OMB No. 1545-0047

Form **990**

Return of Organization Exempt From Income Tax

1999

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

This Form is Open to Public Inspection

Department of the Treasury Internal Revenue Service

Note: *The organization may have to use a copy of this return to satisfy state reporting requirements.*

A For the 1999 calendar year, OR tax year period beginning JUL 1, 1999 and ending JUN 30, 2000

B Check if: [ ] Change of address [ ] Initial return [ ] Final return [X] Amended return (required also for state reporting)

Please use IRS label or print or type. See Specific Instructions.

C Name of organization: ACORN HOUSING CORPORATION, INC.

Number and street (or P.O. box if mail is not delivered to street address): 1024 ELYSIAN FIELDS AVENUE Room/suite

City or town, state or country, and ZIP+4: NEW ORLEANS, LA 70117

D Employer identification number: 72-1048321

E Telephone number: (504)943-0044

F Check ▶ [ ] if exemption application is pending

G Type of organization ➔ [X] Exempt under 501(c) (3)◀ (insert number) OR ▶ [ ] section 4947(a)(1) nonexempt charitable trust

Note: Section 501(c)(3) exempt organizations and 4947(a)(1) nonexempt charitable trusts MUST attach a completed Schedule A (Form 990).

H(a) Is this a group return filed for affiliates? [ ] Yes [X] No

(b) If "Yes," enter the number of affiliates for which this return is filed: ▶

(c) Is this a separate return filed by an organization covered by a group ruling? [ ] Yes [X] No

I If either box in H is checked "Yes," enter four-digit group exemption number (GEN) ▶

J Accounting method: [ ] Cash [X] Accrual [ ] Other (specify) ▶

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 it received a Form 990 Package in the mail, it should file a return without financial data. **Some states require a complete return.**

Note: Form 990-EZ may be used by organizations with gross receipts less than $100,000 and total assets less than $250,000 at end of year.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances

Revenue	1	Contributions, gifts, grants, and similar amounts received:			
	a	Direct public support	1a	2,548,811.	
	b	Indirect public support	1b	11,462.	
	c	Government contributions (grants)	1c	1,151,929.	
	d	Total (add lines 1a through 1c) (attach schedule of contributors) STMT 1 (cash $ 3,712,202. noncash $)			1d 3,712,202.
	2	Program service revenue including government fees and contracts (from Part VII, line 93)			2 367,517.
	3	Membership dues and assessments			3
	4	Interest on savings and temporary cash investments			4 601.
	5	Dividends and interest from securities			5
	6 a	Gross rents	6a		
	b	Less: rental expenses	6b		
	c	Net rental income or (loss) (subtract line 6b from line 6a)			6c
	7	Other investment income (describe)			7
	8 a	Gross amount from sale of assets other than inventory	(A) Securities	(B) Other 8a 1,106,128.	
	b	Less: cost or other basis and sales expenses		8b 1,529,361.	
	c	Gain or (loss) (attach schedule)		8c <423,233.>	
	d	Net gain or (loss) (combine line 8c, columns (A) and (B)) STMT 2			8d <423,233.>
	9	Special events and activities (attach schedule)			
	a	Gross revenue (not including $ of contributions reported on line 1a)	9a		
	b	Less: direct expenses other than fundraising expenses	9b		
	c	Net income or (loss) from special events (subtract line 9b from line 9a)			9c
	10 a	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 3,578.
	12	Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)			12 3,660,665.
Expenses	13	Program services (from line 44, column (B))			13 3,401,357.
	14	Management and general (from line 44, column (C))			14 310,191.
	15	Fundraising (from line 44, column (D))			15 46,973.
	16	Payments to affiliates (attach schedule)			16
	17	Total expenses (add lines 16 and 44, column (A))			17 3,758,521.
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 12)			18 <97,856.>
	19	Net assets or fund balances at beginning of year (from line 73, column (A))			19 3,721,215.
	20	Other changes in net assets or fund balances (attach explanation)			20 0.
	21	Net assets or fund balances at end of year (combine lines 18, 19, and 20)			21 3,623,359.

EO ACCOUNTS RECEIVED AUG 20 2001 IRS OGDEN

RECEIVED AUG 15 2001 OGDEN, UT IRS-OSC 545

SCANNED AUG 29 '01

LHA For Paperwork Reduction Act Notice, see page 1 of the separate instructions. Form 990 (1999)

923001 12-14-99

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.

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 $ noncash $	22				
23 Specific assistance to individuals (attach schedule)	23				
24 Benefits paid to or for members (attach schedule)	24				
25 Compensation of officers, directors, etc.	25	0.	0.	0.	0.
26 Other salaries and wages	26	1,217,290.	1,095,561.	97,383.	24,346.
27 Pension plan contributions	27				
28 Other employee benefits	28	174,328.	156,895.	13,946.	3,487.
29 Payroll taxes	29	119,385.	107,447.	9,551.	2,387.
30 Professional fundraising fees	30				
31 Accounting fees	31	265,990.	159,032.	103,424.	3,534.
32 Legal fees	32	7,160.	7,160.		
33 Supplies	33	45,362.	40,826.	3,629.	907.
34 Telephone	34	124,685.	112,217.	9,975.	2,493.
35 Postage and shipping	35	23,542.	21,188.	1,883.	471.
36 Occupancy	36	229,711.	206,740.	18,377.	4,594.
37 Equipment rental and maintenance	37	52,677.	47,409.	4,214.	1,054.
38 Printing and publications	38	8,728.	7,855.	698.	175.
39 Travel	39	124,366.	124,366.		
40 Conferences, conventions, and meetings	40				
41 Interest	41	19.		19.	
42 Depreciation, depletion, etc. (attach schedule)	42	20,480.	18,432.	1,638.	410.
43 Other expenses (itemize):					
a	43a				
b	43b				
c	43c				
d	43d				
e SEE STATEMENT 3	43e	1,344,798.	1,296,229.	45,454.	3,115.
44 Total functional expenses (add lines 22 through 43) Organizations completing columns (B)-(D), carry these totals to lines 13-15	44	3,758,521.	3,401,357.	310,191.	46,973.

