

ANNUAL REPORT | 2007

A photograph showing three people on a corrugated metal roof at sunset. A man in a dark tank top and light pants stands in the center, working with his hands. A woman in a white shirt sits on the left, smiling. Another woman in a plaid shirt and cap sits on the right. The background is a bright, hazy sky over water.

Building Rural Communities

HOUSING ASSISTANCE COUNCIL



HAC



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 for-profit, nonprofit, and public sectors.

HAC is governed by a 25-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 need 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 Housing Resources of Western Colorado

Background photo by Ann W. Olson, Appalachian photographer who resides on Mauk Ridge in Elliott County, Kentucky

Dear Friends,

It is a pleasure to report that 2007 brought the Housing Assistance Council (HAC) opportunities to expand its traditional work and to develop new resources for its local partners. This year HAC received the largest loan ever made to its loan fund, new resources to address rural homelessness, an excellent rating from a new assessment system, and requests for consultations on several housing initiatives in Congress. HAC's work this year also involved foreclosure prevention, rental preservation, green building, and self-help homeownership, a new web-based resource for local organizations, and a number of successful training sessions.

Specifically, HAC's accomplishments in 2007 include the following.

- HAC committed over \$18.4 million in financing for 1,423 homes to be developed by 52 organizations in 28 states.
- Sources committing new funds for HAC's lending included the Bank of America, which loaned \$10 million, the largest loan HAC has ever received.
- The Opportunity Finance Network's CDFI Assessment Rating System™ (CARS), which rates Community Development Financial Institutions, gave HAC a very strong rating: AAA for impact performance, + for policy, and 2 for financial strength.
- The Department of Health and Human Services Compassion Capital Fund awarded HAC \$1 million for a three-year Rural Homelessness Capacity Building Initiative to begin in January 2008.
- Responding to congressional requests, HAC testified before committees in both the House and Senate considering new legislation on homelessness, and at a House Financial Services Committee hearing on rural housing.
- HAC developed and delivered new training on post-purchase counseling to prevent foreclosures.
- As part of its ongoing work to save much-needed affordable rentals in rural America, HAC offered a training conference on rural rental housing preservation focused on areas with declining populations and conducted research on the location of federally funded rental housing in rural places.
- To help increase local organizations' abilities to meet their communities' needs, HAC made capacity building grants focusing on green building and rental preservation.
- A new Rural Housing Data Portal debuted on HAC's website, www.ruralhome.org, providing user-friendly access to data about people and their homes on the national, state, and county levels.
- HAC targeted special attention this year, as it does consistently, to the parts of rural America with persistently high levels of poverty and housing need: Appalachia, colonias, farmworkers, the Mississippi Delta, and Native Americans.

As always, this year local organizations throughout rural America made good use of HAC's loans, grants, trainings, technical assistance, and information resources. The importance of HAC's role as an intermediary remains clear. HAC makes available resources that local organizations would not otherwise be able to access, enabling them, in turn, to provide decent, affordable homes in their own communities.



Gideon Anders

Gideon Anders
Chair



Arturo Lopez

Arturo Lopez
President



Moises Loza

Moises Loza
Executive Director

The Housing Assistance Council is very grateful to the following friends and partners for their support through grants, loans, contracts, and contributions during 2007.



Adrian Dominican Sisters
Affordable Housing Finance magazine
Gideon Anders
Annie E. Casey Foundation
Bank of America
Joseph and Tamara Belden
California Coalition for Rural Housing
Calvert Foundation
Calvert Social Investment Fund
Arthur and Jean Collings
Congregation of the Humility of Mary
Council for Affordable and Rural Housing
Development Training Institute
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

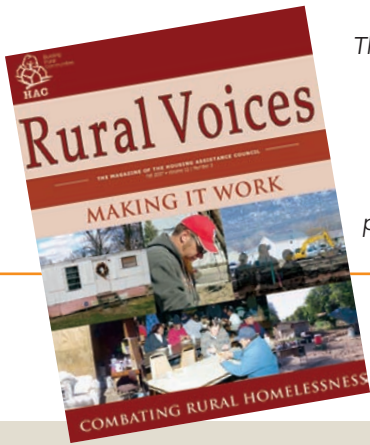
Background photo courtesy of Rural Housing Development Corporation, Utah



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Little Dixie Community Action Agency
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– Rural Development
– Rural Development Business
and Cooperative Programs
– Rural Development Housing and
Community Facilities Programs
U.S. Department of Housing and Urban
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U.S. Department of the Treasury – Community
Development Financial Institutions Fund
UMOS
Vermont Community Foundation
Wachovia Bank



The Fall 2007 issue of HAC's Rural Voices magazine provides insight into some of the innovative ways rural homeless providers are serving local needs.

