

Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No. 1545-0047

2003Open to Public
Inspection**A** For the 2003 calendar year, or tax year beginning **OCT 1, 2003** and ending **SEP 30, 2004**

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Please use IRS label or print or type. See Specific Instructions.	C Name of organization NASHVILLE HOUSING FUND		D Employer identification number 62-1632388
		Number and street (or P O box if mail is not delivered to street address) Room/suite 305 11TH AVENUE SOUTH		E Telephone number 615-780-7016
		City or town, state or country, and ZIP + 4 NASHVILLE, TN 37203		F Accounting method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) ▶
		Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).		

G Website: ▶ **WWW.NASHVILLEHOUSINGFUND.ORG****J** Organization type (check only one) ▶ ☒ 501(c) (3) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527**K** Check here ☐ if the organization's gross receipts are normally not more than \$25,000. The organization need not file a return with the IRS, but if the organization received a Form 990 Package in the mail, it should file a return without financial data. **Some states require a complete return.**

H and I are not applicable to section 527 organizations

H(a) Is this a group return for affiliates? ☐ Yes ☒ No

H(b) If "Yes," enter number of affiliates ▶

H(c) Are all affiliates included? **N/A** ☐ Yes ☐ No
(If "No," attach a list)

H(d) Is this a separate return filed by an organization covered by a group ruling? ☐ Yes ☒ No

I Group Exemption Number ▶

L Gross receipts. Add lines 6b, 8b, 9b, and 10b to line 12 ▶ **2,832,409.****M** Check ☒ if the organization is not required to attach Sch. B (Form 990, 990-EZ, or 990-PF)**Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances**

Revenue	1 Contributions, gifts, grants, and similar amounts received				
	a Direct public support	1a			
	b Indirect public support	1b			
	c Government contributions (grants)	1c	2,283,753.		
	d Total (add lines 1a through 1c) (cash \$ 2,283,753. noncash \$)	1d	2,283,753.		
	2 Program service revenue including government fees and contracts (from Part VII, line 93)	2	135,317.		
	3 Membership dues and assessments	3			
	4 Interest on savings and temporary cash investments	4			
	5 Dividends and interest from securities	5			
	6a Gross rents	6a			
b Less rental expenses	6b				
c Net rental income or (loss) (subtract line 6b from line 6a)	6c				
7 Other investment income (describe ▶)	7	411,027.			
Expenses	8a Gross amount from sales of assets other than inventory	(A) Securities	(B) Other		
	b Less cost or other basis and sales expenses	8a			
	c Gain or (loss) (attach schedule)	8b			
	d Net gain or (loss) (combine line 8c, columns (A) and (B))	8c			
	8d				
	9 Special events and activities (attach schedule). If any amount is from gaming, check here <input type="checkbox"/>				
	a Gross revenue (not including \$ of contributions reported on line 1a)	9a			
	b Less direct expenses other than fundraising expenses	9b			
	c Net income or (loss) from special events (subtract line 9b from line 9a)	9c			
	10a Gross sales of inventory, less returns and allowances	10a			
b Less cost of goods sold	10b				
c Gross profit (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)	10c				
11 Other revenue (from Part VII, line 103)	11	2,312.			
12 Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8c, 9c, 10c, and 11)	12	2,832,409.			
Net Assets	13 Program services (from line 44, column (B))	13	1,301,538.		
	14 Management and general (from line 44, column (C))	14	135,140.		
	15 Fundraising (from line 44, column (D))	15			
	16 Payments to affiliates (attach schedule)	16			
	17 Total expenses (add lines 16 and 44, column (A))	17	1,436,678.		
18 Excess or (deficit) for the year (subtract line 17 from line 12)	18	1,395,731.			
19 Net assets or fund balances at beginning of year (from line 73, column (A))	19	6,908,029.			
20 Other changes in net assets or fund balances (attach explanation)	20	0.			
21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)	21	8,303,760.			

