HOUSING ASSISTANCE COUNCIL
Annual Report
2008

BUILDING RURAL COMMUNITIES
Bridging the Gap
The Housing Assistance Council (HAC) is a national nonprofit corporation established in 1971 to increase the availability of decent and affordable housing for rural, low-income people.

HAC provides below-market financing, technical assistance, training, research, and information services to the nonprofit, public, and for-profit sectors.

HAC is governed by a 27-member board of directors. Board members include representatives of private industry, government, and public and nonprofit housing agencies at the national, state, and local levels.

HAC is an equal opportunity lender.

**MISSION**

HAC’s mission is to improve housing conditions for the rural poor, with an emphasis on the poorest of the poor in the most rural places. To fulfill this mission, HAC’s major program and policy goals are to:

- Preserve and increase the stock of low-income rural housing and promote rural community development.
- Assist in the creation and expansion of housing development capacity in rural areas.
- Increase use of low-income rural housing and community development programs by minorities and women and in underserved areas.
- Promote a strong, effective, and supportive governmental role in rural low-income housing and a broader public understanding of rural America.
- Provide information and education about rural housing needs and poverty to the public.
- Proactively analyze the changing resource needs for housing production in rural areas, design national programs to address resource gaps, and seek partnerships to help fund them.

Photographs in this annual report were taken by Housing Assistance Council staff unless otherwise noted.

Cover photo courtesy of Rural Housing Development Corporation.
Dear Friends,

Communities across the nation have been devastated by the current economic crisis. Rising mortgage foreclosure rates, mounting personal debts, and skyrocketing unemployment have increased the need for stable, affordable housing. However, these same economic trends have made it even more difficult for local nonprofits to create needed housing opportunities for low-income residents. In the current economic environment, the Housing Assistance Council's work as an intermediary organization is even more important.

By definition, intermediary organizations serve as a bridge between two entities. HAC uses knowledge, financial and technical resources, and access to connect rural communities to the larger housing sector. And, despite the challenges, there were many successes this year. This annual report highlights the links HAC was able to forge over 2008. It is also a testament to the phenomenal partners HAC works with across the nation and their dedication to improving rural communities.

Some of HAC's accomplishments over the year include:

- Providing more than $20.85 million in loans and grants to help produce more than 1,800 units of affordable housing.
- Hosting more than 15 national, regional, and audio-web training events with more than 1,000 participants.
- Providing key information through the HAC website, www.ruralhome.org, which received more than 10 million web visits over the year.
- Developing a national Rural Housing Platform that shares program and policy recommendations that can benefit those working to create affordable housing opportunities.

HAC's ongoing partnership with local communities is the foundation on which it is able to fulfill its mission. By listening to local communities and communicating the issues we hear, HAC is able to contribute to the national dialogue in a way that reflects the needs and interests of rural communities. In March 2008, HAC completed a survey of stakeholders and learned about the issues impacting rural communities and how HAC's products and services can better serve those needs. Feedback from the most recent survey is provided throughout the annual report.

It is with great pride that HAC continues to stand with rural communities and build the bridges that result in stronger local organizations, increased housing opportunities, and better communities. HAC is proud of the work we have done together in 2008 and excited about making new connections throughout 2009.

In community,

Lauriette West-Hoff
BOARD CHAIR

Debra Singletary
BOARD PRESIDENT

Moises Loza
EXECUTIVE DIRECTOR
Bridging Knowledge

One of HAC’s central roles as a national intermediary organization is to create and communicate information in a way that informs local communities and helps them build homes. HAC creates knowledge through its research and information products and shares this knowledge through its publications, technical assistance, and training activities. In 2008, HAC connected with stakeholders in a variety of ways to share important lessons that can help build and sustain affordable housing in rural communities across the country.

SPREADING THE GREEN AROUND

HAC’s Green Building/Healthy Homes Initiative, sponsored in part by the Home Depot Foundation, is a comprehensive program of capacity-building grants, loans, training, technical assistance, and informational activities to promote the incorporation of a “greener” approach to affordable rural housing development. Designed to encourage the effective use of green building and healthy homes technologies in affordable rural housing by local housing developers, this initiative cuts across all program areas. HAC is committed to using innovative strategies to educate rural communities about green building technologies.

