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TRANSPARENCY, TRANSITION, AND TAXPAYER PROTECTION: MORE STEPS TO END THE GSE BAILOUT

HEARING

BEFORE THE

SUBCOMMITTEE ON CAPITAL MARKETS AND GOVERNMENT SPONSORED ENTERPRISES

OF THE

COMMITTEE ON FINANCIAL SERVICES

U.S. HOUSE OF REPRESENTATIVES

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TRANSPARENCY, TRANSITION, AND TAXPAYER PROTECTION: MORE STEPS TO END THE GSE BAILOUT

Wednesday, May 25, 2011

U.S. HOUSE OF REPRESENTATIVES,
SUBCOMMITTEE ON CAPITAL MARKETS AND
GOVERNMENT SPONSORED ENTERPRISES,
COMMITTEE ON FINANCIAL SERVICES,
Washington, D.C.

The subcommittee met, pursuant to notice, at 3:10 p.m., in room 2128, Rayburn House Office Building, Hon. Scott Garrett [chairman of the subcommittee] presiding.

Members present: Representatives Garrett, Schweikert, Royce, Manzullo, Biggert, Neugebauer, Campbell, Posey, Fitzpatrick, Hayworth, Hurt, Grimm, Stivers, Dold; Waters, Sherman, Lynch, Miller of North Carolina, Perlmutter, Carson, Peters, and Green.

Chairman GARRETT. Good afternoon.

This hearing of the Subcommittee on Capital Markets and Government Sponsored Enterprises entitled, "Transparency, Transition, and Taxpayer Protection: More Steps to End the GSE Bailout" will come to order.

Without objection, all members' opening statements will be made a part of the record.

I will now yield myself time for an opening statement.

Today's hearing is another step in this subcommittee's work to protect the taxpayers and the ongoing bailout of Fannie Mae and Freddie Mac. Before us, we have seven legislative drafts which attempt to do just that. And I commend all of the bills' sponsors for their hard work and thoughtfulness on these important steps.

Currently, the government is underwriting roughly 97 percent of the entire housing market, and everyone on both sides of the aisle agrees that this number is completely unsustainable and must be reduced. These bills continue our efforts in beginning to wind down Fannie Mae and Freddie Mac and allow private capital to re-enter the mortgage market. The drafts—and these are drafts that we are examining today—increase transparency of the agencies, guarantee taxpayers are repaid for the bailout, end off-balance-sheet funding of special interests, focus the agencies on their core mission, limit taxpayer liability, and ensure new GSEs under the same structure are able to be automatically created without congressional approval.

So I look forward to hearing from our witnesses about ways to improve these drafts and additional ideas to consider. And I am

also very hopeful that many of these commonsense measures can gain bipartisan support as we go through this and work them through.

And again, I appreciate my colleagues' hard work on the drafts that we will see today.

With that, I will yield to the gentleman from California for 2 minutes—2½ minutes.

Mr. SHERMAN. I am glad we are considering other ways to improve the GSEs. I think the most important one to consider, which unfortunately is not a bill on the official list for this hearing, is Gary Miller's bill, along with myself, to make sure that the conforming loan limit does not decline in the 10 or 12 highest-cost areas of this country.

We can talk theoretically about what the role of the GSEs should be. But the fact is, right now, the GSEs and FHA are responsible for virtually every middle-class mortgage in the country. And in their absence, we would see a precipitous second decline in home prices that would doom us to a double-dip recession.

I think we should look at ways to make the GSEs better. One bill that I don't think accomplishes that—although I have such tremendous respect for its author—is the prevent dividend payment decrease bill. Ten percent is a very high rate for an entity to pay in the real estate area. I don't know many people in my district who are paying 10 percent. And it occurs to me that if we force the GSEs to pay—not even to consider a discussion, enter into discussions with Treasury to reduce that 10 percent rate on the preferred stock, that this will just mean they are going to have to borrow more money, and I don't think it profits the taxpayers at all to be getting an illusory rate and then have to lend money to the GSEs so that they can afford to pay it.

So I look forward to the GSEs playing an important role at this critical time for real estate, and I yield back.

Chairman GARRETT. The gentleman yields back.

The gentleman from California for 1½ minutes.

Mr. ROYCE. Thank you, Mr. Chairman.