Addressing Ru

Why homelessness?

In rural places, homeless people sometimes live on the streets, but more often experience precarious housing conditions. They move from one extremely substandard, overcrowded, and/or cost-burdened housing situation to another, often doubling or tripling up with friends or relatives. Relatively few services are available for them. HAC works to improve local organizations' ability to aid homeless or precariously housed people in their communities.

As Congress debated reauthorization of the federal McKinney-Vento Homeless Assistance Act this year, homelessness received new attention from policymakers and the public. The Housing Assistance Council used the opportunity to educate about the differences between rural and urban homelessness, and to create a new capacity building initiative to help local rural organizations address homelessness.

Rural Homelessness Capacity Building Initiative

In 2007 HAC competed successfully for a \$1 million grant from the Department of Health and Human Services Compassion Capital Fund. This three-year initiative, to be launched in January 2008, will target faith-based and community organizations serving homeless populations in rural areas. It will bring together the knowledge and resources of HAC and the National Alliance to End Homelessness to provide several types of services:



The First Steps child care center is part of the Millennium Center, a permanent supportive housing program developed in Cuthbert County, Georgia by the Southwest Georgia Housing Development Corporation which has received capacity building assistance from HAC.



Photos courtesy of Southwest Georgia Housing Development Corporation

Rural Homelessness



- **Technical assistance.** One-on-one advice and information will be offered through a toll-free telephone line, email, and a listserv.
- **Training.** Audio web trainings will be presented on specific aspects of organizational capacity building, and scholarships will be offered to enable attendance at regional and national training events.
- **Information.** Resources will include descriptions of available funds and best practices case studies.
- **Grants.** Organizations serving homeless individuals and families in rural persistent poverty counties will be eligible for grants to fund their capacity development goals.

Policy and Information

When the House of Representatives and Senate held committee hearings on McKinney-Vento reauthorization, HAC was invited to testify about rural-specific aspects of homelessness. HAC's testimony, delivered by Executive Director Moises Loza, supported making funding more flexible, making homelessness prevention activities eligible for McKinney-Vento funding, making precariously housed people eligible for services, and strengthening a never-used rural homeless program.



As part of its supportive housing program, the Southwest Georgia Housing Development Corporation leases two-, three-, and four-bedroom units to families that are facing homelessness.

In rural places, homeless people, including migrant farmworkers, may live in badly dilapidated structures or severely overcrowded conditions.



HAC's Preservation Revolving Loan Fund helped finance the renovation of the Harvest Wood Apartments in Phillipsburg, Kansas.

Photo courtesy of Rural Housing and Development, Kansas

Preservin

Why rental preservation?

Tenants living in rental properties financed by the U.S. Department of Agriculture's Section 515 program have an average income of about \$10,000 and more than half of them are elderly or disabled. The buildings they live in are aging, with many badly in need of repairs and renovations. At the same time, some owners want to prepay their mortgages and leave the Section 515 program. HAC seeks to help save tenants' homes and preserve the taxpayers' investment in these properties.

The Housing Assistance Council continued in 2007 to work to preserve affordable rental properties developed with funding from the U.S. Department of Agriculture's Section 515 program.

Training

Preserving Rural Rental Housing: A Practitioner's Conference was held in St. Peters, Missouri in spring 2007, with support from the John D. and Catherine T. MacArthur Foundation. Building on HAC's successful preservation training in 2006, this session focused on the challenges of preserving properties in places with declining populations. Panels and hands-on workshops emphasized practical tools for local organizations seeking to save Section 515 properties.

HAC, through an initiative with Enterprise Community Partners, made capacity building grants to seven local organizations for rental preservation work. The funds will help groups including the Northeast Community Action Corporation (NECAC), which has purchased, rehabilitated, and preserved several properties in rural Missouri.



g Rental Housing



Northeast Community Action Committee hosted participants on a tour of several preserved properties in Missouri, USDA provided numerous trainers, and Enterprise Community Partners funded registration scholarships for some participants.

Lending

Supported by USDA and the MacArthur Foundation, HAC's Preservation Revolving Loan Fund (PRLF) offers financing to cover short- or long-term costs of preservation, repayment, and rehabilitation of Section 515 properties. During 2007 HAC approved seven new PRLF loans totaling \$1.7 million to assist properties in Arizona, Kansas, New Mexico, New York, and Washington.

Policy

Members of the House of Representatives sought input from HAC and other stakeholders as they developed new rural preservation legislation this year. H.R. 4002, introduced in October, includes provisions to refinance and revitalize Section 515 properties. Unlike a bill proposed in 2006, it would not repeal existing restrictions on prepayment of Section 515 mortgages.