Reporting of Joint Costs. - Did you report in column (B) (Program services) any joint costs from a combined educational campaign and fundraising solicitation? ▶ ☐ 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

What is the organization's primary exempt purpose? ▶ SEE STATEMENT 4

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

	Program Service Expenses (Required for 501(c)(3) and (4) orgs., and 4947(a)(1) trusts; but optional for others.)
a SEE STATEMENT 5 (Grants and allocations $)	3,401,357.
b (Grants and allocations $)	
c (Grants and allocations $)	
d (Grants and allocations $)	
e Other program services (attach schedule) (Grants and allocations $)	
f **Total of Program Service Expenses** (should equal line 44, column (B), Program services) ▶	3,401,357.

Part IV Balance Sheets

Note: *Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.*			(A) Beginning of year		(B) End of year
Assets					
45 Cash - non-interest-bearing			1,414,737.	45	2,292,000.
46 Savings and temporary cash investments				46	
47 a Accounts receivable	47a	600,640.			
b Less: allowance for doubtful accounts	47b	74,880.	444,483.	47c	525,760.
48 a Pledges receivable	48a				
b Less: allowance for doubtful accounts	48b			48c	
49 Grants receivable			902,400.	49	527,130.
50 Receivables from officers, directors, trustees, and key employees				50	
51 a Other notes and loans receivable	51a	35,308.			
b Less: allowance for doubtful accounts STMT 6	51b		7,450.	51c	35,308.
52 Inventories for sale or use				52	
53 Prepaid expenses and deferred charges			62,551.	53	135,713.
54 Investments - securities				54	
55 a Investments - land, buildings, and equipment: basis	55a				
b Less: accumulated depreciation	55b			55c	
56 Investments - other				56	
57 a Land, buildings, and equipment: basis	57a	1,368,793.			
b Less: accumulated depreciation STMT 7	57b	107,407.	2,702,248.	57c	1,261,386.
58 Other assets (describe ▶ SEE STATEMENT 8)			24,002.	58	15,537.
59 **Total assets** (add lines 45 through 58) (must equal line 74)			5,557,871.	59	4,792,834.
Liabilities					
60 Accounts payable and accrued expenses			263,230.	60	332,125.
61 Grants payable				61	
62 Deferred revenue				62	11,515.
63 Loans from officers, directors, trustees, and key employees				63	
64 a Tax-exempt bond liabilities				64a	
b Mortgages and other notes payable STMT 9 STMT 10			1,426,501.	64b	746,423.
65 Other liabilities (describe ▶ SEE STATEMENT 11)			146,925.	65	79,412.
66 **Total liabilities** (add lines 60 through 65)			1,836,656.	66	1,169,475.
Net Assets or Fund Balances					
Organizations that follow SFAS 117, check here ▶ [X] and complete lines 67 through 69 and lines 73 and 74.					
67 Unrestricted			2,832,304.	67	2,819,087.
68 Temporarily restricted			888,911.	68	804,272.
69 Permanently restricted				69	
Organizations that do not follow SFAS 117, check here ▶ [ ] 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 and column (B) must equal line 21)			3,721,215.	73	3,623,359.
74 **Total liabilities and net assets / fund balances** (add lines 66 and 73)			5,557,871.	74	4,792,834.

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

a Total revenue, gains, and other support per audited financial statements	a	4,083,898.
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): STMT 12 $ 423,233.		
Add amounts on lines (1) through (4)	b	423,233.
c Line a minus line b	c	3,660,665.
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	
e Total revenue per line 12, Form 990 (line c plus line d)	e	3,660,665.

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

a Total expenses and losses per audited financial statements	a	4,181,754.
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): STMT 13 $ 423,233.		
Add amounts on lines (1) through (4)	b	423,233.
c Line a minus line b	c	3,758,521.
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	
e Total expenses per line 17, Form 990 (line c plus line d)	e	3,758,521.

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

(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
GEORGE BUTTS 31 E. WALNUT LANE, PHILADELPHIA, PA	PRESIDENT/DIRECTOR AS NEEDED	0.	0.	0.
GLORIA SMITH LITTLE ROCK, AR	VICE PRESIDENT/DIRECTOR AS NEEDED	0.	0.	0.
JAMES THOMPSON 7647 S. EGGLESTON, CHICAGO, IL	TREASURER/DIRECTOR AS NEEDED	0.	0.	0.
ED MCCOOL 2032 E. ST. CHARLES, PHOENIX, AZ	DIRECTOR AS NEEDED	0.	0.	0.
DOROTHY AMADI 784 BELMONT AVE., BROOKLYN, NY	DIRECTOR AS NEEDED	0.	0.	0.
ERNEST BROWN 4210 OPAL AVE., DALLAS, TX	SECRETARY/DIRECTOR AS NEEDED	0.	0.	0.
VICTORIA FITZGERALD WASHINGTON, DC	DIRECTOR AS NEEDED	0.	0.	0.

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

Part VI | Other Information

			Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity	76		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.	77		X
78 a	Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return?	78a		X
b	If "Yes," has it filed a tax return on Form 990-T for this year? N/A	78b		
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement	79		X
80 a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc., to any other exempt or nonexempt organization?	80a		X
b	If "Yes," enter the name of the organization ▶ ______ and check whether it is ☐ exempt OR ☐ nonexempt.			
81 a	Enter the amount of political expenditures, direct or indirect, as described in the instructions for line 81 — 81a: 0.			
b	Did the organization file Form 1120-POL for this year?	81b		X
82 a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?	82a		X
b	If "Yes," you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions for reporting in Part III.) — 82b: N/A			
83 a	Did the organization comply with the public inspection requirements for returns and exemption applications?	83a	X	
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions? N/A	83b		
84 a	Did the organization solicit any contributions or gifts that were not tax deductible?	84a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? N/A	84b		
85	*501(c)(4), (5), or (6) organizations.* a Were substantially all dues nondeductible by members? N/A	85a		
b	Did the organization make only in-house lobbying expenditures of $2,000 or less? N/A	85b		
	If "Yes" was answered to either 85a or 85b, **do not** complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.			
c	Dues, assessments, and similar amounts from members — 85c: N/A			
d	Section 162(e) lobbying and political expenditures — 85d: N/A			
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices — 85e: N/A			
f	Taxable amount of lobbying and political expenditures (line 85d less 85e) — 85f: N/A			
g	Does the organization elect to pay the section 6033(e) tax on the amount in 85f? N/A	85g		
h	If section 6033(e)(1)(A) dues notice were sent, does the organization agree to add the amount in 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year? N/A	85h		
86	*501(c)(7) organizations.* Enter: a Initiation fees and capital contributions included on line 12 — 86a: N/A			
b	Gross receipts, included on line 12, for public use of club facilities — 86b: N/A			
87	*501(c)(12) organizations.* Enter: a Gross income from members or shareholders — 87a: N/A			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) — 87b: N/A			
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	88		X
89 a	*501(c)(3) organizations.* Enter: Amount of tax imposed on the organization during the year under: section 4911 ▶ 0. ; section 4912 ▶ 0. ; section 4955 ▶ 0.			
b	*501(c)(3) and 501(c)(4) organizations.* Did the organization engage in any section 4958 excess benefit transaction during the year? If "Yes," attach a statement explaining each transaction	89b		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 in 89c, above, reimbursed by the organization ▶ 0.			
90 a	List the states with which a copy of this return is filed ▶ SEE STATEMENT 14			
b	Number of employees employed in the pay period that includes March 12, 1999 — 90b: 59			