Briefly, my soon-to-be introduced legislation would eliminate the Affordable Housing Trust Fund that was created back in 2008. While at the moment the fund is idle, it has always been a dream for activist organizations that dabble in housing and rental assistance as well as dabbling in political activism to establish and to get a revenue source for this fund.

The fund should have never come into existence. Its primary source of funding was going to be the GSEs. Because that is no longer an option, those groups who would benefit are now advocating for a number of different revenue streams. And the best way to prevent abuses, the best way to ensure that money does not flow to the groups who were actively lobbying Congress and the GSEs to weaken lending standards over the years is to eliminate this fund before it gets off the ground.

So that is the intent of the legislation, and I yield back, Mr. Chairman.

Chairman GARRETT. The gentleman yields back.

The gentlelady from California for 2 minutes.

Ms. WATERS. Thank you very much, Mr. Chairman, for holding this hearing this afternoon on a set of GSE-related bills. I believe that within this package of bills, there are some areas where we can agree. In fact, some of the bills we are considering today are rather noncontroversial because they are verbatim restatements of the existing preferred stock purchase agreement between the Treasury Department and Fannie Mae and Freddie Mac.

However, while some of these bills may be unobjectionable, I am not sure why we are taking time to consider draft legislation that basically reiterates existing policy or repeals programs that were never funded.

Chairman Bachus announced in a press conference at the end of March that we would mark up the Hensarling GSE privatization bill right after the Easter recess. That bill would render many of these piecemeal reforms moot. The Easter recess has come and gone, and we are heading into June with no markup of the Hensarling bill scheduled. Instead, the subcommittee continues to offer bills that kind of pick around the edges of reform and appear to be going nowhere in the full committee.

By delaying consideration of a comprehensive reform plan and instead choosing to consider these piecemeal bills, I think my friends on the other side of the aisle are acknowledging that their privatization plan is kind of a nonstarter for the middle class, like the Ryan budget. It seems that many of my colleagues are now experiencing buyers' remorse.

Finally, I would like to make a note on Representative Royce's bill to abolish the National Housing Trust Fund, which has never actually been capitalized. My colleagues constantly and consistently attack the affordable housing goals and the HUD affordable housing appropriations. They are moving to restrict access to FHA and now are seeking to abolish the trust fund.

To be honest, I would be curious to know what my colleague suggests we do about the 7 million households with the worst-case housing needs, as defined by HUD, because they seem to reject every tool we come up with to assist these valuable populations—vulnerable populations, which predominantly include seniors, individuals with disabilities, and families with children. So I would ask unanimous consent to enter into the record a list of 7,205 national, State, and local organizations that support the National Housing Trust Fund.

Chairman GARRETT. Without objection, it is so ordered.

Ms. WATERS. I thank you very much, and I yield back the balance of my time.

Chairman GARRETT. The gentlelady yields back, and the list is entered into the record.

The gentleman from Texas is recognized.

Mr. NEUGEBAUER. Sorry, Mr. Chairman, I had another thought there.

Thank you for calling this important hearing. It has been 2 years and 8 months since the taxpayers were put on the hook for Freddie and Fannie, and it is time to do something. As a matter of fact, it is past time to do something.

But one of the things that continues to bother me is that taxpayers have had to shell out $170 million to defend class-action

lawsuits against Freddie and Fannie and former top executives who knowingly and purposely manipulated earnings to increase their own compensation and whose actions directly contributed to the demise of the GSEs.

With Freddie and Fannie's bylaws to allow advancement of reasonable legal fees, there is no criteria for what constitutes "reasonable." I am confident that the American people would agree that using $170 million of their hard-earned money to defend crooks is not reasonable. My bill would require GSEs to essentially define the term "reasonable" and have the Director of FHFA approve or disapprove such determinations in accordance with their role as a conservator of the U.S. taxpayers.

The bill would also require employees accused of fraud or breach of fiduciary responsibility to post a bond or other collateral so that taxpayers are made whole in the event of a conviction. This will ensure that folks like Franklin Raines have skin in the game instead of having a blank check from the American taxpayer to pay their legal fees.

Finally, the bill would prohibit the GSEs from taking Treasury funds to satisfy any legal settlements or judgments. Instead, the GSEs would be required to meet such obligations by selling its portfolio or other physical assets.

Mr. Chairman, thank you for holding these hearings. I think the American people are anxious for us to get along with this process so that we can get them off of the hook.

With that, I yield back.

Chairman GARRETT. The gentleman yields back.

