



## Town of Hilton Head Island

### Gullah Geechee Historic Neighborhoods Community Development Corporation Meeting

Wednesday, June 17, 2026, 10:00 AM  
1 Town Center Court, Hilton Head Island, SC  
Benjamin M. Racusin Council Chambers

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The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
  - a. Regular Meeting Minutes of March 18, 2026
4. **Presentations**
  - a. Report of the Executive Director
5. **New Business**
  - a. Consideration of a Resolution Approving the Name Change of the Gullah Geechee Historic Neighborhoods Community Development Corporation to the Gullah Geechee Historic Neighborhoods Community Economic Development Corporation — Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
  - b. Discussion regarding the Gullah Geechee Historic Neighborhoods Community Development Corporation 2026–2030 Strategic Action Plan — Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
  - c. Discussion regarding Funding Strategies and Sustainability for the Gullah Geechee Historic Neighborhoods Community Development Corporation — Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
  - d. Discussion and Consideration of a Resolution Authorizing a Partnership with the Federal Home Loan Bank of Atlanta — Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development

Corporation

**6. Public Comment - Non Agenda Items**

**7. Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island  
GULLAH GEECHEE HISTORIC  
NEIGHBORHOODS COMMUNITY  
DEVELOPMENT CORPORATION MEETING  
Wednesday, March 18, 2026, 10:00 AM  
Minutes

Call to Order

Chair Johnson called the meeting to order at 10:00 a.m.

Board Members Present: Louis Johnson, Chair; Shirley Peterson, Vice-Chair; David Ames; Alex Brown; Alan Perry; and Andre White, Secretary

Board Members Absent: Sarah Eisner, Treasurer

Adoption of the Agenda

**Mrs. Peterson made a motion to adopt. Mr. Brown seconded. Motion carried 6-0.**

Approval of the Minutes

Regular Meeting Minutes of February 19, 2026

**Mrs. Peterson made a motion to approve. Mr. Brown seconded. Motion carried 6-0.**

Presentations

Report of the Executive Director

Executive Director Thomas Boxley provided an update on activities undertaken since the February meeting. He reported that the Land Management Ordinance (LMO) Focus Group convened on March 12 to develop recommendations regarding potential ordinance amendments affecting historic neighborhoods. Additional meetings were anticipated in April and May, with the broader LMO Task Force expected to complete its work by June. Mr. Boxley also shared updates on planning efforts for the 2026 Money Talks Financial Education Series, noting that feedback from the small business community identified personal finance, business finance, credit health and wellness, fraud prevention, and doing business with the Town as priority topics.

Mr. Boxley further reported on the CDC's Community of Practice Quarterly Meeting held on February 27 at the Hilton Head Library. The meeting brought together planning and community development professionals from across South Carolina to discuss strategies for supporting culturally sensitive communities. The guest panel included Thomas Barnwell, Murray Christopher, Dr. Louise Cohen, Dr. Yolawnda McKinney, and Mayor Pro Tem Alex Brown. In addition, Mr. Boxley highlighted his participation in the International

Economic Development Council Leadership Summit, where he met with staff from the offices of Representatives James Clyburn and Nancy Mace to discuss potential future funding opportunities for the CDC. The report was received as information only and no action was taken.

The Board discussed the Executive Director's report and expressed appreciation for Mr. Boxley's work and the relationships he has established on behalf of the CDC; and members noted that communities throughout the region are paying attention to the work being accomplished by both the Town and the CDC.

### New Business

#### Review and Discussion of the Gullah Geechee Historic Neighborhoods Community Development Corporation in Relation to the South Carolina Senate Bill 856 - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation

Mr. Boxley provided an overview of South Carolina Senate Bill 856 and its potential implications for the CDC. He explained that the legislation would reestablish provisions of the Community Economic Development Act, which previously authorized tax incentives and investment opportunities for community development corporations and community development financial institutions. The Executive Director noted that the CDC's mission includes supporting community and economic development through grants, loans, and other financial opportunities that benefit residents and businesses within Gullah Geechee historic neighborhoods.

Board members discussed how the proposed legislation could create future funding and investment opportunities for the organization if enacted. Staff reviewed provisions of the bill related to tax credits for investments made in qualified community development corporations and highlighted eligibility requirements established within the legislation. The Board received the information and discussed the importance of monitoring the bill's progress during the legislative session. No action was taken.

The Board held discussed regarding the future direction of the CDC, including opportunities that could result from a potential organizational name change; members also expressed support for exploring a name that more accurately reflects the organization's mission and economic development activities.

#### Review and Approval of the Fiscal Year 2027 Gullah Geechee Historic Neighborhoods Community Development Corporation Proposed Budget - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation

Mr. Boxley presented the proposed Fiscal Year 2027 Budget for the Gullah Geechee Historic Neighborhoods Community Development Corporation. He reviewed the organization's accomplishments during FY 2026, including the acquisition of 117 William Hilton Parkway, additional land acquisition in the Stoney community, support for tax sale and heirs' property mitigation efforts, and the launch of the Experience Gullah website and mobile application. He

noted that the proposed budget was developed in alignment with the CDC Strategic Plan and the Town of Hilton Head Island Comprehensive Plan while maintaining a fiscally responsible approach.

The proposed FY 2027 budget includes funding for legal support services, continuation of land acquisition efforts, implementation of a Stoney Improvement Grant Program, and development of a pitch competition initiative. Mr. Boxley also discussed a proposal for the Town to absorb the Executive Director salary and associated support costs, allowing the CDC to focus additional resources on programmatic initiatives. Board members discussed the proposed expenditures, projected revenues, and anticipated funding opportunities. Following discussion, the Board voted to approve the Fiscal Year 2027 Budget as presented.

The Board discussed current and future partnerships, potential grant funding opportunities, and ways the CDC can continue supporting residents through land acquisition assistance and business development initiatives; members also noted the growing recognition and credibility the CDC has established both locally and throughout the region.

**Mr. Brown made a motion to approve and forward to Town Council for approval the Fiscal Year 2027 Gullah Geechee Historic Neighborhoods Community Development Corporation proposed budget. Mr. Perry seconded.**

Chair Johnson asked for public comment. There was no public comment at that time.

**Motion carried 6-0.**

Public Comment - Non Agenda Items

Chair Johnson asked for public comment.  
There was no public comment at this time.

Adjournment

**At 10:58 am, Mr. Perry made a motion to adjourn the meeting. Mr. Brown seconded.  
Motion carried 6-0.**

**The full recording and a transcript of this meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov).**



## TOWN OF HILTON HEAD ISLAND

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### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

**TO:** Gullah Geechee Historic Neighborhoods Community Development Corporation  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** June 17, 2026  
**SUBJECT:** Report of the Executive Director

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#### **BACKGROUND:**

This report provides an update on the activities in which Gullah Geechee Historic Neighborhoods Community Development Corporation (CDC) staff has been engaged since our March meeting. Highlights include:

- **Land Management Ordinance (LMO) Task Force and Focus Group:** The LMO Focus Group was formed to receive feedback and develop recommendations related to updates to the Land Management Ordinance that impact the historic neighborhoods. The Task Force met on May 7. There have been several topics covered over the course of the May meetings. Topics that were discussed include Low to Moderate Density Districts (RM-4), Subdivision Standards, Open Space Standards, Mobility, Street and Pathway Standards and Short-Term Rentals. Next steps include incorporation of recommendations into the updated LMO and a review of the final proposed draft.
- **Money Talks Financial Education Series:** We kicked off the 2026 series on Tuesday June 16, 2026. Our location for this series will once again be the Island Recreation Center Community Room. The topics that we will address this year include the following, Non-traditional Finance, Fraud Awareness, Business Accounting and Taxes, Legal Structure of Business, Doing Business with the Town of Hilton Head Island.
- **Community of Practice Quarterly Meeting:** CDC Staff attended the Community of Practice Quarterly Meeting on May 27 in Lincolville, SC. There were approximately 45 planning professionals and community members in attendance. The topic of discussion included encroachment, annexation, development

pressures and “legacy” land ownership disposition and the impacts to small communities.

- **Hilton Head Island Fishing Cooperative Park:** We presented this item to the Finance and Administration Committee on May 11. The recommendation passed unanimously. This item was presented to Town Council at the June 9 regular meeting. The resolution passed unanimously.
- **S.C. Affordable Housing Summit:** Columbia, SC, April 15-16. This was an event that was well attended by housing advocates throughout the state of SC. Meaningful connections were made, specifically with the Federal Home Loan Bank of Atlanta, which provides grant programs specific to housing as well as a housing development firm that showed strong interest in the Bryant Road project.
- **Community Organizations Active in Disaster:** COAD has been actively working to create a higher level of organization. This includes the details of the framework of response to events. With the 2026 hurricane season now in effect, we will perform training exercises with our members and with some of the other organizations in the region. We are also partnering with some of our local churches and Church World Services for an event in September that will focus on hurricane preparedness and emergency safety kit preparation.
- **Design Studio:** The design studio has been engaged in work with community members to assist in property development. In the first half of CY 2026 we have opened 16 design studio cases.
- **Strategic Planning Update:** We will be hosting our strategic planning update workshop during our July 15 regular meeting (6pm, Town Hall). We are actively seeking input from the community.

**RECOMMENDATION:**

No action necessary.



## **TOWN OF HILTON HEAD ISLAND**

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### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

**TO:** Gullah Geechee Historic Neighborhoods Community Development Corporation  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** June 17, 2026  
**SUBJECT:** Consideration of a Resolution Approving the Name Change of the Gullah Geechee Historic Neighborhoods Community Development Corporation to the Gullah Geechee Historic Neighborhoods Community Economic Development Corporation

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#### **BACKGROUND:**

The Gullah Geechee Historic Neighborhoods Community Development Corporation (CDC) was established to preserve, protect, and promote the historic and culturally significant Gullah Geechee communities of Hilton Head Island through community development initiatives and strategic partnerships.

As the organization continues to mature and expand its programs, partnerships, and funding opportunities, staff and the Board have identified the need for the organization's name to more accurately reflect its broader mission and activities. The proposed name change to the Gullah Geechee Historic Neighborhoods Community Economic Development Corporation recognizes the CDC's ongoing efforts to support not only community development initiatives, but also economic development opportunities that benefit residents and strengthen the long-term sustainability of Gullah Geechee historic neighborhoods.

The addition of "Economic" to the organization's name better aligns with the CDC's work related to workforce housing, small business support, community investment, grant funding, strategic partnerships, and other initiatives intended to improve economic outcomes while preserving cultural heritage. The proposed name also more accurately reflects the organization's eligibility for, and pursuit of, community and economic development funding opportunities available through public, private, and philanthropic sources.

The proposed name change does not alter the organization's mission, purpose, governance structure, or operational responsibilities.

