

**HOPE HOUSE RECOVERY CENTER OPENS IN BOSTON WITH \$10 MILLION NMTC
FINANCIAL INJECTION FROM U.S. BANCORP AND WAINWRIGHT BANK**
Grand Opening Celebration Hosted by Mayor Menino on May 6 at 11:00 a.m.

BOSTON, MA— Hope House, a Residential Treatment Center for male alcoholics and substance abusers, will open in an improved and expanded new home at 8 Farham Street in Roxbury, near the Boston Medical Center, on Wednesday, May 6, 2009. Mayor Thomas Menino will cut the official grand opening ribbon at 11:00 a.m. and host a luncheon afterward. Also present at the ceremony will be members of U.S. Bancorp Community Development Corporation (USBCDC), Wainwright Bank & Trust Company and AI Wainwright -- a Community Development Entity (CDE) formed by Affirmative Investments and Wainwright Bank -- who teamed together to provide New Markets Tax Credit (NMTC) equity and long-term financing to help make the \$15 million treatment center a reality. Additional public and private sources included the City of Boston Department of Neighborhood Development, the Community Economic Development Assistance Corporation, Massachusetts Department of Housing and Community Development, Massachusetts Housing Finance Agency, Center for Community Recovery Initiatives, and donations from foundations, corporations and individuals.

Mayor Menino underscored the need for creative financing. “This is a proud day when we can bring such critical services to the community and breathe new life into a former warehouse. The New Markets Tax Credit Program, Wainwright Bank, Affirmative Investments and U.S. Bancorp Community Development Corporation all played key roles in making this project happen.”

Graduates of Recovery Homes throughout Massachusetts who were formerly homeless and unemployed will now be able to transition to stable housing and employment due to services provided by Hope House, according to its executive director, Tom Duffly. “We will not only be able to expand the capacity of the treatment services offered in our Recovery Home, but also will now have the room to create new program initiatives, such as computer and job training, and to partner with additional agencies to provide in-house and external resources to our clients. Most exciting is that we will, for the first time, have a source of affordable housing for our graduates.”

According to Marc Hirshman, USBCDC senior vice president and director of Historic, NMTC, and Solar Investments, USBCDC’s capital contribution is the result of its purchase of NMTCs that were allocated to AI Wainwright by the U.S. Department of Treasury’s Community Development Financial Institutions Fund (CDFI Fund). Hirshman explained that the Federal NMTC Program serves as a catalyst to encourage investment of private equity into urban and rural, low-income communities and allows tax-paying investors to receive a credit against Federal income taxes for making equity investments in designated CDEs. Substantially all of the qualified equity investments must in turn be used by the CDE to provide investments under favorable terms in low-income communities.

“New Markets Tax Credit financing achieves important social, environmental and economic benefits that enable organizations such as Hope House to fulfill their mission,” said Hirshman, who noted that USBCDC also provided NMTC financing for the Greater Boston Food Bank in 2008.

“Hope House demonstrates how New Markets Tax Credit financing can help much needed yet challenging redevelopment projects overcome financial hurdles, particularly in today’s tight credit market,” said David Ennis, director of Affirmative Investments.

Hope House has served the Boston area for more than 50 years, recently moving from its previous five buildings in the South End of Boston, into its new home at the corner of corner of Farnham and

Hampden Streets, off Melnea Cass Boulevard in Roxbury, which has a poverty rate of nearly 30% and an unemployment rate 4.14 times the national average according to the 2000 Census.

“We are proud of the men who have completed our program over the years,” said Duffly of Hope House, “and we will continue to help those seeking assistance in overcoming addiction.”

About Affirmative Investments

Headquartered in Boston, and serving clients nationwide, Affirmative Investments provides comprehensive financing and development services to community-based and mission-driven sponsors that expand housing opportunities, stimulate economic development and deliver critical services that directly and positively impact low-income people and low-income communities. Affirmative Investments has facilitated the financing and development of more than \$900 million of affordable housing representing over 5,300 units since its founding in 1983.

About AI Wainwright

AI Wainwright is a joint venture between Affirmative Investments and Wainwright Bank and Trust. It received its first round of NMTC allocation in 2008. The CDE will focus its investments in four highly distressed Boston neighborhoods: Hyde Park, Mattapan, Dorchester and Roxbury. It will partner with local community development corporations to finance projects that support transit-oriented development. The NMTC allocation will greatly expand the range of products and terms that AI Wainwright LLC can offer, in comparison to Wainwright Bank, including loans up to 300 basis points below market, up to 40-year amortization periods, 7-year interest-only periods, loan to value ratios up to 90%, more flexible borrower credit standards and non-traditional forms of collateral such as capital campaign pledges.

About Hope House

Hope House is a non-profit Residential Alcohol and Drug Treatment Center established in 1955. Our mission is to provide effective treatment for alcoholism and substance abuse in a safe, secure, community-based setting. Clients learn the skills necessary to live a substance-free life, obtain gainful employment, return to their families and become productive members of the community.

About U.S. Bancorp Community Development Corporation

With assets of over \$5.5 billion, U.S. Bancorp Community Development Corporation is the largest New Markets Tax Credit investor in the country, investing billions of dollars nationwide in hundreds of transactions. These equity investments have provided much needed revitalization and new resources to communities throughout the country. USBCDC finances community development and affordable housing projects through the use of New Markets, Historic, Low-Income Housing, and Renewable Energy tax credits.

USBCDC is a subsidiary of U.S. Bank and U.S. Bancorp (NYSE: USB). U.S. Bancorp, with \$266 billion in assets, is the parent company of U.S. Bank, the 6th largest commercial bank in the United States. The company operates 2,791 banking offices and 5,164 ATMs in 24 states, and provides a comprehensive line of banking, brokerage, insurance, investment, mortgage, trust and payment services products to consumers, businesses and institutions. Visit U.S. Bancorp on the web at usbank.com.

About Wainwright Bank and Trust

Wainwright Bank and Trust is a socially progressive bank founded in 1988. Its progressive agenda is reflected in its lending practices, with over \$600MM in community development loans for affordable housing, homeless shelters, food banks, environmental protection, health centers, HIV/AIDS services, immigration services and breast cancer research. Moreover, the bank has a 35% equity interest in Trillium Asset Management, which specializes in socially responsible investing.