The gentleman from Colorado for 2 minutes, please.

Mr. PERLMUTTER. Thank you, Mr. Chairman.

Mr. DeMarco, it is good to have you back in front of our committee. And I just want to alert you that I would like to talk to you about cleanup calls a little bit again.

But I also want to congratulate you. We have come through a couple of very tough years, this country has. A lot of people have had to roll up their sleeves and really take on some difficult issues, one of those being to have some underwriting criteria back in connection with our housing stock and our housing loans.

And I guess it has been gratifying to see that, through the course of the conservatorship, there has been continued improvement by Freddie Mac, due in no small part to the steps that have been taken. So even though I want to congratulate you, I am also going to pick on you about cleanup calls when it is my turn. I think when Americans really do roll up their sleeves, they have a certain plan that is implemented, you can really change what has been going on before. And I am pleased to see those kinds of things going on in your jurisdiction of things. So thank you.

Chairman GARRETT. Thank you. The gentleman yields back.

Mr. Manzullo, for 1 minute.

Mr. MANZULLO. Mr. Chairman, thank you for calling this important hearing on GSEs.

As you know, when the government put Fannie Mae and Freddie Mac into conservatorship, the Treasury Department granted them an influx of capital in exchange for Senior Preferred Stock, which pays a 10 percent dividend back to the Treasury Department. Al-

though this dividend rate may be changed at any time, the 10 percent rate was designed to guarantee taxpayers full repayment, and reducing this dividend could delay or even prevent full repayment to the taxpayers.

The legislation I plan to introduce will protect taxpayers from this risk and solidify the 10 percent dividend agreement reached by the Treasury Department and the GSEs back in 2008. I look forward to discussing this bill as well as the other important bills introduced by my colleagues as we continue to move forward with the GSE transition. Thank you.

Chairman GARRETT. The gentleman yields back.

Who seeks time? The gentleman is recognized for 2 minutes—for 2½ minutes.

Mr. PETERS. Thank you, Mr. Chairman. The housing sector is one of the largest and most important parts of the economy, and it requires a fully functioning secondary market to stay healthy. The bills that we are debating today, like the bills the committee has previously marked up, get rid of the existing housing finance system but fail to replace it with anything.

Almost everyone agrees that the Freddie and Fannie hybrid model of privatized gains and subsidized losses must be eliminated, and I don't think there is anyone in either party who doesn't recognize the Fannie and Freddie model as flawed and that reform is desperately needed. The question isn't whether we need reform. It is what kind of reform will we have and what will replace the existing GSEs?

The Majority has invited two academics here to testify today. But this is not just an academic exercise. It has real-world consequences for homeowners and for the millions of Americans whose livelihoods depend on a vibrant housing sector. I believe that if we don't replace the GSEs with a clear and comprehensive plan to encourage private capital to invest in the mortgage markets, Americans will no longer have access to a 30-year fixed-rate mortgage at stable and affordable rates.

But you don't have to take my word for it. I know we are going to have later some testimony from Mr. Sanders, who is a professor at George Mason University. And after reviewing his testimony, I offer a preview of what he is going to say about the secondary market.

He acknowledges that investors may be hesitant to hold mortgage-backed securities that don't have a guarantee, that this would cause the mortgage market to shrink, and that it would be detrimental to the economy.

He also says that the United States would have fewer 30-year fixed-rate mortgages and that would shift the risk of interest rate changes away from investors. He doesn't say who would bear the burden of that interest rate risk, but I can tell you who it is; it will be the homeowner.

For generations, Americans have been able to benefit from access to long-term fixed-rate mortgages. Families have been able to weather economic uncertainty and interest rate fluctuations because their monthly mortgage payment has been stable.

It is important to ask why would we voluntarily move away from a system that has been the cornerstone of wealth accumulation for

generations of American middle-class families? I believe that we need an approach that will preserve access to traditional mortgage products for responsible homeowners, while at the same time bringing private capital into the secondary mortgage market and protect taxpayers against future bailouts.

I worked with my colleague from California, Mr. Campbell, on bipartisan legislation that we believe will accomplish those goals. And I would hope that before the subcommittee or the full committee acts on any GSE reform legislation, that we will have more hearings to discuss these issues where a broader range of views will be represented. Let's hear from the investor community, from the REALTORS® and homebuilders, from mortgage originators, from economists, whose research is not guided by ideology, and most importantly, from groups representing the interests of homeowners. Let's make sure that we know what the impact of these bills would be on the economy and homeowners before we actually act.