Approval of the proposed resolution will authorize the necessary administrative and legal actions required to implement the name change in accordance with applicable laws, governing documents, and organizational records.

**RECOMMENDATION:**

Staff recommends approval of the resolution authorizing the name change of the Gullah Geechee Historic Neighborhoods Community Development Corporation to the Gullah Geechee Historic Neighborhoods Community Economic Development Corporation.

**ATTACHMENTS:**

1. Resolution

**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**A RESOLUTION BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA,  
APPROVING A NAME CHANGE OF THE GULLAH GEECHEE HISTORIC  
NEIGHBORHOODS COMMUNITY DEVELOPMENT CORPORATION TO THE  
GULLAH GEECHEE HISTORIC NEIGHBORHOODS COMMUNITY ECONOMIC  
DEVELOPMENT CORPORATION**

**WHEREAS**, the Gullah Geechee Historic Neighborhoods Community Development Corporation ("Corporation") was established to support initiatives that preserve, protect, and enhance the cultural heritage, economic vitality, and quality of life within Hilton Head Island's historic Gullah Geechee neighborhoods; and

**WHEREAS**, the Corporation serves to advance community development activities consistent with applicable local, state, and federal laws and policies; and

**WHEREAS**, the Town Council recognizes the importance of ensuring that the Corporation's name accurately reflects its mission, purpose, and authority under the laws of the State of South Carolina related to community and economic development initiatives; and

**WHEREAS**, the proposed name, Gullah Geechee Historic Neighborhoods Community Economic Development Corporation, accurately reflects the Corporation's current and future responsibilities, programs, partnerships, and funding opportunities; and

**WHEREAS**, the proposed name change will not alter the Corporation's purpose to stabilize, protect, preserve, and promote the historic and culturally significant Gullah Geechee communities of Hilton Head Island.

**NOW, THEREFORE, BE IT RESOLVED, AND IT HEREBY IS RESOLVED BY  
THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH  
CAROLINA, THAT:**

1. The Town Council hereby approves the recommendation of the Board of

Directors of the Gullah Geechee Historic Neighborhoods Community Development Corporation to change the Corporation's name to the Gullah Geechee Historic Neighborhoods Community Economic Development Corporation and authorizes the appropriate actions necessary to implement such name change in accordance with applicable law and governing documents.

2. The Board finds that the proposed name more accurately reflects the Corporation's mission and commitment to advancing community and economic development opportunities while continuing to preserve and promote the cultural heritage of Hilton Head Island's Gullah Geechee communities.

3. The Board authorizes staff and legal counsel to prepare and file all documents necessary to effectuate the name change, including any amendments to corporate records, governing documents, agreements, registrations, and filings required by applicable law.

4. The Board further authorizes staff to take such administrative actions as may be necessary to implement the name change following approval by any required governing authorities.

**MOVED, APPROVED, AND ADOPTED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.**

**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

\_\_\_\_\_  
Alan R. Perry, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Gammon, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brittany Ward, Town Attorney



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## TOWN OF HILTON HEAD ISLAND

### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

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**TO:** Gullah Geechee Historic Neighborhoods Community Development Corporation  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** June 17, 2026  
**SUBJECT:** Discussion regarding the Gullah Geechee Historic Neighborhoods Community Development Corporation 2026–2030 Strategic Action Plan

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#### **BACKGROUND:**

As part of our mission to support the Gullah Geechee culture and community of Hilton Head Island, the CDC developed a strategic plan to guide the activities of the organization during our first two years of operation (2024-2026). This plan was developed in November and December of 2023 and adopted in early 2024.

November of 2026 will begin year three of our official operations. We recognize the need to review and update our strategic plan. We will host our strategic planning workshop on July 15, 2026. This will be an evening meeting (6pm) to allow for participation by the community at large. In preparation, I am requesting that the Board review the current strategic plan and begin the process of developing recommendations that will inform the direction of our next strategic plan. This plan will provide guidance for FY 2027-2030. We are making this announcement to provide lead time for community members to participate in the development of our plan. The timeline for Strategic Plan adoption:

- Strategic Plan Meeting – July 15, 2026 – 6pm
- Draft Strategic plan presentation and review - August 19, 2026
- Final approval September 16, 2026
- Presentation to TC Committee (TBD)
- Presentation to Town Council (TBD)

#### **RECOMMENDATION:**

No action required.

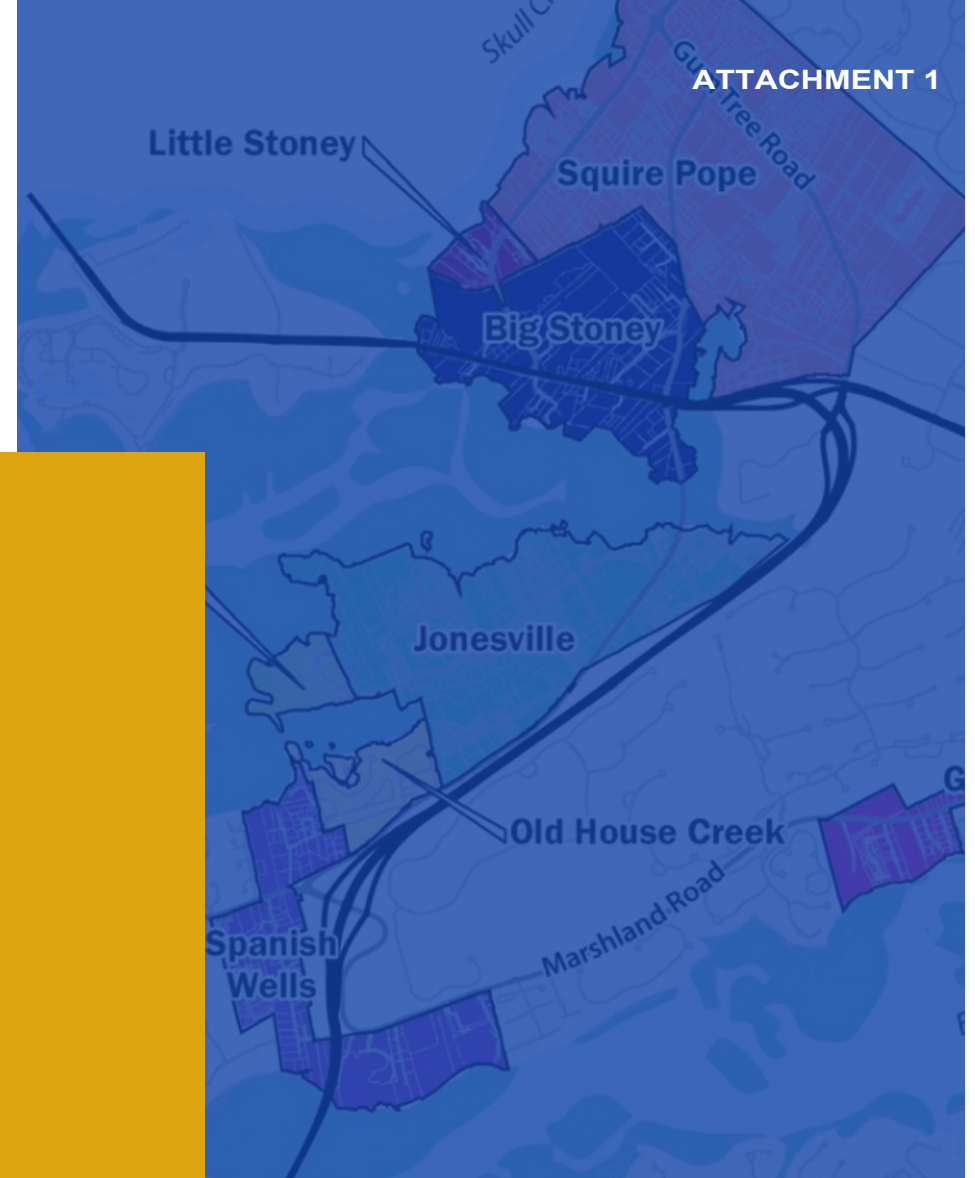
#### **ATTACHMENTS:**

1. 2024-2026 Strategic Plan



Town of Hilton Head Island  
Gullah Geechee Historic Neighborhoods  
Community Development Corporation

