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.

A For the 2003 calendar year, or tax year beginning , 2003, and ending .

B Name of organization

C Columbus Housing Partnership, Inc.

D Employer identification number

31-1208260

E Telephone number

(614) 221-8889

F Accounting method

Cash or Accrual

G Website: ▲ HTTP://WWW.CHPCOLUMBUS.ORG/

H Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).

I H and I are not applicable to section 527 organizations

J Organization type (check only ▶) ▶ 501(c)(3) ( ) or 4947(a)(1) ( )

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.

L Gross receipts. Add lines 5b, 6b, and 10b to line 12 ▶ 3,769,671.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See page 18 of the instructions)

1 Contributions, gifts, grants, and similar amounts received:

a Direct public support 629,197.

b Indirect public support

c Government contributions (grants)

995,623.

d Total (add lines 1a through 1c) (cash $ 1,539,362. noncash $ 85,458.) 1d 1,624,820.

2 Program service revenue including government fees and contracts (from Part VII, line 93)

1,029,265.

3 Membership dues and assessments

4 Interest on savings and temporary cash investments

23,934.

5 Dividends and interest from securities

5.

6a Gross rents

6a

b Less: rental expenses

6b

c Net rental income or (loss) from line 6a

7

7 Other investment income (describe )

7

8a Gross amount from sales of securities than inventory

8a

b Less: cost or other basis and sales expenses

8b

c Gain or (loss) (attach schedule)

8c

8d Net gain or (loss) (combine line 8c, columns (A) and (B))

162,265.

9 Special events and activities (attach schedule). If any amount is from gaming, check here ▶

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 or (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)

10c

11 Other revenue (from Part VII, line 103)

11

12 Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)

12

13 Program services (from line 44, column (B))

13

14 Management and general (from line 44, column (C))

14

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

18 Excess or (deficit) for the year (subtract line 17 from line 12)

18

19 Net assets or fund balances at beginning of year (from line 73, column (A))

19

20 Other changes in net assets or fund balances (attach explanation)

20

21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)

21

For Paperwork Reduction Act Notice, see the separate instructions. Form 990 (2003)
### Part I: Statement of Functional Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>(A) Total</th>
<th>(B) Program services</th>
<th>(C) Management and general</th>
<th>(D) Fundraising</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Grants and allocations (attach schedule)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23 Specific assistance to individuals (attach schedule)</td>
<td>23</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24 Benefits paid to or for members (attach schedule)</td>
<td>24</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 Compensation of officers, directors, etc.</td>
<td>134,133</td>
<td>101,204</td>
<td>29,210</td>
<td>3,719</td>
</tr>
<tr>
<td>26 Other salaries and wages</td>
<td>1,069,611</td>
<td>807,030</td>
<td>232,926</td>
<td>29,655</td>
</tr>
<tr>
<td>27 Pension plan contributions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28 Other employee benefits</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29 Payroll taxes</td>
<td>225,918</td>
<td>173,888</td>
<td>52,030</td>
<td></td>
</tr>
<tr>
<td>30 Professional fundraising fees</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31 Accounting fees</td>
<td>62,486</td>
<td></td>
<td>62,486</td>
<td></td>
</tr>
<tr>
<td>32 Legal fees</td>
<td>7,233</td>
<td>6,671</td>
<td></td>
<td>562</td>
</tr>
<tr>
<td>33 Supplies</td>
<td>45,877</td>
<td>22,314</td>
<td></td>
<td>23,563</td>
</tr>
<tr>
<td>34 Telephone</td>
<td>8,011</td>
<td>5,099</td>
<td></td>
<td>3,712</td>
</tr>
<tr>
<td>35 Postage and shipping</td>
<td>11,846</td>
<td>1,902</td>
<td></td>
<td>9,944</td>
</tr>
<tr>
<td>36 Occupancy</td>
<td></td>
<td></td>
<td></td>
<td>429,177</td>
</tr>
<tr>
<td>37 Equipment rental and maintenance</td>
<td>220,363</td>
<td>199,785</td>
<td></td>
<td>20,578</td>
</tr>
<tr>
<td>38 Printing and publications</td>
<td>6,251</td>
<td>3,580</td>
<td></td>
<td>2,322</td>
</tr>
<tr>
<td>39 Travel</td>
<td>21,049</td>
<td>15,025</td>
<td></td>
<td>6,024</td>
</tr>
<tr>
<td>40 Conferences, conventions, and meetings</td>
<td>13,462</td>
<td>8,635</td>
<td></td>
<td>4,827</td>
</tr>
<tr>
<td>41 Interest</td>
<td>87,042</td>
<td>57,594</td>
<td></td>
<td>29,448</td>
</tr>
<tr>
<td>42 Depreciation, depletion, etc. (attach schedule)</td>
<td>42MT</td>
<td>45,542</td>
<td>23,679</td>
<td>21,863</td>
</tr>
<tr>
<td>43 Other expenses not covered above (furnish other information)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44 Total functional expenses</td>
<td>2,685,501</td>
<td>2,060,078</td>
<td></td>
<td>567,142</td>
</tr>
</tbody>
</table>

**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 Accomplishments

(See page 25 of the instructions.)