Youngsters dressed as Tom Sawyer and Becky Thatcher welcomed participants in HAC's spring training conference as they toured rural Missouri rental properties preserved by NECAC, including the Hannibal Apartments in Mark Twain's home town.

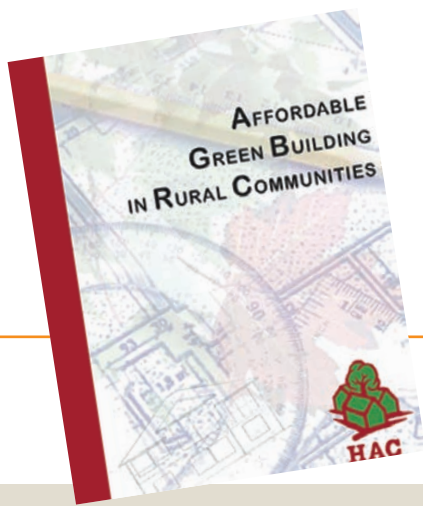
Research and Information

HAC conducted significant research this year, with MacArthur Foundation support, on the locations of Section 515 projects and their proximity to other subsidized rental units. The study found that, on average, the closest subsidized unit to a Section 515 project is about six miles away. It also revealed that in more than 900 counties Section 515 units make up more than half of the assisted rental housing stock. HAC's report will be published in early 2008.

Preservation was the subject of the summer issue of HAC's *Rural Voices* magazine. Articles described available resources and how local organizations are using them, written by staff from USDA, the MacArthur Foundation, and local organizations.

HAC's website continued this year to provide significant information on rural preservation subjects, including policy updates, announcements of available funding, and links to resources and publications.





Supportin

Why green building?

HAC's Green Building/Health Homes Initiative provides a comprehensive program of capacity building grants, training, technical assistance activities, research, and information. The benefits of green affordable housing practices include lowering utility and energy costs, improving resident health, raising resident satisfaction, minimizing environmental impact, and supporting local economies.

In 2007 the Home Depot Foundation renewed its support for HAC's Green Building/Healthy Homes Initiative. As demonstrated by the high demand for grants to help build local organizations' capacity to undertake green building efforts, the subject is important to many rural housing groups.

Information and Training

A new HAC report, *Affordable Green Building in Rural Communities*, was based on a roundtable at which experts discussed proven techniques, rural challenges, and ways to overcome those challenges. HAC also developed a four-page information sheet on the subject and a CD containing resources for local organizations and other stakeholders.

Lending

HAC continued this year to make loans in support of green development. For example, HAC loans have helped Rural Development, Inc., in Massachusetts develop award-winning homes with a wide range of green technologies. Most HAC loans now go to local building with some green components.

Capacity Building Grants

As it has in previous years, in 2007 HAC, in partnership with the Home Depot Foundation, awarded Green Fund grants to local rural housing organizations. Applications were received from 116 groups around the country, a dramatic demonstration of the significant interest in green building.

Water catchment systems (pictured left) are just one way that OPAL Community Land Trust in Eastsound, Washington has engaged in successful programs incorporating green building techniques.



Photo courtesy of OPAL Community Land Trust, Washington

ing Green Building



Fifteen organizations were selected for grants that recognize and support their green building efforts:

- Coachella Valley Housing Coalition, California
- Coastal Enterprises, Inc., Maine
- Community Action Commission of Fayette County, Ohio
- Florida Home Partnership, Inc., Florida
- Habitat for Humanity of Catawba Valley, Inc., North Carolina
- Habitat for Humanity of Kent County, Inc., Michigan
- Habitat for Humanity of Taos, Inc., New Mexico
- Kentucky Highlands Community Development Corporation, Kentucky
- Laconia Area Community Land Trust, Inc., New Hampshire
- LaGloria Development Corporation, Texas
- Lopez Community Land Trust, Washington
- Office of Rural & Farmworker Housing, Washington
- Rural Ulster Preservation Company, New York
- Universal Housing Development Corporation, Arkansas
- Willamette Neighborhood Housing Service, Oregon

Tierra Madre, a faith-based organization in Sunland Park, New Mexico, has received financing from HAC in 2007 and in past years for self-help construction of homes with straw bale insulation. The thick walls and other energy conservation features mean the low-income homebuyers have affordably low utility bills.

*Photo courtesy of
Tierra Madre, New Mexico*





The Self-Help Homeownership Opportunity Program requires families to contribute at least 100 hours of "sweat equity" to help build their own home. This labor significantly reduces the cost of the units, making them affordable to low-income participants like this Texas family.

Photo courtesy of McAllen Affordable Homes, Texas

Financi

Why financing?

Financing for affordable housing is not readily available, and funding affordable housing in rural areas can be even more challenging. Lending at below-market interest rates has been one of HAC's core activities since the organization's creation.