# Strategic Plan



## PHONE

Thomas Boxley  
Executive Director  
843-341-3097



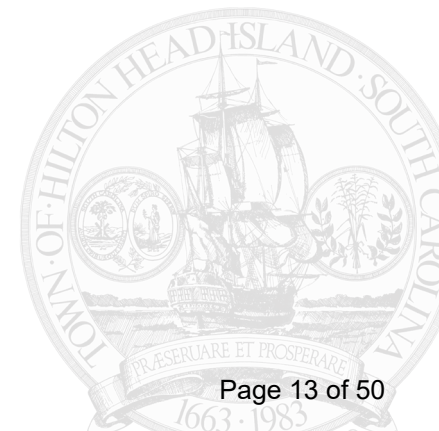
## ADDRESS

1 Town Center Court  
Hilton Head Island, SC  
29928



## WEB

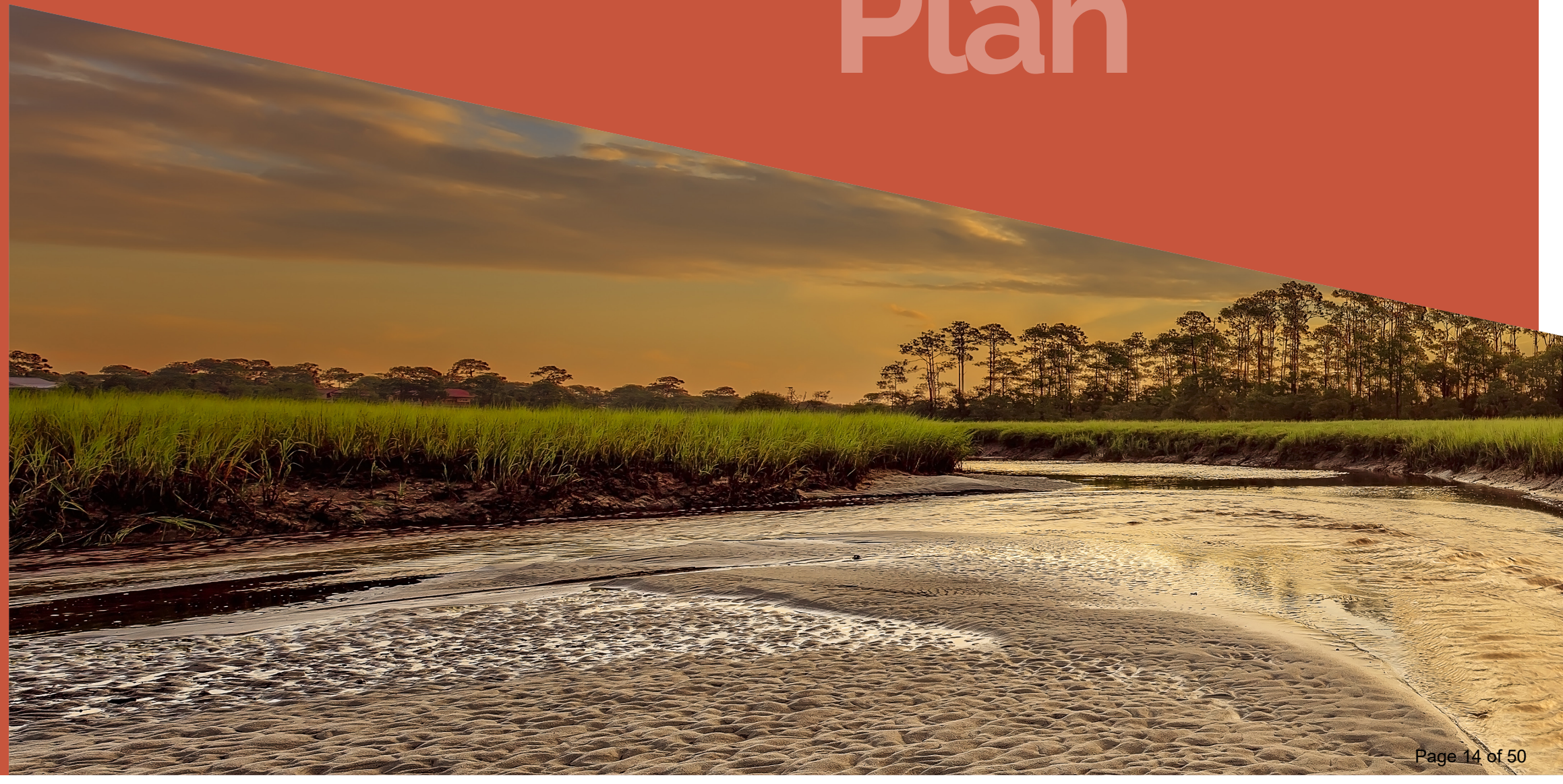
[hiltonheadislandsc.gov](http://hiltonheadislandsc.gov)



Town of Hilton Head Island

*Gullah Geechee Historic Neighborhoods  
Community Development Corporation*

# Strategic Plan



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# A MESSAGE FROM THE CHAIRWOMAN



**Shirley Peterson**

Chairwoman

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**It is an exciting time to live in the Lowcountry. It is even a more exciting time to be of Gullah Geechee descent.**

The Gullah Geechee community is characterized by a deep connection to the eastern seaboard of the United States and a direct lineage to West Africa. South Carolina represents the embarkation point for over 45% of all enslaved Africans globally. The history of the Gullah Geechee people is American history. Through efforts that have been underway in this region and specifically with the Town of Hilton Head Island, we are now well positioned to shed light on the history and triumphs of the Gullah Geechee community.

The establishment of the Gullah Historic Neighborhood Community Development Corporation represents an effort by the Town of Hilton Head Island to support its Gullah Geechee community in a unique and sustainable way. This investment represents renewed growth for our most vulnerable population, one that has sacrificed immensely for the development of Hilton Head Island. Our work is complex yet simple: protect, serve, empower and grow the culture.

We invite your active participation in learning and supporting the rich Gullah Geechee culture of Hilton Head Island. Your continued interest will ensure that the culture continues to survive and thrive.

# A MESSAGE FROM THE EXECUTIVE DIRECTOR



**Thomas Boxley**

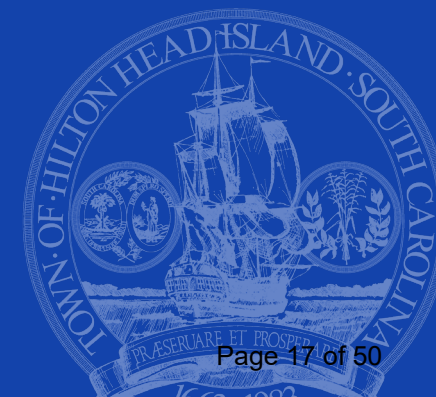
Executive Director

843-341-3097

I extend my sincere gratitude to the Gullah Geechee community of Hilton Head Island, the Board of Directors of the Gullah Geechee Historic Neighborhood Community Development Corporation, the Hilton Head Island Town Council, the Mayor, and the Town Manager for entrusting me with the historic role of serving as the first Executive Director of the Community Development Corporation. The journey ahead promises to be fulfilling and will contribute to the Island's overall strength.

The Gullah people boast a profound history in the Lowcountry region—a narrative deserving of celebration and global sharing. Through the Community Development Corporation, our collective efforts will strive for economic sustainability, community stabilization and development, and crucial opportunities for Gullah Geechee youth to establish themselves on the Island amid economic challenges.

I invite you to explore the rich tapestry of Gullah Geechee culture on Hilton Head Island if you haven't already done so. It is a narrative encompassing the core elements of Americana—inequality, resistance, resilience, and triumph. I am confident that immersing yourself in the diverse stories of the Gullah Geechee will foster a newfound love and appreciation for Hilton Head Island.



# MEET THE TEAM



**Thomas Boxley**

Executive Director



**Cindaia Ervin**

Assistant Town Clerk



**Marc Orlando**

Town Manager



**Alan Perry**

Mayor



## BOARD OF DIRECTORS

**Shirley Peterson**

Chairwoman

**Terry Brubaker**

Community Representative

**David Ames**

Town Councilman

**Louis Johnson**

Community Representative

**Alex Brown**

Town Councilman

**Andre White**

Community Representative

# CORPORATE OBJECTIVE

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The Gullah Geechee Historic Neighborhood Community Development Corporation was established in 2023 as a South Carolina not-for-profit corporation to support the advancement and sustainability of the historic and culturally sensitive Gullah Geechee communities of Hilton Head Island, South Carolina.





## CORPORATE MISSION

In tribute to the Gullah Geechee ancestors, whose roots on Hilton Head Island trace back to pre-Civil War times, and whose resilient descendants endure and flourish, we pledge to amplify their voices, preserve their culture, honor their way of life, and uphold their legacy. Looking forward, we are committed to fostering collaboration across the Hilton Head Island community, working to establish, cultivate, and endorse fair financial, business, educational, training, and developmental opportunities. This commitment aims to empower present-day Gullah Geechee descendants and ensure that future generations actively engage in and benefit from the economic opportunities of the present and beyond.

# SWOT ANALYSIS

A SWOT analysis is a tool utilized in planning that identifies strengths, weaknesses, opportunities, and threats about specific study areas. The SWOT Analysis aims to identify the positive and negative forces that can impact desired outcomes. Our approach for gathering this information was a community-centric approach involving community members.

Two strategic planning sessions hosted in 2023 allowed community members to share information. The question posed to the board of directors and approximately 50 community members in attendance was, "When considering the historic Gullah communities on Hilton Head Island, what do you identify as strengths, weaknesses, opportunities, and threats?" A summary of the responses from both the board and the community members who chose to speak publicly is captured in the following narrative.

## 01

### Strengths

- The people - the people give the neighborhoods character, the people are resilient. The people are the keepers of the heritage, are talented and are landowners.
- Connection - Gullah Heritage Corridor - nationally recognized
- The uniqueness of the culture - oral history, language
- Cultural Tourism Sites - Mitchelville, Fort Howell, cemeteries
- Financial position - ATAX funding

## 02

### Weaknesses

- Communication across groups - breaking down the "silos"
- Barriers to political groups, public agencies, private groups and large businesses - some of which carry biases towards the Gullah people
- Trust - Gullah Community and the historic distrust of town government
- The negative impact of Planned Unit Developments on the Gullah community - gentrification and creation of a class and caste system among the broader Island community
- Lack of youth involvement and succession planning
- Education regarding Gullah history
- Administrative process for cultural awareness

## 03

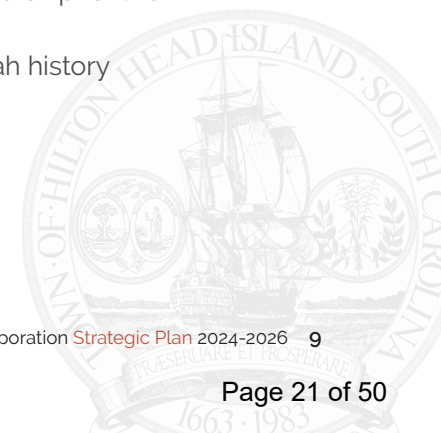
### Opportunities

- Town's current willingness to invest human, financial, and land resources
- Adjustment of town meeting times to create opportunities for broader community participation
- Civic engagement in the political process
- Public/private/institutional partnerships
- Entrepreneurial joint ventures in the areas of tourism, business formation, property stabilization, neighborhood infrastructure, contracting with the town
- Education - development of Gullah curriculum for youth and adult learners
- Collaboration with other Gullah Geechee corridor communities
- Further protection of the environment and mitigation of climate change
- Business development
- Tourism District Development

## 04

### Threats

- Lack of affordable housing
- Territorial mentality of those living in the gated communities
- Gentrification - loss of land ownership for the Gullah people
- Controlling the narrative of Gullah history
- Political change



# STRATEGIC GOALS

During November and December 2023, the Gullah Geechee Historic Neighborhoods Community Development Corporation hosted a series of meetings, engaging both the board of directors and community members. The primary objective of these gatherings was to collect information to inform and shape our strategic plan. Additionally, a survey was disseminated electronically and in hard copy among Gullah community members through diverse networks. The insights gathered from these meetings and surveys guided the development of our strategic plan.

- 1 Ensure the stabilization and preservation of Gullah Geechee neighborhoods, cultural sites, and history.
- 2 Develop and maintain strategic partnerships that will support the work of the Community Development Corporation.

- 3 Educate the Island community regarding the Community Development Corporation and the opportunities the organization presents.
- 4 Increase access to capital and financial education.
- 5 Support training and employment opportunities for Gullah Geechee youth.



Looking forward, we are committed to fostering collaboration across the Hilton Head Island community, working to establish, cultivate, and endorse fair financial, business, educational, training, and developmental opportunities.

