

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)

2003

Open to Public Inspection

Department of the Treasury Internal Revenue Service

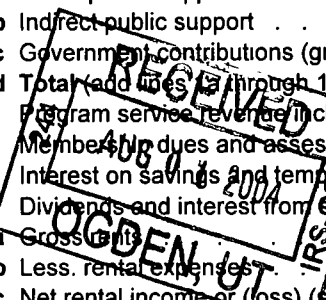
The organization may have to use a copy of this return to satisfy state reporting requirements

Header section containing organization details: CLEVELAND HOUSING NETWORK, 2999 PAYNE AVENUE, CLEVELAND OHIO 44114. Includes fields for Employer ID, Telephone, Accounting method, and Website (WWW.CHNNET.COM).

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

Main table with 21 rows detailing revenue (Total: 17,810,597) and expenses (Total: 16,641,840), resulting in a net asset increase of 1,168,757.

SCANNED AUG 03 2004



Part II Statement of Functional Expenses

All organizations must complete column (A) Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others (See page 22 of the instructions)

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I.		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22	Grants and allocations (attach schedule) (cash \$ 0 noncash \$ 0)	0	0		
23	Specific assistance to individuals (attach schedule)	7,857,658	7,857,658		
24	Benefits paid to or for members (attach schedule)	0			
25	Compensation of officers, directors, etc	0			
26	Other salaries and wages	4,955,479	4,102,801	618,090	234,588
27	Pension plan contributions	0			
28	Other employee benefits	0			
29	Payroll taxes	0			
30	Professional fundraising fees	0			
31	Accounting fees	0			
32	Legal fees	572,543	498,629	56,225	17,689
33	Supplies	364,437	276,547	75,165	12,725
34	Telephone	194,079	176,615	15,200	2,264
35	Postage and shipping	0			
36	Occupancy	161,286	118,801	36,978	5,507
37	Equipment rental and maintenance	0			
38	Printing and publications	0			
39	Travel	0			
40	Conferences, conventions, and meetings	0			
41	Interest	98,567	84,798	13,769	
42	Depreciation, depletion, etc (attach schedule)	93,057	37,557	55,500	
43	Other expenses not covered above (itemize) a	2,344,734	2,309,765	24,154	10,815
b	-----	0			
c	-----	0			
d	-----	0			
e	-----	0			
f	-----	0			
44	Total functional expenses (add lines 22 through 43) <i>Organizations completing columns (B)-(D), carry these totals to lines 13-15</i>	16,641,840	15,463,171	895,081	283,588

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 \$ 0, (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)

What is the organization's primary exempt purpose? <input checked="" type="checkbox"/> SEE ATTACHED SCHEDULE	Program Service Expenses Required for 501(c)(3) and (4) orgs, and 4947(a)(1) trusts, but optional for others
a WEATHERIZATION OF RESIDENTIAL PROPERTIES OWNED OR LEASED BY LOW INCOME RESIDENTS, THEREBY REDUCING THEIR UTILITY COSTS; PROVISION OF UTILITY BILL ASSISTANCE, LEAD AND MOLD ABATEMENT PROGRAMS, AND ENERGY CONSERVATION PROGRAMS TO LOW INCOME HOUSEHOLDS (Grants and allocations \$ _____)	8,595,674
b ACQUISITION, REHAB/CONSTRUCTION, AND MAINTENANCE OF RESIDENTIAL, INNER-CITY PROPERTIES, OPERATION OF LEASE-PURCHASE PROGRAM WITH SUBSIDIZED RENTS FOR LOW INCOME RESIDENTS; OPERATION OF FIRST-TIME HOMEBUYER PROGRAM CREATING HOME OWNERSHIP OPPORTUNITIES FOR LOW AND MODERATE INCOME FAMILIES. (Grants and allocations \$ _____)	6,264,641
c FINANCIAL ASSISTANCE, SKILL DEVELOPMENT, JOB TRAINING, AND REFERRAL SERVICES TO ACHIEVE SELF-SUFFICIENCY AND TRANSITION FROM PUBLIS ASSISTANCE FOR LOW INCOME FAMILIES IN INNER-CITY NEIGHBORHOODS; COMPUTER TRAINING SKILLS AND PROVISION OF COMPUTER EQUIPMENT TO LOW INCOME RESIDENTS (Grants and allocations \$ _____)	602,856
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)	15,463,171

Part IV Balance Sheets (See page 25 of the instructions.)

				(A)		(B)	
				Beginning of year		End of year	
Note: Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.							
Assets	45	Cash—non-interest-bearing		5,205,649	45	3,783,033	
	46	Savings and temporary cash investments			46		
	47 a	47a	Accounts receivable	5,616,500			
		47b	Less: allowance for doubtful accounts	0	5,818,025	47c	5,616,500
	48 a	48a	Pledges receivable	0			
		48b	Less: allowance for doubtful accounts	0	0	48c	0
	49	Grants receivable		0	49	4,027,973	
	50	Receivables from officers, directors, trustees, and key employees (attach schedule)		0	50	0	
	51 a	51a	Other notes and loans receivable (attach schedule)	0			
		51b	Less: allowance for doubtful accounts	0	33,357,869	51c	30,073,266
	52	Inventories for sale or use		7,408,142	52	6,052,248	
	53	Prepaid expenses and deferred charges		34,043	53	158,500	
	54	Investments—securities (attach schedule) <input type="checkbox"/> Cost <input type="checkbox"/> FMV		0	54	0	
	55 a	55a	Investments—land, buildings, and equipment, basis	0			
		55b	Less: accumulated depreciation (attach schedule)	0	0	55c	0
	56	Investments—other (attach schedule)		0	56	0	
	57 a	57a	Land, buildings, and equipment: basis	2,228,735			
		57b	Less: accumulated depreciation (attach schedule)	414,561	931,548	57c	1,814,174
	58	Other assets (describe <input type="checkbox"/> See Attached Worksheet)		8,457,173	58	9,300,735	
59 Total assets (add lines 45 through 58) (must equal line 74)				61,212,449	59	60,826,429	
Liabilities	60	Accounts payable and accrued expenses		17,215,694	60	11,345,247	
	61	Grants payable			61		
	62	Deferred revenue		1,627,963	62	1,342,204	
	63	Loans from officers, directors, trustees, and key employees (attach schedule)		0	63	0	
	64 a	Tax-exempt bond liabilities (attach schedule)		0	64a	0	
		b Mortgages and other notes payable (attach schedule)		29,712,835	64b	34,006,160	
	65	Other liabilities (describe <input type="checkbox"/> DEFERRED INTEREST)		380,000	65	688,106	
66 Total liabilities (add lines 60 through 65)				48,936,492	66	47,381,717	
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74.						
	67	Unrestricted		11,161,081	67	12,358,003	
	68	Temporarily restricted		339,876	68	311,709	
	69	Permanently restricted		775,000	69	775,000	
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74.						
	70	Capital stock, trust principal, or current funds			70		
	71	Paid-in or capital surplus, or land, building, and equipment fund			71		
	72	Retained earnings, endowment, accumulated income, or other funds			72		
73	Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72; column (A) must equal line 19; column (B) must equal line 21)		12,275,957	73	13,444,712		
74	Total liabilities and net assets / fund balances (add lines 66 and 73)		61,212,449	74	60,826,429		