323001
12-17-03

LHA For Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2003)

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Part II Statement of Functional Expenses

All organizations must complete column (A) Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others

Page 2

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22	Grants and allocations (attach schedule) cash \$ 2,220 • noncash \$	22 2,220.	2,220.	STATEMENT 4	
23	Specific assistance to individuals (attach schedule)	23 299,753.	299,753.	STATEMENT 5	
24	Benefits paid to or for members (attach schedule)	24			
25	Compensation of officers, directors, etc	25 96,008.	76,806.	19,202.	0.
26	Other salaries and wages	26 283,808.	227,047.	56,761.	
27	Pension plan contributions	27 45,856.	36,685.	9,171.	
28	Other employee benefits	28 61,037.	48,829.	12,208.	
29	Payroll taxes	29			
30	Professional fundraising fees	30			
31	Accounting fees	31			
32	Legal fees	32			
33	Supplies	33			
34	Telephone	34			
35	Postage and shipping	35			
36	Occupancy	36 33,898.	18,983.	14,915.	
37	Equipment rental and maintenance	37			
38	Printing and publications	38 3,759.	3,759.		
39	Travel	39			
40	Conferences, conventions, and meetings	40			
41	Interest	41 164,314.	164,314.		
42	Depreciation, depletion, etc (attach schedule)	42 12,514.	12,514.		
43	Other expenses not covered above (itemize)				
a		43a			
b		43b			
c		43c			
d		43d			
e	SEE STATEMENT 2	43e	433,511.	410,628.	22,883.
44	Total functional expenses (add lines 22 through 43) Organizations completing columns (B)-(D), carry these totals to lines 13-15	44 1,436,678.	1,301,538.	135,140.	0.

Joint Costs. Check ☐ if you are following SOP 98-2

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services?

Yes ☐ No ☒

If "Yes," enter (i) the aggregate amount of these joint costs \$ _____, (ii) the amount allocated to Program services \$ _____,

(iii) the amount allocated to Management and general \$ _____, and (iv) the amount allocated to Fundraising \$ _____

Part III Statement of Program Service AccomplishmentsWhat is the organization's primary exempt purpose? **SEE STATEMENT 3**

All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable. (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others.)

Program Service Expenses
 (Required for 501(c)(3) and (4) orgs., and 4947(a)(1) trusts, but optional for others.)

a SEE ATTACHED

(Grants and allocations \$ 2,220.) 1,301,538.

b

(Grants and allocations \$)

c

(Grants and allocations \$)

d

(Grants and allocations \$)

e Other program services (attach schedule)

(Grants and allocations \$)

f Total of Program Service Expenses (should equal line 44, column (B), Program services)

1,301,538.

Part IV Balance Sheets

Note: Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.

		(A) Beginning of year	(B) End of year
Assets	45 Cash - non-interest-bearing	416,436.	45 1,459,727.
	46 Savings and temporary cash investments		46
	47 a Accounts receivable	47a 46,854.	
	b Less allowance for doubtful accounts	47b 29,254.	47c 46,854.
	48 a Pledges receivable	48a	
	b Less allowance for doubtful accounts	48b	48c
	49 Grants receivable	128,263.	49 251,864.
	50 Receivables from officers, directors, trustees, and key employees		50
	51 a Other notes and loans receivable	51a 12,393,523.	
	b Less allowance for doubtful accounts	51b 493,262.	51c 11,900,261.
	52 Inventories for sale or use		52
	53 Prepaid expenses and deferred charges		53
	54 Investments - securities <input type="checkbox"/> Cost <input type="checkbox"/> FMV		54
	55 a Investments - land, buildings, and equipment basis	55a	
	b Less accumulated depreciation	55b	55c
56 Investments - other	SEE STATEMENT 6	2,331,748.	56 621,276.
57 a Land, buildings, and equipment basis	57a 261,714.		
b Less accumulated depreciation	57b 25,178.	57c 6,835.	
58 Other assets (describe <input type="checkbox"/> SEE STATEMENT 7)	490,611.	58 530,588.	
59 Total assets (add lines 45 through 58) (must equal line 74)	13,465,757.	59 15,047,106.	
Liabilities	60 Accounts payable and accrued expenses	76,960.	60 56,532.
	61 Grants payable		61
	62 Deferred revenue	58,735.	62 1,500.
	63 Loans from officers, directors, trustees, and key employees		63
	64 a Tax-exempt bond liabilities		64a
	b Mortgages and other notes payable	6,053,788.	64b 6,685,314.
	65 Other liabilities (describe <input type="checkbox"/> SEE STATEMENT 8)	368,245.	65 0.
66 Total liabilities (add lines 60 through 65)	6,557,728.	66 6,743,346.	
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74		
	67 Unrestricted	6,908,029.	67 8,303,760.
	68 Temporarily restricted		68
	69 Permanently restricted		69
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74		
	70 Capital stock, trust principal, or current funds		70
	71 Paid-in or capital surplus, or land, building, and equipment fund		71
	72 Retained earnings, endowment, accumulated income, or other funds		72
	73 Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72, column (A) must equal line 19, column (B) must equal line 21)	6,908,029.	73 8,303,760.
	74 Total liabilities and net assets / fund balances (add lines 66 and 73)	13,465,757.	74 15,047,106.