**Program Service Expenses**

(Required for 501(c)(3) and 4947(a)(1) organizations, but optional for others)

- **a** FUNDS EXPENDED ARE PRIMARILY FOR LOW INCOME HOUSING AS WELL AS REHABILITATION OF PROPERTY FOR THE BENEFIT OF THE COMMUNITY
  - (Grants and allocations $) 1,870,209

- **b** FUNDS EXPENDED IN PROVIDING RENTAL HOUSING FOR LOW INCOME INDIVIDUALS
  - (Grants and allocations $) 189,869

- **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) $ 2,060,078

---

Form 990 (2003)
### Balance Sheets (See page 25 of the instructions.)

<table>
<thead>
<tr>
<th>Note</th>
<th>Column A: Beginning of year</th>
<th>Column B: End of year</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>Cash - non-interest-bearing</td>
<td>2,183,516.45</td>
</tr>
<tr>
<td>46</td>
<td>Savings and temporary cash investments</td>
<td>46</td>
</tr>
<tr>
<td>47a</td>
<td>Accounts receivable</td>
<td>47c 1,224,672.26</td>
</tr>
<tr>
<td>b</td>
<td>Less: allowance for doubtful accounts</td>
<td>1,229,491.47c</td>
</tr>
<tr>
<td>48a</td>
<td>Pledges receivable</td>
<td>48c 48c</td>
</tr>
<tr>
<td>b</td>
<td>Less: allowance for doubtful accounts</td>
<td>48c</td>
</tr>
<tr>
<td>49</td>
<td>Grants receivable</td>
<td>49</td>
</tr>
<tr>
<td>50</td>
<td>Receivables from officers, directors, trustees, and key employees (attach schedule)</td>
<td>50</td>
</tr>
<tr>
<td>51a</td>
<td>Other notes and loans receivable (attach schedule)</td>
<td>51c</td>
</tr>
<tr>
<td>b</td>
<td>Less: allowance for doubtful accounts</td>
<td>51c</td>
</tr>
<tr>
<td>52</td>
<td>Inventories for sale or use</td>
<td>52</td>
</tr>
<tr>
<td>53</td>
<td>Prepaid expenses and deferred charges</td>
<td>9,177.53</td>
</tr>
<tr>
<td>54</td>
<td>Investments - securities (attach schedule)</td>
<td>Cost FMV 54</td>
</tr>
<tr>
<td>55a</td>
<td>Investments - land, buildings, and equipment basis</td>
<td>55c</td>
</tr>
<tr>
<td>b</td>
<td>Less: accumulated depreciation (attach schedule)</td>
<td>55c</td>
</tr>
<tr>
<td>56</td>
<td>Investments - other (attach schedule)</td>
<td>56</td>
</tr>
<tr>
<td>57a</td>
<td>Land, buildings, and equipment basis</td>
<td>57b 2,306,023.63</td>
</tr>
<tr>
<td>b</td>
<td>Less: accumulated depreciation (attach schedule)</td>
<td>57c 654,232.56</td>
</tr>
<tr>
<td>58</td>
<td>Other assets (describe)</td>
<td>58</td>
</tr>
<tr>
<td>59</td>
<td>Total assets (add lines 45 through 58) (must equal line 74)</td>
<td>59 10,793,524.60</td>
</tr>
<tr>
<td>60</td>
<td>Accounts payable and accrued expenses</td>
<td>60 24,955.60</td>
</tr>
<tr>
<td>61</td>
<td>Grants payable</td>
<td>61</td>
</tr>
<tr>
<td>62</td>
<td>Deferred revenue</td>
<td>62</td>
</tr>
<tr>
<td>63</td>
<td>Loans from officers, directors, trustees, and key employees (attach schedule)</td>
<td>63</td>
</tr>
<tr>
<td>64a</td>
<td>Tax-exempt bond liabilities (attach schedule)</td>
<td>64b</td>
</tr>
<tr>
<td>b</td>
<td>Mortgages and other notes payable (attach schedule)</td>
<td>STMT 5</td>
</tr>
<tr>
<td>65</td>
<td>Other liabilities (describe)</td>
<td>65 291,564.65</td>
</tr>
<tr>
<td>66</td>
<td>Total liabilities (add lines 60 through 65)</td>
<td>66 8,017,823.66</td>
</tr>
</tbody>
</table>

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-A Reconciliation of Revenue per Audited Financial Statements with Revenue per Return

- **Total revenue, gains, and other support per audited financial statements**: $2,805,520
- **Amounts included on line a but not on line 12, Form 990**: $70,000
- **Recoveries of prior year grants**: $2,735,520
- **Other (specify)**: $1,260
- **Add amounts on lines (1) through (4)**: $70,000
- **Line a minus line b**: 2,735,520
- **Amounts included on line 12, Form 990 but not on line a**: $2,734,260