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 (See page 27 of the instructions.)

a	Total revenue, gains, and other support per audited financial statements	a	17,810,595
b	Amounts included on line a but not on line 12, Form 990:		
(1)	Net unrealized gains on investments \$		
(2)	Donated services and use of facilities \$		
(3)	Recoveries of prior year grants \$		
(4)	Other (specify): \$		
	Add amounts on lines (1) through (4)	b	0
c	Line a minus line b	c	17,810,595
d	Amounts included on line 12, Form 990 but not on line a:		
(1)	Investment expenses not included on line 6b, Form 990 \$		
(2)	Other (specify): \$		
	Add amounts on lines (1) and (2)	d	0
e	Total revenue per line 12, Form 990 (line c plus line d)	e	17,810,595

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

a	Total expenses and losses per audited financial statements	a	16,641,841
b	Amounts included on line a but not on line 17, Form 990:		
(1)	Donated services and use of facilities \$		
(2)	Prior year adjustments reported on line 20, Form 990 \$		
(3)	Losses reported on line 20, Form 990 \$		
(4)	Other (specify) \$		
	Add amounts on lines (1) through (4)	b	0
c	Line a minus line b	c	16,641,841
d	Amounts included on line 17, Form 990 but not on line a:		
(1)	Investment expenses not included on line 6b, Form 990 \$		
(2)	Other (specify) \$		
	Add amounts on lines (1) and (2)	d	0
e	Total expenses per line 17, Form 990 (line c plus line d)	e	16,641,841

Part V List of Officers, Directors, Trustees, and Key Employees (List each one even if not compensated, see page 27 of the instructions.)

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
Name SEE ATTACHED STATEMENT	Title	0	0	0
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			
Name Str	Title			
City ST ZIP	Hr/WK			

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
If "Yes," attach schedule—see page 28 of the instructions

Part VI Other Information (See page 28 of the instructions.)

		Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity		X
77	Were any changes made in the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes	X	
78a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
78b	If "Yes," has it filed a tax return on Form 990-T for this year?	N/A	
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement		X
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?	X	
80b	If "Yes," enter the name of the organization SEE ATTACHED STATEMENT		
81a	and check whether it is <input type="checkbox"/> exempt or <input checked="" type="checkbox"/> nonexempt		
81a	Enter direct and indirect political expenditures See line 81 instructions		
81b	Did the organization file Form 1120-POL for this year?		X
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?		X
82b	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.)	N/A	
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?	X	
83b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	X	
84a	Did the organization solicit any contributions or gifts that were not tax deductible?		X
84b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	N/A	
85a	501(c)(4), (5), or (6) organizations a Were substantially all dues nondeductible by members?		
85b	b Did the organization make only in-house lobbying expenditures of \$2,000 or less? 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		
85c	c Dues, assessments, and similar amounts from members		
85d	d Section 162(e) lobbying and political expenditures		
85e	e Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices		
85f	f Taxable amount of lobbying and political expenditures (line 85d less 85e)	0	
85g	g Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?		
85h	h If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?		
86a	501(c)(7) orgs Enter a Initiation fees and capital contributions included on line 12		
86b	b Gross receipts, included on line 12, for public use of club facilities		
87a	501(c)(12) orgs Enter: a Gross income from members or shareholders		
87b	b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)		
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	X	
89a	501(c)(3) organizations. Enter: Amount of tax imposed on the organization during the year under section 4911 NONE , section 4912 NONE ; section 4955 N		
89b	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		X
	c Enter: Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		0
	d Enter: Amount of tax on line 89c, above, reimbursed by the organization		0
90a	List the states with which a copy of this return is filed OH		
90b	b Number of employees employed in the pay period that includes March 12, 2003 (See instructions)		104
91	The books are in care of MARY C SAUNDERS Telephone no 216-574-7100 Located at 2999 PAYNE AVENUE City CLEVELAND ST OH Zip + 4 44114		
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041— Check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year 92 N/A		

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

Note: Enter gross amounts unless otherwise indicated

Table with 5 columns: (A) Business code, (B) Amount, (C) Exclusion code, (D) Amount, (E) Related or exempt function income. Rows include 93 Program service revenue, 94 Membership dues and assessments, 95 Interest on savings and temporary cash investments, 96 Dividends and interest from securities, 97 Net rental income or (loss) from real estate, 98 Net rental income or (loss) from personal property, 99 Other investment income, 100 Gain or (loss) from sales of assets other than inventory, 101 Net income or (loss) from special events, 102 Gross profit or (loss) from sales of inventory, 103 Other revenue, 104 Subtotal, 105 Total.

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

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

Table with 2 columns: 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). Row 1: SEE ATTACHED STATEMENT.

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

Table with 5 columns: (A) Name, address, and EIN of corporation, partnership, or disregarded entity; (B) Percentage of ownership interest; (C) Nature of activities; (D) Total income; (E) End-of-year assets. Row 1: SEE ATTACHED STATEMENT, %, 0, 0.

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 [X] No

(b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? [] Yes [X] No

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

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.

Please

Date 7/28/04

EXEC DIRECTOR

(Check if

SCHEDULE A
(Form 990 or 990-EZ)

Organization Exempt Under Section 501(c)(3)

(Except Private Foundation) and Section 501(e), 501(f), 501(k),
501(n), or Section 4947(a)(1) Nonexempt Charitable Trust
Supplementary Information—(See separate instructions.)