A federally certified Community Development Financial Institution (CDFI), HAC administers several loan funds for affordable rural housing development, covering predevelopment, acquisition, site development, construction, self-help housing, and preservation. HAC's strength as a lender was verified this year by the Opportunity Finance Network's CDFI Assessment Rating System™ (CARS), which gave HAC a very strong rating: AAA for impact performance, + for policy, and 2 for financial strength.

Self-Help Homeownership

For more than ten years, HAC has administered the Self-Help Homeownership Opportunity Program (SHOP),

HAC Board member Peggy Wright joins other dignitaries in a groundbreaking ceremony for the Somerset subdivision, a development funded in part with HAC loans to South Arkansas Community Development, in Arkadelphia, Arkansas.



Photo courtesy of Daily Siftings Herald/ Donna Hilton, Arkadelphia, Arkansas

The Cedar Park Apartments, constructed in the 1970s, is the only affordable housing project in Othello, Washington for seniors and disabled persons. Preservation financing from HAC will be used to update the heating systems, install new windows, roofing and water heaters, and an elevator.



Photo courtesy of Othello Washington Housing Authority

ng Rural Housing



funded by the U.S. Department of Housing and Urban Development. Local organizations can use SHOP funds for land acquisition and infrastructure improvements to prepare building sites. In HAC's program, when borrowers meet their production goals and other requirements, 80 percent of their loans may convert to grants, which support additional self-help activities. In fiscal year 2007 (October 1, 2006 – September 30, 2007) HAC provided SHOP financing totaling \$6.67 million to 39 organizations for the production of 445 self-help homes. Because demand far exceeded the available funds, HAC also financed self-help development through its Homeownership Loan Program – created with monies repaid from earlier SHOP rounds – and its Rural Housing Loan Fund.

HAC provides loan funds through SHOP to self-help housing providers for land acquisition and infrastructure improvement for the development of self-help units. Pictured below is a self-help project of Housing Resources of Western Colorado.

Rural Housing Loan Fund, Intermediary Relending Program Loan Fund, Preservation Revolving Loan Fund

In addition to self-help homeownership and rental housing preservation (described earlier) HAC's 2007 financing will also help local rural organizations to rehabilitate apartments for seniors, construct new apartments for families, build homes to be sold to low-income purchasers, and develop apartments for farmworkers.

New Funds

HAC did not have enough funds for all qualified financing applicants in 2007. Much-needed new contributions to HAC's loan funds will come from the Bank of America, which loaned \$10 million, the largest loan HAC has ever received; the Ford Foundation (a \$2.5 million loan); SHOP (almost \$5.3 million); and the Treasury Department's CDFI Fund (a \$650,000 grant).

Photo courtesy of Housing Resources of Western Colorado





Kelly Cooney of HAC's staff joins Susan Perry Cole, President and CEO at North Carolina Association of CDCs, and Louis S. "Bobby" Brown, Executive Director of County Wide CDC in Leland, North Carolina to investigate model homes for future community build projects.

Buildi

Why capacity building?

Local rural nonprofit organizations are best situated to meet their communities' needs, but they often have small staffs and little access to the confusing array of programs offering aid with differing deadlines, requirements, and applications. Building the capacity of these local groups has always been a key part of HAC's work.

In 2007 HAC offered training sessions not only in-person, but also through the web. HAC staff were also popular presenters at trainings sponsored by other organizations. And demand continued unabated for HAC's technical assistance – direct advice delivered in person, by phone, or by email, tailored to the needs of specific organizations and their individual staffers.

Training for CHDOs

The U.S. Department of Housing and Urban Development (HUD) funded HAC in 2007, as it has for many years, to provide training and technical assistance to Community Housing Development Organizations (CHDOs) using HUD's HOME program, which provides flexible funding for many types of housing assistance. HAC offered training in several places to help organizations become CHDOs and to strengthen existing CHDOs. Topics included financial management, multifamily housing development, using the HOME program effectively, and communications. Sessions were held in Alabama, Arkansas, Georgia, Iowa, Louisiana, South Carolina, and West Virginia.



Housing Assistance Council
Building Rural Communities through CHDOs



Windham Housing Trust (formerly Brattleboro Area CLT) is a recipient of assistance under HAC's Rural Community Development Initiative that is converting an old warehouse into affordable rental housing and office space. Pictured is Connie Snow, Executive Director of WHT.



Established in 1975, Rural Communities Housing Development Corporation has partnered with HAC to provide over 250 families on the north coast of California with affordable housing. Photo courtesy of RCHDC



Staff of members of the North Carolina Association of CDCs are receiving training from HAC to improve their ability to build new affordable housing.

ng Local Capacity



Foreclosure Prevention

HAC worked with the National Consumer Law Center to develop and present training on foreclosure prevention and downpayment assistance strategies. The sessions were offered to organizations participating in HAC's Rural Community Development Initiative, funded by USDA.