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments.

Part IV-B	Reconciliation of Expenses per Audited Financial Statements with Expenses per Return
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Part V		List of Officers, Directors, Trustees, and Key Employees (List each one even if not compensated)	
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[illegible]

75 Did any officer, director, trustee, or key employee receive aggregate compensation of more than \$100,000 from your organization and all related organizations, of which more than \$10,000 was provided by the related organizations? If "Yes," attach schedule ☐ Yes ☒ No

Part VI Other Information		Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity		X
77	Were any changes made in the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes		X
78 a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
b	If "Yes," has it filed a tax return on Form 990-T for this year? N/A		
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement		X
80 a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc., to any other exempt or nonexempt organization?	X	
b	If "Yes," enter the name of the organization LAUREL HOUSE APARTMENTS GP, INC. and check whether it is <input type="checkbox"/> exempt or <input checked="" type="checkbox"/> nonexempt		
81 a	Enter direct or indirect political expenditures See line 81 instructions 81a 0.		
b	Did the organization file Form 1120-POL for this year?		X
82 a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?		X
b	If "Yes," you may indicate the value of these items here Do not include this amount as revenue in Part I or as an expense in Part II (See instructions in Part III) 82b N/A		
83 a	Did the organization comply with the public inspection requirements for returns and exemption applications?	X	
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions? N/A		
84 a	Did the organization solicit any contributions or gifts that were not tax deductible?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? N/A		
85	501(c)(4), (5), or (6) organizations. a Were substantially all dues nondeductible by members? N/A		
b	Did the organization make only in-house lobbying expenditures of \$2,000 or less? N/A		
	If "Yes" was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year		
c	Dues, assessments, and similar amounts from members 85c N/A		
d	Section 162(e) lobbying and political expenditures 85d N/A		
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices 85e N/A		
f	Taxable amount of lobbying and political expenditures (line 85d less 85e) 85f N/A		
g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f? N/A		
h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year? N/A		
86	501(c)(7) organizations. Enter a Initiation fees and capital contributions included on line 12 86a N/A		
b	Gross receipts, included on line 12, for public use of club facilities 86b N/A		
87	501(c)(12) organizations. Enter a Gross income from members or shareholders 87a N/A		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them) 87b N/A		
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	X	
89 a	501(c)(3) organizations Enter Amount of tax imposed on the organization during the year under section 4911 0. , section 4912 0. , section 4955 0.		
b	501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction		
c	Enter Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 0.		
d	Enter Amount of tax on line 89c, above, reimbursed by the organization 0.		
90 a	List the states with which a copy of this return is filed TENNESSEE		
b	Number of employees employed in the pay period that includes March 12, 2003 90b 7		
91	The books are in care of LORETTA OWENS Telephone no (615) 780-7016		
	Located at 305 11TH AVENUE SOUTH, NASHVILLE, TN ZIP + 4 37203		
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041- Check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year 92 N/A		

Part VII Analysis of Income-Producing Activities (See page 33 of the instructions.)

Note Enter gross amounts unless otherwise indicated.

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclu- sion code	(D) Amount	
93 Program service revenue					
a <u>SERVICE FEES & MISC.</u>					135,317.
b _____					
c _____					
d _____					
e _____					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments					
96 Dividends and interest from securities					
97 Net rental income or (loss) from real estate					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income			14	411,027.	
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue					
a <u>MISCELLANEOUS INCOME</u>					2,312.
b _____					
c _____					
d _____					
e _____					
104 Subtotal (add columns (B), (D), and (E))		0.		411,027.	137,629.
105 Total (add line 104, columns (B), (D), and (E))					548,656.

Note: Line 105 plus line 1d, Part I, should equal the amount on line 12, Part I.

Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes (See page 34 of the instructions.)

Line No. Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)

93A SERVICE FEES CHARGED TO LOAN PARTICIPANTS

103A MISCELLANEOUS INCOME RELATED TO NHF'S EXEMPT PURPOSE

Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities (See page 34 of the instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
SEE STATEMENT 9	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with Personal Benefit Contracts (See page 34 of the instructions.)