With that, Mr. Chairman, I yield back the balance of my time.

Chairman GARRETT. And the gentleman yields back.

Just a reminder to the gentleman, that we actually have had those hearings with the individuals that you indicate might want to come to testify, such as the REALTORS® and the homebuilders and the Financial Services Roundtable as well. So I appreciate the interest and what have you, but that is exactly why we are having this hearing today and that is why we had those other hearings as well in the past, to have those people here so their voices would be heard. Thank you.

Mr. Fitzpatrick for 1 minute.

Mr. FITZPATRICK. Thank you, Mr. Chairman, for scheduling this hearing and for remaining vigilant on the issue of GSE reform.

At this point, the American taxpayers have bailed out Fannie and Freddie to the tune of $160 billion, and the responsibility for this mess spans decades and, frankly, crosses both parties. However, it is the taxpayers who have borne the brunt of these mistakes, and that is simply unacceptable. We owe it to the American people to ensure them that this bailout is not unlimited and that never again will they be called upon to bail out bad public policy. I believe that the bills before us move us in that direction, including my proposal for a liability cap, and I look forward to this afternoon's testimony.

I yield back.

Chairman GARRETT. The gentleman yields back.

Mr. Carson for 2½ minutes.

Mr. CARSON. Thank you, Mr. Chairman.

The National Housing Trust Fund (NHTF) is critical to addressing the need for affordable housing among low-income Americans. In my home State, low-income Hoosiers are the only population facing an absolute housing unit shortage. In my district, 91 percent of low-income renters devote over half of their income to housing.

To afford a modest one-bedroom apartment, one of my constituents earning Indiana's minimum wage would have to work 68 hours per week. Clearly, the private market is not adequately serving the lowest-income population, which is why Congress authorized an NHTF in 2008 and why I support it without hesitation.

If we do not preserve the NHTF, we risk relegating working-class families to the despair of homelessness and an often unforgiving shelter system. We must maintain the opportunity of our States and communities to ensure access to affordable and sustainable housing for all Americans of all economic backgrounds. We often talk in these hallowed halls about achieving an education, building better communities, and preserving families. I ask my colleagues to be mindful that housing stability is the cornerstone on which we build stability in employment, schools, communities, and families.

Thank you, Mr. Chairman. I yield back my time.

Chairman GARRETT. The gentleman yields back.

Mrs. Biggert for 1 minute.

Mrs. BIGGERT. Thank you, Mr. Chairman.

And thank you to all the witnesses who are here today.

And welcome. Today, I look forward to a constructive dialogue about potential reforms to help shape a stronger framework for the future of housing finance. Together, I hope we can better determine what role, if any, the government should play in housing finance. There is no doubt the GSEs are in need of reform.

However, the reforms we embrace must by every possible means avoid disrupting the housing recovery as we allow private capital to replace government capital. As always, it is critical that we achieve the right balance for taxpayers and home buyers. I look forward to working with my colleagues on both sides of the aisle to facilitate the private sector re-entry, eliminate taxpayer risk, and promote a vibrant housing finance system that best serves the interests of all Americans. Thank you all for being here today.

With that, I yield back.

Chairman GARRETT. The gentlelady yields back.

The gentleman from California is recognized for 1 minute.

Mr. CAMPBELL. Thank you, Mr. Chairman.

The GSE model has failed us, and we need to wind them down, that is clear. But as was pointed out, we cannot replace the GSEs with nothing.

The gentleman from Michigan, Mr. Peters, and I have an alternative, something we think could replace the GSEs and maintain or create a robust housing market. The gentleman mentioned that we have had hearings—or the chairman mentioned that we have had hearings with various groups. I would suggest to the chairman, although we have had hearings with various groups, we have not had hearings with any of those groups when bills are before us.

And now we have both this series of bills, Mr. Peters and my bill before us, and we should have additional hearings and hear from those people because if we replace the GSEs with nothing, we will have higher downpayments, shorter duration terms; the housing market will drop dramatically. In the last crash, it dropped by 28 percent. We will have a similar crash if we get rid of the GSEs and replace them with nothing. We cannot have a robust recovery without a recovery in housing, and we can't have a recovery in housing without a consistent system for housing finance.

I yield back.

Chairman GARRETT. The gentleman yields back.