OMB No 1545-0047

2003

Department of the Treasury
Internal Revenue Service

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

Name of the organization CLEVELAND HOUSING NETWORK	Employer identification number 34-1346763
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Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

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

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
Name ROBERT S CURRY Str 2999 PAYNE AVENUE City CLEVELAND ST OH Zip 44114 Country	Title EXEC DIRECTOR Avg hr/wk 40+	106,630	0	0
Name PATRICK J KENNEY Str 2999 PAYNE AVENUE City CLEVELAND ST OH Zip 44114 Country	Title COO Avg hr/wk 40+	88,206	0	0
Name ELIZABETH HERNANDEZ Str 2999 PAYNE AVENUE City CLEVELAND ST OH Zip 44114 Country	Title ASST DIRECTOR Avg hr/wk 40+	82,628	0	0
Name KATHLEEN MONTER DURBAN Str 2999 PAYNE AVENUE City CLEVELAND ST OH Zip 44114 Country	Title DIR PROP SERV Avg hr/wk 40+	80,182	0	0
Name DEJUAN PERRYMOND Str 2999 PAYNE AVENUE City CLEVELAND ST OH Zip 44114 Country	Title DIR DATA PROC Avg hr/wk 40+	78,240	0	0
Total number of other employees paid over \$50,000	17			

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

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

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
Name TESCO BUILDERS Check here if a business <input checked="" type="checkbox"/> Str 2324 LAKESIDE City CLEVELAND ST OH ZIP 44114 Country	CONSTRUCTION	4,172,721
Name RYSAR PROPERTIES INC Check here if a business <input checked="" type="checkbox"/> Str 4317 CHESTER AVENUE City CLEVELAND ST OH ZIP 44114 Country	CONSTRUCTION	3,441,770
Name C C MITCHELL Check here if a business <input checked="" type="checkbox"/> Str 3001 EAST ROYALTON ROAD City BROADVIEW HEIGHTS ST OH ZIP 44147 Country	APPLIANCE SALES	934,002
Name SUTTON BUILDERS INC Check here if a business <input checked="" type="checkbox"/> Str 2509 PROFESSOR AVENUE City CLEVELAND ST OH ZIP 44113 Country	CONSTRUCTION	660,244
Name BDL GENERAL CONTRACTING Check here if a business <input checked="" type="checkbox"/> Str P O BOX 32430 City EUCLID ST OH ZIP 44132 Country	CONSTRUCTION	388,521
Total number of others receiving over \$50,000 for professional services	45	

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

Table with 3 columns: Question, Yes, No. Contains questions 1 through 4 regarding lobbying activities, organizational acts, and grants.

Part IV Reason for Non-Private Foundation Status (See pages 3 through 6 of the instructions.)

The organization is not a private foundation because it is (Please check only ONE applicable box.)

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

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

Table with 2 columns: (a) Name(s) of supported organization(s), (b) Line number from above.

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

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12.) *Use cash method of accounting.*

Note: You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.

Calendar year (or fiscal year beginning in)	(a) 2002	(b) 2001	(c) 2000	(d) 1999	(e) Total
15 Gifts, grants, and contributions received. (Do not include unusual grants. See line 28.)	10,559,195	7,896,163	9,188,353	8,226,038	35,869,749
16 Membership fees received					0
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	3,017,274	3,021,352	2,498,046	2,187,933	10,724,605
18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	2,154,779	2,093,186	1,914,504	1,708,621	7,871,090
19 Net income from unrelated business activities not included in line 18					0
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					0
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge					0
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets					0
23 Total of lines 15 through 22	15,731,248	13,010,701	13,600,903	12,122,592	54,465,444
24 Line 23 minus line 17	12,713,974	9,989,349	11,102,857	9,934,659	43,740,839
25 Enter 1% of line 23	157,312	130,107	136,009	121,226	
26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (e), line 24					26a 874,817
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					26b
c Total support for section 509(a)(1) test: Enter line 24, column (e)					26c 43,740,839
d Add: Amounts from column (e) for lines:					
18 7,871,090					
19 0					
22 0					
26b 0					
e Public support (line 26c minus line 26d total)					26d 7,871,090
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))					26e 35,869,749
					26f 82.01%
27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person." Do not file this list with your return. Enter the sum of such amounts for each year					
(2002) _____ (2001) _____ (2000) _____ (1999) _____					
b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year:					
(2002) _____ (2001) _____ (2000) _____ (1999) _____					
c Add: Amounts from column (e) for lines:					
15 0					
16 0					
17 0					
20 0					
21 0					
d Add: Line 27a total and line 27b total					27c 0
e Public support (line 27c total minus line 27d total)					27d 0
f Total support for section 509(a)(2) test: Enter amount from line 23, column (e)					27e 0
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))					27f 0
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					27g 0.00%
					27h 0.00%
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)

		Yes	No
29	Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?		
30	Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?		
31	Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If "Yes," please describe; if "No," please explain. (If you need more space, attach a separate statement)		
32	Does the organization maintain the following		
a	Records indicating the racial composition of the student body, faculty, and administrative staff?		
b	Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?		
c	Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?		
d	Copies of all material used by the organization or on its behalf to solicit contributions?		
	If you answered "No" to any of the above, please explain. (If you need more space, attach a separate statement.)		
33	Does the organization discriminate by race in any way with respect to:		
a	Students' rights or privileges?		
b	Admissions policies?		
c	Employment of faculty or administrative staff?		
d	Scholarships or other financial assistance?		
e	Educational policies?		
f	Use of facilities?		
g	Athletic programs?		
h	Other extracurricular activities?		
	If you answered "Yes" to any of the above, please explain. (If you need more space, attach a separate statement)		
34 a	Does the organization receive any financial aid or assistance from a governmental agency?		
b	Has the organization's right to such aid ever been revoked or suspended? If you answered "Yes" to either 34a or b, please explain using an attached statement.		
35	Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev. Proc. 75-50, 1975-2 C.B. 587, covering racial nondiscrimination? If "No," attach an explanation		

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 5768)

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)

		(a) Affiliated group totals	(b) To be completed for ALL electing organizations
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)	0	0
39	Other exempt purpose expenditures		
40	Total exempt purpose expenditures (add lines 38 and 39)	0	0
41	Lobbying nontaxable amount. Enter the amount from the following table—		
	If the amount on line 40 is—		
	Not over \$500,000		
	Over \$500,000 but not over \$1,000,000		
	Over \$1,000,000 but not over \$1,500,000		
	Over \$1,500,000 but not over \$17,000,000		
	Over \$17,000,000		
	The lobbying nontaxable amount is—		
	20% of the amount on line 40		
	\$100,000 plus 15% of the excess over \$500,000		
	\$175,000 plus 10% of the excess over \$1,000,000		
	\$225,000 plus 5% of the excess over \$1,500,000		
	\$1,000,000		
41		0	0
42	Grassroots nontaxable amount (enter 25% of line 41)	0	0
43	Subtract line 42 from line 36. Enter -0- if line 42 is more than line 36	0	0
44	Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38	0	0

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720.