## Goal #1:

# Ensure the stabilization and preservation of Gullah Geechee neighborhoods, cultural sites, and history.

- STONEY NEIGHBORHOOD

The proposed expansion of William Hilton Parkway (Highway 278) will significantly impact the historic Stoney neighborhood within the Gullah Geechee community as well as the broader Hilton Head Island community. The ramifications will be realized disproportionately in the historic Stoney neighborhood. The following summary represents input gathered from Gullah Geechee community members who own property or businesses in the Stoney community that will be directly impacted by the proposed expansion and the CDC's suggested mitigation recommendations:

1. Gullah Geechee people and communities have historically shouldered the disproportionate burdens of previous expansion projects, and they deserve comprehensive support to reap the benefits of their sacrifices. Property owners within the proposed expanded right-of-way should receive fair and mutually agreed-upon compensation for the land they are asked to relinquish. Compensation options may include an equitable financial settlement, a land swap, or a combination of both.
2. Funding to ensure appropriate access for property owners in the corridor (both residential and commercial), safe turning lanes, signage, safe access to and parking at the Jenkins Cemetery—a significant Gullah Geechee Heritage site.
3. All impacted land sites should receive infrastructure development support, encompassing water/sewer line connections, safe streets and roads, sidewalks, curb cuts, and drainage. This infrastructure should adhere to maximum Floor Area Ratio (FAR) standards to facilitate future development on sites owned by affected families and businesses.
4. Funding to support the further land planning and establishment of a business corridor in the Stoney neighborhood. This corridor should feature

safe ingress/egress, parking facilities, and water/sewer infrastructure, ensuring seamless access to the proposed expanded highway and fostering the development of a thriving commerce center. This should include funding in support of strategic land acquisition, land swaps with the Town of Hilton Head Island, and support of business growth and development.

5. Prominent public art displays showcasing Gullah Geechee heritage and culture should be installed at entry and exit points of the Stoney neighborhood.
6. Town Council crafts a formal statement requiring that Beaufort County, and South Carolina Department of Transportation (SCDOT) refrain from impacting Stoney when considering future expansion concepts. Options should include a comprehensive study of other transit modes and an alternate bridge location.
7. Revision of proposed right of way acquisition plan to include safer design strategy, minimization, and elimination of property acquisition requirements.
8. Funding in support of professional services and legal counsel for impacted property owners along the William Hilton Parkway corridor.



## Goal #1: *Continued*

# Ensure the stabilization and preservation of Gullah Geechee neighborhoods, cultural sites, and history.

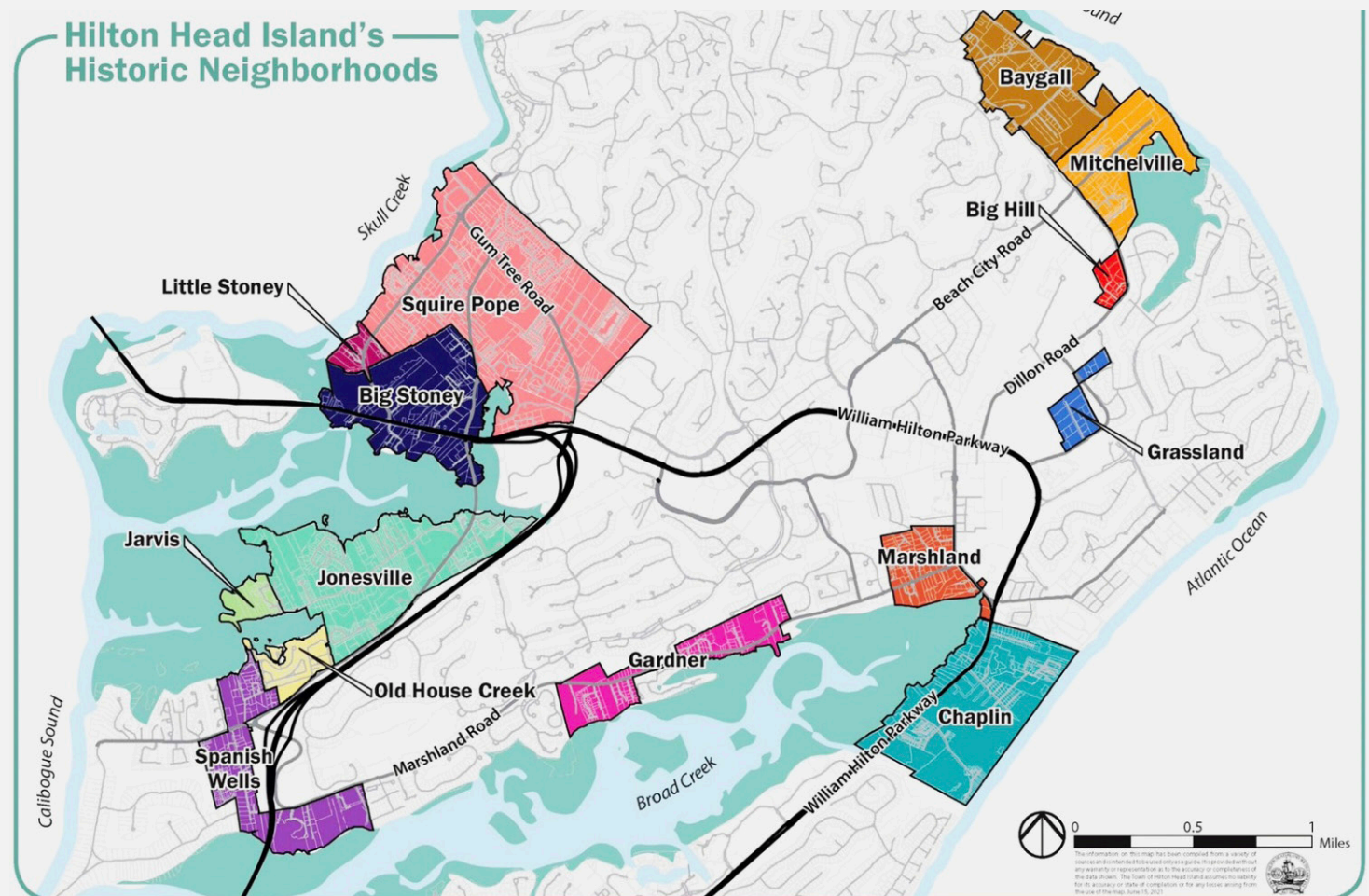


- Support the preservation of Gullah cemeteries
  1. Support the clearing of ownership and title related issues as needed.
  2. Establish right of way agreements with PUD communities for access to cemeteries that impedes future encroachment.
- Support increased tourism to Gullah landmarks and cultural sites through marketing and outreach efforts
  1. In collaboration with and support from the Destination Marketing Organization, develop a Gullah-centric advertising package that supports the growth and development of Gullah businesses.
  2. Secure prominent placement of Gullah-centric advertisements in the Hilton Head Island Airport.
  3. In collaboration with the Destination Marketing Organization, establish Gullah-centric marketing strategies for tourists point of origin.
  4. Develop wayfinding tools, including technology applications, to highlight Gullah historic sites and landmarks.

## Goal #2:

# Develop and maintain strategic partnerships that will support the work of the Community Development Corporation.

- Establish strategic alliances with business, community, and organization leaders on Hilton Head Island, Beaufort County, and the coastal region in support of the historic Gullah neighborhoods.
- Continue to grow and develop strategic alliances with federal and state congressional representatives.
- Create joint venture opportunities for partnership in the development of residential and commercial properties with property owners in the historic neighborhoods.



## Goal #3:

# Educate the Island community regarding the Community Development Corporation and the opportunities the organization presents.



- Host community meetings based on topics of interest identified via the community survey.
- Presentations to organizations across the region that introduce our organization and the role that we play.
- Support the Gullah Geechee Land and Cultural Preservation Task Force's recommendations regarding education and outreach including but not limited to:
  1. Development of on boarding training regarding Gullah heritage for new Town employees
  2. Property tax education
  3. Land Management Ordinance updates
  4. Support of landowners through development processes



## Goal #4:

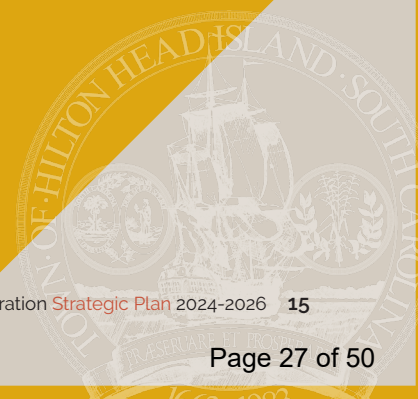
# Increase access to capital and financial education.

- Secure funding to support the launch of a business loan program.
- Secure funding to support the launch of a real estate development loan program.
- Support and facilitate financial education and technical support for:
  1. Business development, growth and expansion
  2. Home ownership
  3. Commercial real estate development



# Goal #5: Support training and employment opportunities for Gullah Geechee youth.

- Support the development of internship opportunities for youth with various departments at the Town of Hilton Head Island.
- Identify other community-based businesses, anchor institutions and employers that are willing to support youth employment opportunities.



Town of Hilton Head Island

*Gullah Geechee Historic Neighborhoods  
Community Development Corporation*

# Strategic Plan

## CONTACT US



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Hilton Head Island, SC  
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[hiltonheadislandsc.gov](http://hiltonheadislandsc.gov)





## **TOWN OF HILTON HEAD ISLAND**

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### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

**TO:** Gullah Geechee Historic Neighborhoods Community Development Corporation  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** June 17, 2026  
**SUBJECT:** Discussion regarding Funding Strategies and Sustainability for the Gullah Geechee Historic Neighborhoods Community Development Corporation

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#### **BACKGROUND:**

Since commencing operations in 2023, the Gullah Geechee Historic Neighborhoods Community Development Corporation (CDC) has operated in a fiscally conservative manner, ensuring that sufficient financial capacity is maintained during its startup period. As the organization enters its third year of operations, staff is exploring various funding strategies and opportunities to support and sustain ongoing operations. This effort aligns with Town Council Strategic Action Plan Goal #7, “Preserve, Protect and Celebrate Gullah Geechee Culture and Heritage”.

Activities related to securing ongoing funding during the CDC’s first two years of operations have included:

- Community Foundation of the Lowcountry (2024)
- Partnership with the RBC Heritage Foundation through Birdies for Charity and Champions FORE Charity (2025)
- Private-sector outreach (ongoing)
- Capitol Hill meetings in Washington, D.C., with staff from the offices of Representatives James Clyburn and Nancy Mace (2026)
- Coordination with Senator Tim Scott’s office (2025)

Ongoing efforts will include the following activities:

- Grant writing and pursuit of local, state, and federal funding opportunities
- Outreach to the Coastal Community Foundation
- Continued relationship-building with South Carolina’s federal delegation, including Senators Tim Scott and Lindsey Graham, and Representatives James

Clyburn and the U.S. Representative for South Carolina's First Congressional District

- Continued outreach and advocacy with the South Carolina Department of Commerce and members of the South Carolina General Assembly in support of CDC initiatives
- Continuation of the RBC Heritage Foundation partnership, subject to annual renewal
- Initiative-specific funding solicitations, including opportunities through the Federal Home Loan Bank of Atlanta
- Development of an annual fundraising event

It is important to note that the federal funding environment has become increasingly uncertain due to funding reductions, government shutdowns, and other external factors. As a result, the CDC will continue to diversify its funding sources while monitoring federal opportunities and maintaining communication with members of the federal delegation to identify potential funding opportunities that support the organization's mission and objectives.