### Part IV-B Reconciliation of Expenses per Audited Financial Statements with Expenses per Return

- **Total expenses and losses per audited financial statements**: $2,756,761
- **Amounts included on line a but not on line 17, Form 990**: $70,000
- **Prior year adjustments reported on line 20, Form 990**: $2,686,761
- **Losses reported on line 20, Form 990**: $2,685,501

### Part V List of Officers, Directors, Trustees, and Key Employees

<table>
<thead>
<tr>
<th>(A) Name and address</th>
<th>(B) Title and average hours per week devoted to position</th>
<th>(C) Compensation (If not paid, enter -0-)</th>
<th>(D) Contributions to employee benefit plans &amp; deferred compensation</th>
<th>(E) Expense account and other allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEE STATEMENT 12</td>
<td>134,133.</td>
<td>7,651</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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?  
/ Yes [ ]  No [x]  
If "Yes," attach schedule - see page 28 of the instructions.
Part VII Other Information (See page 28 of the instructions.)

76 Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity.  
76a Yes  
77 Were any changes made in the organizing or governing documents but not reported to the IRS?  
77a Yes  

If "Yes," attach a conforming copy of the changes

78a Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return?  
78a No  

If "Yes," has it filed a tax return on Form 990-T for this year?  
78b Yes  

79 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement  
79a Yes  

80a 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?  
80a Yes  

b If "Yes," enter the name of the organization and check whether it is exempt or nonexempt.  
80b  

81a Enter direct and indirect political expenditures. See line 81 instructions.  
81a  

81b Did the organization file Form 1120-POL for this year?  
81b Yes  

82a 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?  
82a Yes  

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  

83a Did the organization comply with the public inspection requirements for returns and exemption applications?  
83a Yes  

b Did the organization comply with the disclosure requirements relating to quid pro quo contributions?  
83b Yes  

84a Did the organization solicit any contributions or gifts that were not tax deductible?  
84a Yes  

b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?  
84b Yes  

85a 501(c)(4), (5), or (6) organizations. Were substantially all dues nondeductible by members?  
85a Yes  

b Did the organization make only in-house lobbying expenditures of $2,000 or less?  
85b Yes  

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  

86 Section 162(e) lobbying and political expenditures  
86  

N/A  

87a Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices  
87a  

N/A  

87b Taxable amount of lobbying and political expenditures (line 85d less 85e)  
87b  

N/A  

88a Does the organization elect to pay the section 6033(e) tax on the amount on line 84f?  
88a Yes  

88b And enter: Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958  
88b  

N/A  

89a 501(c)(3) organizations. Enter: Amount of tax imposed on the organization during the year under:  
89a  

section 4911 NONE section 4912 NONE section 4955 NONE  

b 501(c)(3) and 501(c)(4) orgs. 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  
89b Yes  

90a List the states with which a copy of this return is filed  
90a OHIO  

b Number of employees employed in the pay period that includes March 12, 2003 (See instructions)  
90b 25  

91 The books are in care of  
91  

AMY KLABEN Telephone no  
91  

614-221-8889  

Located at  
91  

562 EAST MAIN ST., COLUMBUS, OH ZIP + 4  
91  

43215  

92 Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041 - Check here  
92  

and enter the amount of tax-exempt interest received or accrued during the tax year  
92  

N/A  

Form 990 (2003)
<table>
<thead>
<tr>
<th>Note: Enter gross amounts unless otherwise indicated</th>
<th>Unrelated business income</th>
<th>Excluded by section 512, 513, or 514</th>
<th>(E) Related or exempt function income</th>
</tr>
</thead>
<tbody>
<tr>
<td>93 <strong>Program service revenue</strong></td>
<td></td>
<td></td>
<td>633,594</td>
</tr>
<tr>
<td>a DEVELOPMENT FEES</td>
<td></td>
<td></td>
<td>395,671</td>
</tr>
<tr>
<td>b LOW-INCOME RENTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Medicare/Medicaid payments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g Fees and contracts from government agencies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>94 <strong>Membership dues and assessments</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>95 Interest on savings and temporary cash investments</td>
<td>14</td>
<td>23,934</td>
<td></td>
</tr>
<tr>
<td>96 Dividends and interest from securities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>97 Net rental income or (loss) from real estate.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a debt-financed property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b not debt-financed property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>98 Net rental income or (loss) from personal property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>99 Other investment income</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 Gain or (loss) from sales of assets other than Inventory</td>
<td>18</td>
<td>162,265</td>
<td></td>
</tr>
<tr>
<td>101 Net income or (loss) from special events</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>102 Gross profit or (loss) from sales of inventory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>103 Other revenue: a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b LOSS FROM RELATED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c PARTNERSHIPS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>104 Subtotal (add columns (B), (D), and (E))</td>
<td>186,199</td>
<td>923,241</td>
<td>1,109,440</td>
</tr>
<tr>
<td>105 Total (add line 104, columns (B), (D), and (E))</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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).