91 The books are in care of ▶ DALE RATHKE Telephone no. ▶ (504)943-5954

Located at ▶ 1024 ELYSIAN FIELDS AVE. NEW ORLEANS, LA. ZIP + 4 ▶ 70117

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

Enter gross amounts unless otherwise indicated.	Unrelated business income (A) Business code	Unrelated business income (B) Amount	Excluded by section 512, 513, or 514 (C) Exclusion code	Excluded by section 512, 513, or 514 (D) Amount	(E) Related or exempt function income
93 Program service revenue:					
(a) ADM/APP/CREDIT RESEARCH					160,375.
(b) CONTRACTUAL FEES					58,952.
(c) RENTALS					134,190.
(d) DEVELOPMENT FEES					14,000.
(e)					
(f) Medicare/Medicaid payments					
(g) Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments			14	601.	
96 Dividends and interest from securities					
97 Net rental income or (loss) from real estate:					
(a) debt-financed property					
(b) not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					<423,233.>
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue:					
a MISCELLANEOUS					3,578.
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))		0.		601.	<52,138.>

105 TOTAL (add line 104, columns (B), (D), and (E)) ▶ <51,537.>

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

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).
	SEE STATEMENT 15

Part IX Information Regarding Taxable Subsidiaries (Complete this Part if the "Yes" box on 88 is checked.)

Name, address, and employer identification number of corporation or partnership	Percentage of ownership interest	Nature of business activities	Total income	End-of-year assets
N/A	%			
	%			
	%			

[redacted] g accompanying schedules and statements, and to the best of my knowledge and belief, it is true, all information of which preparer has any knowledge. (Important: See General Instruction U.)

/2/01 ▶ Elizabeth Wolff Asst Sec.

[redacted]

SCHEDULE A (Form 990)

Department of the Treasury Internal Revenue Service

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

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

OMB No. 1545-0047

1999

Name of the organization: ACORN HOUSING CORPORATION, INC.

Employer identification number: 72 1048321

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

(See 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
NONE				
Total number of other employees paid over $50,000 ▶	0			

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

(See 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
CITIZENS CONSULTING, INC. 1024 ELYSIAN FIELDS AVE., N.O., LA 70117	ADMINISTRATIVE SERVICES	179,511.
DUPLANTIER, HRAPMANN, HOGAN & MAHER, LLP 1340 POYDRAS ST., SUITE 2000, N.O., LA 70112	AUDIT FEES	329,207.
Total number of others receiving over $50,000 for professional services ▶ 0		

LHA For Paperwork Reduction Act Notice, see page 1 of the Instructions for Form 990 and Form 990-EZ.

Schedule A (Form 990) 1999

923101 12-14-99

Part III Statements About Activities

			Yes	No
1	During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activites ▶ $ ______ Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes," must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.	1		X
2	During the year, has the oganization, either directly or indirectly, engaged in any of the following acts with any of its 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:			
a	Sale, exchange, or leasing of property?	2a	X	
b	Lending of money or other extension of credit?	2b	X	
c	Furnishing of goods, services, or facilities?	2c	X	
d	Payment of compensation (or payment or reimbursement of expenses if more than $1,000)?	2d	X	
e	Transfer of any part of its income or assets? If the answer to any question is "Yes," attach a detailed statement explaining the transactions. SEE STATEMENT 16	2e	X	
3	Does the organization make grants for scholarships, fellowships, student loans, etc.?	3		X
4 a	Do you have a section 403(b) annuity plan for your employees?	4a		X
b	Attach a statement to explain how the organization determines that individuals or organizations receiving grants or loans from it in furtherance of its charitable programs qualify to receive payments. (See instructions.) SEE STATEMENT 17			

Part IV Reason for Non-Private Foundation Status (See 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, page 4.)

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.)

11a ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)

11b ☐ A community trust. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)

12 ☐ An organization that normally receives: (1) **more than 33 1/3%** of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions - subject to certain exceptions, and (2) **no more than 33 1/3%** of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Also complete the **Support Schedule** in Part IV-A.)

13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in: (1) lines 5 through 12 above; or (2) section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2). (See section 509(a)(3).)

Provide the following information about the supported organizations. (See page 4 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 4 of the instructions.)

Part IV-A **Support Schedule** (Complete only if you checked a box on line 10, 11, or 12 above.) **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) 1998	(b) 1997	(c) 1996	(d) 1995	(e) Total
15 Gifts, grants, and contributions received. (Do not include unusual grants. See line 28.)	3,297,787.	3,656,241.	3,204,089.	2,720,637.	12,878,754.
16 Membership fees received					
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is not a business unrelated to the organization's charitable, etc., purpose	870,584.	1,121,980.	580,108.	674,268.	3,246,940.
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	1,271.	647.			1,918.
19 Net income from unrelated business activities not included in line 18					
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge					
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets					
23 Total of lines 15 through 22	4,169,642.	4,778,868.	3,784,197.	3,394,905.	16,127,612.
24 Line 23 minus line 17	3,299,058.	3,656,888.	3,204,089.	2,720,637.	12,880,672.
25 Enter 1% of line 23	41,696.	47,789.	37,842.	33,949.	