Audio-Web Training

Groups from around the country tuned in and logged on to audio-web training offered by HAC for potential applicants to HUD's Rural Housing and Economic Development program and for those needing to learn the online application process at www.grants.gov that is required for most HUD programs.

Board training in Spanish

For years, HAC has provided training to educate boards of directors about their responsibilities, with an emphasis on financial oversight. Board training is often offered in small sessions, sometimes for a single organization. This year HAC translated its board

training materials into Spanish and presented training in Spanish to the boards of Ayuda and Proyecto Azteca in the Texas colonias.

Preservation Grants

This year HAC's Rural Capacity Building Initiative, supported by Enterprise Community Partners, focused on rental housing preservation. Eight local organizations received grants to help them explore preservation options:

- Community Housing Partners Corporation, Virginia
- Delta Area Economic Opportunity Corporation, Missouri
- Delta Housing Development Corporation, Mississippi
- Hudson Valley Housing Development Fund Company, Inc., New York
- Northeast Community Action Corporation, Missouri
- Rural Opportunities Inc., New York
- Southeast Alabama Self-Help Association, Alabama
- Tierra Del Sol Housing Corporation, New Mexico



Providing Research

Why research and information?

Rural housing is different from urban or suburban housing. Residents have different need and practitioners face different issues. Policies must be tailored differently. HAC provides research and information resources with an essential rural focus.

HAC's research and information products provide not only practical information for local rural housing groups, but also rural perspectives where needed on national housing issues, and explanations accessible to general readers. Almost all of HAC's information resources are available free of charge on its website, www.ruralhome.org. Because internet access is still not always easy and inexpensive in rural places, HAC's publications are also all available in print.

Rural Housing Data Portal

HAC's Rural Housing Data Portal, launched in April 2007, is a searchable online database at www.ruralhome.org/dataportal providing access to social, economic, and housing data at the national, state, and county levels. Users can choose among 14 different categories of population and housing statistics collected from an array of sources.

CONTACT US AT:
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HAC

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Data About the Data Maps

Rural Housing DATA PORTAL

Select a State:

Select a Category:
 Geographic Characteristics
 General Population Counts
 Race & Ethnicity Characteristics 1
 Race & Ethnicity Characteristics 2

Find Data

General Population Counts				
Area	Population, 2000	Population estimate, 2005	Nonurbanized population, 2000	% Nonurbanized, 2000
United States	281,421,906	296,410,404	89,083,785	31.7
United States Urban	224,181,812	237,416,430	32,217,635	14.4
United States Rural	57,240,094	58,993,976	56,866,150	98.3

Race & Ethnicity Characteristics 1

White not	% White	African	% African	Hispanic	% Hispanic	Asian not

HAC News *information on rural low-income housing issues*

Budget would dramatically change rural housing
 released on February 5, proposes no funding for the Section 502 Administration will prepare legislation to create a new subsidized homebuyers. Section 523 self-help funds would be cut to \$9.5 million would be significantly reduced. Like past Bush budgets, this one s programs and no funding for Section 515 or RCDI.

USDA Rural Development Program (dollars in millions)	FY 2005 Appropriation	FY 2006 Appropriation
Loans		
502 Single-Family Direct		
502 Single-Family Guaranteed	\$1,100	\$1,100
504 Very Low-Income Repair	2,725	3,000
514 Farm Labor Housing	35	35
515 Rental Housing Direct	42	35
538 Rental Housing Guaranteed	100	100
Grants & Payments		
504 Very Low-Income Repair		
516 Farm Labor Housing Grants	31	31
523 Self-Help TA	16	14
533 Housing Preservation Grants	34	34
521 Rental Assistance	9	10
542 Rural Housing Voucher Prog.	592 ^a	653
Rental Preserv. Revolving Loans	0	16
Rental Preservation Demonstration	3	3
Rural Community Dev't Initiative (RCDI)	0	9
	6	6

^a. Rental Assistance contracts were for four years in FY 2005 and FY 2006. The 2008 budget proposes shortening them to one year.

The budget proposal for FY 2007...

n and Information



Research Reports and Manuals

HAC released reports and a technical guide in 2007 on a variety of subjects:

- Immigration and Housing in Rural America** examines the impact of the growing foreign-born population on housing conditions in rural communities.
- USDA Section 514/516 Farmworker Housing: Existing Stock and Changing Needs** analyzes the existing stock of USDA-funded housing for farmworkers, revealing a partial mismatch between program units and the housing needs of a changing population.
- Turning Challenges Into Opportunities: Housing and Community Development Strategies in Rural Population Loss Counties** describes the community development and marketing strategies used by some rural communities in the Great Plains states to respond to declining populations and meet the needs of those who remain.
- Environmental Review: A Guide for Applicants Seeking HUD or USDA Rural Development Financial Assistance** explains how housing groups can navigate through the environmental reviews required by these two major funding sources.