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below)

See the instructions for lines 45 through 50 on page 11 of the instructions

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

Part VI-B Lobbying Activity by Nonelecting Public Charities

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

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

	Yes	No	Amount
a Volunteers		X	
b Paid staff or management (Include compensation in expenses reported on lines c through h.)		X	
c Media advertisements		X	
d Mailings to members, legislators, or the public		X	
e Publications, or published or broadcast statements		X	
f Grants to other organizations for lobbying purposes		X	
g Direct contact with legislators, their staffs, government officials, or a legislative body		X	
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means		X	
i Total lobbying expenditures (Add lines c through h.)			0

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

FORM 990, PART II - LINE 23 - SPECIFIC ASSISTANCE TO INDIVIDUALS

<u>DESCRIPTION</u>	<u>AMOUNT</u>
ACQUISITION, REHAB, & CONSTRUCTION	1,754,983
HOUSEWARMING MATERIALS & LABOR	2,675,751
ELECTRIC WIRING	320,525
LEAD ABATEMENT	280,132
WATER CONSERVATION	2,629,882
FAMILY DEVELOPMENT	196,285
	<u>7,857,658</u>

FORM 990, PART II - LINE 43 - OTHER EXPENSES

<u>DESCRIPTION</u>	<u>TOTAL</u>	<u>PROGRAM SERVICES</u>	<u>MANAGEMENT AND GENERAL</u>	<u>FUNDRAISING</u>
CONTRACT MATERIALS	710,078	710,078		
MAINTENANCE	155,904	139,952	13,884	2,068
INSURANCE	87,215	84,490	2,372	353
PROPERTY MANAGEMENT FEES	549,409	549,409		
REAL ESTATE TAXES	3,892	2,880	881	131
MISCELLANEOUS	838,236	822,956	7,017	8,263
	<u>2,344,734</u>	<u>2,309,765</u>	<u>24,154</u>	<u>10,815</u>

FORM 990, PART III - ORGANIZATION'S PRIMARY EXEMPT PURPOSE

THE ORGANIZATION OPERATES FOR THE PRIMARY PURPOSES OF ASSISTING LOW INCOME INDIVIDUALS AND REVITALIZING AND STABILIZING COMMUNITY NEIGHBORHOODS. IT ACCOMPLISHES THESE CHARITABLE PURPOSES BY DEVELOPING AFFORDABLE HOMES FOR LOW AND MODERATE INCOME FAMILIES IN INNER-CITY NEIGHBORHOODS AND PROVIDING FAMILIES WITH PROGRAMS, FINANCIAL ASSISTANCE, TRAINING, AND SKILL DEVELOPMENT, IN PART, TO CREATE OPPORTUNITIES FOR LONG TERM HOME OWNERSHIP IN THESE NEIGHBORHOODS.

FORM 990, PART IV - LINE 58 - OTHER ASSETS

<u>DESCRIPTION</u>	<u>BEGINNING</u>	<u>ENDING</u>
MORTGAGES RECEIVABLE	578,756	567,386
INTEREST RECEIVABLE - DEFERRED	7,878,417	8,733,349
	<u>8,457,173</u>	<u>9,300,735</u>

FORM 990, PART IV - LINE 65 - OTHER LIABILITIES

<u>DESCRIPTION</u>	<u>BEGINNING</u>	<u>ENDING</u>
DEFERRED INTEREST	380,000	688,106
	<u>380,000</u>	<u>688,106</u>

FORM 990, PART VI - LINE 80 -RELATED ORGANIZATIONS

<u>NAME</u>	<u>TYPE</u>
Houseco III, Inc	NONEXEMPT
Houseco IV, Inc	NONEXEMPT
Houseco V, Inc	NONEXEMPT
Houseco VI, Inc	NONEXEMPT
Houseco VII, Inc	NONEXEMPT
Houseco VIII, Inc	NONEXEMPT
Houseco IX, Inc	NONEXEMPT
Houseco X, Inc	NONEXEMPT
Houseco XI, Inc	NONEXEMPT
Houseco XII, Inc	NONEXEMPT
Houseco XIII, Inc	NONEXEMPT
Houseco XIV, Inc	NONEXEMPT
Houseco XV, Inc	NONEXEMPT
Houseco XVI, Inc	NONEXEMPT
Houseco XVII, Inc	NONEXEMPT
Houseco XVIII, Inc	NONEXEMPT
Houseco XIX, Inc	NONEXEMPT
Houseco XX, Inc	NONEXEMPT
Network Restoration, Inc	NONEXEMPT
Infill I, Inc	NONEXEMPT
Infill II, Inc	NONEXEMPT
Infill III, Inc	NONEXEMPT
Eneview Homes I Corp	NONEXEMPT
East Side Neighborhood Homes, Inc	NONEXEMPT
West I Corporation	NONEXEMPT
Noah II LLC	NONEXEMPT

FORM 990, PART VIII - RELATIONSHIP OF ACTIVITIES TO THE ACCOMPLISHMENT OF EXEMPT PURPOSES

<u>LINE NO</u>	<u>EXPLANATION OF HOW EACH ACTIVITY FOR WHICH INCOME IS REPORTED IN COLUMN (E) OF PART VII CONTRIBUTED IMPORTANTLY TO THE ACCOMPLISHMENT</u>
93A	SERVICE FEES RECEIVED IN CONNECTION WITH THE CONSTRUCTION OR REHABILITATION OF LOW AND MODERATE INCOME INNER-CITY HOUSING
93B	RENTAL INCOME FROM LOW AND MODERATE INCOME FAMILIES PARTICIPATING IN THE ORGANIZATION'S PROGRAMS TO PROVIDE AFFORDABLE HOUSING IN CITY NEIGHBORHOODS
99	INTEREST EARNED ON LOW INTEREST LOANS MADE FOR THE CONSTRUCTION AND REHABILITATION OF LOW AND MODERATE INCOME INNER-CITY HOUSING
102	GAINS INCURRED ON SALES OF INVENTORY HOUSING TO LOW TO MODERATE INCOME RESIDENTS WHO PURCHASED HOMES AT A COST WHICH WAS HIGHER THAN UNIT'S NET BOOK VALUE

FORM 990, PART V - LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK	COMPENSATION	CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS & DEFERRED COMPENSATION		EXPENSE ACCOUNT AND OTHER ALLOWANCES
Carol Friedman 1206 East 80th Street Cleveland, Ohio 44103-2204	Trustee Part Time	NONE	NONE	NONE	NONE
William Newsome 663 East 107th Street Cleveland, Ohio 44108	Trustee Part Time	NONE	NONE	NONE	NONE
Gloria Jean Pinkney 17004 Throckley Avenue Cleveland, Ohio 44128	Trustee Part Time	NONE	NONE	NONE	NONE
Miriam Ortiz-Rush 1173 East Blvd Cleveland, Ohio 44108	Trustee Part Time	NONE	NONE	NONE	NONE
Roger Ramirez 1618 Blossom Park Cleveland, Oh 44107	Trustee Part Time	NONE	NONE	NONE	NONE
Dave Bailey 13610 Shaker Blvd #603 Cleveland, OH 44120	Trustee Part Time	NONE	NONE	NONE	NONE
Kevin Cooney 5615A North Greenway Court Highland Heights, Ohio 44143	Trustee Part Time	NONE	NONE	NONE	NONE
Anne Bloomberg 1760 Fulton Road Cleveland, OH 44113	Trustee Part Time	NONE	NONE	NONE	NONE
Alan Gressel 2808 Van Aken Blvd Cleveland, Ohio 44120	Trustee Part Time	NONE	NONE	NONE	NONE
Frances Hunter 18807 Hillgrove Avenue Cleveland, OH 44119	Trustee Board Vice-President Part Time	NONE	NONE	NONE	NONE
Gail Long 1050 Starkweather Dnve Cleveland, Ohio 44113	Trustee Part Time	NONE	NONE	NONE	NONE
Marty Murphy 1276 W 3rd St #319 Cleveland, OH 44113	Trustee Part Time	NONE	NONE	NONE	NONE
William Riley 16911 Talford Cleveland, Ohio 44128	Trustee Part Time	NONE	NONE	NONE	NONE
Krume Stojanovski 3718 East 57 Cleveland, Ohio 44105	Trustee Board Treasurer Part Time	NONE	NONE	NONE	NONE
Nate Davis 1380 East 6th Street Cleveland, Ohio 44114	Trustee Part Time	NONE	NONE	NONE	NONE
Carolynn Galloway 4223 East 96 Street Cleveland, Ohio 44105	Trustee Board President Part Time	NONE	NONE	NONE	NONE