STMT 13

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

<table>
<thead>
<tr>
<th>(A) Name, address, and EIN of corporation, partnership, or disregarded entity</th>
<th>(B) Percentage of ownership interest</th>
<th>(C) Nature of activities</th>
<th>(D) Total income</th>
<th>(E) End-of-year assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>STMT 14</td>
<td>%</td>
<td></td>
<td>130</td>
<td>-62,774</td>
</tr>
</tbody>
</table>

**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).

**Signature**

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**

11-11-04

**Preparer's SSN or PTIN (See Gen. Inst. W)**

P00218134
## Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

<table>
<thead>
<tr>
<th>Name and address of each employee paid more than $50,000</th>
<th>Title and average hours per week devoted to position</th>
<th>Compensation</th>
<th>Contributions to employee benefit plans &amp; deferred compensation</th>
<th>Expense account and other allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAYMOND PRENDEVILLE, 562 E. MAIN ST.</td>
<td>SR. ASST. MGR.</td>
<td>40+</td>
<td>71,206</td>
<td>4,210</td>
</tr>
<tr>
<td>ANGELA ZEIGLER, 562 E. MAIN ST.</td>
<td>CONTROLLER</td>
<td>40+</td>
<td>65,960</td>
<td>7,723</td>
</tr>
<tr>
<td>MAUDE HILL, 562 E. MAIN ST.</td>
<td>VP COMM. RELATIONS</td>
<td>40+</td>
<td>67,268</td>
<td>10,792</td>
</tr>
<tr>
<td>LAURIE SUTHERLAND, 562 E. MAIN ST.</td>
<td>HOUSING DEV. OFFICER</td>
<td>40+</td>
<td>53,987</td>
<td>6,977</td>
</tr>
<tr>
<td>ZDRAVKO ROM, 562 E. MAIN ST.</td>
<td>DIR. OF DEVELOPMENT</td>
<td>40+</td>
<td>75,863</td>
<td>1,719</td>
</tr>
</tbody>
</table>

Total number of others receiving over $50,000 for professional services: NONE

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

<table>
<thead>
<tr>
<th>Name and address of each independent contractor paid more than $50,000</th>
<th>Type of service</th>
<th>Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For Paperwork Reduction Act Notice, see the instructions for Form 990 and Form 990-EZ.

Schedule A (Form 990 or 990-EZ) 2003

JSA

4GLONQ M136 10/13/2004 16:02:33 V03-8
Schedule A (Form 990 or 990-EZ) 2003
31-1208260

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

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 ▶ $ ____________________ (Must equal amounts on line 38, Part VI-A, or line 1 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

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 STMPT. 18

e Transfer of any part of its income or assets? ............................................................... 2e X

3a 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)(vi). Enter the hospital's name, city, and state ▶

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 X 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)(v). (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.)

4GL0NQ M136 10/13/2004 16:02:33 V03-8
**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.

<table>
<thead>
<tr>
<th>Calendar year (or fiscal year beginning in)</th>
<th>(a) 2002</th>
<th>(b) 2001</th>
<th>(c) 2000</th>
<th>(d) 1999</th>
<th>(e) Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>15</strong> Gifts, grants, and contributions received. (Do not include unusual grants. See line 28.)</td>
<td>1,229,739.</td>
<td>1,396,510.</td>
<td>2,008,042.</td>
<td>899,979.</td>
<td>5,534,270.</td>
</tr>
<tr>
<td><strong>16</strong> Membership fees received</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>17</strong> 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</td>
<td>957,930.</td>
<td>1,193,974.</td>
<td>1,033,362.</td>
<td>762,046.</td>
<td>3,947,312.</td>
</tr>
<tr>
<td><strong>18</strong> Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(2)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975</td>
<td>100,357.</td>
<td>77,411.</td>
<td>58,614.</td>
<td>67,140.</td>
<td>303,522.</td>
</tr>
<tr>
<td><strong>19</strong> Net income from unrelated business activities not included in line 18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>20</strong> Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>21</strong> 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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>22</strong> Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets</td>
<td>STMT 19</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>63,254.</td>
</tr>
<tr>
<td><strong>23</strong> Total of lines 15 through 22</td>
<td>2,351,280.</td>
<td>2,667,895.</td>
<td>3,100,018.</td>
<td>1,729,165.</td>
<td>9,848,358.</td>
</tr>
<tr>
<td><strong>24</strong> Line 23 minus line 17</td>
<td>1,393,350.</td>
<td>1,473,921.</td>
<td>2,066,656.</td>
<td>967,119.</td>
<td>5,901,046.</td>
</tr>
<tr>
<td><strong>25</strong> Enter 1% of line 23</td>
<td>25,153.</td>
<td>26,679.</td>
<td>31,000.</td>
<td>17,292.</td>
<td></td>
</tr>
</tbody>
</table>