(a) Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

☐ Yes ☒ No

(b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

☐ Yes ☒ No

Note: If "Yes" to (b), file Form 8870 and Form 4720 (see instructions).

Please Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Date 02/15/05

Loretta C. Owens Executive Director

Date

Type or print name and title

Date

02/11/05

Check if
self-
employed ☒

Preparer's SSN or PTIN

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Organization Exempt Under Section 501(c)(3)

(Except Private Foundation) and Section 501(a), 501(f), 501(k),
501(n), or Section 4947(a)(1) Nonexempt Charitable Trust

Supplementary Information-(See separate instructions.)

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ**

OMB No 1545-0047

2003

Name of the organization

NASHVILLE HOUSING FUND

Employer identification number

62 1632388

Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

(See page 1 of the instructions List each one If there are none, enter "None")

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
HEIDI DIXNER ----- 305 11TH AVENUE S, NASHVILLE, TN 37203	PROGRAM MGR ----- 40 HOURS	60,877.	14,953.	

Total number of other employees paid over \$50,000	0			

Part II Compensation of the Five Highest Paid Independent Contractors for Professional Services

(See page 2 of the instructions List each one (whether individuals or firms) If there are none, enter "None")

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
NONE -----		

Total number of others receiving over \$50,000 for professional services	0	

Part III Statements About Activities (See page 2 of the instructions)

	Yes	No
1 During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities \blacktriangleright \$ _____ \$ _____ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B) Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes," must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.	1	X
2 During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions.)		
a Sale, exchange, or leasing of property?	2a	X
b Lending of money or other extension of credit?	2b	X
c Furnishing of goods, services, or facilities?	2c	X
d Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?	2d	X
e Transfer of any part of its income or assets?	2e	X
3 a Do you make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how you determine that recipients qualify to receive payments.)	3a	X
b Do you have a section 403(b) annuity plan for your employees?	3b	X
4 Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?	4	X

Part IV Reason for Non-Private Foundation Status (See pages 3 through 6 of the instructions)The organization is not a private foundation because it is (Please check only **ONE** applicable box.)

- 5 ☐ A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)
- 6 ☐ A school Section 170(b)(1)(A)(ii) (Also complete Part V)
- 7 ☐ A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)
- 8 ☐ A Federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)
- 9 ☐ A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) Enter the hospital's name, city, and state \blacktriangleright _____
- 10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv) (Also complete the **Support Schedule** in Part IV-A)
- 11a ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)
- 11b ☐ A community trust Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)
- 12 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2) (Also complete the **Support Schedule** in Part IV-A)
- 13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in (1) lines 5 through 12 above, or (2) section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2) (See section 509(a)(3))

Provide the following information about the supported organizations (See page 5 of the instructions)

(a) Name(s) of supported organization(s)	(b) Line number from above

- 14 ☐ An organization organized and operated to test for public safety Section 509(a)(4) (See page 6 of the instructions)

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12.) **Use cash method of accounting.**
Note: You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.

Calendar year (or fiscal year beginning in)	(a) 2002	(b) 2001	(c) 2000	(d) 1999	(e) Total
15 Gifts, grants, and contributions received (Do not include unusual grants. See line 28.)	2,142,946.	3,350,532.	811,304.	801,275.	7,106,057.
16 Membership fees received					
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	85,057.	87,446.	64,587.	66,879.	303,969.
18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	280,088.	262,724.	197,390.	120,268.	860,470.
19 Net income from unrelated business activities not included in line 18					
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge.					
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets.					
23 Total of lines 15 through 22	2,508,091.	3,700,702.	1,073,281.	988,422.	8,270,496.
24 Line 23 minus line 17	2,423,034.	3,613,256.	1,008,694.	921,543.	7,966,527.
25 Enter 1% of line 23	25,081.	37,007.	10,733.	9,884.	
26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (e), line 24					159,331.
b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 1999 through 2002 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts					0.
c Total support for section 509(a)(1) test. Enter line 24, column (e)					7,966,527.
d Add: Amounts from column (e) for lines 18 _____ 19 _____ 22 _____ 26b _____					860,470.
e Public support (line 26c minus line 26d total)					7,106,057.
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))					89.1989%
27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person." Do not file this list with your return. Enter the sum of such amounts for each year: (2002) _____ (2001) _____ (2000) _____ (1999) _____					N/A
b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year: (2002) _____ (2001) _____ (2000) _____ (1999) _____					N/A
c Add: Amounts from column (e) for lines 15 _____ 16 _____ 17 _____ 20 _____ 21 _____					N/A
d Add: Line 27a total _____ and line 27b total _____					N/A
e Public support (line 27c total minus line 27d total)					N/A
f Total support for section 509(a)(2) test. Enter amount on line 23, column (e)					N/A
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))					N/A %
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					N/A %
28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 1999 through 2002, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15					NONE