FORM 990, PART V - LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES (CONTINUED)

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK	COMPENSATION	CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS & DEFERRED COMPENSATION	EXPENSE ACCOUNT AND OTHER ALLOWANCES
Margaret Hamilton (Ementus) 8010 Simon Ave Cleveland, Ohio 44103	Trustee Part Time	NONE	NONE	NONE
Kathryn Jackson 2212 East 86 Cleveland, Ohio 44106	Trustee Part Time	NONE	NONE	NONE
Peter Meisel 6190 Cochran Rd Solon, Ohio 44139	Trustee Part Time	NONE	NONE	NONE
Brian Schneiderman 540 East 105th Street Cleveland, Ohio 44108	Trustee Part Time	NONE	NONE	NONE
Ann Weahry 835 Starkweather Avenue Cleveland, OH 44113	Trustee Part Time	NONE	NONE	NONE
William Tillman 14113 Becket Rd Cleveland, Ohio 44120	Trustee Part Time	NONE	NONE	NONE
Ronnie A Dunn 26900 Brush Avenue Euclid, Ohio 44132	Trustee Part Time	NONE	NONE	NONE
John Weiss 4855 North Sedgewick Road Lyndhurst, Ohio 44124	Trustee Part Time	NONE	NONE	NONE
Robyn Minter Smyers 3900 Key Center Cleveland, Ohio 44114	Trustee Board Secretary Part Time	NONE	NONE	NONE
Raymond Cash, Jr. 3146 East 123rd Street Cleveland, Ohio 44120	Trustee Part Time	NONE	NONE	NONE
Bruce Murphy 127 Public Square Cleveland, Ohio 44105	Trustee Part Time	NONE	NONE	NONE

FORM 990, PART IX - INFORMATION REGARDING TAXABLE SUBSIDIARIES AND DISREGARDED ENTITIES

NAME AND ADDRESS	Employer Identification Number	Percentage Ownership Interest	Nature of Business Activities	Total Income	Ending Assets
Houseco III, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883054	75 0%	Property Mgmt	(619)	-
Houseco IV, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883056	75 0%	Property Mgmt	(93)	-
Houseco V, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883058	75 0%	Property Mgmt	4	-
Houseco VI, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883061	75 0%	Property Mgmt	-	(15)
Houseco VII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883062	75 0%	Property Mgmt	3	(33)
Houseco VIII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883063	75 0%	Property Mgmt	(19)	(94)
Houseco IX, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883064	75 0%	Property Mgmt	(44)	369,879
Houseco X, Inc 2999 Payne Avenue Cleveland OH 44114	34-1883065	75 0%	Property Mgmt	(37)	311,456
Houseco XI, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1883066	75 0%	Property Mgmt	(35)	848,714
Houseco XII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1797722	76 8%	Property Mgmt	(48)	621,545
Houseco XIII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1824876	100 0%	Property Mgmt	(188)	154,172
Houseco XIV, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1843895	100 0%	Property Mgmt	(45)	(65,058)

FORM 990, PART IX - INFORMATION REGARDING TAXABLE SUBSIDIARIES AND DISREGARDED ENTITIES (CONTINUED)

NAME AND ADDRESS	Employer Identification Number	Percentage Ownership Interest	Nature of Business Activities	Total Income	Ending Assets
Houseco XV, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1854311	100 0%	Property Mgmt	(37)	39
Houseco XVI, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1876274	100 0%	Property Mgmt	(46)	202,091
Houseco XVII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1898787	100 0%	Property Mgmt	(37)	(285)
Houseco XVIII, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1938961	100 0%	Property Mgmt		
Houseco XIX, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1963482	100 0%	Property Mgmt		
Houseco XX, Inc 2999 Payne Avenue Cleveland, OH 44114	41-2062640	100 0%	Property Mgmt		
Network Restoration, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1524244	100 0%	Property Mgmt	(72)	(9,331)
Infill I, Inc 2999 Payne Avenue Cleveland, OH 44114	36-4025434	100 0%	Property Mgmt	(1,255)	13,164
Infill II, Inc 2999 Payne Avenue Cleveland, OH 44114	34-1806129	52 0%	Property Mgmt	(1,099)	(7,559)
Infill III, Inc 2999 Payne Avenue Cleveland, OH 44114	02-0559951	100 0%	Property Mgmt		
Eneview Homes I Corp 2999 Payne Avenue Cleveland, OH 44114	01-0607644	100 0%	Property Mgmt		
East Side Neighborhood Homes, Inc 2999 Payne Avenue Cleveland, OH 44114	13-4217057	100 0%	Property Mgmt		
West I Corporation 2999 Payne Avenue Cleveland, OH 44114	04-3735249	100 0%	Property Mgmt	(5)	53,655
Noah II LLC 2999 Payne Avenue Cleveland, OH 44114	01-0679346	50 0%	Property Mgmt	(200)	(350)

(3,872)2,491,990

CLEVELAND HOUSING NETWORK, INC.

CODE OF REGULATIONS
(Amended and restated 03/25/04)

ARTICLE I - NAME:

The name of the organization shall be the Cleveland Housing Network, Inc. (CHN). CHN is a non-profit organization dealing with housing rehabilitation, housing technical assistance, and the coordination of housing programs in the City of Cleveland.

ARTICLE II - BOUNDARIES:

The area primarily served shall be within the City of Cleveland, Cuyahoga County, State of Ohio.

ARTICLE III - PURPOSE:

CHN is organized exclusively for non-profit citywide services;

Section 1:

For the primary, but not exclusive, purpose of serving the poor.