Peer-to-Peer Learning

In 2008, HAC brought together some of its rural housing partners to mentor each other on green building techniques. Tierra Del Sol Housing Corporation in Las Cruces, New Mexico, and Tierra Madre in Sunland Park, New Mexico, provided mentoring to peer exchange trainees from FUTURO.
Tierra Del Sol, a regional community development organization whose construction activities promote the development of affordable housing, has built more than 4,000 units of self-help housing in the last 30 years. Tierra Madre, a community-based land trust, uses straw bale construction as an alternative method of developing a healthy community and providing affordable housing. Tierra Madre has built 24 units of affordable housing, eight of which were constructed using passive solar and the straw bale method.

Presenters at the exchange included Eugene Gonzales of HAC and Steve Cook of the University of Texas in El Paso. They provided information on “What Is Green: Definition and Daily Practices” and “Green and the Environment.” Isaias Amaya from Tierra Del Sol explained how Tierra Del Sol is modifying its housing development plans to achieve LEED for Home’s Silver certification. Changes include installing duct systems in a temperature-conditioned area, adding R-38 insulation to attics, and installing Low-E windows to eliminate solar gain.

The group traveled to Anthony, New Mexico, to tour Tierra Del Sol’s self-help units under construction. Attendees were able to see the green measures being installed and in place. The group then traveled to Sunland Park, New Mexico, where Tierra Madre staff demonstrated the use of passive solar and straw bale construction. Attendees reported they had learned a great deal about green building measures they will be able to take back and implement in their own self-help programs.
Providing Information
WEBSITE AND PUBLICATIONS

Through its research, HAC is able to collect and analyze information that can be used to better understand rural trends and to make informed decisions about how resources are used. Several reports were published over the year, including an in-depth analysis of the various definitions of rural used by federal agencies and programs.

Working with Family Justice, a New York-based nonprofit, HAC’s research and information staff completed work on a curriculum to help community corrections and housing stakeholders work more effectively to house ex-offenders in rural communities. Housing Partnerships to Enhance Reentry Outcomes provides an overview of the programmatic issues related to housing ex-offenders, as well as tools that can be used to meet emerging needs.

HAC’s website, www.ruralhome.org, provides access to the broad array of tools HAC offers. With more than 10 million hits in 2008, the website is a dynamic resource for people seeking information on rural housing. More than one million visitors accessed information from HAC’s Rural Housing Data Portal in 2008. This feature on the website provides county-level housing, poverty, and labor data. Local organizations have reported using the Data Portal to gather community data, prepare funding applications, and assess needs.

HAC’s information pieces reach a wide and varied audience. HAC News is distributed to more than 8,000 recipients every other week. This biweekly newsletter provides up-to-date information on regulatory, funding, and programmatic changes that impact rural housing development. In Rural Voices, HAC’s partner organizations write articles that educate their colleagues on critical rural housing topics. This year’s Rural Voices issues focused on affordable housing rehabilitation, effective foreclosure prevention strategies, and low- and no-cost green building strategies.
Holding Up a Mirror
Organizational Assessments and Technical Assistance

HAC provides assistance to rural communities in need of technical advice to solve immediate housing development problems. When an organizational issue is identified that can have a negative impact on housing development activities, HAC staff will recommend and offer to conduct an organizational assessment. The assessment is an opportunity to take a “bigger picture” of the organization’s procedures, resources, and internal operations. By helping the organization look at its individual pieces and how they work together, HAC and the local group can work together to diagnose issues and develop effective strategies, as well as solve the immediate problem.

For example, HAC staff recently completed an organizational assessment with SAFE, a homeless shelter for victims of domestic violence in West Virginia. Based on the findings of the assessment, the organization’s staff and HAC technical assistance providers will begin intensive sessions on topics that will help the organization address identified needs.