HAC News and Rural Voices

Publication of HAC's popular periodicals continued through 2007. The *HAC News* newsletter, issued every two weeks and distributed by email, online, and in hard copy, kept readers informed about funding announcements, regulatory changes, relevant research, federal legislation, and more. Topics covered this year in *Rural Voices*, HAC's quarterly magazine, included the Community Reinvestment Act, rural rental preservation, rural homelessness, and rural housing rehabilitation.

February 15, 2007
Vol. 36, No. 4

The Administration's budget for fiscal year 2008, direct loan program. Budget documents say the guarantee program for low- and very low-income million, and Section 514/516 farm labor housing suggests increases in the 502 and 538 guarantee

2006 Appropriation	FY 2007 Appropriation (H.J. Res. 20)	FY 2008 Budget
,141	\$1,141	\$0
681	3,681	4,848
35	35	22.9
38	38	14
00	100	0
00	100	200
0	30	30
4	14	4
4	34	9.5
0	10	9
a	616 ^a	567 ^a
	16	27.8
	3	0
	9	0
	6	0

H.J. Res. 20 provides two treat...

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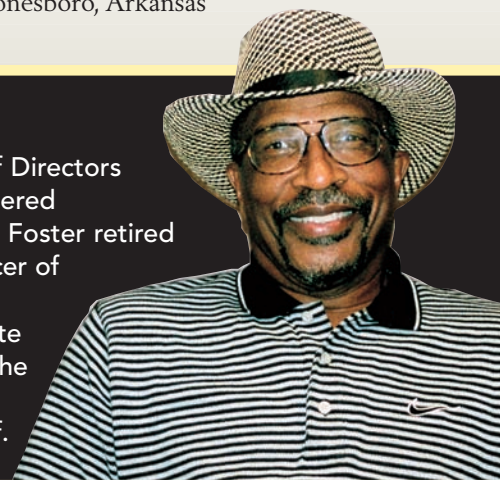
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Jonesboro, Arkansas

IN MEMORIAM | JOHN E. FOSTER

John E. Foster, a member of the Housing Assistance Council's Board of Directors since 1979, passed away on August 2, 2007 in Columbus, Ohio. A registered professional engineer with over 35 years of engineering experience, Mr. Foster retired in 1999. Throughout his career, Mr. Foster was a board member and officer of many organizations. He received numerous awards and honors, including recognition as the City of Columbus Equal Business Opportunity Advocate of the Year in 2002. Mr. Foster will be remembered for his work around the country, providing technical assistance and planning for water and sewer programs, as well as for his warm character and his ability to give of himself.





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Housing Specialist

Dierdra Pressley
Loan Officer

Ian Priest
Loan Financial Officer

Luz M. Rosas
Assistant to Deputy
Director

Virginia E. Spencer
Native American
Housing Specialist

Michael A. Spotts
Training Coordinator

Leslie R. Strauss
Communications
Director

Lilla M. Sutton
Executive Coordinator

Silvana Tascon
Receptionist/
Administrative Assistant

Jennifer Tirado
Loan Financial Officer

Jennifer Wichmann
Research Assistant

Brenda Wilder
Loan Fund Program
Assistant

James Yagley
Special Projects Manager

SOUTHEAST REGIONAL OFFICE

Carolyn R. Branton
Director

Christina Adeshakin
Housing Specialist

Shonterria Charleston
Housing Specialist

Kelly Cooney
Housing Specialist

SOUTHWEST REGIONAL OFFICE

Anselmo Telles
Director

Eugene Gonzales
Housing Specialist

Graciela Loya
Administrative Assistant

WESTERN REGIONAL OFFICE

Susan Peck
Director

MIDWEST REGIONAL OFFICE

Nicole Opfer
Director

Stephanie Nichols
CHDO Project Manager/
Housing Specialist

Housing Assistance Council — Unaudited consolidated statements of financial position