**RECOMMENDATION:**

No action required.



## **TOWN OF HILTON HEAD ISLAND**

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### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

**TO:** Gullah Geechee Historic Neighborhoods Community Development Corporation  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** June 17, 2026  
**SUBJECT:** Discussion and Consideration of a Resolution Authorizing a Partnership with the Federal Home Loan Bank of Atlanta

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#### **BACKGROUND:**

As the Gullah Geechee Historic Neighborhoods Community Development Corporation (CDC) enters its third year of operations, staff is exploring funding opportunities and strategic partnerships that support the organization's long-term sustainability and advance its mission. Consistent with the CDC's Bylaws, the organization is charged with facilitating community redevelopment within Gullah Geechee historic neighborhoods for the benefit of Island residents and fostering redevelopment efforts, including the pursuit of workforce and affordable housing opportunities.

To support these objectives, staff is developing relationships and identifying resources that may provide financial assistance for future housing and community development initiatives. The proposed relationship with the Federal Home Loan Bank of Atlanta (FHLB Atlanta) represents one such opportunity. This effort also supports Town Council Strategic Action Plan Goal 7.7, which calls for the development of a stable funding model and long-term organizational sustainability for the Gullah Geechee Historic Neighborhoods Community Development Corporation.

Approval of the resolution is a requirement to apply for funding through FHLB Atlanta, however, it does not obligate the CDC to participate in any specific grant, loan, or funding program. Rather, it will allow the CDC to explore and pursue community investment programs and funding opportunities offered through FHLB Atlanta that align with the organization's mission and goals.

#### **RECOMMENDATION**

Staff recommends that the Board approve this item pending final legal review.

**ATTACHMENTS:**

1. FHLB Resolution
2. Certificate of Incumbency
3. FHLB Atlanta Information

**RESOLUTION AUTHORIZING PARTICIPATION IN COMMUNITY INVESTMENT SERVICES PROGRAMS OF FEDERAL HOME LOAN BANK OF ATLANTA**

I, the undersigned, being the duly qualified and acting Secretary of \_\_\_\_\_ (the "Participant") hereby certify that:

- a) the Participant is duly organized and existing, and has the power to take the actions called for by the following resolution (the "Resolution");
- b) no provision in the Articles of Incorporation, By-Laws or other governing documents of the Participant limits the power of the governing body of the Participant to adopt the Resolution;
- c) the Resolution is in conformity with the Articles of Incorporation, By-Laws and other governing documents of the Participant;
- d) the Resolution is a true copy of a resolution duly adopted by the governing body of the Participant and recorded in the minutes of a meeting of the governing body held on \_\_\_\_\_, 20\_\_\_\_; and
- e) the Resolution has not been rescinded or modified and is in full force and effect.

**RESOLVED:**

- 1. The Participant may participate in various community investment programs (the "Programs") offered by Federal Home Loan Bank of Atlanta (the "Bank") through its Community Investment Services department, including without limitation the Bank's Affordable Housing Program.
- 2. The Chairman, Vice Chairman, President, the Chief Executive Officer, the Chief Financial Officer and the Vice Presidents (including Executive Vice Presidents, Senior Vice Presidents, and any officers more senior than Vice President) or, if such titles or positions are not utilized by Participant then the Executive Director, General Partner, Managing Partner or similar title of Participant, and each of them (the "Authorized Persons"), is hereby authorized to execute any agreement or application governing or relating to Participant's involvement in any of the Programs.
- 3. The execution and delivery of that certain Access Form for Sponsor Web System Access and the Terms and Conditions for Sponsor Web System Access are hereby ratified and confirmed.
- 4. The Bank will be entitled to rely on this resolution until Participant provides the Bank with a resolution changing or rescinding this resolution. No change or rescission will be given effect until the Bank receives such certified copy and the Bank has been afforded a reasonable opportunity to act on such change or rescission, and no such change or rescission will affect any then-existing agreement between the Bank and the Participant, unless the Bank agrees to such effect, in each instance, in writing. Participant will indemnify and hold harmless the Bank from any loss suffered or liability incurred by the Bank prior to receipt of such certified copy as a result of the Bank acting as if such rescission or change had not occurred.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Participant this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(CORPORATE SEAL)

\_\_\_\_\_  
Corporate Secretary

**CERTIFICATE OF INCUMBENCY**

I, the undersigned, being the duly qualified and acting Secretary of \_\_\_\_\_  
\_\_\_\_\_ (the "Participant"), hereby certify that:

1. The Authorized Persons referenced in Paragraph 2 of that certain Resolution Authorizing Participation in Community Investment Services Programs of Federal Home Loan Bank of Atlanta (the "Bank") are as follows:

Name	Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Attach additional sheet if necessary]

2. The Authorized Persons are duly elected, qualified and acting officers of the Participant having the titles set forth above and the signatures of such persons set forth opposite their names and titles are genuine signatures.

3. This Certificate of Incumbency supersedes and replaces any prior Certificate of Incumbency related to Participant's Resolution authorizing participation in Community Investment Services programs of the Bank.

4. This Certificate of Incumbency is effective, and may be relied upon by the Bank, until the Bank receives a Certificate of Incumbency that replaces and supersedes this Certificate of Incumbency.

IN WITNESS WHEREOF, I have executed this certificate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Corporate Secretary

## ACCESS FORM FOR SPONSOR WEB SYSTEM ACCESS

In connection with its community investment programs (collectively, the "Programs" and individually, a "Program"), Federal Home Loan Bank of Atlanta (the "Bank") provides non-members that are participating in such Programs with access to a portion of the Bank's website at [www.fhlbatl.com](http://www.fhlbatl.com) that permits such participants to provide and obtain certain information related to their applications and their current projects under certain Programs (the "System"). By entering into this Access Form, the Bank agrees to make the System available to the below-named Sponsor and Sponsor agrees to use the System, all in accordance with and subject to the terms and conditions of this Access Form and the terms and conditions for access to the System attached to this Access Form and available at [www.fhlbatl.com](http://www.fhlbatl.com) (the "Terms and Conditions"), which, by signing below, Sponsor hereby acknowledges having read and understood prior to its execution below. The Bank will notify Sponsor of any changes in the Terms and Conditions, and Sponsor hereby agrees that its continued use of the System after being notified of such changes constitutes its agreement to those changes. The Agreement (as defined in the Terms and Conditions) will be effective on the latest of the execution dates set forth below (the "Effective Date"). By signing below, Sponsor further agrees to accept and be bound by electronic agreements and other documents executed electronically in the course of using the System, and the Bank and Sponsor agree that the Access Form may be executed by facsimile signature and in multiple counterparts, each of which shall constitute an original.

ACCEPTED BY

\_\_\_\_\_ ("Sponsor")

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date Signed: \_\_\_\_\_

## TERMS AND CONDITIONS FOR SPONSOR WEB SYSTEM ACCESS

### 1. System.

a. Right to Access. On and subject to the terms and conditions in the Agreement (which Agreement consists of these Terms and Conditions, the related Access Form executed by the Bank and Sponsor and the User Policies (defined below)), the Bank will make available from time to time, and Sponsor may access and use, the System (as defined in the Access Form).

b. Implementation. At such time after the Effective Date (as defined in the Access Form) as the Bank deems appropriate in its sole discretion, the Bank will use commercially reasonable efforts to establish Sponsor's access to the System. Sponsor will from time to time execute such documents, forms and agreements, and provide such information, as are reasonably requested by the Bank to make the System available to Sponsor as contemplated under the Agreement. Sponsor is solely responsible for obtaining and maintaining the necessary hardware, software and communications links and services necessary to access and use the System.

c. User Policies. Sponsor will use the System in accordance with the Agreement and the Bank's written instructions, policies, procedures and requirements provided to Sponsor or accessible by Sponsor on the Bank's web site (the "User Policies"). The Bank may modify such User Policies from time to time upon notice (via e-mail, website posting or otherwise) to Sponsor. Sponsor warrants that its use of the System will not violate any applicable laws or regulations. Sponsor will use the System only for its internal business purposes, and will not provide to any third party, nor permit any third party to use, the System or any component thereof, except for third-party agents or contractors which Sponsor has authorized to act on its behalf in connection with the provision of information to the Bank and which use the System solely on Sponsor's behalf and have agreed to do so in accordance with the terms and conditions of this Agreement. Such use by authorized agents and contractors shall not relieve Sponsor of any of its obligations under this Agreement, and no such agent or contractor shall be considered a third-party beneficiary of the Agreement, notwithstanding any provision hereof to the contrary.

### 2. Registration and Access.

a. User ID and Password. At such time after the Effective Date (as defined in the Access Form) as the Bank deems appropriate in its sole discretion, the Bank will deliver to Sponsor a unique user identification and password, and any other security features designated by the Bank as necessary for Sponsor to access the System (which may include, without limitation, security tokens or digital certificates). Sponsor will, in accordance with all applicable User Policies, use such user identification, password and other security features to access, create, use and maintain the Sponsor's information (including without limitation, maintaining accurate contact information with respect to the Sponsor).

b. Account Security. Sponsor is solely responsible for maintaining the security of, and for all activities that occur under, Sponsor's user identification, password and other security features, and for any information or data transmitted, stored or received by Sponsor in using the System. Sponsor will not lend, give or otherwise disclose

Sponsor's user identification, password or other security features to any unauthorized person, or permit any unauthorized person to access the System through the use of such user identification, password or security features. The Bank and its member institutions ("Institutions") are entitled to rely upon any action taken, information provided or request made, through the use of the user identification, password or other security feature of Sponsor, and the Bank and its Institutions will not be liable to Sponsor or any third party for the consequences of such reliance. Sponsor will notify the Bank immediately upon becoming aware of any unauthorized use of the System or any compromise of security with respect to Sponsor's user identification, password or security feature. After receiving such notice, the Bank will, if appropriate, deactivate the user identification, password and security features associated with such unauthorized use, but the Bank will have no liability, and hereby disclaims all responsibility, for losses, damages, penalties or expenses associated with such unauthorized use or the continuation thereof.

d. Authority. Sponsor hereby warrants and represents that Sponsor has all necessary authority to perform the functions with respect to the System, and that each employee, contractor or agent that Sponsor permits to use its user identifications, passwords or security features has all necessary authority to perform and take all actions on behalf of Sponsor in connection with the System.