Targeted Technical Assistance

HAC’s one-on-one technical assistance is customized to respond to the unique issues faced by local organizations in rural areas. With expertise in housing development, revenue creation, and organizational management strategies, HAC staff use a range of techniques to identify issues, deliver solutions, and monitor progress.

In 2008, HAC’s team of housing specialists provided intensive technical assistance to community-based organizations across the nation. HAC’s technical assistance focused on educating local organizations about green building techniques, building internal capacity through board and staff development, and working on pre-development activities, including feasibility studies. More than 80 percent of survey respondents who received HAC TA reported that they implemented the strategies suggested.
I worked on housing issues in Atlanta, but when I returned to my hometown in Wilkes County, Georgia, I knew I needed to get more information on how programs work in rural areas. I looked forward to attending the HAC conference because I knew I would be able to learn what I needed to about rural housing programs and meet people who could help our organization.

We have a big substandard housing problem in our county and very few families are able to get mortgage loans through traditional lenders. In addition, there weren’t a lot of families who were familiar with USDA resources like Section 502.

While I was at the HAC conference, I participated in the Section 502 Best Practices workshop, several green building sessions, and the workshop on developing a communications plan. I was able to meet a lot of other housing developers and hear directly from HUD and USDA staff about how their programs work.

The conference really gave me the self-confidence I needed to make contact with elected officials in my community. I was able to take some of the things I learned about programs and messaging and use them to establish communications with our local city council. Also, I feel better able to work more directly with our local Rural Development office. I have a better understanding of USDA’s programs and I can now talk to RD staff about how we can work together to create better housing for our residents.

I’m looking forward to the next HAC conference.
Informative workshops. A total of 34 workshops were offered at the 2008 conference. In addition to general sessions focused on housing development and organizational management, HAC offered specialized workshops on a range of topics, including a green building track sponsored in part by the Home Depot Foundation, rental and preservation sessions, and a new self-help housing track.

A celebration of leaders. The 2008 Rural Housing Awards Banquet honored several rural housing developers and supporters from across the country for their contributions. HAC presented the Skip Jason Community Service Award, the Clay Cochran Award to an individual who has made a national impact, and the newly created Henry B. González Award to recognize the achievements of an elected official. Entertainment was provided by the Mississippi-based blues band, Homemade Jamz.

Participants provided excellent feedback on the 2008 National Rural Housing Conference, remarking that the event provided critical learning opportunities and helped attendees make powerful connections.
National and regional stakeholders often look to HAC for insight on the housing needs of rural communities and recommendations to address those needs. HAC develops its perspectives based on input from rural communities across the nation. By fostering communication between the local and national levels, HAC is able to keep rural issues on the national affordable housing agenda and promote rural concerns.

Highlighting Rural Realities

Because of data availability and other issues, much of the research that has been done on foreclosures has focused on central cities. HAC has worked to increase attention to and knowledge of how foreclosure trends are impacting rural communities. An information sheet highlighting rural high-cost loans was widely distributed to educate readers on these potentially volatile mortgages. In the Spring of 2008, HAC also published an issue of \textit{Rural Voices} illustrating how rural communities are being affected by increasing foreclosure rates and describing the foreclosure prevention services being offered by local organizations.

Rental housing preservation continues to be a critical concern for low-income housing practitioners. With a significant number of Section 515 units in jeopardy of prepayment, HAC's preservation efforts are an important resource for rural communities that are trying to keep these valuable units in the affordable housing stock. HAC monitors current policy and programmatic activities in order to provide the most comprehensive and up-to-date technical assistance and lending. With support from the John D. and Catherine T. MacArthur foundation, HAC also made three publications available to educate policy makers and other stakeholders on the issue of rural preservation:

- \textit{Connecting the Dots: A Location Analysis of USDA Section 515 Rental Housing and Other Federally Subsidized Properties in Rural Areas}
- \textit{A Guide to Best Practices in Rural Preservation}
- \textit{Preserving Rural Rental Housing: A Guide for Nonprofit Organizations, Public Agencies, and Others}
Promoting Rural Perspectives

During the National Rural Housing Conference, HAC collected input through an online blog and during a plenary session. These contributions, as well as those obtained after the conference, were synthesized into a housing platform and shared widely with all stakeholders.