	September 30,	
	2007	2006
ASSETS		
Cash and cash equivalents		
Available for operations	\$2,709,733	\$923,474
Restricted for development loans	10,288,129	6,236,802
Total cash and cash equivalents	12,997,862	7,160,276
Investments	10,243,003	15,948,307
Cash in restricted guarantee fund reserves	588,356	500,945
Contracts and grants receivable	1,019,514	1,598,668
Loans and advances, net of \$23,894,092 and \$20,491,205 in potentially forgivable loans and loan loss allowances at 09/30/2007 and 09/30/2006, respectively	27,094,147	23,927,383
Accrued interest receivable	749,739	444,082
Prepaid and other assets	65,965	45,369
Investments in partnerships at net realizable value	3,662	12,061
Land held for resale, net of provision for unrealized losses of \$50,000 at 09/30/2007 and 09/30/2006	87,818	70,818
Furniture & equipment, net of accumulated depreciation of \$66,033 and \$61,719 at 09/30/2007 and 09/30/2006, respectively	3,454	8,234
Total assets	\$52,853,520	\$49,716,143
LIABILITIES		
Accounts payable	\$189,982	\$278,958
Accrued personnel costs	410,856	420,282
Accrued interest payable	50,722	58,428
Refundable advances	206,997	206,997
Other liabilities	2,676	2,709
Notes payable	10,641,407	7,375,071
Total liabilities	\$11,502,640	\$8,342,445
NET ASSETS		
Unrestricted		
Board designated	4,086,185	4,086,185
Undesignated	3,946,653	4,119,975
Temporarily restricted	24,826,045	24,675,560
Permanently restricted	8,491,997	8,491,998
Total net assets	\$41,350,880	\$41,373,718
TOTAL LIABILITIES AND NET ASSETS	\$52,853,520	\$49,716,163



Financials

Housing Assistance Council — Unaudited consolidated statements of activities and changes in net assets

	<u>Year ended September 30,</u>	
	2007	2006
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues, gains, and other support:		
Grants and contracts	\$412,306	\$460,152
Publications, registration fees and workshops	-	-
Interest income on bank accounts and short term investments	170,210	261,997
Other income	66,350	35,464
Total unrestricted revenues	648,866	757,613
Net assets released from restrictions	9,464,632	11,439,747
Total unrestricted revenues, gains and other support	\$10,113,498	\$12,197,360
Expenses		
Loan administration	7,171,178	6,371,578
Research and information	754,973	711,507
Training and technical assistance	2,204,508	2,456,830
Management and general	1,196,075	1,389,146
Total expenses	\$11,326,734	\$10,929,061
Increase (decrease) in unrestricted net assets	(\$1,213,236)	\$1,268,299
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Grants and contributions	8,812,442	11,114,551
Interest income on bank accounts and short term investments	570,566	581,054
Realized and unrealized gains (losses) on investments	346,676	1,065
Realized and unrealized gains (losses) — other	-	197,601
Loan interest income and service fees	450,032	594,477
Conference registration and support	281,671	64,485
Other revenue	58,679	65,307
Total temporarily restricted revenues	\$10,520,066	\$12,618,540
Net assets released from restrictions	(\$9,464,632)	(\$11,439,747)
Increase in temporarily restricted net assets	1,055,434	1,178,793
CHANGES IN PERMANENTLY RESTRICTED ASSETS		
Loan loss recoveries in RHLF Loan Fund	-	-
Increase in permanently restricted net assets	-	-
Increase in net assets	(\$157,802)	\$2,447,092
Net assets, beginning of year	\$41,508,682	\$39,061,590
NET ASSETS, END OF YEAR	\$41,350,880	\$41,508,682

	STATE	AMOUNT APPROVED	UNITS
Alabama Non Profit Housing, Inc.	Alabama	\$156,550	10
Alaska Community Development Corporation	Alaska	120,000	8
Bread of Life Ministries	Maine	90,000	6
Cape Fear Regional Community Development Corporation	North Carolina	232,250	38
Central Mississippi, Inc.	Mississippi	150,000	10
Citizens for Affordable Homes, Inc.	Nevada	439,350	34
Coachella Valley Housing Coalition	California	300,000	20
Coachella Valley Housing Coalition	California	227,250	15
Coachella Valley Housing Coalition	California	75,750	5
Coastal Enterprises, Inc.	Maine	1,010,000	80
Community Action Commission of Fayette County	Ohio	548,430	17
Community Action Commission of Fayette County	Ohio	150,000	10
Community Action Commission of Fayette County	Ohio	75,750	5
Community Concepts, Inc.	Maine	90,000	6
Community Development Corporation of Brownsville	Texas	300,000	20
Community Development Corporation of South Texas	Texas	75,000	5
Community Health Center La Clinica	Washington	150,000	10
Crawford-Sebastien Community Development Corporation	Arkansas	75,750	5
Crossville Housing Authority	Tennessee	150,000	10
Crossville Housing Authority	Tennessee	75,750	5
Eastern Eight Community Development Corporation, Inc.	Tennessee	75,000	5
Family Resources of New Orleans	Louisiana	136,350	9
Family Resources of New Orleans	Louisiana	75,000	5
Florida Home Partnership, Inc.	Florida	484,800	32
Florida Home Partnership, Inc.	Florida	375,000	25
Florida Home Partnership, Inc.	Florida	151,500	10
Frontier Housing, Inc.	Kentucky	106,050	7
Frontier Housing, Inc.	Kentucky	90,000	6
Frontier Housing, Inc.	Kentucky	30,300	2
G.A. Haan L.P.	Michigan	530,250	24
G.A. Haan L.P.	Michigan	333,300	32
G.A. Haan L.P.	Michigan	97,970	32
G.A. Haan L.P.	Michigan	90,900	60
Hazard Perry County Housing Development Alliance	Kentucky	90,000	6
Hinton Rural Life Center	North Carolina	90,000	6
Homes in Partnership, Inc.	Florida	360,000	24
Housing America Corporation	Arizona	782,750	69
Housing America Corporation	Arizona	375,000	25
Housing America Corporation	Arizona	151,500	10
Housing Authority of Chelan/City of Wenatchee	Washington	140,443	30
Housing Resources of Western Colorado	Colorado	300,000	20
Housing Resources of Western Colorado	Colorado	75,750	5
Hudson Valley Housing Development Fund	New York	101,000	36
Inter-Lakes Community Action Agency, Inc.	South Dakota	150,000	10
Marquette County Habitat for Humanity	Michigan	90,000	6
McAllen Affordable Homes, Inc.	Texas	75,000	5
Mennonite Housing Rehabilitation Services, Inc.	Kansas	212,100	14
Mennonite Housing Rehabilitation Services, Inc.	Kansas	150,000	10
Mennonite Housing Rehabilitation Services, Inc.	Kansas	75,750	5