**26 Organizations described on lines 10 or 11:**

- **a** Enter 2% of amount in column (a), line 24

- **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

- **c** Total support for section 509(a)(1) test: Enter line 24, column (e)

- **d** Add: Amounts from column (e) for lines: 18

- **e** Public support (line 26c minus line 26d total)

- **f** Public support percentage (line 26e (numerator) divided by line 26c (denominator))

**27 Organizations described on line 12:**

- 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:

- **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
Part V

Private School Questionnaire (See page 7 of the instructions.)
(To be completed ONLY by schools that checked the box on line 6 in Part IV)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>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?</td>
<td></td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>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?</td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>31</td>
<td>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?</td>
<td></td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>If &quot;Yes,&quot; please describe; if &quot;No,&quot; please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Does the organization maintain the following.</td>
<td></td>
<td>32a</td>
</tr>
<tr>
<td>a</td>
<td>Records indicating the racial composition of the student body, faculty, and administrative staff?</td>
<td></td>
<td>32b</td>
</tr>
<tr>
<td>b</td>
<td>Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?</td>
<td></td>
<td>32c</td>
</tr>
<tr>
<td>c</td>
<td>Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?</td>
<td></td>
<td>32d</td>
</tr>
<tr>
<td>d</td>
<td>Copies of all material used by the organization or on its behalf to solicit contributions?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If you answered &quot;No&quot; to any of the above, please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Does the organization discriminate by race in any way with respect to:</td>
<td></td>
<td>33a</td>
</tr>
<tr>
<td>a</td>
<td>Students' rights or privileges?</td>
<td></td>
<td>33b</td>
</tr>
<tr>
<td>b</td>
<td>Admissions policies?</td>
<td></td>
<td>33c</td>
</tr>
<tr>
<td>c</td>
<td>Employment of faculty or administrative staff?</td>
<td></td>
<td>33d</td>
</tr>
<tr>
<td>d</td>
<td>Scholarships or other financial assistance?</td>
<td></td>
<td>33e</td>
</tr>
<tr>
<td>e</td>
<td>Educational policies?</td>
<td></td>
<td>33f</td>
</tr>
<tr>
<td>f</td>
<td>Use of facilities?</td>
<td></td>
<td>33g</td>
</tr>
<tr>
<td>g</td>
<td>Athletic programs?</td>
<td></td>
<td>33h</td>
</tr>
<tr>
<td>h</td>
<td>Other extracurricular activities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If you answered &quot;Yes&quot; to any of the above, please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34a</td>
<td>Does the organization receive any financial aid or assistance from a governmental agency?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b</td>
<td>Has the organization's right to such aid ever been revoked or suspended?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If you answered &quot;Yes&quot; to either 34a or b, please explain using an attached statement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>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 &quot;No,&quot; attach an explanation</td>
<td></td>
<td>35</td>
</tr>
</tbody>
</table>
Part VI-A

Lobbying Expenditures by Electing Public Charities (See page 9 of the instructions.)
(To be completed ONLY by an eligible organization that filed Form 5788) NOT APPLICABLE

Check ▶ a if the organization belongs to an affiliated group
Check ▶ b if you checked "a" and "limited control" provisions apply

Limits on Lobbying Expenditures
(The term "expenditures" means amounts paid or incurred.)

36 Total lobbying expenditures to influence public opinion (grassroots lobbying) ...
37 Total lobbying expenditures to influence a legislative body (direct lobbying) ...
38 Total lobbying expenditures (add lines 36 and 37) ...
39 Other exempt purpose expenditures ...
40 Total exempt purpose expenditures (add lines 38 and 39) ...
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 ...
42 Grassroots nontaxable amount (enter 25% of line 41) ...
43 Subtract line 42 from line 36. Enter 0 if line 42 is more than line 36 ...
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.)

<table>
<thead>
<tr>
<th>Calendar year (or fiscal year beginning in)</th>
<th>(a) 2003</th>
<th>(b) 2002</th>
<th>(c) 2001</th>
<th>(d) 2000</th>
<th>(e) Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobbying nontaxable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lobbying ceiling amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(150% of line 45(e))</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total lobbying expenditures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grassroots nontaxable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(150% of line 48(e))</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grassroots ceiling amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grassroots lobbying</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>expenditures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)

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

Yes No Amount
X X X
X X X
X X X
X X X
X X X
X X X
X X X
X X X
X X X
X X X

4GLONQ M136 10/13/2004 16:02:33 V03-8
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:
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(I) Cash</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>(II) Other assets</td>
<td>X</td>
</tr>
</tbody>
</table>

b Other transactions:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(I) Sales or exchanges of assets with a noncharitable exempt organization</td>
</tr>
<tr>
<td></td>
<td>(II) Purchases of assets from a noncharitable exempt organization</td>
</tr>
<tr>
<td></td>
<td>(III) Rental of facilities, equipment, or other assets</td>
</tr>
<tr>
<td></td>
<td>(IV) Reimbursement arrangements</td>
</tr>
<tr>
<td></td>
<td>(V) Loans or loan guarantees</td>
</tr>
<tr>
<td></td>
<td>(VI) Performance of services or membership or fundraising solicitations</td>
</tr>
<tr>
<td></td>
<td>c Sharing of facilities, equipment, mailing lists, other assets, or paid employees</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>(a) Line no.</th>
<th>(b) Amount involved</th>
<th>(c) Name of noncharitable exempt organization</th>
<th>(d) Description of transfers, transactions, and sharing arrangements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