The gentleman is reminded that actually, we have had legislative hearings, as I reminded the gentleman earlier. And at those hear-

ings, legislation was presented during those hearings, and that legislation was discussed.

I would also remind the gentleman from California that I don't think that anyone who has been at that panel or on the dais here has ever suggested that we replace the GSEs with nothing. I think everyone has suggested that there should be something to replace them, and in some cases, it should be the private market.

With that, I yield to Mr. Dold for 1 minute.

Mr. DOLD. Thank you, Mr. Chairman.

I certainly want to thank Chairman Garrett for his leadership and his work on these important GSE issues.

And I certainly want to thank the witnesses for taking time to be with us today.

The GSEs clearly need serious reform. Right now, we have an untenable situation. The taxpayers are subjected to the risk of potentially unlimited losses, with $160 billion in losses and counting so far.

Meanwhile, a weakened housing market continues to suffer while the private-sector mortgage lending largely remains on the sidelines. I am confident both the Democrats and Republicans share a common objective, a better, more sustainable, more effective mortgage finance system, one that protects the taxpayers from future bailouts, that encourages the private sector to get back into the mortgage market, and that effectively restores long-term stability and strength to the housing sector.

The legislative proposals under discussion today are important components of moving us towards that common objective, and I look forward to working with the chairman and my colleagues on both sides of the aisle to achieve this common goal.

I yield back.

Mr. SCHWEIKERT. [presiding] Mr. Grimm for 1 minute.

Mr. GRIMM. Thank you, Mr. Chairman.

And thank you, Director DeMarco, for your testimony today.

There is going to be a lot of discussion about a lot of things, and sometimes it seems a little esoteric and it seems to be out there in Washington world.

But I just want to remind everyone that there are real people out there. I come from Staten Island and Brooklyn where they are struggling, families are struggling to put food on the table for their children. And when I think that these people, these taxpayers spend $160 billion of money that they don't have, it makes me think that we have a lot of work to do.

These taxpayers own 80 percent of a company that they feel that—and some of us feel they are not entitled to know the understanding of how the operations of this company works. So again, we have a lot of work to do.

But we can't forget, especially where I come from, New York City, 25 percent of our economy is focused around housing and the related industries. So we have to get this right. The long-term solution for these issues that we are discussing, if we don't get it right, it is devastating. It is devastating for the people back home.

So I just want to emphasize that. And before I yield back, I look at three things when it comes to legislation: Does it make the industry compete on a level playing field? Does it help protect the

general welfare of the public at large where applicable? And most importantly, does it promote growth in our economy and help produce jobs? I think we need to be looking at that as we reform these GSEs.

I yield back.

Mr. SCHWEIKERT. Thank you, Mr. Grimm.

Our first witness is Edward J. DeMarco, Acting Director of the Federal Housing Finance Agency.

Without objection, your written statement will be made a part of the record. You will have 5 minutes to summarize your testimony and then we will move on to questions.

Mr. DeMarco?

STATEMENT OF EDWARD J. DeMARCO, ACTING DIRECTOR, FEDERAL HOUSING FINANCE AGENCY (FHFA)

Mr. DEMARCO. Very good. Thank you.

Chairman Garrett, Ranking Member Waters, Mr. Schweikert, Mr. Miller, and the rest of the members of the subcommittee, thank you for inviting me today. It is again a pleasure and an honor to be before this subcommittee again.

My written statement provides an update on the Enterprises' financial condition and performance and a summary of four distinct initiatives FHFA has under way to improve the efficiency of the country's mortgage market.

In these few minutes though, I will provide some thoughts on the seven draft legislative proposals that were recently circulated by the subcommittee.

The discussion draft sponsored by Representative Stivers would amend the Housing and Economic Recovery Act to ensure that, should Fannie Mae or Freddie Mac be put into receivership, an identical replica GSE, or Government-Sponsored Enterprise, would not be created to replace it.

Now under current law, if an Enterprise were to be placed into receivership, FHFA would be required to establish a limited-life regulated entity which would operate for up to 5 years. At the end of that time, without congressional action, the Enterprise may be re-created under its current charter.

Mr. Stivers' bill would prevent the conservator from re-creating the current model of GSE and require that once an Enterprise was wound down, no new entity with taxpayer support could be set up.

There does seem to be general agreement that Fannie Mae and Freddie Mac should not be reconstituted in their current form.