26 **Organizations described in lines 10 or 11:** **a** Enter 2% of amount in column (e), line 24 ▶ **26a** 257,613.

b Attach a list (which is not open to public inspection) showing the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 1995 through 1998 exceeded the amount shown in line 26a. Enter the sum of all these excess amounts SEE STATEMENT 18 ▶ **26b** 2,950,965.

c Total support for section 509(a)(1) test: Enter line 24, column (e) ▶ **26c** 12,880,672.

d Add: Amounts from column (e) for lines: 18 1,918. 19 ______ 22 ______ 26b 2,950,965. ▶ **26d** 2,952,883.

e Public support (line 26c minus line 26d total) ▶ **26e** 9,927,789.

f **Public support percentage (line 26e (numerator) divided by line 26c (denominator))** ▶ **26f** 77.0751%

27 **Organizations described on line 12:** **a** For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," attach a list to show the name of, and total amounts received in each year from, each "disqualified person." Enter the sum of such amounts for each year. N/A

(1998) ______ (1997) ______ (1996) ______ (1995) ______

b For any amount included in line 17 that was received from a nondisqualified person, attach a list 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.) After computing the difference between the amount received and the larger amount decribed in (1) or (2), enter the sum of these differences (the excess amounts) for each year: N/A

(1998) ______ (1997) ______ (1996) ______ (1995) ______

c Add: Amounts from column (e) for lines: 15 ______ 16 ______ 17 ______ 20 ______ 21 ______ ▶ **27c** N/A

d Add: Line 27a total ______ and line 27b total ______ ▶ **27d** N/A

e Public support (line 27c, total minus line 27d total) ▶ **27e** N/A

f Total support for section 509(a)(2) test: Enter amount on line 23, column (e) ▶ **27f** N/A

g **Public support percentage (line 27e (numerator) divided by line 27f, (denominator))** ▶ **27g** N/A %

h **Investment income percentage (line 18 column (e) (numerator) divided by line 27f (denominator))** ▶ **27h** N/A %

28 **Unusual Grants:** For an organization described in line 10, 11, or 12, that received any unusual grants during 1995 through 1998, attach a list (which is not open to public inspection) for each year showing the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not include these grants in line 15. (See instructions.)

NONE

Part V **Private School Questionnaire**
(To be completed ONLY by schools that checked the box on line 6 in Part IV) N/A

			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?	29		
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?	30		
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?	31		
	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?	32a		
b	Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?	32b		
c	Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?	32c		
d	Copies of all material used by the organization or on its behalf to solicit contributions?	32d		
	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?	33a		
b	Admissions policies?	33b		
c	Employment of faculty or administrative staff?	33c		
d	Scholarships or other financial assistance?	33d		
e	Educational policies?	33e		
f	Use of facilities?	33f		
g	Athletic programs?	33g		
h	Other extracurricular activities?	33h		
	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?	34a		
b	Has the organization's right to such aid ever been revoked or suspended?	34b		
	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	35		

Part VI-A Lobbying Expenditures by Electing Public Charities

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

Check here ▶ a ☐ If the organization belongs to an affiliated group.

Check here ▶ b ☐ If you checked "a" above 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
		N/A	
36 Total lobbying expenditures to influence public opinion (grassroots lobbying)	36		
37 Total lobbying expenditures to influence a legislative body (direct lobbying)	37		
38 Total lobbying expenditures (add lines 36 and 37)	38		
39 Other exempt purpose expenditures	39		
40 Total exempt purpose expenditures (add lines 38 and 39)	40		
41 Lobbying nontaxable amount. Enter the amount from the following table -			
If the amount on line 40 is - / **The lobbying nontaxable amount is -**			
Not over $500,000 / 20% of the amount on line 40			
Over $500,000 but not over $1,000,000 / $100,000 plus 15% of the excess over $500,000			
Over $1,000,000 but not over $1,500,000 / $175,000 plus 10% of the excess over $1,000,000	41		
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)	42		
43 Subtract line 42 from line 36. Enter -0- if line 42 is more than line 36	43		
44 Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38	44		

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.)

N/A

Calendar year (or fiscal year beginning in) ▶	(a) 1999	(b) 1998	(c) 1997	(d) 1996	(e) Total
	Lobbying Expenditures During 4-Year Averaging Period				
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) N/A

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			
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)			0.

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

Part VII **Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations**

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?

		Yes	No
a Transfers from the reporting organization to a noncharitable exempt organization of:			
(i) Cash	51a(i)		X
(ii) Other assets	a(ii)		X
b Other transactions:			
(i) Sales of assets to a noncharitable exempt organization	b(i)		X
(ii) Purchases of assets from a noncharitable exempt organization	b(ii)		X
(iii) Rental of facilities or equipment	b(iii)	X	
(iv) Reimbursement arrangements	b(iv)		X
(v) Loans or loan guarantees	b(v)		X
(vi) Performance of services or membership or fundraising solicitations	b(vi)		X
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees	c		X

d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always indicate 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:

(a) Line no.	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements
		SERVICE EMPLOYEES INT'L	
BIII	1,900.	UNION-AFL-CIO LOCAL 100	OFFICE LEASING

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

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

(a) Name of organization	(b) Type of organization	(c) Description of relationship

2(B) ACORN: ACCOUNTS PAYABLE AT 6-30-00- $45,262

SCHEDULE A EXPLANATION OF QUALIFICATIONS TO RECEIVE PAYMENTS STATEMENT 17
PART III, LINE 4

THE BOARD OF DIRECTORS OR ITS DULY APPOINTED REPRESENTATIVES ARE RESPONSIBLE TO DETERMINE THAT ORGANIZATIONS RECEIVING GRANTS OR LOANS FROM IT DO QUALIFY TO RECEIVE THE PAYMENTS.
THE PAYMENTS ARE MADE ONLY TO ORGANZIATIONS THAT THE ENTITY IS FAMILIAR WITH THE REPUTATION, STRUCTURE AND BOARD MAKEUP OF THE ORGANIZATION SO THAT THE ENTITY CAN BE REASONABLY ASSURED THE PAYMENTS ARE MADE TO QUALIFIED ORGANIZATIONS THAT WILL FURTHER THE CHARITABLE PURPOSE OF THE ENTITY. PAYMENTS ARE NOT MADE TO INDIVIDUALS.

SCHEDULE A IDENTIFICATION OF EXCESS CONTRIBUTIONS STATEMENT 18
INCLUDED ON PART IV, LINE 26B

*** NOT OPEN TO PUBLIC INSPECTION ***

CONTRIBUTOR'S NAME	TOTAL CONTRIBUTION	EXCESS CONTRIBUTION
	1,950,100.	1,692,487.
	263,125.	5,512.
	719,970.	462,357.
	492,880.	235,267.
	790,568.	532,955.
	280,000.	22,387.
TOTAL EXCESS CONTRIBUTIONS TO SCHEDULE A, LINE 26B		2,950,965.