The National Rural Housing Platform urged stakeholders to:

- Protect homeowners against foreclosure
- Recognize the special situation of people who are homeless in rural places
- Ensure that direct rural housing loans are not replaced by loan guarantees that cannot serve the same income levels
- Preserve and revitalize affordable Section 515 rural rental housing, and protect the tenants of properties that cannot be preserved
- Protect and fully fund housing programs that serve vulnerable populations
- Continue improving federal response to disasters, including providing short-, medium-, and long-term housing for survivors and taking rural needs into account
- Ensure adequate funding to meet the operations and capital needs of public housing
- Continue building the capacity of rural housing organizations
- Maintain full funding for HUD and USDA housing programs
- Reinvigorate the original mission and philosophy of the USDA RD housing programs
- Ensure the rural housing programs remain at USDA
- Avoid further consolidation of USDA RD offices

In August, HAC convened a green building roundtable in Holyoke, Massachusetts, to discuss the latest trends in green development, tour an affordable housing development that includes green technologies, and share knowledge on resources to fund green activities in rural areas. The roundtable included Enterprise Community Partners, Southface, Local Initiatives Support Corporation, New Ecology, and local practitioners from around the country.
Bridging Resources

HAC supports rural communities by providing direct loans and capacity-building grants. These financial resources help local organizations create and sustain affordable housing opportunities for low-income rural residents.

Financing

HAC fills critical financing gaps by providing innovative and effective loan products. HAC’s recoverable grants and short-term, low-interest loans provide much needed pre-development capital to initiate affordable housing developments in rural communities. HAC, a certified Community Development Financial Institution (CDFI) and equal opportunity lender, provides lending capital to support both single-family and multifamily housing. In fiscal year 2008, HAC committed $20.6 million in loans to support the development or rehabilitation of 1,826 units of affordable housing.

HAC encourages the use of innovative and cost-saving strategies and technologies in the development of affordable housing. More than one-half of the units to be developed using HAC grants and loans will be built using the self-help housing method. A significant portion of these units will be funded through HAC’s popular Self-Help Homeownership Opportunity Program (SHOP).

Through this program, recoverable grants are made to public and private nonprofit self-help organizations for land acquisition and infrastructure improvements to prepare building sites. In fiscal year 2008 (October 1, 2007 – September 30, 2008), HAC approved $7.47 million in SHOP awards to 40 organizations to help produce 525 self-help homes.

In addition to SHOP awards, HAC committed $10.6 million in Rural Housing Loan Fund (RHLF) resources to help create another 992 multifamily and single-family affordable housing units. RHLF is a flexible source of financing for local housing developers and has been used to provide lines of credit and predevelopment financing to create affordable housing units.

Without the HAC and SHOP loans, our organization would not have been able to continue providing affordable housing in our community. The funds have been vital to our success.

2008 STAKEHOLDER SURVEY RESPONDENT

Photo courtesy of Universal Housing Development Corporation.
The Shelter America Group (SAG) is one of several nonprofit organizations working to preserve the already limited supply of affordable rental housing in rural communities. In 2008, SAG received financing from HAC’s Preservation Revolving Loan Fund (PRLF) to purchase Rainier Glen Apartments, a USDA Section 515 project located in Enum Claw, Washington. The 42-unit project provides affordable rents in a rural community challenged with rapidly increasing real estate values and stagnating local wages. SAG’s ownership of Rainier Glen will guarantee the long-term affordability of the project, which is at 100% occupancy and maintains a substantial waiting list of applicants. Without PRLF financing, the Rainier Glen units would likely have converted to market rate apartments, further reducing the community’s stock of decent affordable housing and placing low-income residents at risk of homelessness.