Part V Private School Questionnaire (See page 7 of the instructions)

N/A

(To be completed ONLY by schools that checked the box on line 6 in Part IV)

	Yes	No
29 Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?		
30 Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?		
31 Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If "Yes," please describe, if "No," please explain (If you need more space, attach a separate statement)		
<hr/>		
<hr/>		
<hr/>		
32 Does the organization maintain the following		
a Records indicating the racial composition of the student body, faculty, and administrative staff?		
b Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?		
c Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?		
d Copies of all material used by the organization or on its behalf to solicit contributions? If you answered "No" to any of the above, please explain (If you need more space, attach a separate statement)		
<hr/>		
<hr/>		
33 Does the organization discriminate by race in any way with respect to		
a Students' rights or privileges?		
b Admissions policies?		
c Employment of faculty or administrative staff?		
d Scholarships or other financial assistance?		
e Educational policies?		
f Use of facilities?		
g Athletic programs?		
h Other extracurricular activities? If you answered "Yes" to any of the above, please explain (If you need more space, attach a separate statement)		
<hr/>		
<hr/>		
<hr/>		
34 a Does the organization receive any financial aid or assistance from a governmental agency?		
b Has the organization's right to such aid ever been revoked or suspended? If you answered "Yes" to either 34a or b, please explain using an attached statement		
35 Does the organization certify that it has complied with the applicable requirements of sections 4 01 through 4 05 of Rev Proc 75-50, 1975-2 C B 587, covering racial nondiscrimination? If "No," attach an explanation		

Schedule A (Form 990 or 990-EZ) 2003

Part VI-A Lobbying Expenditures by Electing Public Charities (See page 9 of the instructions)

N/A

(To be completed ONLY by an eligible organization that filed Form 5768)

Check ☐ a ☐ if the organization belongs to an affiliated groupCheck ☐ b ☐ if you checked "a" and "limited control" provisions apply**Limits on Lobbying Expenditures**

(The term "expenditures" means amounts paid or incurred)

(a)
Affiliated group
totals(b)
To be completed for ALL
electing organizations

36 Total lobbying expenditures to influence public opinion (grassroots lobbying)

36

N/A

37 Total lobbying expenditures to influence a legislative body (direct lobbying)

37

38 Total lobbying expenditures (add lines 36 and 37)

38

39 Other exempt purpose expenditures

39

40 Total exempt purpose expenditures (add lines 38 and 39)

40

41 Lobbying nontaxable amount Enter the amount from the following table -

If the amount on line 40 is -

The lobbying nontaxable amount is -

Not over \$500,000

20% of the amount on line 40

Over \$500,000 but not over \$1,000,000

\$100,000 plus 15% of the excess over \$500,000

Over \$1,000,000 but not over \$1,500,000

\$175,000 plus 10% of the excess over \$1,000,000

Over \$1,500,000 but not over \$17,000,000

\$225,000 plus 5% of the excess over \$1,500,000

Over \$17,000,000

\$1,000,000

41

42

42 Grassroots nontaxable amount (enter 25% of line 41)

43

43 Subtract line 42 from line 36 Enter -0- if line 42 is more than line 36

44

44 Subtract line 41 from line 38 Enter -0- if line 41 is more than line 38

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720.**4-Year Averaging Period Under Section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below See the instructions for lines 45 through 50 on page 11 of the instructions)

Calendar year (or fiscal year beginning in) ▶	Lobbying Expenditures During 4-Year Averaging Period				N/A
	(a) 2003	(b) 2002	(c) 2001	(d) 2000	(e) Total
45 Lobbying nontaxable amount					0.
46 Lobbying ceiling amount (150% of line 45(e))					0.
47 Total lobbying expenditures					0.
48 Grassroots nontaxable amount					0.
49 Grassroots ceiling amount (150% of line 48(e))					0.
50 Grassroots lobbying expenditures					0.