52a 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:

<table>
<thead>
<tr>
<th>(a) Name of organization</th>
<th>(b) Type of organization</th>
<th>(c) Description of relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

16
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>TOTAL</th>
<th>PROGRAM SERVICES</th>
<th>MANAGEMENT AND GENERAL</th>
<th>FUNDRAISING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW-INCOME RENTAL EXPENSES</td>
<td>189,869.</td>
<td>189,869.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMORTIZATION</td>
<td>1,602.</td>
<td>1,361.</td>
<td>241.</td>
<td></td>
</tr>
<tr>
<td>MEALS</td>
<td>2,962.</td>
<td>1,158.</td>
<td>1,804.</td>
<td></td>
</tr>
<tr>
<td>MISC. PROGRAM EXPENSES</td>
<td>184,419.</td>
<td>184,419.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROFESSIONAL FEES</td>
<td>1,581.</td>
<td>119.</td>
<td>1,462.</td>
<td></td>
</tr>
<tr>
<td>BAD DEBT EXPENSE</td>
<td>179,816.</td>
<td>170,776.</td>
<td>9,040.</td>
<td></td>
</tr>
<tr>
<td>FUNDRAISING</td>
<td>18,978.</td>
<td></td>
<td></td>
<td>18,978.</td>
</tr>
<tr>
<td>PAYROLL PROCESSING</td>
<td>3,275.</td>
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INTEREST RATE:  3.000000
DATE OF NOTE:  12/31/1990
MATURITY DATE:  12/23/2012
REPAYMENT TERMS:  PRINCIPAL AND INTEREST DUE ANNUALLY
SECURITY PROVIDED:  COLLATERALIZED BY MORTGAGES ON REAL ESTATE
PURPOSE OF LOAN:  CREATION OF HOUSING FOR LOW INCOME RESIDENTS
BEGINNING BALANCE DUE ...........................................  2,557,426.
ENDING BALANCE DUE .............................................  2,173,426.

LENDER:  STATE OF OHIO
ORIGINAL AMOUNT:  1,130,000.
INTEREST RATE:  3.000000
DATE OF NOTE:  10/15/1992
MATURITY DATE:  05/15/2033
REPAYMENT TERMS:  PRINCIPAL AND INTEREST DUE ANNUALLY OVER 30 YEARS
SECURITY PROVIDED:  COLLATERALIZED BY MORTGAGES ON RENTAL PROPERTY
PURPOSE OF LOAN:  CREATION OF HOUSING FOR LOW INCOME RESIDENTS
BEGINNING BALANCE DUE ...........................................  530,000.
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LENDER:  ENTERPRISE FOUNDATION
ORIGINAL AMOUNT:  991,050.
INTEREST RATE:  6.000000
DATE OF NOTE:  01/31/1992
MATURITY DATE:  12/01/2009
REPAYMENT TERMS:  GRADED REPAYMENT OF PRINCIPAL THROUGH 2009
SECURITY PROVIDED:  SECURED BY RENTAL PROPERTIES & 562 E. MAIN ST.
PURPOSE OF LOAN:  CREATION OF LOW INCOME HOUSING / OPERATING DEBT
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ENDING BALANCE DUE .............................................  956,050.
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TOTAL BEGINNING MORTGAGES AND OTHER NOTES PAYABLE 7,115,444.

TOTAL ENDING MORTGAGES AND OTHER NOTES PAYABLE 6,511,842.
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COLUMBUS HOUSING PARTNERSHIP, INC.

FORM 990, PART IV-A - OTHER REVENUE ON RETURN BUT NOT ON BOOKS

STATEMENT 8

4GL0NQ M136 10/13/2004 16:02:33 V03-8

31-1208260
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<tr>
<td>AMY D. KLABEN</td>
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GRAND TOTALS

|                     |                                   | 134,133.     | 7,651.                                | NONE                             |
FORM 990, PART VIII - ACCOMPLISHMENT OF EXEMPT PURPOSES

EXPLANATION OF HOW EACH ACTIVITY FOR WHICH INCOME
IS REPORTED IN COLUMN (E) OF PART VII CONTRIBUTED
IMPORTANTLY TO THE ACCOMPLISHMENT OF EXEMPT PURPOSES

93A
93B

INCOME REPORTED IN COLUMN (E) OF PART VII CONTRIBUTED TO THE
CREATION OF NEW AND REHABILITATED SINGLE AND MULTI-FAMILY
RENTAL HOUSING FOR LOW INCOME FAMILIES; ESTABLISHED HOME
OWNERSHIP OPPORTUNITIES FOR LOW AND MODERATE INCOME WORKING
PEOPLE; AND IMPLEMENTED THE OPERATION OF EXTENSIVE HOUSING
COUNSELING AND OTHER PROGRAMS TO ENABLE LOW AND MODERATE
INCOME RESIDENTS OF FRANKLIN COUNTY TO ACHIEVE THEIR DREAMS
OF HOME OWNERSHIP.