Section 2:

To save existing housing stock and to develop affordable homes for poor and moderate income people; especially to provide the opportunity for long-term home-ownership.

Section 3:

To establish a city-wide organization that helps to coordinate and promote member groups' housing efforts that are not contrary to Article III, Sections 1 and 2, and to develop and cooperate with other corporations in the development of comprehensive housing and neighborhood re-development strategies.

Section 4:

To establish a system to account for an overall budget, use of funds, financial obligations, and the equitable distribution to member groups.

Section 5:

To coordinate a method of maintaining the quality of the rehabilitated housing over the long term.

Section 6:

To promote racial integration through CHN's rehabilitation programs and to reverse all types of housing discrimination in the neighborhoods CHN serves.

Section 7:

To serve as the statutory agent for any other corporation, partnership, limited liability or other business entity that is affiliated with CHN.

ARTICLE IV - MEMBER ORGANIZATIONS:

Section 1:

- (A) The Board of Trustees shall maintain an annual membership roster.
- (B) Notwithstanding references in this Code of Regulations to member organizations, the voting members of CHN are the members of the Board of Trustees of CHN serving as such from time to time.

Section 2: Regular Member Organizations:

A regular member organization shall meet the following criteria:

1. Have a neighborhood base with active resident involvement.
2. Have a non-profit and tax exempt status or be in the process of obtaining it.
3. Be geographically defined by its Code of Regulations or Constitution.
4. Be willing to adhere to the goals and objectives of CHN.
5. Demonstrate organizational experience and/or history.
6. Be achieving CHN minimum production requirements and be a party to an appropriate contract with CHN.

Section 3: New Member Organizations (Provisional Member Organizations):

- (A) There shall be a limit of one organization per neighborhood as defined by the member organization's geographic boundaries, with a second member organization being able to become a member organization with the approval of the present member organization representing the neighborhood as well as the approval of the Board of Trustees of CHN.
- (B) New member organizations shall be accepted as regular member organizations at the discretion of the Board of Trustees based on the availability of funds and meeting the following criteria:
 1. Have a neighborhood base with active resident involvement.
 2. Have non-profit and tax exempt status or be in the process of obtaining it.
 3. Be geographically defined by its Code of Regulations or Constitution.
 4. Be willing to adhere to the goals and objectives of CHN.
 5. Demonstrate organizational experience and/or history.
 6. Have successfully served as a Provisional Member pursuant to an appropriate contract with CHN under the observation of the CHN Membership (or other appropriate) Committee for a period of at least twelve (12) months.

Section 4: Associate Member Organizations; Suspended Member Organizations.

- (A) An Associate Member Organization is a member organization which, after having been placed on probation, continues to be unable for cause to meet CHN minimum production requirements but wishes to remain a member of CHN. A Suspended Member Organization is a member organization which for cause is, on a temporary basis, suspended from full membership in CHN. "Cause" shall be determined by the CHN Board of Trustees in its discretion.
- (B) A member organization may become an Associate Member Organization of CHN or a Suspended Member Organization of CHN after detailed advance consideration of such

change in status by the CHN Membership (or other appropriate) Committee. Such change in status shall be effected by vote of the CHN Board of Trustees.

- (C) The following shall apply to each Associate Member Organization and each Suspended Member Organization:
- (1) Production Requirements. The CHN Membership (or other appropriate) Committee shall determine whether or not an Associate Member Organization or a Suspended Member Organization shall be required to meet CHN's minimum production requirements (or any portion thereof).
 - (2) Core Support. No Associate Member Organization and no Suspended Member Organization shall receive group Core Support for any year during such membership.
 - (3) Voting.
 - (a) Associate Member Organizations - Each Associate Member Organization shall be counted for CHN Board quorum purposes and shall maintain its CHN voting privileges on all issues, excluding, however, New Construction and Rehabilitation Programs, acquisition and development issues.
 - (b) Suspended Member Organizations - Suspended Member Organizations shall not have CHN voting privileges and shall not be counted for CHN Board quorum purposes.
 - (4) Code of Regulations; Staff Support.
 - (a) Associate Member organizations - Each Associate Member Organization shall abide by all CHN Code of Regulations provisions relating to CHN Board participation in the same manner as other CHN member organizations (except for reduced voting privileges as described above) and shall provide adequate and appropriate staff support to CHN.
 - (b) Suspended Member Organizations - Each Suspended Member Organization shall be required to meet CHN Board participation requirements (except for loss of voting privileges as described above).
 - (5) Status Review. The status of each Associate Member Organization and each Suspended Member Organization shall be reviewed at least annually by the CHN Membership (or other appropriate) Committee which shall, if it deems it appropriate, recommend a change in such status to the CHN Board, such change being a return to full regular membership in CHN, exit from CHN, or a revised membership status.
 - (6) Commitment; Eligibility to Return to Regular Membership.
 - (a) Associate Member Organizations - Each Associate Member Organization, by accepting such status, agrees to make a diligent effort to meet CHN's minimum production requirements as soon as the same is feasible, and, upon meeting such requirements, shall be eligible to resume its participation as a regular member organization of CHN, upon recommendation of the CHN Membership (or other appropriate) Committee and approval of the CHN Board of Trustees.
 - (b) Suspended Member Organizations - Each Suspended Member Organization, by accepting such status, agrees to resume its participation as a regular member organization of CHN whenever the same is feasible and practical, and shall be eligible to resume such participation upon recommendation of the CHN Membership (or other appropriate) Committee and approval of the CHN Board of Trustees.

ARTICLE V - MEETINGS:

Section 1: Annual Meetings

There shall be an annual meeting which will be:

- (A) Open to general membership of all member organizations.
- (B) Each member organization will be notified sixty (60) days in advance of the annual meeting.
- (C) Each member organization will submit its appointment of a board representative at the annual meeting.

Section 2: Special Purpose Meeting

Each member organization may request a special meeting:

- (A) Any request for a special purpose meeting shall be made to the Board of CHN.
- (B) Any request for a special purpose meeting will be reviewed at the following Board Meeting.
- (C) Approval of special purpose meeting shall be made by the majority vote of the Board of CHN.
- (D) If approved a time and date shall be set at the board meeting.

ARTICLE VI - BOARD OF TRUSTEES AND OFFICERS:

Section 1:

- (A) Each member organization shall appoint or elect a representative and one alternate representative from its Board to serve as a Trustee on the Board of CHN.
- (B) The CHN Resident Advisory Council shall appoint or elect two representatives and two alternate representatives from its members to serve as Trustees on the Board of CHN.

Section 2:

- (A) Regular At-Large Trustees. There shall be six Regular At-Large Trustees appointed by the Board of CHN.
- (B) Additional At-Large Trustees. In the discretion of the Board of CHN there may be up to four Additional At-Large Trustees appointed by the Board of CHN.
- (C) Past President At-Large Trustees. In the discretion of the Board of CHN, there may be one or more Past President At-Large Trustees, appointed by the Board of CHN from the number of past Presidents of CHN.