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See page 12 of the instructions)

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of

- a Volunteers
- b Paid staff or management (Include compensation in expenses reported on lines c through h.)
- c Media advertisements
- d Mailings to members, legislators, or the public
- e Publications, or published or broadcast statements
- f Grants to other organizations for lobbying purposes
- g Direct contact with legislators, their staffs, government officials, or a legislative body
- h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means
- i Total lobbying expenditures (Add lines c through h)

Yes	No	Amount
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
		0.

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities

51 Did the reporting organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?

- a** Transfers from the reporting organization to a noncharitable exempt organization of
 - (i)** Cash
 - (ii)** Other assets
- b** Other transactions
 - (i)** Sales or exchanges of assets with a noncharitable exempt organization
 - (ii)** Purchases of assets from a noncharitable exempt organization
 - (iii)** Rental of facilities, equipment, or other assets
 - (iv)** Reimbursement arrangements
 - (v)** Loans or loan guarantees
 - (vi)** Performance of services or membership or fundraising solicitations
- c** Sharing of facilities, equipment, mailing lists, other assets, or paid employees
- d** If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting organization. If the organization received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

	Yes	No
51a(i)		X
a(ii)		X
b(i)		X
b(ii)		X
b(iii)		X
b(iv)		X
b(v)		X
b(vi)		X
c		X

[illegible]

52 a Is the organization directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☒ No

b If "Yes," complete the following schedule N/A

[illegible]

FOOTNOTES

STATEMENT 1

STATEMENT 1, FOOTNOTE 1: FORM 990, PAGE 2, PART II, LINE 42:

PROPERTY, FURNITURE, AND EQUIPMENT ARE STATED AT COST. DEPRECIATION IS COMPUTED USING THE STRAIGHT-LINE METHOD OVER THE ESTIMATED USEFUL LIVES OF THE ASSETS OR THE LIFE OF THE LEASE (LEASEHOLD IMPROVEMENTS - 20 YEARS; COMPUTER EQUIPMENT 3 YEARS; FURNITURE AND FIXTURES - 7 YEARS).

PROPERTY, FURNITURE, AND EQUIPMENT CONSISTED OF THE FOLLOWING AT SEPTEMBER 30, 2004:

LEASEHOLD IMPROVEMENTS	228,253.
COMPUTER EQUIPMENT	18,295.
FURNITURE AND FIXTURES	15,166.
	<hr/>
	261,714.
LESS: ACCUMULATED DEPRECIATION	<25,178.>
	<hr/>
TOTAL	236,536.
	<hr/>

STATEMENT 1, FOOTNOTE 2: FORM 990, PAGE 6, PART IX:
INFORMATING REGARDING TAXABLE SUBSIDIARIES:

LAUREL HOUSE APARTMENTS GP, INC. (48-1270600)

DURING 2002, LAUREL HOUSE APARTMENTS, INC. WAS ORGANIZED AS A FOR PROFIT CORPORATION AND IS A WHOLLY-OWNED SUBSIDIARY OF NHF. LAUREL HOUSE APARTMENTS GP, INC. OWNS 1/10 OF 1% AS GENERAL PARTNER OF LAUREL HOUSE 2001, L.P., A LIMITED PARTNERSHIP, THAT WAS ALSO ORGANIZED IN 2002. LAUREL HOUSE 2001, L.P. WAS ORGANIZED TO ACQUIRE CERTAIN REAL ESTATE FOR THE CONSTRUCTION AND OPERATION OF LAUREL HOUSE APARTMENTS, A 48-APARTMENT UNIT DEVELOPMENT, WITH PARKING AVAILABILITY, 10,000 SQUARE FEET OF RETAIL SPACE, AND OFFICES FOR NHF, BEGINNING FEBRUARY 1, 2004. THE LAUREL HOUSE APARTMENTS PROJECT WAS FUNDED IN PART THROUGH A TAX INCREMENT FINANCING LOAN ("TIF"), PROVIDED BY NHF, IN THE AMOUNT OF \$500,000. ADDITIONAL FUNDING FOR THE LAUREL HOUSE APARTMENTS PROJECT CAME FROM THE PROCEEDS OF THE SALE OF FEDERAL LOW-INCOME HOUSING TAX CREDITS.