The discussion draft sponsored by Representative Manzullo would prevent changes to the Treasury Senior Preferred Stock Purchase Agreements that would reduce the current 10 percent dividend. This proposal is consistent with the current Preferred Stock Purchase Agreement. The Enterprises have been paying quarterly dividends at this rate, and FHFA has no plans to seek a change in the dividend rate.

The discussion draft sponsored by Representative Fitzpatrick provides for a cap on Treasury assistance to each Enterprise. It is consistent with what is in place today under the Senior Preferred Stock Purchase Agreements.

The discussion draft sponsored by Representative Royce would terminate any requirement that Fannie Mae or Freddie Mac make annual allocations to the Housing Trust Fund, the Capital Magnet Fund, and the HOPE Reserve Fund. The Enterprises never made contributions to these funds as was originally expected under the Housing and Economic Recovery Act due to their financial condition and status under conservatorships. It would be inappropriate for the Enterprises to start making contributions to the funds now or at any time while they are in conservatorship and in debt to the taxpayer.

H.R. 463, introduced by Representative Chaffetz, would subject the Enterprises to the Freedom of Information Act or FOIA. FOIA's core purpose is to enhance public understanding of the operations or activities of the government. This core purpose is not served by applying FOIA to Fannie Mae or Freddie Mac, which are still private companies operating in conservatorship.

They did not cease to be private legal entities when they were placed into conservatorship, nor did they become part of FHFA. I urge the subcommittee to consider carefully the harm that could be done by subjecting the Enterprises to FOIA.

The discussion draft sponsored by Representative Hurt would require the Enterprises to identify non-mission-critical assets, which would then be reviewed by FHFA and lead to a plan for disposition of such assets. FHFA has already begun to fulfill the intent of Mr. Hurt's draft bill regarding the sale of non-mission-critical assets.

Finally, the discussion draft sponsored by Representative Neugebauer would limit the advancement of legal fees for employees of Fannie Mae, Freddie Mac, and the Federal Home Loan Banks. The proposal would require that FHFA establish a process for the setting of standards for reasonableness in the amount of such fees.

While certain specific elements of this proposal raise issues, none, I believe, is as important as the challenge to attracting and retaining employees. An approach to clarify tests for reasonableness and for monitoring legal expenses has merit, but the implication that employees will not be indemnified nor have funds advanced for their legal protection would expose them to lawsuits that could potentially bankrupt them, even if they are found innocent of any charges. Altering common practice for the availability of indemnification merits much more attention for its implication and potential unintended consequences.

Thank you again, and I look forward to answering your questions.

[The prepared statement of Acting Director DeMarco can be found on page 72 of the appendix.]

Mr. SCHWEIKERT. Thank you, Mr. DeMarco.

The Chair yields himself 5 minutes. And I appreciate this.

I want to just put in the record that I appreciate how open you have been, particularly with my office, and the number of times we have had technical questions and your willingness to spend time with us.

I would love to touch on—we will call it the Hurt draft bill, assets that you would have that would be appropriate for liquidation. Off the top of your head, what would you say there?

Mr. DEMARCO. As I believe most of the members of the subcommittee know, under the Senior Preferred Stock Purchase Agreement, the Enterprises are required to be shrinking their retained mortgage portfolio at a rate of at least 10 percent per year, and we are looking to liquidate that at a faster rate, as appropriate with safety and soundness and the goals of conservatorship.

Prior to Mr. Hurt's bill, as conservator, I directed a careful review of all the assets of both Enterprises to know what it was we were conserving, and to examine which things, in fact, were non-core—very much germane to his bill—and to see, if they are non-core, then should these things be, in fact, sold. That has already led to the sale of various non-core assets and an ongoing discussion between FHFA and the Enterprises regarding assets, whether they are core or non-core, and developing suitable plans for their liquidation. So we are looking to actually liquidate real estate assets as well as other non-core things.

Mr. SCHWEIKERT. Mr. DeMarco, you are actually heading toward some of my questions.

If you had a portfolio of nonperforming or underperforming debt, loans, but to sell it would require a loss, would you still consider putting that up on the—

Mr. DEMARCO. If I felt that holding an asset to maturity would increase the net present value recovery to the taxpayer of holding that to maturity relative to selling it in the marketplace, I would be inclined to hold it.