FORM 990 CASH CONTRIBUTIONS OF $5000 OR MORE INCLUDED ON PART I, LINE 1D STATEMENT 1

*** NOT OPEN TO PUBLIC INSPECTION ***

CONTRIBUTOR'S NAME	CONTRIBUTOR'S ADDRESS	AMOUNT
		7,400.
		61,000.
		100,000.
		934,500.
		30,000.
		100,000.
		50,000.
		447,130.
		50,000.
		116,000.
		57,600.
		978,329.
		100,000.
		54,550.
		80,000.
		25,000.
		7,392.

40,000.
5,400.
6,250.
166,550.
13,639.
50,000.
50,000.
45,000.
75,000.
50,000.

Asset Number	Description of property / Date placed in service	Method/ IRC sec.	Life or rate	Line No.	Cost or other basis	Basis reduction	Accumulated depreciation/amortization	Current year deduction
1	LAND & IMPROVEMENTS							
	VARIES	L			1,199,948.			0.
2	EQUIPMENT							
	VARIES	VAR	.000	19	106,663.		80,242.	12,337.
3	TELEPHONE SYSTEM							
	041897	200DB	10.00	17	6,996.		1,575.	700.
4	DESKPRO COMPUTERS							
	121096	200DB	10.00	17	4,975.		1,285.	497.
5	DESKPRO COMPUTERS							
	010797	200DB	10.00	17	1,538.		385.	154.
6	DESKJET PRINTER							
	120696	200DB	10.00	17	392.		101.	39.
7	DESKJET PRINTER							
	120696	200DB	10.00	17	390.		101.	39.
8	DESKJET/ PHIL MAG 14IN							
	120696	200DB	10.00	17	640.		165.	64.
9	COMPUTER							
	100296	200DB	10.00	17	1,878.		516.	188.
10	DESKJET 820CSE CLR INKJET							
	063097	200DB	10.00	17	641.		148.	49.
11	COMPUTERS							
	082697	200DB	10.00	17	837.		161.	84.
12	IBM COMPUTER							
	011698	200DB	10.00	17	741.		111.	74.
13	COMPUTER EQUIPMENT							
	011998	200DB	10.00	17	1,350.		202.	135.
14	DESKPRO COMPUTER							
	042998	200DB	10.00	17	853.		106.	85.
15	COMPUTERS							
	011698	200DB	10.00	17	741.		111.	74.
16	COMPUTER							
	081898	200DB	5.00	17	1,632.		299.	326.
17	COMPUTER & EQUIPMENT							
	092598	200DB	5.00	17	944.		157.	189.
18	LAPTOP COMPUTER							
	093098	200DB	5.00	17	2,017.		336.	403.
19	COMPUTER HARD DRIVE							
	092998	200DB	5.00	17	582.		97.	116.
20	COMPUTER							
	080498	200DB	5.00	17	791.		145.	158.
21	COMPUTER							
	032499	200DB	5.00	17	670.		45.	134.
22	IBM COMPUTER							
	032399	200DB	5.00	17	3,249.		216.	650.
23	INSPIRON PENTIUM COMPUTER							
	020599	200DB	5.00	17	2,313.		193.	463.
24	3 COMPUTER STATIONS							
	042999	200DB	5.00	17	2,754.		138.	551.
25	COMPUTER STATION							
	042999	200DB	5.00	17	913.		46.	183.
26	COMPUTER STATION							
	042999	200DB	5.00	17	913.		46.	183.
27	DELL CELERON PROCESSOR							
	081599	200DB	5.00	15B	987.			181.

- Current year section 179 (D) - Asset disposed

Asset Number	Description of property / Date placed in service	Method/ IRC sec.	Life or rate	Line No.	Cost or other basis	Basis reduction	Accumulated depreciation/amortization	Current year deduction
28	TELEPHONE AND CABLE SYSTEM-605S.C.							
	071599	200DB	10.00	15D	7,290.			729.
29	DELL CELERON PROCESSOR 400 MZ							
	081599	200DB	5.00	15B	987.			181.
30	DELL CELERON PROCESSOR 400 MZ							
	081599	200DB	10.00	15D	987.			90.
31	CPU WEB ONLY 7100							
	082599	200DB	5.00	15B	761.			140.
32	EQUIUM 7100							
	082699	200DB	5.00	15B	761.			140.
33	VECTRA VL8 DESKTOP							
	010800	200DB	5.00	15B	718.			72.
34	VECTRA VL8 DESKTOP							
	010800	200DB	5.00	15B	718.			72.
35	VECTRA VL8 DESKTOP							
	010800	200DB	5.00	15B	718.			72.
36	COMPAQ DESKTOP PENTIUM II							
	011000	200DB	5.00	15B	662.			66.
37	IBM PC PENTIUM II 400 MZ							
	011400	200DB	5.00	15B	518.			52.
38	IBM PC PENTIUM II 400 MZ							
	011400	200DB	5.00	15B	518.			52.
39	IBM PC PENTIUM III 450 MZ							
	012600	200DB	5.00	15B	764.			76.
40	IBM PC PENTIUM III 450 MZ							
	012600	200DB	5.00	15B	764.			76.
41	IBM PC PENTIUM III 450 MZ							
	012600	200DB	5.00	15B	764.			76.
42	HP SCAN JET							
	012800	200DB	5.00	15B	739.			74.
43	HP VECTRA V1I8 PENTIUM III 450 MZ							
	012800	200DB	5.00	15B	780.			78.
44	HP VECTRA V1I8 PENTIUM III 450 MZ							
	012800	200DB	5.00	15B	780.			78.
45	APPLE POWERMAC G4 400 MZ							
	013100	200DB	5.00	15B	1,758.			176.
46	PAGEWORKS 25 L 25 PPM-MINOLTA							
	013100	200DB	7.00	15C	734.			52.
47	VECTRA VL8 PENTIUM III 450 MZ							
	013100	200DB	5.00	15B	724.			72.
	** TOTAL 990 PAGE 2 DEPRECIATION							
					1,368,793.	0.	86,927.	20,480.