### 3. Service Levels.

a. Availability. Sponsor acknowledges that interruptions and loss of service may periodically occur as a result of maintenance or repairs to the System or the website, unexpected outages or interruptions (including without limitation the force majeure events under Section 17 below) or any other act or omission of a sponsor or an institution or any third party. The Bank will not incur any obligation or liability as a result of any interruption or loss of service.

b. Maintenance. The Bank may periodically perform maintenance and repairs that may impact the availability or functionality of the System. The Bank will not incur any obligation or liability as a result of such maintenance or repairs or the Bank's failure to undertake such maintenance or repairs.

c. Security and Monitoring. The Bank may implement and maintain security measures (including, without limitation, encryption software and firewalls) designed to prevent security breaches with respect to the System. The Bank may use tools to monitor the technical performance, availability, security and use of the System, but the existence or non-existence of such tools, and the use or non-use thereof, will not impose any obligation or liability on the Bank.

### 4. Sponsor Data.

a. License. As between the Bank and Sponsor, Sponsor owns all rights to the data provided solely by Sponsor for use in connection with the System (the "Sponsor Data"), except that Sponsor hereby grants to (i) the Bank a license to use Sponsor Data in connection with the Bank's business activities or as otherwise permitted by law, including for the Bank's public relations purposes, and (ii) the Institutions a license to use Sponsor Data for purposes relating to the

Programs, including, without limitation, creation, submission and manipulation of Program applications.

b. **Quality of Data.** Sponsor warrants and represents that it has the authority to provide Sponsor Data to the Bank and the Institutions, and that the Bank's and the Institutions' use of Sponsor Data will not violate any applicable law or regulation or any third party right. Sponsor is solely responsible for any errors and inaccuracies in Sponsor Data, and for reviewing and determining the validity and accuracy of all data and information it receives through the System. Sponsor will not, either indirectly or directly, through either the material or information uploaded, posted, transmitted, published or distributed by it or otherwise, interfere with, corrupt, damage or disrupt, or allow the interference, corruption, damage or disruption of, the System, the website or computer networks or software connected to the System.

5. **Proprietary Rights.** Subject to Sponsor's rights under Section 4, the Bank, as between Sponsor and the Bank, owns and will retain all rights and interests in and to the System and each component thereof, including, without limitation, all copyrights, patents, trademarks, trade secrets and other proprietary rights. Sponsor will not have, acquire or assert any rights in the System or components, and will not, without the Bank's prior written consent, copy, reproduce or distribute in any manner any of the content, data or information available through the System, except for such data or information that is specifically related to Sponsor's projects. All third parties providing a product or service to the Bank and used by the Bank in the System are hereby deemed third party beneficiaries entitled to enforce directly against Sponsor their intellectual property rights in such products or services.

6. **No Program Guarantee.** Nothing herein will be deemed to constitute a guarantee, and the Bank makes no guarantee, that an Institution will include Sponsor in an application submitted under any Program or that any such application will be approved.

7. **Warranty Disclaimer.** EXCEPT AS EXPRESSLY SET FORTH IN THE AGREEMENT, THE BANK MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THIS AGREEMENT OR THE SYSTEM, AND THE BANK HEREBY DISCLAIMS ALL SUCH WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, DESCRIPTION, NON- INFRINGEMENT AND FITNESS FOR A PARTICULAR PURPOSE.

8. **Liability Limitation.** SPONSOR'S SOLE REMEDY, AND FHLBA'S SOLE OBLIGATION, WITH RESPECT TO ANY BREACH OF THE AGREEMENT OR FAILURE OR ERROR OF THE SYSTEM WILL BE TO CEASE USE OF THE SYSTEM AND OF ANY ERRONEOUS RESULTS FROM THE SYSTEM. WITHOUT LIMITING THE FOREGOING, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE BANK WILL NOT BE LIABLE TO SPONSOR OR ANY THIRD PARTY UNDER ANY CIRCUMSTANCES (INCLUDING, WITHOUT LIMITATION, ANY THEORIES OF BREACH OF CONTRACT OR WARRANTY OR TORT (INCLUDING, WITHOUT LIMITATION, NEGLIGENCE OR STRICT LIABILITY)) FOR ANY DIRECT (EXCEPT TO THE EXTENT SUCH DIRECT DAMAGES ARE CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE BANK), COMPENSATORY, SPECIAL, EXEMPLARY, INDIRECT, INCIDENTAL EXEMPLARY, INDIRECT, INCIDENTAL,

CONSEQUENTIAL, PUNITIVE OR OTHER DAMAGES, ANY COSTS TO PROCURE SUBSTITUTE SERVICES OR ANY LOST PROFITS, LOST BUSINESS, LOSS OF USE OR DATA OR INTERRUPTION OF BUSINESS RELATING TO THE AGREEMENT OR THE SYSTEM (OR THE UNAVAILABILITY OF ALL OR ANY PART THEREOF), EVEN IF THE BANK KNEW OF THE POSSIBILITY OF SUCH DAMAGES. SPONSOR ACKNOWLEDGES THAT THE BANK IS NOT AN INSURER AND THE PROVISION OF THE SYSTEM BY THE BANK IS CONTINGENT ON THE LIABILITY LIMITATIONS IN THIS SECTION 8.

9. **Indemnification.** Sponsor will indemnify, defend (at FHLBA's election) and hereby releases the Bank from any and all claims, losses, damages, penalties, costs and expenses (including, without limitation, reasonable legal fees) arising from or relating to Sponsor's, its agents' and contractors' use of the System or breach of the Agreement, except to the extent caused by the gross negligence or willful misconduct of the Bank.

10. **Term and Termination.** The initial term of the Agreement will commence on the Effective Date set forth in the Access Form and, unless earlier terminated in accordance with this Section 10, will extend until either party provides the other with 30-days notice of termination. In addition, the Bank may immediately terminate the Agreement if Sponsor breaches the Agreement and does not cure such breach within five days after receiving notice thereof, or if the Bank reasonably believes that Sponsor's use of the System may violate any applicable law or regulation or agreement or damage or threaten the security of FHLBA's or any of its suppliers', licensors', contractors', Institutions', users' or other sponsors' accounts, resources, information, data, software or servers. Upon termination of the Agreement, Sponsor will promptly return to the Bank all data, materials, Confidential Information (as defined below) and other properties of the Bank held by Sponsor with respect to the Agreement. Notwithstanding anything to the contrary in the Agreement, Sections 4, 5, 6, 7, 8, 9, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22 and this Section 10 of these Terms and Conditions will survive termination of the Agreement.

11. **Suspension.** Notwithstanding anything to the contrary in the Agreement, the Bank may, without any liability, obligation or notice to Sponsor, suspend Sponsor's use of the System if, in FHLBA's reasonable discretion, Sponsor's use of the System may violate any applicable law or regulation or agreement or could damage or threaten the security of FHLBA's or any of its suppliers', licensors', contractors', Institutions', users' or other sponsors' accounts, resources, information, data, software or servers.

**Confidentiality.** "Confidential Information" means information, in any form, of or relating to the Bank, its customers, users, Institutions, contractors, suppliers or licensors or the System and that is not generally known to the public or that is marked confidential or proprietary. Sponsor will not, and will cause its contractors and agents to not, directly or indirectly, disclose or use FHLBA's Confidential Information except as expressly authorized under the Agreement. Sponsor may use FHLBA's Confidential Information only as necessary to perform its obligations or exercise its rights under the Agreement, but in doing so will only disclose such Confidential Information on a need-to-know basis to persons that have been informed of the confidential nature of such information and are bound by confidentiality obligations no less protective of such information than those under this Section

12. Sponsor shall be responsible to the Bank for any such disclosure of FHLBA's Confidential Information in a manner not permitted by this Section 12. Sponsor must use the same degree of care in protecting FHLBA's Confidential Information as it uses to protect its own, similar confidential information, but in no event will Sponsor use less than reasonable care to protect such Confidential Information. The Bank may seek equitable relief (in addition to any other remedies) to enforce this Section 12.

12. Entire Agreement; Amendment. These Terms and Conditions, the User Policies, and the Access Form are the entire agreement between the parties with respect to Sponsor's use of the System and supersede all agreements, understandings, discussions, warranties and representations, in any form, express or implied, between the parties prior to the Agreement and related to Sponsor's use of the System, except that the parties acknowledge that Sponsor's eligibility for, and the actual provision of, specific Bank Programs, products and services are governed by various other agreements and resolutions, as well as applicable regulations and the Bank policies, and that the Agreement does not supersede such other agreements, resolutions, regulations or policies other than to the extent that they specify a certain mode or method of executing or administering transactions, in which event the Agreement will control as to such administrative matters. If a conflict arises between these Terms and Conditions and the Access Form, then these Terms and Conditions will control. The Agreement may only be amended by a writing signed by each party, except that the Bank may, in its sole discretion, modify (a) the User Policies in accordance with Section 1, and (b) these Terms and Conditions upon notice (via e-mail, website posting or otherwise) to Sponsor, and Sponsor's continued use of the System after such notice will constitute Sponsor's acceptance of such revised Terms and Conditions.

13. Relationship. FHLBA's relationship to Sponsor is solely as an independent contractor.

14. Assignment. Sponsor may not assign the Agreement without the prior written consent of the Bank.

15. Third Parties. The Bank may use third parties to perform one or more of FHLBA's obligations, or exercise one or more of its rights, under the Agreement, but such use will not relieve the Bank of any of its obligations under the Agreement. Except as expressly set forth in the Agreement, no person will be considered a third-party beneficiary of the Agreement.

16. Force Majeure. The Bank will not be liable for any failure or delay in performance to the extent caused by any event beyond its reasonable control, including, without limitation, an act of God; flood; riot; fire; explosion; judicial or governmental act; terrorism; military act; strike or lockout; third party act or omission; failure of utility or telecommunications facilities; virus, worm, trojan horse or other code, command, file or program designed to interrupt, destroy or limit the functionality of any software, hardware or equipment; Internet slow-down or failure; lightning or other weather condition or event.

