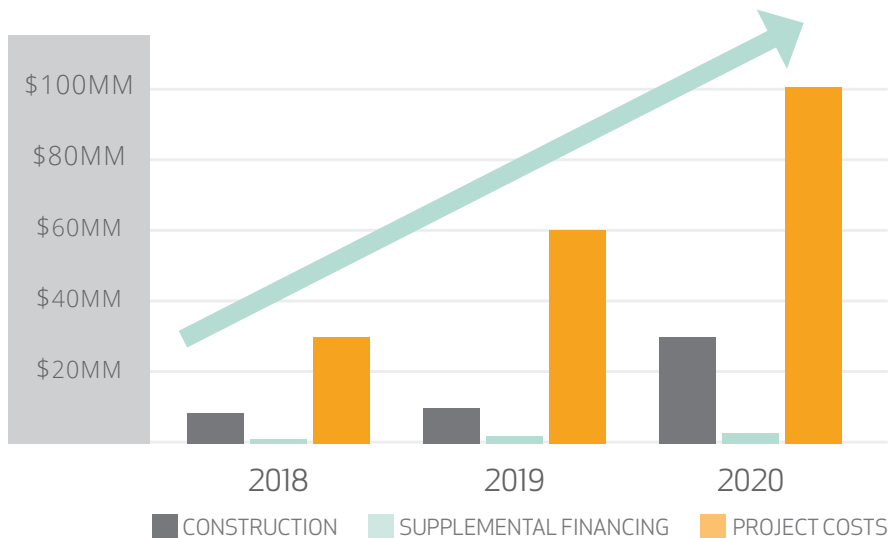
PROJECTS ACROSS 3 STATES

ALABAMA | GEORGIA | TENNESSEE

\$18 MILLION

Total Awards Received

MORE THAN
1,800 Housing Units



OVER 3 YEARS

\$48.5 MILLION
CONSTRUCTION

\$6.4 MILLION
SUPPLEMENTAL FINANCING

\$190 MILLION
PROJECT COSTS

1,141 UNITS

COMMUNITY HOUSING CAPITAL PROJECTS

The Estates at Kendal Clanton, Alabama

56 affordable housing units for families

Village at Rock Springs Moody, Alabama

56 affordable duplex-style units for seniors

Trinity Lake Phenix City, Alabama

56 affordable housing units for families

Graceway Apartments Fairhope, Alabama

48 one-bedroom units and 4 two-bedroom units

Nathan Ridge Wetumpka, Alabama

56 affordable housing units for seniors

Village at Bridge Creek Cullman, Alabama

56 affordable housing units for seniors

Cove of New Haven Guntersville, Alabama

56 affordable housing units for families

Villas at Titusville Birmingham, Alabama

64 affordable housing units, replacing aging, dilapidated apartment complexes

Suncrest Estates Knoxville, Tennessee

32 affordable housing units for families

Elmwood Manor Eutaw, Alabama

47 affordable housing units for seniors

Sun Pointe Apartments Andalusia, Alabama

56 affordable housing units for families

Atmore Senior Village Atmore, Alabama

50 affordable housing units for seniors

Providence Place II Northport, Alabama

56 affordable housing units for families

Sweetwater Ridge Florence, Alabama

56 affordable housing units for families

Providence Park Opelika, Alabama

56 affordable housing units for seniors

Laurel Branch Apartments Maryville, Tennessee

92 affordable housing units for families

Ebenezer Creek Crossing Springfield, Georgia

54 affordable housing units for families

Waring Apartments Waycross, Georgia

40 affordable housing units for seniors

Legacy at St. Andrews Sardis City, Alabama

56 affordable housing units for families



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