Section 3:

In the event of the expiration of the service of a Trustee of CHN (without regard to the reason for such expiration of service), such Trustee may be elected by the Board of CHN to serve no more than one additional twelve month term as an Emeritus Trustee of CHN. Such election shall take place at the meeting of the Board of CHN which coincides with or next immediately follows such expiration of service. An Emeritus Trustee shall have all the rights and obligations of a regular Trustee and shall be deemed to be an additional At-Large Trustee.

Section 4:

Notwithstanding the foregoing, the number of Member Organization governing board members who are elected representatives of low-income neighborhood organizations serving on the Board of CHN shall always constitute at least one-third (1/3) of the total number of governing board

members serving on such Board, and accordingly, the number of At-Large governing board members serving on the Board of CHN at any time shall be reduced (to zero, if necessary) to effect compliance with this provision. CHN shall maintain at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations by maintaining the number of Member organization Trustees, as outlined above.

Section 5:

Member Organization Trustees and Resident Council Trustees shall be elected for terms of one year. Regular At-Large Trustees shall be elected for terms of three years, and, except as provided with respect to Emeritus Trustees, are eligible to be elected to one additional consecutive term. Additional At-Large Trustees shall be elected for terms of one year and shall be eligible for re-election. Past President At-Large Trustees shall be elected for terms not exceeding two years, and shall be eligible for re-election.

Section 6:

A vacancy among Trustees representing Member Organizations shall be filled by another representative of the Member Organization, as elected or appointed by such Member Organization. A vacancy occurring in the Residents Council trusteeship shall be filled by another Resident Council representative, as elected or appointed by the CHN Residents Advisory Council. A vacancy among the At-Large Trustees shall be filled by Board appointment, maintaining the prescribed formula.

Section 7:

Officers of CHN shall consist of a President, Vice-President, Secretary and Treasurer.

- (A) All officers will be elected by vote of the Board of Trustees and shall serve at the pleasure of the Board of Trustees.
- (B) Officers shall be members of the Board of Trustees.

Section 8:

- (A) Except for the filling of vacancies in office, officers of CHN will be elected to serve a term of two years, subject to the pleasure of the Board of Trustees.
- (B) Except for the filling of vacancies in office, commencing in the year 1995, The election of officers shall take place at the first meeting of the Board of Trustees following each annual meeting of CHN which is held in an odd numbered year, and each officer shall be elected for a term of office ending at the first meeting of the Board of Trustees following the annual meeting of CHN held in the next succeeding odd numbered year, and until his or her successor is elected.
- (C) Vacancies in office may occur by reason of resignation, death, removal from office by action by the Board of Trustees, or otherwise. Vacancies in office shall be filled by action of the Board of Trustees electing an officer to serve the remaining portion of the term of office which is vacant.
- (D) Reelection. Officers shall be eligible for reelection to hold the same office, provided, however, that in 1999 and thereafter, no officer who has completed two full consecutive two year terms in the same office shall be eligible to be reelected to an additional consecutive term in such office.

Section 9:

The Board of Trustees shall have the power necessary for efficient and progressive operation of CHN including:

- (A) Approval of the annual budget
- (B) Approval of an annual program plan to carry out the goals and objectives of CHN.
- (C) Approval of new members.
- (D) Hiring and firing the Executive Director.

Section 10:

- (A) Meetings of the Board. The Board of Trustees shall hold regular meetings no less often than every other month.
- (B) Quorum. A quorum at Board meetings shall be (1) a majority of the total of (A) the Member Organization Trustees, plus (B) the Associate Member Organization Trustees, and (2) a majority of the total Board of Trustees.
- (C) Calling of Board Meetings. Meetings of the Board of Trustees shall be called by the President of CHN or by one-third (1/3) or more of the Trustees then in office.

Section 11:

No Trustee shall receive payment for services on the Board.

Section 12:

By accepting a position on the Board, each Trustee assumes the responsibility to uphold these Code of Regulations, perform all duties as specified in the Code of Regulations, and promises to hand over to his/her successor(s) all books, money, or other property, or records belonging to CHN.

Section 13:

Failure of a Trustee to attend three (3) consecutive Board meetings, or abide by the Code of Regulations of CHN, may result in loss of representation on the Board of Trustees. Procedures for termination as are follows:

- (A) Trustees, and member organizations if applicable, must be notified in writing of possible termination after two (2) missed meetings.
- (B) Trustees shall have the opportunity to present both a written and oral defense before the entire Board of CHN prior to a decision being made for termination.
- (C) Termination of Trustees from the Board of CHN must be approved by a 2/3 Board vote excluding the vote of the Trustee in question.

Section 14:

At all meetings of Trustees voting shall be in person; there shall be no proxy voting. In the event of the absence of a Trustee representing a member organization, the alternate representative from that member organization shall serve as the Trustee representing that member organization and shall be entitled to vote in person.

ARTICLE VII - DUTIES OF OFFICERS:

Section 1:

The President shall have responsibility for the supervision and direction of general CHN meetings, and shall perform other duties as directed by the Board of Trustees.

Section 2:

The Vice-President shall perform the duties of the President in the absence of the President. The Vice-President shall also monitor the work of all CHN committees.

Section 3:

The Secretary shall record minutes of the annual meeting and Board of Trustees meetings. These minutes shall be available to persons authorized by the Board. The Secretary shall also monitor the keeping of CHN's non-financial records.

Section 4:

The Treasurer shall monitor the keeping of all CHN financial books and shall give and receive all receipts and monies of CHN. CHN's financial records shall be made available for Board inspection upon request.

ARTICLE VIII - COMMITTEES:

Section 1: Executive Committee

- (A) There shall be an Executive Committee consisting of the officers of CHN who are Trustees, the chairpeople of committees of CHN who are Trustees, and no more than two additional Trustees named by the President from time to time. The Executive Committee shall have at least seven (7) members.
- (B) The Executive Committee shall handle the regular affairs of CHN between meetings of the Board of Trustees. The Executive Committee may exercise the authority of the Board of Trustees and shall be subject to the control and direction of the Board of Trustees. An action or authorization by the Executive Committee within its authority shall be as effective as the act or authorization by the Board of Trustees.
- (C) Notwithstanding the foregoing, the Executive Committee shall have no power or authority with respect to the following:
 - (1) Amendments to the CHN Code of Regulations.
 - (2) Election of At-large Trustees;
 - (3) Removal of a Trustee;
 - (4) Determination of a group's membership status in CHN; or
 - (5) Rent increases.
- (D) A quorum of the Executive Committee shall be a majority of its members.
- (E) The President of CHN shall serve as the chairman of the Executive Committee.
- (F) Trustees of CHN who are not members of the Executive Committee shall have the privilege of attending meetings of the Executive Committee, subject only to the right of the Executive Committee at any time to meet in closed session.