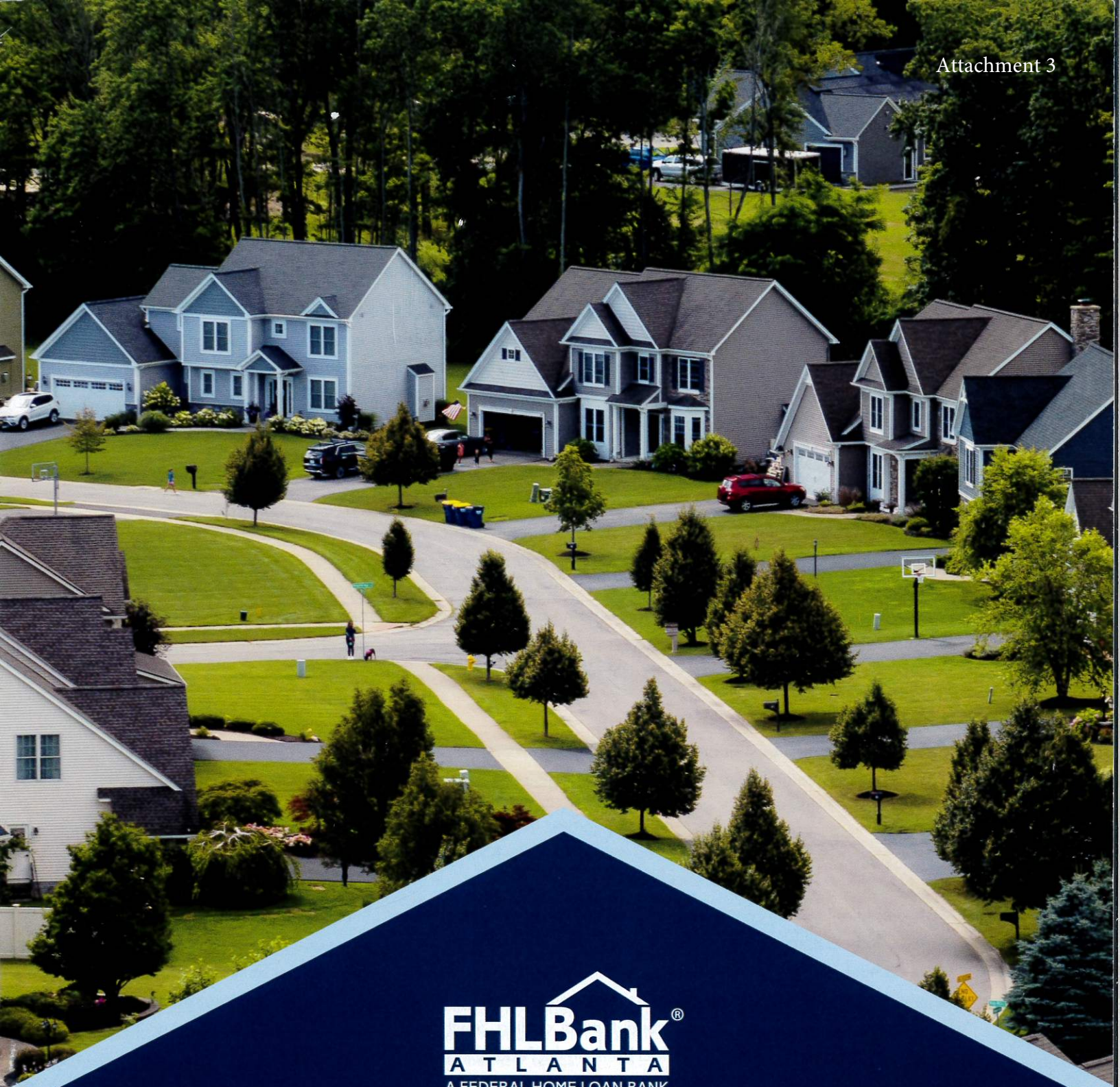
17. Links. The Bank is not responsible for the content, information accuracy or other aspects of any third-party owned web site to which a person may link from the System, including, without limitation, any third-party web sites accessible from links provided by the Bank.

18. Governing Law. The Agreement will be governed by and construed in accordance with the laws and regulations of the United States of America, the State of Georgia, the Federal Housing Finance Board or any successor entity and any other governmental agency of competent jurisdiction. Each party hereby submits to the exclusive jurisdiction and venue of the United States District Court for the Northern District of Georgia in Atlanta, Fulton County, Georgia for the resolution of any court actions arising with respect to the Agreement. Sponsor acknowledges that the Bank controls and operates the System from Atlanta, Georgia, and that any use of the System from or in locations outside of District 4 of the Federal Home Loan Bank system is at such Sponsor's own risk and without any responsibility or liability of the Bank.

19. Severability; Waiver. If any provision of the Agreement is found illegal or unenforceable by a court of competent jurisdiction, then the Agreement will remain in full force and effect and the parties will substitute for such provision a legal and enforceable provision that most nearly effects the parties' intention. Any waiver by a party must be in writing and signed by such party.

20. Notices. Except as otherwise set forth in the Agreement, all notices under the Agreement must be in writing (which the parties stipulate will include electronic communications in perceivable form) and delivered to the individual and address first designated in the Access Form.

Other. All contents of the FHLBA's website are copyrighted and may only be used in accordance with the terms and conditions of this Agreement. The name "Federal Home Loan Bank of Atlanta" and the the Bank graphics and logos are property of the Bank and may not be used without the prior written permission of the Bank. Sponsor acknowledges that neither the System nor any content of the website (i) represents investment advice, (ii) constitutes an offer to extend credit, a grant or subsidy, and (iii) constitutes investment solicitation or an offer to buy securities. Sponsor should not rely on the website or the System in making an investment decision, credit decision or calculating the timing or amount of payment on debt securities or any other related information. Sponsor acknowledges that the website contains information that is not part of any offering notice or offering circular for consolidated obligations of the Federal Home Loan Banks or other credit products of the Bank.



# FHLBank Atlanta Affordable Housing Programs

# AFFORDABLE HOUSING PROGRAM GENERAL FUND



## What Is It?

FHLBank Atlanta's Affordable Housing Program (AHP) General Fund is a flexible source of funding for the development or rehabilitation of housing that is affordable to low-and-moderate-income families in the communities our members serve. The program is designed for nonprofit or for-profit housing developers, public entities, contractors, community builders, and other organizations engaged in housing construction, rehabilitation, and development, whether ownership or rental.



## How Does it Work?

Each year, FHLBank Atlanta commits 10 percent of our annual net income to developing affordable housing through programs like AHP General Fund. Our member institutions partner with developers and housing organizations to apply for these funds, which can be leveraged with other funding sources like traditional loans and government subsidies, to further housing projects in their communities. Often, our members will provide additional funding for these projects through traditional construction or permanent funding, as well.



## How Do I Get Involved?

You will need to partner with an FHLBank Atlanta member institution to review and submit the project application and distribute the funds, if awarded. If you are not already affiliated with a member institution, visit the Find a Member page on [fhlbatl.com](http://fhlbatl.com) to find an institution that matches your needs in your area.



## Who is FHLBank Atlanta?

FHLBank Atlanta offers competitively priced financing, community development grants, and other banking services to help member financial institutions make affordable home mortgages and provide economic development credit to neighborhoods and communities. Our members are commercial banks, credit unions, savings institutions, community development financial institutions, and insurance companies located in Alabama, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and the District of Columbia, and we are one of 11 district banks in the Federal Home Loan Bank System.



# AFFORDABLE HOUSING PROGRAM GENERAL FUND



## Helping you grow your business and achieve your community lending goals

FHLBank Atlanta's Affordable Housing Program (AHP) General Fund provides funding to develop or rehabilitate housing that is affordable to low-and-moderate income families. Real estate developers partner with financial institutions like yours to apply for up to \$1.25 million per project to support the development of affordable rental and ownership housing.

By participating in AHP General Fund projects, your institution can generate new business with developers and other stakeholders while achieving your affordable lending mission and/or compliance goals related to the Community Reinvestment Act (CRA).

### Benefits to Members

Grow your lending and deposit business with developers

- Attract new business with residential and commercial builders and local housing organizations
- Help secure funds for difficult-to-finance projects, setting your institution apart from competitors

Enhance branding and reputation

- Build your profile by supporting developments that create affordable housing and jobs in your community

Achieve your affordable lending goals and improve CRA exam outcomes

- Extend affordable housing financing for CRA-eligible lending consideration
- Simply applying for AHP General Fund is a CRA-eligible service opportunity

### How AHP General Fund Works

Developers and housing organizations partner with an FHLBank Atlanta member financial institution to apply for AHP funds to help finance their affordable housing projects.

As a participating member, your role is to review the AHP General Fund application, submit it to FHLBank Atlanta, and distribute any awarded funds to the developer. Members often participate in projects by providing traditional construction or permanent financing in addition to the AHP funds.

### Pre-Application Stage



Developer creates plan for affordable housing development



Developer seeks financing through traditional lenders and affordable housing programs



Developer establishes relationship with FHLBank Atlanta member financial institution to apply for AHP funds

# AFFORDABLE HOUSING PROGRAM GENERAL FUND



## Apply for Funding



Developer completes online AHP General Fund application and submits it to member for review



Member reviews application to its underwriting standards



Member submits AHP General Fund application to FHLBank Atlanta

## Application Scoring and Funding Awards



FHLBank Atlanta underwrites and scores AHP General Fund applications



Funds are awarded to top-scoring projects



Funds are disbursed to the member, which then distributes funds to the developer

## Member Post-Award Responsibilities and Requirements



Member secures AHP funds with recorded retention agreement



Member approves periodic reports to demonstrate progress toward project completion



Member works with FHLBank Atlanta to ensure ongoing project compliance

## How We Can Help You

Connect with potential business opportunities

- We can help connect you to developers that are planning affordable housing projects in your communities

Educational support and application assistance

- We offer webinars and technical assistance to help you and your developer partners complete the AHP application

Customized affordable lending consultation

- We can help you create a customized strategy to achieve your community lending and/or CRA objectives

## Learn More

For more information about the AHP General Fund, please contact your relationship manager or the Community Investment Services team at 1.800.536.9650, option 3.

AHP General Fund program requirements are detailed in the AHP Implementation Plan. The Federal Home Loan Bank of Atlanta is not a registered investment advisor. Nothing herein is an offer to sell or a solicitation of an offer to buy any securities or derivative products. You should consult your legal, financial, and accounting advisors before entering into any transaction.

# AFFORDABLE HOUSING PROGRAM HOMEOWNERSHIP SET-ASIDE PROGRAM



## What Is It?

FHLBank Atlanta's Affordable Housing Program (AHP) Homeownership Set-Aside Program offers grant funding to assist low-to-moderate-income homebuyers with down payment, closing costs, and/or principal reduction on the purchase or purchase and rehabilitation of a home.



## How Does it Work?

Each year, FHLBank Atlanta commits 10 percent of our annual net income to developing affordable housing through programs and in February 2026, the Bank allocated \$40 million of funding to its AHP Homeownership Set-Aside Program. Funds are available through our participating member institutions, who apply on a first-come, first-served basis to receive the funds, which are then distributed throughout the year.



## How Do I Get Involved?

AHP Homeownership Set-Aside Program funds are available in three products:

- **First-time Homebuyers:** Funds available for the purchase of a homebuyer's first home.
- **Community Partners:** Funds available for current or retired law enforcement officers, educators, healthcare workers, firefighters, and other first responders and veterans or active-duty military members or their spouse.
- **Community Rebuild and Restore:** Funds available for the rehabilitation of owner-occupied homes Emergency Management Agency (FEMA) or disaster areas declared by local, state, or other federal government agency OR for the rehabilitation of an existing owner-occupied property to support housing resiliency improvements.