In an effort to help sustain affordable rental units, HAC works with local communities to provide preservation resources. With generous support from the U.S. Department of Agriculture and the MacArthur Foundation, HAC continued to finance the short- and long-term preservation and rehabilitation costs of USDA Section 515 and 514 properties. In fiscal year 2008, HAC’s Preservation Revolving Loan Fund (PRLF) provided loans to nine organizations for the preservation and/or rehabilitation of 309 units of housing.

In addition to self-help and preservation, HAC also encourages its borrowers to implement green strategies in their housing development activities. Many of HAC’s borrowers now incorporate green building techniques into their projects. From simple modifications to building a net zero energy home, the green efforts of these organizations protect the environment, improve the health of the home, and reduce operating costs. In 2008, 85 percent of HAC-financed projects met Energy Star rating criteria and 60 percent included additional green building elements, further demonstrating that green building has reached the affordable rural housing market.

Capacity-Building Grants

By providing capacity-building grants, HAC is able to make small investments that result in stronger organizations and improved programs. In 2008, HAC committed capacity-building grants to more than 300 groups to participate in training workshops and pursue other activities to strengthen operations.

A portion of these grants reflect activities under the Rural Homeless Capacity Building project, a three-year initiative designed to increase the capacity of local organizations serving the rural homeless, which is supported by a grant from the Department of Health and Human Services Compassion Capital Fund. The initiative has allowed HAC to provide both financial and technical support to organizations serving the most vulnerable members of
their communities. The following organizations received capacity-building grants to address organizational, programmatic, and revenue generation needs:

- Alabama Rural Coalition for the Homeless (ARCH), Montgomery, AL
- Old Concho Community Assistance Center, Concho, AZ
- Robbins Housing, Inc., Crestview, FL
- Gateway Homeless Coalition, Inc., Morehead, KY
- South Central Housing Initiative, Mankato, MN
- Institute for Disability Studies – University of Mississippi, Jackson, MS
- Mountain of Faith Ministries, Vicksburg, MS
- Delta Area Economic Opportunity Council (DAEOC), Portageville, MO
- Economic Security Corporation, Joplin, MO
- The Guardian Angel Overnight Shelter, Sikeston, MO
- The Homeless Coalition, Joplin, MO
- The Native American Community Board, Lake Andes, SD
- Rural Office of Community Services, Inc., Lake Andes, SD
- Morgan-Scott, Deer Lodge, TN
- The Women’s Shelter of South Texas, Corpus Christi, TX
- Eastern Shore Center for Independent Living, Exmore, VA
- Stop Abusive Family Environments, Inc. (SAFE) Welch, WV

Grantees have used the small capacity grants for a variety of purposes, including the creation of community awareness and education materials, board development, and strategic planning. These projects will result in stronger organizations that are better prepared to provide assistance to homeless individuals and families.

In addition to the homelessness grants, HAC awarded more than 300 training grants, providing much-needed travel and registration support for rural nonprofit organizations.

**Thanks to the Rural Homeless Grant we received, Morgan Scott Project is happy to announce the Grand Opening and Ribbon Cutting for the Scott County Homeless Shelter. We are so thankful for the [HAC] grant, because without that money and support we could not have made this happen in such a short time.**

**JERRY VOILES, EXECUTIVE DIRECTOR**
**SCOTT COUNTY HOMELESS SHELTER**

Photo courtesy of Rural Housing Development Corporation.
The Housing Assistance Council is very grateful to the following friends and partners for their support through grants, loans, contracts, and contributions during 2008.

