



605 SE Kane Street  
Roseburg, OR 97470  
Phone: 541 673-4909  
Fax: 541 673-5023  
www.umpquacdc.org

January 7, 2010

Deputy Regional Director  
Federal Deposit Insurance Corporation  
25 Jessie Street at Ecker Square, Suite 2300  
San Francisco, California 94105-2780

Re: CRA and Sterling Savings Bank

To Whom It May Concern;

I am writing this letter as commendation for the community reinvestment efforts of Sterling Savings Bank.

Umpqua Community Development Corporation is a non-profit organization dedicated to creating affordable housing in SW Oregon. We work in small rural communities where housing development is challenging because it has none of the attractive investment elements of urban or large scale affordable housing. There is no economy of scale, unemployment is high, incomes are low, and therefore mortgage debt coverage is difficult. Nonetheless Sterling Savings has been there for us, providing lending capital, investments and financial support, and sponsorship of applications to the Federal Home Loan Bank of Seattle for AHP grants.

Sterling provided a loan for two tiny housing projects on the South Coast of Oregon, sponsored events of ours and has allowed a commercial lender to serve for years on our Board of Directors, providing expertise and guidance to the balance of the board when it comes to understanding audits and reading financials.

We particularly appreciate the sponsorship of AHP grants because we know they provide zero return to the sponsor yet require risk and compliance on the part of the bank. Nonetheless the staff is there, helping to advocate for our project, intercede with FHLB when the economy makes the project extra challenging and helps us to find solutions even during this difficult economic climate.

I believe that Sterling Savings Bank exemplifies all the elements of true community reinvestment so again, I wish to commend them for making the extra effort in our rural region.

Sincerely,

A handwritten signature in black ink, appearing to read "Betty Tamm", written over a horizontal line.

Betty Tamm  
Executive Director, Umpqua CDC

CC: Greg Seibly, President, Sterling Savings Bank.  
Ray Mooney, VP/Community Development Manager