Funds are distributed through our member institutions. If you are not already affiliated with a member institution, visit the Find a Member page on [fhlbatl.com](http://fhlbatl.com) to find an institution that matches your needs in your area.



## Who is FHLBank Atlanta?

FHLBank Atlanta offers competitively priced financing, community development grants, and other banking services to help member financial institutions make affordable home mortgages and provide economic development credit to neighborhoods and communities. Our members are commercial banks, credit unions, savings institutions, community development financial institutions, and insurance companies located in Alabama, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and the District of Columbia, and we are one of 11 district banks in the Federal Home Loan Bank System.

# FIRST-TIME HOMEBUYER



FHLBank Atlanta's First-time Homebuyer product provides up to \$17,500 in down-payment, closing-cost, and principal reduction assistance for the purchase of a home by a first-time homebuyer. Homebuyers must meet product eligibility requirements and apply for funding through a participating member financial institution.

The First-time Homebuyer product can help you:

- Differentiate yourself from the competition
- Create relationships with real estate agents, builders, employers, and other industry professionals
- Reach new customer markets and originate new mortgages
- Reduce principal loan balance and qualify more potential homebuyers

## Product Highlights\*

- Maximum funding per household is \$17,500
- The homebuyer must contribute at least \$1,000
- The homebuyer must have income that is less than or equal to 80 percent of the county area median income or the state median family income for the area, adjusted for family size as published annually by the Department of Housing and Urban Development (HUD), whichever is higher
- Funding is available for owner-occupied homes located within the United States and its territories
- Eligible properties include:
  - Owner-occupied 1-4 family properties
  - Townhouses and condos
  - Foreclosed properties
  - Cooperatives
  - Manufactured and Mobile Housing
  - New construction (within 45 days of closing)

\*Additional requirements apply. Please see the Bank's Affordable Housing Program Implementation Plan for more information.

# COMMUNITY PARTNERS



FHLBank Atlanta's Community Partners provides up to \$20,000 in home purchase assistance to current or retired law enforcement officers, educators, health care workers, firefighters, and other first responders; and veterans and active-duty members of the military or their surviving spouse. Funding is available to both first-time homebuyers and non-first-time homebuyers that meet product eligibility requirements and apply for funding through a participating member financial institution.

## Community Partners can help your institution:

- Differentiate yourself from the competition
- Create relationships with real estate agents, builders, employers, and other industry professionals
- Reach new customer markets and originate new mortgages
- Reduce principal loan balance and qualify more potential homebuyers

## Product Highlights\*

- Maximum subsidy is \$20,000
- Homebuyer must contribute at least \$1,000
- The homebuyer must have income that is less than or equal to 80 percent of the county area median income or the state median family income for the area, adjusted for family size as published annually by the Department of Housing and Urban Development (HUD), whichever is higher
- Funding is available for owner-occupied homes located within the United States and its territories
- Eligible homebuyers include current or retired law enforcement officers, educators, health care workers, firefighters, and other first responders; and veterans and active-duty members of the military or their surviving spouse; that are first-time homebuyers or non-first-time homebuyers

To learn more, visit [www.fhlbatl.com](http://www.fhlbatl.com) or call 1.800.536.9650, option 3.

\*Additional requirements apply. Please see the Bank's Affordable Housing Program Implementation Plan for more information.

# COMMUNITY REBUILD AND RESTORE



## HELP YOUR CUSTOMERS AND COMMUNITIES REBUILD AFTER SEVERE WEATHER EVENTS.

Community Rebuild and Restore is part of our suite of Affordable Housing Program (AHP) Homeownership Set-aside products. It provides up to **\$25,000 per household** for the rehabilitation of owner-occupied homes Emergency Management Agency (FEMA) or disaster areas declared by local, state, or other federal government agency OR for the rehabilitation of an existing owner-occupied property to support housing resiliency improvements.

### OVERVIEW

- Maximum funding is **\$25,000 per household**
- Funds can be used to correct the defects or deficiencies that impact the habitability of the property and are not associated with repairs covered under insurance claims
- Funding applications must be submitted **within 36 months of the "Major Disaster Declaration" or "Emergency Declaration" by FEMA or by a local, state, or government agency**
- Homeowner must have income that is less than or equal to 80 percent of the county area median income or the state median family income for the area, adjusted for family size as published annually by the Department of Housing and Urban Development (HUD), whichever is higher
- Homeowner must have at least 30 days current ownership by life estate, surface rights, leasehold estate, or full interest in the fee title and have ownership of the subject property at the time of the application submission
- Funding is available for owner-occupied homes **located within the United States and its territories**
- Eligible properties include:
  - Owner-occupied 1-4 family properties
  - Townhouses and condos
  - Cooperatives
  - Manufactured and mobile housing
- Only one CRR funding per year is allowed per homeowner

To learn more, visit [www.fhlbatl.com](http://www.fhlbatl.com) or call **1.800.536.9650, option 3**. Additional requirements apply. Please see the Bank's Affordable Housing Program Implementation Plan for more information.

# ADDITIONAL PROGRAMS



FHLBank Atlanta frequently goes above and beyond the required 10 percent of our annual income that is pledged to our other Affordable Housing Programs (AHP). These programs are designed based on specific needs our teams have identified within the Bank's district and may vary from year to year. However, the funds always serve our overall mission of working with our members to support housing and benefit low- to moderate-income families and underserved communities throughout our footprint.

**Below are a few additional program offerings:**

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## Workforce Housing Plus+ Program

This program provided prospective homebuyers with incomes between 80.01 to 120 percent of area median income up to \$15,000 each to put towards the purchase of a home. The Bank allocated \$20 million in funding for this program for 2026.

## Heirs' Property Family Wealth Protection Fund

According to a Fannie Mae study on residential heirs' property, the assessed value of identified heirs' properties is \$32 billion across 44 states and the District of Columbia. This estimate showcases the amount of wealth made inaccessible to households and communities due to title issues. Additionally, FHLBank Atlanta conducted a survey using Harris Poll and found that more than 40% of homeowners fail to protect inheritance.

For a few years now, FHLBank Atlanta has committed funding and resources to the eradication of heirs' property. As the most recent example of that work, FHLBank Atlanta committed \$5 million to the 2024 Heirs' Property Family Wealth Protection Fund (FWP). Organizations working to resolve the challenge of heirs' property were able to apply for up to \$500,000 in funding through our members.

In 2026, the Bank is allocating \$500,000 in funding.



# ADDITIONAL PROGRAMS



## Multifamily Housing Bridge Fund

In November 2023, the Bank announced a new Multifamily Housing Bridge Fund that provided \$8 million in grant funding to help close gaps for affordable multifamily rental housing projects caused by the steep rise in interest rates and construction costs. The fund offered up to \$500,000 per project to member financial institutions and their community housing partners on initiatives that were at least 50 percent complete at the time of application.

In February 2024, the Bank announced that 28 projects received funding as part of the voluntary program and created 2,357 new affordable housing units within seven states and Washington D.C. Projects that received funding included a mix of multifamily and mixed-use rental housing, each targeting households earning up to 120 percent of the area median income.

In 2025, the Bank announced \$11.7 million was available for the Multifamily Housing Bridge Fund program. Up to \$500,000 was made available per project through this competitive program. In June 2026, \$10 million in funding will be available.

## Who is FHLBank Atlanta?

FHLBank Atlanta offers competitively priced financing, community development grants, and other banking services to help member financial institutions make affordable home mortgages and provide economic development credit to neighborhoods and communities. Our members are commercial banks, credit unions, savings institutions, community development financial institutions, and insurance companies located in Alabama, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and the District of Columbia, and we are one of 11 district banks in the Federal Home Loan Bank System.



# 2026 WORKFORCE HOUSING PLUS+ PROGRAM



Prospective families and individuals who qualify as first-time and non-first-time homebuyers with incomes between 80.01 percent up to 120 percent of area median income (AMI), are eligible to apply and receive up to \$15,000 in funding. Homebuyers must contribute a minimum of \$1,000 of their own funds to put towards the purchase of their home with zero cash back at the closing table, and participate in a pre-purchase financial literacy counseling session. Participating members can be located by using our [Find a Member](#) tool. Funding is available on a first-come, first-served basis.

In 2026, \$20 million in funding is available and members can access up to \$500,000 for their institution to disperse to eligible homebuyers, and the funding can be used towards downpayment and closing cost assistance for home loans.

## Eligibility Requirements

Components	Workforce Housing Plus+ Program
Program Allocation	\$20 million
Property Location	Alabama, District of Columbia, Florida, Georgia, Maryland, North Carolina, South Carolina, and Virginia
Borrower Type	First-time homebuyers or non-first-time homebuyers *Home must be purchased as a primary residence
Borrower Income	Household income 80.01 percent to 120 percent of AMI
Borrower Contribution	\$1,000 minimum
Cash Back	\$250 maximum
Maximum Subsidy (Per Unit)	Up to \$15,000 per unit <i>*Funds cannot be combined with an AHP Homeownership Set-aside funding request</i>
Funding Requirements	Funds to be disbursed through participating FHLBank Atlanta member financial institutions only
Homebuyer Counseling	Financial literacy required via an approved counseling provider
Retention Requirements	No security instrument requirement
Funding per FHLBank Atlanta Member Financial Institution	\$500,000 limit

# 2026 WORKFORCE HOUSING PLUS+ PROGRAM



## How to Apply for Funding

A homebuyer applicant who meets the eligibility requirements above can apply for a Workforce Housing Plus+ Program application through a participating FHLBank Atlanta member. Funding is available to members on a first-come, first-served basis. As a participating member, you will submit an application and supporting documentation for your homebuyers or homeowners and distribute funding to them at closing.

### Get Setup



Sign up for FHLBAsap®, the Bank's online application system



Complete online training for staff that will submit and approve applications

### Submit an Application through FHLBAsap



Enter household, property, and financing information



Select Workforce Housing Plus+ product



Attach all supporting documents (income verification, etc.)



Internally review and approve application. Submit to FHLBank Atlanta

### Funding Process



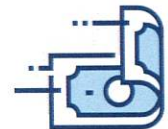
FHLBank Atlanta reviews application within 7-10 business days and issues 45-day conditional commitment\*



Homebuyer completes financial counseling with FHLBank Atlanta counseling provider



Member submits funding documentation to FHLBank Atlanta at least 3 business days before closing\*



FHLBank Atlanta reviews and approves documentation; transfers funds to member's account

## Learn More

For more information about the Workforce Housing Plus Program, please contact your relationship manager or the Community Investment Services team at [1.800.536.9650](tel:1.800.536.9650), option 3.