FORM 990 OTHER EXPENSES STATEMENT 2

DESCRIPTION	(A) TOTAL	(B) PROGRAM SERVICES	(C) MANAGEMENT AND GENERAL	(D) FUNDRAISING
ADVERTISING	33,022.	33,022.		
SERVICING FEES	50,157.	50,157.		
COUNSELING	108,140.	108,140.		
PROFESSIONAL FEES	32,029.	25,623.	6,406.	
OFFICE EXPENSE	80,163.	63,686.	16,477.	
BAD DEBT EXPENSE	130,000.	130,000.		
TOTAL TO FM 990, LN 43	433,511.	410,628.	22,883.	

FORM 990 STATEMENT OF ORGANIZATION'S PRIMARY EXEMPT PURPOSE STATEMENT 3
PART III

EXPLANATION

THE MISSION OF THE NASHVILLE HOUSING FUND IS TO BUILD A LOCAL POOL OF FUNDS THAT IS FLEXIBLE AND SELF-SUSTAINING IN ORDER TO PROVIDE THE FINANCIAL RESOURCES NECESSARY TO HELP LOW AND MODERATE INCOME FAMILIES AND INDIVIDUALS BECOME SUCCESSFUL HOMEOWNERS AND TO ASSIST NONPROFIT AND FOR PROFIT DEVELOPERS IN INCREASING THE SUPPLY OF DECENT AND AFFORDABLE HOUSING IN NASHVILLE.

FORM 990 CASH GRANTS AND ALLOCATIONS STATEMENT 4

CLASSIFICATION	DONEE'S NAME	DONEE'S ADDRESS	DONEE'S RELATIONSHIP	AMOUNT
SCHOLARSHIP	15TH AVENUE BAPTIST CDC		NONE	2,220.
TOTAL INCLUDED ON FORM 990, PART II, LINE 22				2,220.

FORM 990	SPECIFIC ASSISTANCE TO INDIVIDUALS	STATEMENT	5
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DESCRIPTION	AMOUNT
LOAN FORGIVENESS TO LOW-INCOME HOMEBUYERS	299,753.
TOTAL TO FORM 990, PART II, LINE 23	299,753.

FORM 990	OTHER INVESTMENTS	STATEMENT	6
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DESCRIPTION	VALUATION METHOD	AMOUNT
CERTIFICATES OF DEPOSIT	COST	621,276.
TOTAL TO FORM 990, PART IV, LINE 56, COLUMN B		621,276.

FORM 990	OTHER ASSETS	STATEMENT	7
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DESCRIPTION	AMOUNT
ACCRUED INTEREST ON NOTES RECEIVABLE	329,893.
ACCRUED INTEREST ON CERTIFICATES OF DEPOSIT	695.
INVESTMENT IN SUBSIDIARY	200,000.
TOTAL TO FORM 990, PART IV, LINE 58, COLUMN B	530,588.

FORM 990	OTHER LIABILITIES	STATEMENT	8
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DESCRIPTION	AMOUNT
LOAN PARTICIPATION ADVANCES	0.
TOTAL TO FORM 990, PART IV, LINE 65, COLUMN B	0.

FORM 990

PART IX
INFORMATION REGARDING TAXABLE SUBSIDIARIES

STATEMENT 9

NAME, ADDRESS & ID NUMBER OF CORP OR PARTNERSHIP	PCT OWN	NATURE OF BUSINESS	TOTAL INCOME	END-OF-YEAR ASSETS
LAUREL HOUSE APARTMENTS GP, INC., EIN:48-12706 SEE STATEMENT 1, FOOTNOTE 2 FOR ADDITIONAL INFORMATION	100.00%	REAL ESTATE	0.	200,000.