\# - Current year section 179 (D) - Asset disposed

ACORN HOUSING CORPORATION, INC. 72-1048321

FORM 990	GAIN (LOSS) FROM SALE OF OTHER ASSETS	STATEMENT 2

DESCRIPTION	DATE ACQUIRED	DATE SOLD	METHOD ACQUIRED
VARIOUS HOMES	VARIOUS	VARIOUS	PURCHASED

NAME OF BUYER	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	DEPREC	NET GAIN OR (LOSS)
VARIOUS HOMESTEADERS	1,106,128.	1,529,361.	0.	0.	<423,233.>
TO FM 990, PART I, LN 8	1,106,128.	1,529,361.	0.	0.	<423,233.>

FORM 990	OTHER EXPENSES	STATEMENT 3

DESCRIPTION	(A) TOTAL	(B) PROGRAM SERVICES	(C) MANAGEMENT AND GENERAL	(D) FUNDRAISING
ADMINISTRATIVE SERVICES	30,308.		30,308.	
CORPORATE SERVICES	55,369.	49,832.	4,430.	1,107.
BANK CHARGES	2,133.		2,133.	
CAMPAIGN SERVICES	4,194.	4,194.		
CONTRACTUAL SERVICES	94,405.	94,405.		
CREDIT INQUIRIES	78,961.	78,961.		
INSURANCE	21,362.	19,226.	1,709.	427.
EQUIPMENT PURCHASES	13,461.	12,115.	1,077.	269.
OFFICE REPAIRS	4,449.	4,004.	356.	89.
PENALTIES	363.		363.	
PROGRAM SERVICES	13,825.	13,825.		
UNCOLLECTIBLE ACCOUNTS	64,137.	64,137.		
OTHER TAXES	2,339.	2,105.	187.	47.
GIFTS PAID	778,156.	778,156.		
UTILITIES	9,656.	8,690.	773.	193.
CONSTRUCTION SERVICES	1,334.	1,334.		
PROGRAM EXPENSES	109,345.	109,345.		
ADVERTISING	11,649.	11,649.		
OFFICE SERVICES	185.		185.	
MANAGEMENT ADVISORY SERVICES	49,167.	44,251.	3,933.	983.
	0.			
TOTAL TO FM 990, LN 43	1,344,798.	1,296,229.	45,454.	3,115.

FORM 990 STATEMENT OF ORGANIZATION'S PRIMARY EXEMPT PURPOSE PART III STATEMENT 4

EXPLANATION

TO PROVIDE AFFORDABLE HOUSING TO LOW AND MODERATE INCOME FAMILIES.

FORM 990 STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS STATEMENT 5

DESCRIPTION OF PROGRAM SERVICE ONE

PROVIDED LOW RENT HOUSING & LOAN COUNSELING SERVICES LOW INCOME CONSTITUENTS. TENANTS MAY ACQUIRE TITLE TO THEIR HOME AFTER 3 YEARS BY ASSUMING THE HOUSE'S RELATED MORTGAGE. NOTE: DONATED LEGAL SERVICES VALUED AT $1,000 WERE UTILIZED IN

	GRANTS	EXPENSES
TO FORM 990, PART III, LINE A		3,401,357.

FORM 990 OTHER NOTES AND LOANS RECEIVABLE STATEMENT 6

DESCRIPTION	DOUBTFUL ACCT ALLOWANCE	BALANCE DUE
ARIZONA ACORN HOUSING CORP., INC.	0.	35,308.
TOTALS INCLUDED ON FORM 990, PART IV, LINE 51	0.	35,308.

FORM 990 DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT STATEMENT 7

DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
LAND & IMPROVEMENTS	1,199,948.	0.	1,199,948.
EQUIPMENT	106,663.	92,579.	14,084.
TELEPHONE SYSTEM	6,996.	2,275.	4,721.
DESKPRO COMPUTERS	4,975.	1,782.	3,193.
DESKPRO COMPUTERS	1,538.	539.	999.
DESKJET PRINTER	392.	140.	252.
DESKJET PRINTER	390.	140.	250.
DESKJET/ PHIL MAG 14IN	640.	229.	411.
COMPUTER	1,878.	704.	1,174.

DESKJET 820CSE CLR INKJET	641.	197.	444.
COMPUTERS	837.	245.	592.
IBM COMPUTER	741.	185.	556.
COMPUTER EQUIPMENT	1,350.	337.	1,013.
DESKPRO COMPUTER	853.	191.	662.
COMPUTERS	741.	185.	556.
COMPUTER	1,632.	625.	1,007.
COMPUTER & EQUIPMENT	944.	346.	598.
LAPTOP COMPUTER	2,017.	739.	1,278.
COMPUTER HARD DRIVE	582.	213.	369.
COMPUTER	791.	303.	488.
COMPUTER	670.	179.	491.
IBM COMPUTER	3,249.	866.	2,383.
INSPIRON PENTIUM COMPUTER	2,313.	656.	1,657.
3 COMPUTER STATIONS	2,754.	689.	2,065.
COMPUTER STATION	913.	229.	684.
COMPUTER STATION	913.	229.	684.
DELL CELERON PROCESSOR	987.	181.	806.
TELEPHONE AND CABLE SYSTEM-605S.C.	7,290.	729.	6,561.
DELL CELERON PROCESSOR 400 MZ	987.	181.	806.
DELL CELERON PROCESSOR 400 MZ	987.	90.	897.
CPU WEB ONLY 7100	761.	140.	621.
EQUIUM 7100	761.	140.	621.
VECTRA VL8 DESKTOP	718.	72.	646.
VECTRA VL8 DESKTOP	718.	72.	646.
VECTRA VL8 DESKTOP	718.	72.	646.
COMPAQ DESKTOP PENTIUM II	662.	66.	596.
IBM PC PENTIUM II 400 MZ	518.	52.	466.
IBM PC PENTIUM II 400 MZ	518.	52.	466.
IBM PC PENTIUM III 450 MZ	764.	76.	688.
IBM PC PENTIUM III 450 MZ	764.	76.	688.
IBM PC PENTIUM III 450 MZ	764.	76.	688.
HP SCAN JET	739.	74.	665.
HP VECTRA V1I8 PENTIUM III 450 MZ	780.	78.	702.
HP VECTRA V1I8 PENTIUM III 450 MZ	780.	78.	702.
APPLE POWERMAC G4 400 MZ	1,758.	176.	1,582.
PAGEWORKS 25 L 25 PPM-MINOLTA	734.	52.	682.
VECTRA VL8 PENTIUM III 450 MZ	724.	72.	652.
TOTAL TO FORM 990, PART IV, LN 57	1,368,793.	107,407.	1,261,386.