- (G) Two (2) days' notice shall be given of Executive Committee meetings, subject, however, to waiver of notice by members of the Committee.
- (H) Reasonable effort shall be made to give notice of meetings of the Executive Committee to CHN Trustees not members of the Executive Committee.
- (I) The Executive Committee shall report its actions and activities to the Board of Trustees at the next scheduled meeting of the Board of Trustees.

Section 2: Other Committees.

Other committees shall be established by the Board of Trustees. The chairperson shall be appointed by the Board until the committee selects its own.

ARTICLE IX - AMENDMENTS TO CODE OF REGULATIONS:

- (A) Proposed amendments to the Code of Regulations shall be submitted in writing to the Board of Trustees or to the Executive Committee at a regular meeting of the Board or of the Committee. A copy of the proposed amendment shall be sent to each member organization and Trustee.
- (B) A vote on the proposed amendment shall take place at the following Board meeting, provided however, that such meeting shall be held no earlier than twenty (20) days after the presentation in a (A) above.
- (C) Amendments must be approved by 2/3 of voting Board members.

ARTICLE X - FINANCIAL OBLIGATIONS:

Section 1:

No person or member organization of CHN shall be personally liable to its creditors for any indebtedness or liability, and any and all creditors of CHN shall look only to the assets of CHN for payment.

Section 2:

Upon dissolution of CHN, the Board of Trustees shall, after paying or making provision for paying all liabilities of CHN incurred exclusively for the purpose of CHN, dispose of all assets of CHN within the intent of Section 501(c)(3) of the Internal Revenue Code of 1954.

ARTICLE XI - NON-PARTISAN STATUS AND PUBLIC POSTURE:

Section 1:

CHN shall neither endorse nor support any candidate or slate of candidates for public office.

Section 2:

Only the President or the President's designee may make public CHN's official position on any public matters.

ARTICLE XII - CONFLICTS OF INTEREST:

Section 1:

No Trustee or officer of CHN shall use his or her position in CHN for his or her own direct or indirect financial gain.

Section 2:

To prevent harm to CHN, no Trustee or officer of CHN shall maintain any material interest, direct or indirect, in any business transaction with CHN or a CHN affiliate, unless the following requirements are met:

- (A) Each transaction must be done in good faith and in a manner that the Trustee or officer reasonably believes to be in the best interest of CHN. Each transaction must be disclosed to the Trustees and officers acting upon or in reference to such transaction. Each transaction shall only proceed after being authorized by the Board of Trustees of CHN acting without the participation of the interested person.
- (B) The requirements of funders of CHN are not violated by any such transaction.

Section 3:

This Article XII shall not be construed to prevent a Trustee or officer who was, at the time of his or her election as such Trustee or officer, a resident of a property owned or managed by CHN from voting on any matter affecting residents in general, regardless of the financial impact on such Trustee.

Application for Extension of Time To File an Exempt Organization Return

▶ File a separate application for each return

- 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 CLEVELAND HOUSING NETWORK	Employer identification number 34-1346763
File by the due date for filing your return See instructions	Number, street, and room or suite no. If a P O box, see instructions. 2999 PAYNE AVENUE, Room No 306	
	City, town or post office, state, and ZIP code For a foreign address, see instructions. CLEVELAND, OHIO 44114	

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

- | | | |
|--|---|------------------------------------|
| <input checked="" type="checkbox"/> Form 990 | <input type="checkbox"/> Form 990-T (corporation) | <input type="checkbox"/> Form 4720 |
| <input type="checkbox"/> Form 990-BL | <input type="checkbox"/> Form 990-T (sec. 401(a) or 408(a) trust) | <input type="checkbox"/> Form 5227 |
| <input type="checkbox"/> Form 990-EZ | <input type="checkbox"/> Form 990-T (trust other than above) | <input type="checkbox"/> Form 6069 |
| <input type="checkbox"/> Form 990-PF | <input type="checkbox"/> Form 1041-A | <input type="checkbox"/> 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 8/15/2004 to file the exempt organization return for the organization named above. The extension is for the organization's return for

▶ 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

3 a 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 \$ _____ 0

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 \$ _____ 0

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 \$ _____ 0

Signature and Verification

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and that I am authorized to prepare this form

Signature ▶ [Signature] Title ▶ EXECUTIVE DIRECTOR Date ▶ 5/7/04

FORM 990, SCHEDULE A - PART III - LINE 2B

A CURRENT BOARD OF TRUSTEE MEMBER QUALIFIES UNDER THE ORGANIZATION'S GUIDELINES AND IS A LEASE PURCHASER

FORM 990, SCHEDULE A - PART III - STATEMENT OF EXPLANATION REGARDING DETERMINING RECIPIENTS

IN ORDER TO RECEIVE THE BENEFITS OF THE ORGANIZATION'S PROGRAMS, INDIVIDUALS OF FAMILIES MUST INCOME-QUALIFY, BASED ON THEIR EARNINGS OR RECEIPT OF SUBSIDIES OR OTHER SUCH PAYMENTS BEING LESS THAN THE AREA MEAN INCOME AS DETERMINED BY THE MOST RECENT UNITED STATES CENSUS

FORM 990, SCHEDULE A - PART VII - LINE 52a

Member Groups (Tax-exempt)

Amistad Development Corporation
Buckeye Area Development Corporation
Burten, Bell, Carr Development Corporation
Clark Metro Development Corporation
Detroit Shoreway Community Development Organization
Fairfax Renaissance Development Corporation
Famicos Foundation
Glenville Development Corporation
Mount Pleasant NOW Development Corporation
Northeast Shores Development Corporation
Ohio City Near West Development Corporation
St Clair-Superior Neighborhood Development Association
Shaker Square Area Development Corporation
Slavic Village Development
Stockyards Redevelopment Organization
Tremont West Development Corporation
Union Miles Development Corporation
Westtown Community Development Corporation

Line 1a (990) - Direct public support

1	Contributions	1	4,921,193
2	Non Cash Contributions	2	
3	Special events contributions (Line 9 - Special Events)	3	0
4	-----	4	
5	-----	5	
6	-----	6	
7	-----	7	
8	-----	8	
9	-----	9	
10	Total	10	4,921,193

Line 47 (990) - Accounts receivable

		Accounts receivable		Allowance for doubtful accounts		
		Beginning	End	Beginning	End	
1	ACCOUNTS RECEIVABLE	1	5,818,025	5,616,500		
2	-----	2				
3	-----	3				
4	-----	4				
5	-----	5				
6	-----	6				
7	-----	7				
8	-----	8				
9	-----	9				
10	-----	10				
11	Total accounts receivable	11	5,818,025	5,616,500	0	0