103B

LOSS FLOWING THROUGH FROM RELATED PARTNERSHIPS CONTRIBUTING
TO THE SAME PURPOSES AS DESCRIBED ABOVE.
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<td>PROPERTY MGMT</td>
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<td>NAME AND ADDRESS</td>
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<td>NATURE OF BUSINESS ACTIVITIES</td>
<td>TOTAL INCOME</td>
<td>ENDING ASSETS</td>
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<tr>
<td>----------------------------------</td>
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<td>JOYCE AVENUE HOUSING, INC.</td>
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<td>LINDEN HOUSING, INC.</td>
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<td>NAME AND ADDRESS</td>
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<td>NATURE OF BUSINESS ACTIVITIES</td>
<td>TOTAL INCOME</td>
<td>ENDING ASSETS</td>
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<td>SOUTH EAST HOUSING, INC.</td>
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<td>SPRUCE BOUGH HOUSING, INC.</td>
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TOTAL INCOME 130.  -62,774.
SCHEDULE A, PART III - EXPLANATION FOR LINE 2D

SEE 990 PART V AND SCHEDULE A PART I.
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<th>DESCRIPTION</th>
<th>2002</th>
<th>2001</th>
<th>2000</th>
<th>1999</th>
<th>TOTAL</th>
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<td>MISCELLANEOUS</td>
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<td>TOTALS</td>
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COLUMBUS HOUSING PARTNERSHIP, INC

EIN 31-1208260

FORM 990 PART IV LINE 57a & 57b

COST

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<tr>
<th></th>
<th>12/31/02</th>
<th>ADDITIONS</th>
<th>DISPOSALS</th>
<th>12/31/03</th>
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<tbody>
<tr>
<td>Land</td>
<td>264,350</td>
<td>-</td>
<td>-</td>
<td>264,350</td>
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<tr>
<td>Buildings &amp; Building Improvements</td>
<td>1,489,339</td>
<td>9,995</td>
<td>(8,264)</td>
<td>1,499,334</td>
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<tr>
<td>Furniture, Equipment &amp; LH Imp.</td>
<td>252,383</td>
<td>44,142</td>
<td>(1,063,393)</td>
<td>288,261</td>
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<tr>
<td>Construction in Progress</td>
<td>-</td>
<td>82,972</td>
<td>-</td>
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<tr>
<td>Property Held for Resale</td>
<td>1,099,636</td>
<td>134,863</td>
<td>(1,071,657)</td>
<td>171,106</td>
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<td><strong>Total</strong></td>
<td>3,105,708</td>
<td>271,972</td>
<td>(1,071,657)</td>
<td>2,308,023</td>
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ACCUMULATED DEPRECIATION

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<th>12/31/02</th>
<th>DEPRECIATION</th>
<th>DISPOSALS</th>
<th>12/31/03</th>
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<tr>
<td>Buildings &amp; Building Improvements</td>
<td>372,136</td>
<td>82,435</td>
<td>(28,153)</td>
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<td>Furniture, Equipment &amp; LH Imp.</td>
<td>215,188</td>
<td>20,719</td>
<td>(8,093)</td>
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<td><strong>Total</strong></td>
<td>587,324</td>
<td>103,154</td>
<td>(36,246)</td>
<td>654,232</td>
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NET

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<td><strong>Total</strong></td>
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<td>1,651,791</td>
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FORM 990 PART II LINE 42

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<th>RECOVERY PERIOD</th>
<th>METHOD</th>
<th>DEPRECIATION</th>
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<td>27.5</td>
<td>SL</td>
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<td>5-10</td>
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<td><strong>Total</strong></td>
<td>103,154</td>
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Depreciation included in rental expenses on Part II Line 43
Depreciation expenses on Part II line 42
Total depreciation expenses

STATEMENT 20
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<tr>
<th>Property Description</th>
<th>Proceeds from sale</th>
<th>Cost</th>
<th>Gain/(Loss)</th>
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<tr>
<td>1771 Blake Ave.</td>
<td>5,000</td>
<td>5,048</td>
<td>48</td>
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<tr>
<td>3640-3648 Cushing Drive</td>
<td>350,036</td>
<td>272,124</td>
<td>77,912</td>
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<tr>
<td>Perdue Ave. (7 Lots)</td>
<td>57,615</td>
<td>11,853</td>
<td>45,762</td>
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<tr>
<td>Gault St. Apartments (Bideawee)</td>
<td>413,708</td>
<td>505,258</td>
<td>91,550</td>
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<td>1793-1799 Kent St.</td>
<td>371,317</td>
<td>241,128</td>
<td>130,189</td>
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<td>1,197,676</td>
<td>1,035,411</td>
<td>162,265</td>
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Application for Extension of Time To File an Exempt Organization Return

Form 8868
(December 2000)

Department of the Treasury
Internal Revenue Service

File a separate application for each return.