- Affordable Housing Finance magazine
- Gideon Anders
- Mary Reynolds Babcock Foundation
- Bank of America
- Joseph and Tamara Belden
- California Coalition for Rural Housing
- Calvert Foundation
- Calvert Social Investment Fund
- Citi
- Arthur and Jean Collings
- Congregation of the Humility of Mary
- Council for Affordable and Rural Housing
- Enterprise Community Partners
- Episcopal Diocese of Iowa
- Fannie Mae
- Fannie Mae Foundation
- Federal Home Loan Bank System
- Federation of Appalachian Housing Enterprises
- Florida Non-Profit Housing, Inc.
- Ford Foundation
- Freddie Mac
- Glenmary Home Missioners
- F.B. Heron Foundation
- Habitat for Humanity International
- Home Depot Foundation
- Norman Hurwitz
- Karin M. Klusmann
- Moises and Teresa Loza
- Little Dixie Community Action Agency
- Local Initiatives Support Corporation
- John D. and Catherine T. MacArthur Foundation
- MAFO/UMOS
- Meadows Foundation
- Maria Luisa Mercado
- National Association of Realtors®
- National Housing Conference
- National Trust for Historic Preservation – Housing Initiative
- NCALL Research, Inc.
- NeighborWorks® America
- Pacific Housing Advisors
- PathStone
- William and Gloria Powers
- Reno & Cavanaugh, PLLC
- Rural Community Assistance Corporation
- Rural Community Assistance Partnership, Inc.
- Rural LISC
- Seton Enablement Fund
- Sisters of Charity, Blessed Virgin Mary
- Sisters of the Holy Cross, Inc.
- Sisters of St. Francis of Philadelphia
- Sisters of the Presentation of the Blessed Virgin Mary
- Society of Mary
- Southeast Rural Community Assistance Project, Inc.
- Stand Up For Rural America
- State Farm Insurance
- Elizabeth Stookey Trust
- Leslie R. Strauss
- U.S. Department of Agriculture – Rural Development – Rural Development Business and Cooperative Programs – Rural Development Housing and Community Facilities Programs
- U.S. Department of Health and Human Services Compassion Capital Fund
- U.S. Department of Housing and Urban Development
- U.S. Department of the Treasury – Community Development Financial Institutions Fund
- U.S. Green Building Council
- Vermont Community Foundation
- Wachovia Bank
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Jonesboro, Arkansas
STAFF

National Office

The Housing Assistance Council is headquartered in Washington, DC, with regional offices in New Mexico, Georgia, and Missouri. HAC’s National Office in Washington, DC, houses staff from the executive office, finance and administration, loan fund, research and information, and technical assistance and training divisions.

Moises Loza, Executive Director
Joseph N. Belden, Deputy Executive Director
Surabhi Dabir, Technical Assistance and Training Director
Karin M. Klusmann, Loan Fund Director
Jeff Mosley, Technical Assistance and Training Director
Tedd Russell, Finance and Administration Director
Theresa Singleton, Research and Information Director

Brooke Adams, Loan Fund Program Assistant
Alem Berhane, Managerial Accountant
Rasheedah Bilal, Loan Specialist
Janice Clark, Communications Associate
Myra Cobb-Davis, Senior Loan Specialist
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Wendy Ferman, Receptionist
Lance George, Research Associate
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Tierah Holloway, Accounting Assistant
Jennifer Kinney, Loan Specialist Northeast/Southeast
Kris Kizzie, Loan Specialist West

LaVerne Lawrence, Senior Accountant
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Carlos Muralles, SHOP Program Manager
Karl Ory, Housing Specialist
Dierdra Pressley, Loan Officer
Luz M. Rosas, Assistant to Deputy Director
Michael A. Spotts, Training Coordinator
Leslie R. Strauss, Communications Director
Lilla M. Sutton, Executive Coordinator
Jennifer Tirado, Loan Specialist Southwest
Jennifer Wichmann, Research Assistant

Bridging the Gap
Southwest Regional Office

HAC’s Southwest Regional Office in Albuquerque, New Mexico, has provided technical assistance and training to rural nonprofits serving the border colonias, Native American lands, and migrant farmworkers for more than 35 years. In 2008, HAC’s Southwest Office staff provided training and technical assistance on strategic planning, single and multifamily development and rehabilitation, board training in Spanish and English, and green building techniques.

Anselmo Telles, Southwest Regional Director
Eugene Gonzalez, Housing Development Specialist
Graciela Loya, Administrative Assistant

Southeast Regional Office

Located in Atlanta, Georgia, the Southeast Regional Office was created in 1972 to respond to the dire need for decent affordable housing in rural communities throughout the region. Today, the Southeast staff continues to provide assistance to rural housing development organizations, a significant number of which operate in the high poverty communities of the Black Belt Region and the Mississippi Delta. The Southeast Office has expertise in self-help housing, board development, green building strategies, HOME program regulations, HUD’s Section 202/811 elderly housing program, and housing counseling programs.