FORM 990	OTHER ASSETS	STATEMENT 8

DESCRIPTION	AMOUNT
DEPOSITS	11,094.
ESCROW ACCOUNTS	4,443.
EMPLOYEE ADVANCES	0.
TOTAL TO FORM 990, PART IV, LINE 58, COLUMN B	15,537.

FORM 990	MORTGAGES PAYABLE	STATEMENT 9

DESCRIPTION	BALANCE DUE
VARIOUS-SEE STATEMENT 19	746,423.
TOTAL INCLUDED ON FORM 990, PART IV, LINE 64B, COLUMN B	746,423.

FORM 990	OTHER NOTES AND LOANS PAYABLE	STATEMENT 10

LENDER'S NAME	TERMS OF REPAYMENT
VARIOUS-SEE STATEMENT 19	

DATE OF NOTE	MATURITY DATE	ORIGINAL LOAN AMOUNT	INTEREST RATE
		0.	.00%

SECURITY PROVIDED BY BORROWER	PURPOSE OF LOAN
VARIOUS-SEE STATEMENT 19	

RELATIONSHIP OF LENDER
NO RELATIONSHIP

DESCRIPTION OF CONSIDERATION	FMV OF CONSIDERATION	BALANCE DUE
	0.	0.
TOTAL INCLUDED ON FORM 990, PART IV, LINE 64, COLUMN B		

FORM 990	OTHER LIABILITIES	STATEMENT 11

DESCRIPTION	AMOUNT
TENANT SECURITY DEPOSITS	5,284.
TENANT OPTION CREDITS	74,128.
TOTAL TO FORM 990, PART IV, LINE 65, COLUMN B	79,412.

FORM 990	OTHER REVENUE NOT INCLUDED ON FORM 990	STATEMENT 12

DESCRIPTION	AMOUNT
LOSS ON SALE OF HOUSES INCLUDED IN EXPENSES ON AUDIT REPORT	423,233.
TOTAL TO FORM 990, PART IV-A	423,233.

FORM 990	OTHER EXPENSES NOT INCLUDED ON FORM 990	STATEMENT 13

DESCRIPTION	AMOUNT
LOSS ON SALE OF HOUSES INCLUDED IN EXPENSES ON AUDIT REPORT	423,233.
TOTAL TO FORM 990, PART IV-B	423,233.

FORM 990	LIST OF STATES RECEIVING COPY OF RETURN PART VI, LINE 90	STATEMENT 14

STATES

ARIZONA, ILLINOIS, NEW YORK, PENNSYLVANIA , NEW JERSEY,
ARKANSAS, CALIFORNIA, CONNECTICUT, FLORIDA, GEORGIA,
MARYLAND, MASSACHUSETTS, MISSOURI, WISCONSIN

FORM 990	PART VIII - RELATIONSHIP OF ACTIVITIES TO ACCOMPLISHMENT OF EXEMPT PURPOSES	STATEMENT 15

LINE	EXPLANATION OF RELATIONSHIP OF ACTIVITIES
93A	INCOME DERIVED FROM SERVICES RENDERED TO OTHER PROVIDERS OF AFFORDABLE HOUSING TO LOW AND MODERATE INCOME FAMILIES.
93B	CONTRACTUAL FEES IS INCOME DERIVED FROM SERVICES RENDERED TO OTHER PROVIDERS OF AFFORDABLE HOUSING TO LOW AND MODERATE INCOME FAMILIES.
93CD 100	RENTAL AND SALES OF HOUSES TO LOW INCOME CONSTITUENTS DIRECTLY ACCOMPLISH THE EXEMPT PURPOSE OF THE ORGANIZATION WHICH IS THE PROVIDING OF AFFORDABLE HOUSING TO LOW AND MODERATE INCOME FAMILIES. MISCELLANEOUS INCOME RECEIVED
103A	IS UTILIZED TO FURTHER ADVANCE THE EXEMPT PURPOSE OF THE ORGANIZATION WHICH IS THE PROVIDING OF AFFORDABLE HOUSING TO LOW AND MODERATE INCOME FAMILIES.

SCHEDULE A	STATEMENT REGARDING ACTIVITIES WITH DIRECTORS, TRUSTEES, PRINCIPAL OFFICERS OR CREATOR PART III, LINE 2	STATEMENT 16

2(A) ACORN: OFFICE LEASING- $ 51,646
2(D) ACORN: REIMB. FOR LONG DISTANCE, E-MAIL & AMERICAN EXPRESS- $ 51,382
2(C) ACORN: CONTRACTUAL SERVICES- $ 34,003
2(E) ACORN: GIFTS PAID - $4,227
2(B) ACORN: LOANS RECEIVABLE AT 6-30-00- $27,258
2(A) NYOSC: OFFICE LEASING- $16,056