X If you are filing for an Automatic 3-Month Extension, complete only Part I and check this box

If you are filing for an Additional (not automatic) 3-Month Extension, complete only Part II (on page 2 of this form).

Note: Do not complete Part II unless you have already been granted an automatic 3-month extension on a previously filed Form 8868.

Part I Automatic 3-Month Extension of Time - Only submit original (no copies needed)

Note: Form 990-T corporations requesting an automatic 6-month extension - check this box and complete Part I only

All other corporations (including Form 990-C filers) must use Form 7004 to request an extension of time to file income tax returns. Partnerships, REMICs and trusts must use Form 8736 to request an extension of time to file Form 1065, 1066, or 1041.

Type or print

Name of Exempt Organization

COLUMBUS HOUSING PARTNERSHIP, INC.

Employer Identification number

31-1208260

File by the due date for filing your return. See instructions.

562 EAST MAIN STREET

Number, street, and room or suite no. If a P.O. box, see instructions.

COLUMBUS, OH 43215

City, town or post office, state, and ZIP code. For a foreign address, see instructions.

Check type of return to be filed (file a separate application for each return):

X Form 990

Form 990-T (corporation)

Form 990-Bl

Form 990-T (sec. 401(a) or 408(a) trust)

Form 990-EZ

Form 990-T (trust other than above)

Form 990-PF

Form 1041-A

Form 4720

Form 5227

Form 6069

Form 8870

* If the organization does not have an office or place of business in the United States, check this box

* If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) ________________ . If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and EINs of all members the extension will cover.

1 I request an automatic 3-month (6-month, for 990-T corporation) extension of time until _______ 2004, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

X calendar year 2003 or

tax year beginning

and ending

2 If this tax year is for less than 12 months, check reason:

Initial return

Final return

Change in accounting period

3a If this application is for Form 990-Bl, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.

b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.

c Balance Due. Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.

$3

Signature

Title

CPA

Date

5/6/04

For Paperwork Reduction Act Notice, see Instruction

Form 8868 (12-2000)

M136 05/05/2004 14:21:08 V03-6

JSA 3F8054 1 000
Part II - Additional (not automatic) 3-Month Extension of Time - Must File Original and One Copy.

Name of Exempt Organization: COLUMBUS HOUSING PARTNERSHIP, INC.
Employer identification number: 31-1208260
File by the extended due date for filing the return. See instructions:
- COLUMBUS, OH 43215

Check type of return to be filed (file a separate application for each return):
- Form 990
- Form 990-EZ
- Form 990-T (sec. 401(a) or 408(a) trust)
- Form 1041-A
- Form 5227
- Form 8870

STOP: Do not complete Part II if you were not already granted an automatic 3-month extension on a previously filed Form 8868.

If the organization does not have an office or place of business in the United States, check this box: [ ]
If this is for a Group Return, enter the organization's four-digit Group Exemption Number (GEN): [ ]
If this is for the whole group, check this box: [ ]
If it is for a part of the group, check this box: [ ]

4 I request an additional 3-month extension of time until: 11/15/2004
5 For calendar year 2003, or other tax year beginning: [ ] and ending: [ ]
6 If this tax year is for less than 12 months, check reason: [ ] Initial return [ ] Final return [ ] Change in accounting period
7 State in detail why you need the extension: MORE TIME IS REQUIRED TO PREPARE AND FILE A COMPLETE AND ACCURATE RETURN.

Signature: [Signature]
Title: [CPA]
Date: 8-4-04

Notice to Applicant - To Be Completed by the IRS

We have approved this application. Please attach this form to the organization's return.

We have not approved this application. However, we have granted a 10-day grace period from the later of the date shown below or the due date of the organization's return (including any prior extensions). This grace period is considered to be a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the organization's return.

We have not approved this application. After considering the reasons stated in item 7, we cannot grant your request for an extension of time to file. We are not granting a 10-day grace period.

We cannot consider this application because it was filed after the due date of the return for which an extension was requested.

By: [Signature]
Date: [Date]

Alternate Mailing Address - Enter the address if you want the copy of this application for an additional 3-month extension returned to an address different than the one entered above.

Name: AMERICAN EXPRESS TBS, INC.
Number and street (include suite, room, or apt. no.) Or a P.O. box number: 191 WEST NATIONWIDE BLVD. - SUITE 400
City or town, province or state, and country (including postal or ZIP code): COLUMBUS, OH 43215-2591

AUG 3 1 2004