Carolyn Branton, Southeast Regional Director
Christina Adeshakin, Housing Specialist
Shonterria Charleston, Housing Specialist
Kelly Cooney, Housing Specialist

Midwest Regional Office

The Midwest Office is HAC’s newest regional office, opening in 1999. The Midwest Office staff is knowledgeable about the unique needs of the region. Their areas of expertise include tax credit financing, organizational development, single-family and multifamily development, and HOME program regulations.

Nicole Opfer, Midwest Regional Director
Marla Mangogna, Administrative Assistant (not pictured)
Stephanie Nichols, CHDO Project Manager/Housing Specialist
FINANCIAL INFORMATION AND LOAN FUNDS
## Unaudited Consolidated Statements of Financial Position

### Assets

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<thead>
<tr>
<th>Item</th>
<th>2008</th>
<th>2007</th>
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<tr>
<td>Cash and cash equivalents</td>
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<td>Investments in marketable securities</td>
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<td>Cash in restricted guarantee fund reserves</td>
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<td>Contracts and grants receivable</td>
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<td>Loans and advances, net of $23,695,612 and $20,491,205 in potentially forgivable loans and loan loss allowances at 09/30/2007 and 09/30/2006, respectively.</td>
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<td>Accrued interest receivable</td>
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<td>Prepaid and other assets</td>
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<td>Investments in partnerships at net realizable value</td>
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<td>Land held for resale, net of provision for unrealized losses of $50,000 and $104,000 at 09/30/2007 and 09/30/2006.</td>
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<td>Furniture &amp; equipment, net of accumulated depreciation of $66,033 and $61,719 at 09/30/2007 and 09/30/2006.</td>
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### Liabilities

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<td>Notes payable</td>
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<td><strong>Total liabilities</strong></td>
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### Net Assets

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<td>Board-designated</td>
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<td>$3,843,329</td>
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<td>8,741,998</td>
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<td><strong>Total net assets</strong></td>
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<td><strong>40,409,792</strong></td>
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<td><strong>$65,892,644</strong></td>
<td><strong>$51,817,245</strong></td>
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## Housing Assistance Council

**Unaudited Consolidated Statements of Activities and Changes in Net Assets**

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<th>Year ended September 30,</th>
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<th>2007</th>
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<td>10,976,751</td>
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<td>Training and technical assistance 2,006,279</td>
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<td>Management and general 1,660,944</td>
<td>1,365,879</td>
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<td>Total expenses 8,696,795</td>
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<td>(730,986)</td>
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<td><strong>Changes in temporarily restricted net assets</strong></td>
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<td>Other revenue 16,216</td>
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<tr>
<td>Total temporarily restricted revenues 11,644,991</td>
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<td><strong>Decrease in temporarily restricted net assets</strong></td>
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<td>Loan loss recoveries in RHLF Loan Fund</td>
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<td>HOME DEPOT Loan Fund 225,000</td>
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<td>Increase in permanently restricted net assets</td>
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<td>225,000</td>
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<tr>
<td>Net assets, end of year $44,375,647</td>
<td>$40,409,792</td>
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**Bridging the Gap**
## HAC Loans and Recoverable Grants

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<tr>
<th>ORGANIZATION</th>
<th>STATE</th>
<th>AMOUNT</th>
<th>UNITS</th>
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<tbody>
<tr>
<td>Butler II Housing, Ltd.</td>
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<td>Frontier Housing, Inc.</td>
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<td>ORGANIZATION</td>
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<td>AMOUNT</td>
<td>UNITS</td>
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</tbody>
</table>

Total Commitments: 20,677,765, 1,826

* Denotes units associated with another loan or no new units developed.
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1025 Vermont Ave., N.W.
Suite 606
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