ACORN HOUSING CORPORATION
- NOTES PAYABLE
JUNE 30,2000

		ADJUSTED AUDIT BALANCE @06/30/99	ADJUSTED AUDIT BALANCE @06/30/00
PHOENIX, ARIZONA			
C 202	Hope III Program		
C 204	15 31TH STREET	20,027.76	0.00
C 207	5012 17TH STREET	21,534.77	21,112.70
C 210	2053 E. ST. CHARLES	31,386.49	0.00
C 211	5227 18TH	27,407.51	26,735.15
C 214	2206 LYNNE	33,000.00	32,697.17
C 217	2306 LYNNE	26,215.45	(0.00)
C 218	2341 BURGESS	22,877.25	0.00
C 221	1711 CHAMBERS	30,263.69	29,904.05
C 222	2136 CORONA	24,649.72	(0.00)
C 227	1646 CHAMBERS	30,404.47	0.00
C 229	2126 CHAMBERS	25,007.41	(0.00)
C 233	1721 SONORA	24,747.27	24,218.02
C 236	2025 ST. CHARLES	19,817.58	0.00
C 239	2256 HIDALGO	28,569.09	27,964.56
C 242	1641 VINEYARD ROAD	33,503.27	(0.00)
C 245	4633 17TH STREET	28,772.68	0.00
C 247	1728 CARTER	28,416.72	27,780.46
C 248	1906 SUNLAND	25,344.47	24,721.78
C 249	7032 16TH STREET	31,048.88	30,312.23
C 251	1821 HIDALGO	32,073.50	(0.00)
C 252	2031 ROMELY	24,348.50	(0.00)
C 253	1511 CARSON	18,959.22	0.00
C 254	1547 CARSON	28,253.94	27,593.22
C 256	1842 CARTER	34,035.30	33,249.34
C 258	7108 8TH STREET	32,709.97	0.00
C 259	4629 20TH STREET	25,693.33	0.00
C 262	522 ELLIS	31,745.90	0.00
C 264	308 DARROW	25,855.79	0.00
C 265	1851 ATLANTA	34,278.87	32,618.58
C 266	1846 BURGESS	31,506.25	0.00
C 269	1715 E. BURGESS LN.	37,432.19	0.00
C 275	1946 W. ROMELY	35,234.81	(0.00)
C 279	7005 S. 5TH AVE.	35,168.74	(0.00)
C 284	1322 E. LA SALLE	26,953.83	26,690.35
C 287	2026 E. ALTA VISTA	26,945.74	26,563.58
ARKANSAS			
D 401	1101 Welch (ACLA Asset)	23,691.96	22,955.00
D 404	1016 South Schiller (ACLA Asset)	36,199.52	35,222.91
D 411	3521 W. 10th St. (ACLA Asset)	28,202.36	27,455.21
D 416	1216 S. Washington (ACLA Asset)	28,024.28	27,435.32
D 419	3409 W. 13th	21,847.10	21,140.84
D 423	4119 W. 22nd	29,035.39	28,340.32
D 424	1501 S. Pine	28,563.77	27,802.43
D 425	2700 S. Jefferson	26,054.01	25,364.18
D 426	1307 S. Jackson (ACLA Asset)	28,108.66	27,229.38
D 435	2224 Ringo St.		
D 439	2901 S. Schiller	34,856.89	34,004.00
D 442	2300 Scott	30,675.33	30,231.08
D 443	2816 S. Broadway	48,474.76	47,080.65
D 445	2617 Martin Luther King		
UNSECURED LINES OF CREDIT PHOENIX			
LIHF		61,019.76	0.00
Archdiocese of Pheonix		7,557.39	0.00
TOTALS	TOTALS	1,426,501.54	746,422.51

Form **4562**

Department of the Treasury
Internal Revenue Service (99)

Depreciation and Amortization

(Including Information on Listed Property) 990

▶ See separate instructions. ▶ Attach this form to your return.

OMB No. 1545-0172

1999

Attachment Sequence No. 67

Name(s) shown on return	Business or activity to which this form relates	Identifying number
ACORN HOUSING CORPORATION, INC.	FORM 990 PAGE 2	72-1048321

Part I **Election To Expense Certain Tangible Property (Section 179)** (Note: If you have any "listed property," complete Part V before you complete Part I.)

1	Maximum dollar limitation. If an enterprise zone business, see instructions	1	19,000.
2	Total cost of section 179 property placed in service. See instructions	2	
3	Threshold cost of section 179 property before reduction in limitation	3	$200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	

6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter amount from line 27	7	

8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from 1998	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2000. Add lines 9 and 10, less line 12 ▶	13	

Note: *Do not use Part II or Part III below for listed property (automobiles, certain other vehicles, cellular telephones, certain computers, or property used for entertainment, recreation, or amusement). Instead, use Part V for listed property.*

Part II **MACRS Depreciation For Assets Placed in Service ONLY During Your 1999 Tax Year (Do Not Include Listed Property.)**

Section A - General Asset Account Election

14 If you are making the election under section 168(i)(4) to group any assets placed in service during the tax year into one or more general asset accounts, check this box. See instructions ▶ ☐

Section B - General Depreciation System (GDS) (See instructions.)

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
15 a 3-year property						
b 5-year property		14,421.	5 YRS.	HY	200DB	1,734.
c 7-year property		734.	7 YRS.	HY	200DB	52.
d 10-year property		8,277.	10 YRS.	HY	200DB	819.
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Alternative Depreciation System (ADS) (See instructions.)

16 a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year	/		40 yrs.	MM	S/L	

Part III **Other Depreciation (Do Not Include Listed Property.)** (See instructions.)

17	GDS and ADS deductions for assets placed in service in tax years beginning before 1999	17	5,538.
18	Property subject to section 168(f)(1) election	18	
19	ACRS and other depreciation	19	12,337.

Part IV **Summary** (See instructions.)

20	Listed property. Enter amount from line 26	20	
21	**Total.** Add deductions on line 12, lines 15 and 16 in column (g), and lines 17 through 20. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	21	20,480.
22	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	22	

LHA **For Paperwork Reduction Act Notice, see the separate instructions.** Form **4562** (1999)

916251
01-24-00

Part V Listed Property - Automobiles, Certain Other Vehicles, Cellular Telephones, Certain Computers, and Property Used for Entertainment, Recreation, or Amusement

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 23a, 23b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See instructions for limits for passenger automobiles.)

23a Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No 23b If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
24 Property used more than 50% in a qualified business use:								
	: :	%						
	: :	%						
	: :	%						
25 Property used 50% or less in a qualified business use:								
	: :	%				S/L -		
	: :	%				S/L -		
	: :	%				S/L -		

26 Add amounts in column (h). Enter the total here and on line 20, page 1 26

27 Add amounts in column (i). Enter the total here and on line 7, page 1 27

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person.
If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle		(b) Vehicle		(c) Vehicle		(d) Vehicle		(e) Vehicle		(f) Vehicle	
28 Total business/investment miles driven during the year (DO NOT include commuting miles)												
29 Total commuting miles driven during the year												
30 Total other personal (noncommuting) miles driven												
31 Total miles driven during the year. Add lines 28 through 30												
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
32 Was the vehicle available for personal use during off-duty hours?												
33 Was the vehicle used primarily by a more than 5% owner or related person?												
34 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons.

	Yes	No
35 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
36 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See instructions for vehicles used by corporate officers, directors, or 1% or more owners		
37 Do you treat all use of vehicles by employees as personal use?		
38 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
39 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 35, 36, 37, 38, or 39 is "Yes," you need not complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
40 Amortization of costs that begins during your 1999 tax year:					
	: :				
	: :				

41 Amortization of costs that began before 1999 41

42 **Total.** Enter here and on "Other Deductions" or "Other Expenses" line of your return 42

Form **4562** (1999)

916252
10-18-99