Loan Funds

	STATE	AMOUNT APPROVED	UNITS
Mercy Housing California	California	300,000	20
Mercy Housing California	California	121,200	8
Mercy Housing California	California	75,750	5
Milford Housing Development Corporation	Delaware	150,000	10
Milford Housing Development Corporation	Delaware	75,750	5
Milford Housing Development Corporation	Delaware	45,450	3
Neighborhood Nonprofit Housing Corporation	Utah	297,960	*
Neighborhood Nonprofit Housing Corporation	Utah	285,000	19
Neighborhood Nonprofit Housing Corporation	Utah	90,000	6
Neighborhood Nonprofit Housing Corporation	Utah	75,750	5
Neighborhood Nonprofit Housing Corporation	Utah	30,300	2
Northwest Regional Housing Development Corporation	Arkansas	87,600	6
Northwest Regional Housing Development Corporation	Arkansas	29,694	2
Organizacion Progresiva de San Elizario	Texas	316,882	*
Organizacion Progresiva de San Elizario	Texas	150,000	10
Organizacion Progresiva de San Elizario	Texas	112,958	27
Organizacion Progresiva de San Elizario	Texas	60,600	4
Othello Housing Authority	Washington	525,200	26
Partnership Housing Affordable to Society Everywhere	Georgia	45,420	32
Randolph County Housing Authority	West Virginia	75,000	5
Rural Communities Housing Development Corporation	California	917,733	18
Rural Communities Housing Development Corporation	California	151,500	10
Rural Communities Housing Development Corporation	California	90,000	6
Rural Communities Housing Development Corporation	California	30,300	2
Rural Housing and Development L.P.	Kansas	2,892	*
Rural Housing Development Corporation	Utah	120,000	8
Rural Housing Development Corporation	Utah	70,000	*
Rural Housing Development Corporation	Utah	35,000	7
Self-Help Enterprises, Inc.	California	375,000	25
Self-Help Enterprises, Inc.	California	45,450	3
Self-Help Home Improvement Project	California	150,000	10
Self-Help Home Improvement Project	California	75,750	5
Self-Help Home Improvement Project	California	75,750	5
South Arkansas Community Development Corporation	Arkansas	728,393	125
South Arkansas Community Development Corporation	Arkansas	180,000	12
Southern Maryland Tri-County Community Action Committee, Inc.	Maryland	151,500	10
Southern Maryland Tri-County Community Action Committee, Inc.	Maryland	151,500	10
Southern Maryland Tri-County Community Action Committee, Inc.	Maryland	150,000	10
Three Rivers Housing Corporation, Inc.	Georgia	257,550	*
Three Rivers Housing Corporation, Inc.	Georgia	90,000	6
Three Rivers Housing Corporation, Inc.	Georgia	30,300	2
Tierra del Sol Housing Corporation	Arizona	194,556	24
Tierra del Sol Housing Corporation	Arizona	193,093	36
Tierra Madre	New Mexico	75,000	5
Universal Housing Development Corporation	Arkansas	150,000	10
Valle del Sol Housing Corporation	New Mexico	559,130	18
Youthbuild McLean County	Illinois	180,000	12
TOTAL		\$18,468,454	1,423

*Denotes units associated with another loan or no new units developed.



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