Nashville Housing Fund Officers, Directors, Trustees, Key Employees during FY 04

Name and Address	Title and Average Hours per week devoted to position	Compensation	Fringe Benefits	Expense Account or Other Allowances
David Thibodeau P.O. Box 305110 Nashville, Tennessee 37230	President of Board of Directors 1 hour	-0-	-0-	-0-
Melvin Black 747 Work Drive Nashville, Tennessee 37207	Vice President of Board of Directors for Programs .75 hours	-0-	-0-	-0-
Margaret Behm 306 Gay Street, Suite 400 Nashville, Tennessee 37201	Secretary-Treasurer of Board of Directors .75 hours	-0-	-0-	-0-
Gerald F. Nicely 414 Union Street, Suite 1600 Nashville, Tennessee 37219	Member, Board of Directors .5 hours	-0-	-0-	-0-
C. David Briley 511 Union Street, Suite 1610 Nashville, Tennessee 37219	Member, Board of Directors .5 hours	-0-	-0-	-0-
Lisa Campbell 1206 Chickering Road Nashville, Tennessee 37215	Member, Board of Directors .5 hours	-0-	-0-	-0-
Rick Chase 5209 Linbar Drive, Suite 615 Nashville, Tennessee 37211	Member, Board of Directors .5 hours	-0-	-0-	-0-
Sam Coleman 4037 Pepperwood Drive Antioch, Tennessee 37013	Member, Board of Directors .5 hours	-0-	-0-	-0-
Beth S. Courtney 114 30 th Avenue South Nashville, Tennessee 37212	Member, Board of Directors .5 hours	-0-	-0-	-0-
Patricia Davis 203 Sheffield Place Nashville, Tennessee 37215	Member, Board of Directors .5 hours	-0-	-0-	-0-
Chris Ferrell 905 Tower Place Nashville, Tennessee 37204	Member, Board of Directors .5 hours	-0-	-0-	-0-
Jessica LeVeen Farr 918 Russell Street Nashville, Tennessee 37206	Member, Board of Directors .5 hours	-0-	-0-	-0-
Rev Mary K. Friskics-Warren 3833 Cleghorn Ave., Suite 400 Nashville, Tennessee 37215	Member, Board of Directors .5 hours	-0-	-0-	-0-
Tony Heard 150 4 th Avenue South Nashville, Tennessee 37219	Member, Board of Directors .5 hours	-0-	-0-	-0-
Rita James 1909 Gulf Breeze Madison, Tennessee 37115	Member, Board of Directors .5 hours	-0-	-0-	-0-
Linde Pflaum 9427 Gentle Wind Drive Brentwood, Tennessee 37027	Member, Board of Directors .5 hours	-0-	-0-	-0-
Phil Ryan 701 South Sixth Street Nashville, Tennessee 37206	Member, Board of Directors .5 hours	-0-	-0-	-0-

Nashville Housing Fund Officers, Directors, Trustees, Key Employees during FY 04

Dan Salley AmSouth Center 315 Union Street Nashville, Tennessee 37237	Member, Board of Directors .5 hours	-0-	-0-	-0-
Renata Soto 3323 Acklen Avenue Nashville, Tennessee 37212	Member, Board of Directors .5 hours	-0-	-0-	-0-
Eugene TeSelle 2007 Linden Avenue Nashville, Tennessee 37212	Member, Board of Directors .5 hours	-0-	-0-	-0-
Steve Turner 138 2 nd Avenue North #500 Nashville, Tennessee 37201	Member, Board of Directors .5 hours	-0-	-0-	-0-
Bishop Joseph W. Walker, III 7594 Old Hickory Blvd. Nashville, Tennessee 37189	Member, Board of Directors .5 hours	-0-	-0-	-0-
Loretta Owens 305 11 th Avenue South Nashville, Tennessee 37203	Staff Executive Director	\$96,008	\$22,815	-0-
Heidi Dixner 305 11 th Avenue South Nashville, Tennessee 37203	Staff Program Manager	\$60,877	\$14,953	-0-

The **MISSION** of the Nashville Housing Fund is to build a local pool of funds that is flexible and self-sustaining in order to provide the financial resources necessary to help low and moderate income families and individuals become successful homeowners and to assist nonprofit and for-profit developers in increasing the supply of decent and affordable housing in Nashville.

NHF accomplishes its mission through three affordable housing programs:

- **The Front Door:** provides a free hour of counseling, evaluation of credit report, and referral to various homebuyer assistance programs for anyone who wants to become a home owner;
- **Downpayment Assistance Programs:** help low and moderate income families become home owners by providing downpayment and closing cost loans and grants; assistance is provided on a graduated basis depending on household income;
- **Development Loan Programs:** provide low interest loans and other incentives for the development of affordable housing by not-for-profit and for-profit developers. NHF also provides technical assistance to affordable housing developers.

Program Accomplishments of 2004

1,463 households completed a Front Door counseling session and began their homeownership journey with the help of NHF and its partner agencies

271 homebuyers in Nashville/Davidson County received NHF downpayment assistance loans totaling \$2.9 million

231 affordable units were constructed or underwent rehabilitation as a result of \$4 million in NHF housing development loans.

120 hours of technical assistance provided to affordable housing developers