



FOR IMMEDIATE RELEASE

CONTACT: Kate Zimmerman, 212-751-3375 or kzimmerman@groupsjr.com

**PUBLIC, COMMUNITY OFFICIALS AND CORPORATE LEADERS JOIN
NHP FOUNDATION GROUNDBREAKING
FOR CRITICAL PROPERTY IN NEW ORLEANS EAST**

Mixed-Income, Mixed-Use Property One of Largest in Area

NEW ORLEANS, LA, July 31, 2007 – Today, Louisiana State Senator Ann Duplessis, New Orleans officials and community leaders, corporate executives from Capital One and Bank of America and more than 100 residents joined the NHP Foundation at the groundbreaking ceremony for its newest development, Walnut Square, in eastern New Orleans.

“The construction of Walnut Square will provide 209 affordable housing units that are desperately needed in New Orleans and bring back businesses to this area. The significant financial support from HUD, the State as well as our other financial partners has been critical to making this important new development a reality,” said Ghebre Selassie Mehreteab, Co-Chairman and Chief Executive Officer of The NHP Foundation.

Walnut Square is one of the largest new developments in this area with 209 housing units. The original Walnut Square apartment complex, which was located on the same site, suffered substantial damage from Hurricane Katrina and was demolished in 2006.

The new development will be a mixed-income community with both unrestricted and low-income units, the monthly rents of which is determined by residents’ household income compared to the Area Media Income. Additionally, one acre of Walnut Square’s 12 acres will be specifically designated for commercial space. The breakdown of Walnut Square’s pricing structure follows at the end of the release.

Keeping with neighborhood goals, Walnut Square will reduce the density of this community. It will also provide this neighborhood with a playground, surface parking, laundry facilities, a community center, and more.

“Capital One is proud to play a part in redevelopment efforts across New Orleans, and it is gratifying to be involved in this important addition to eastern New Orleans,” said Robert M. Stuart, Jr., president of the southern region of Capital One’s Banking segment. “We hope the Walnut Square development will serve as a catalyst for the return of more people and businesses to eastern New Orleans.”

“Walnut Square marks a significant milestone in the rebuilding of New Orleans,” said R. Eugene Taylor, Bank of America vice chairman and president, Global Commercial and Investment Banking. “With more than \$100 million invested in rebuilding in the Gulf



Opportunity Zone so far, Bank of America is proud to be part of a development that will not only help restore much-needed housing but also revitalize New Orleans East.”

The total development cost of \$37.2 million was obtained through a unique public-private funding structure from a variety of generous financial partners: HUD, the State of Louisiana, Capital One, Bank of America, The Ford Foundation, Freddie Mac, NeighborWorks America and the Bush-Clinton Katrina Fund.

* * *

Walnut Square: A Mixed-Income, Mixed-Use Community

MIXED-INCOME: THE BREAKDOWN

Walnut Square will have 209 mixed-income units and will serve a variety of incomes.

This means that a percentage of the units will be unrestricted housing and the remaining will be allotted for residents with household incomes below the Area Median Income, or AMI.*

- 63 units will be rented as “unrestricted”
 - Unrestricted housing is determined by what the market will bear. This will fluctuate as the market does.
- 62 units will be allotted for residents at or below 60 percent of the AMI (60% = \$31,320) that will be capped at three years
 - After the initial three years, these units will become unrestricted housing
- 21 units will be allotted for residents at or below 20 percent of the AMI (20% = \$10,440)
- 21 units will be allotted for residents at or below 30 percent of the AMI (30% = \$15,660)
- 40 units will be allotted for residents at or below 60 percent of the AMI (60% = \$31,320)

Household income is based on combined income.

- Additionally, the number of people in a household determines the monthly rent.

MIXED-USE SPACE

In keeping with community goals to reduce population density in this area and stimulate economic growth, Walnut Square will be a mixed-use development.

* Area Media Income: based on an annual household income of \$52,200 as of January 1, 2007.



12 acres of total land will be divided into:

- 1 acre specifically for commercial space, which will aid in bringing back business enterprises to eastern New Orleans
- 11 acres developed into residential space, which will include a playground, surface parking, laundry facilities, a community center, and more

* * *

ABOUT

The NHP Foundation (NHPF), founded in 1989, strives to provide quality affordable multi-family housing and resident services for low and moderate-income families. NHPF's portfolio includes 26 properties, totaling more than 5,100 apartment units. Additionally, NHPF provides service programs to nearly 20,000 community residents in 11 states. Since its inception, NHPF has enjoyed spectacular growth, leverage \$6 million in initial contributions from 24 major corporations and converting it into affordable housing with an aggregate asset value of approximately \$300 million. Over the next three years, NHPF plans to acquire, rehabilitate and develop 6,000 housing units of which 3,000 units will be located in the Gulf Coast region. www.nhpfoundation.org

Bank of America is one of the world's largest financial institutions, serving individual consumers, small and middle market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk-management products and services. The company provides unmatched convenience in the United States, serving more than 56 million consumer and small business relationships with more than 5,700 retail banking offices, more than 17,000 ATMs and award-winning online banking with nearly 22 million active users. Bank of America is the No. 1 overall Small Business Administration (SBA) lender in the United States and the No. 1 SBA lender to minority-owned small businesses. The company serves clients in 175 countries and has relationships with 98 percent of the U.S. Fortune 500 companies and 80 percent of the Fortune Global 500. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange. www.bankofamerica.com

Headquartered in McLean, Virginia, **Capital One Financial Corporation** is a financial holding company, with 725 locations in Louisiana, Texas, New York, New Jersey and Connecticut. Its principal subsidiaries, Capital One Bank, Capital One Auto Finance, Inc., Capital One, N.A., and North Fork Bank offer a broad spectrum of financial products and services to consumers, small businesses and commercial clients. Capital One's subsidiaries collectively had \$85.7 billion in deposits and \$144.2 billion in managed loans outstanding as of June 30, 2007. Capital One, a Fortune 500 company, trades on the New York Stock Exchange under the symbol "COF" and is included in the S&P 100 index. www.capitalone.com