There are certain assets for which there is just not much depth of liquidity. And so, when you combine that with the preferential borrowing rate—

Mr. SCHWEIKERT. Mr. DeMarco, could I ask you to stop just on that? But depth and liquidity, for some of us, the ability to test it, I have heard some folks say, impaired mortgages don't have a lot of buyers. But then every time I see them being offered, I see lists of folks bidding in the auction for them. So I don't know what tell ultimately—you would obviously have more information.

Let's use impaired mortgages. If you had a portfolio of those, yes, you might take a loss, but you would get it at current cash value and you would avoid actually some of the servicing and foreclosure and other costs that come with that. Tell me why or why not that is a good idea.

Mr. DEMARCO. In fact, we are studying the reasonableness and opportunities for taking blocks of mortgage assets that the Enterprises have, including troubled mortgages, mortgages that have maybe gone through a loan modification, and seeing if there are market opportunities to sell that. How we would execute on that is all part of what is under review and discussion. But we are certainly not opposed to the idea—

Mr. SCHWEIKERT. You are putting feelers out in that market?

Mr. DEMARCO. We are looking for ways to effectively do that. Yes, sir.

Mr. SCHWEIKERT. And that is obviously, from a personal standpoint, something I have a great interest in, because I keep being told and have been given tells that there is a hunger for product out there. But if you were to sell a product like that, would you be selling that paper with the actual guarantee?

Mr. DEMARCO. Let's just say that because we are looking at a range of possible structures for the sale of assets, it could be with and it could be without. And it depends upon the assets. The assets that we are talking about, if there were guarantees, it would have to, of course, be something that advances the cause of conservatorship, which is to protect the taxpayer.

Mr. SCHWEIKERT. Mr. DeMarco, in our last 50 or some seconds, walk me through some of the assets. You would probably, with both GSEs, $250,000, single family residences, $300,000, how many properties do you own right now?

Mr. DEMARCO. I am sorry, Congressman, I can't answer in terms of the number of properties. Freddie Mac has between $650 billion and $700 billion in mortgage assets. Fannie Mae has more on the order of $750 billion. These are orders of magnitude.

The key thing for members of the subcommittee to understand is that the composition of those mortgage assets have changed a lot over the last several years in that prior to conservatorship, those would be performing whole loans or mortgage-backed securities, and today, there is an increasing share of that, which are in fact modified loans or nonperforming loans that have been pulled out of pools.

Mr. SCHWEIKERT. Mr. DeMarco, I am now out of time, and I do hope someone else on the panel—I do have a curiosity of just trying to articulate the number of assets that you have that might be better served out in—we will call it the market right now than with all the things you are having to juggle. Thank you for your time.

Ranking Member Waters, for 5 minutes.

Ms. WATERS. Thank you very much, Mr. Chairman.

I would like to welcome Mr. DeMarco here today.

I have a few questions that I would like to try to advance. My colleagues on the other side of the aisle said they want to end the slush fund, that is, the National Housing Trust Fund. To be clear, how much money have the Enterprises contributed to the fund to date?

Mr. DEMARCO. Nothing.

Ms. WATERS. I didn't hear you.

Mr. DEMARCO. I am sorry, ma'am. They have committed no funds to any of these trust funds.

Ms. WATERS. Thank you very much.

I just want to point out that it is disingenuous to characterize the trust fund as a slush fund, given that it hasn't even been capitalized yet, and therefore, my colleagues cannot point to a single example of abuse or misuse.

Also, I would like to be clear that trust fund dollars cannot be used for political activities, advocacy, lobbying, counseling services, travel expenses, or providing advice on tax returns.

Director DeMarco, I appreciate the new servicing alignment initiative that you announced in April. It will set some new standards of how servicers of GSE loans should perform going forward. But I am concerned that the problem of past improper servicing hasn't been fully addressed.

First, do you think that bad servicing of GSE loans has cost the Enterprises money and that certain homeowners perhaps could have avoided foreclosure had their loan been better serviced? I am

thinking of a recent analysis from the CFPB that said that servicers saved up to $25 billion cutting corners in their operations and even failing to comply with the law.

If so, shouldn't FHFA look into whether this corner-cutting also cost the Enterprises money and that certain homeowners perhaps could have avoided foreclosure had their loan been better serviced?

The servicing alignment initiative you announced details requirements going forward. What about fines or sanctions against servicers that performed poorly or broke the Enterprise servicing guidelines for the millions of foreclosures that have already been completed?

Mr. DEMARCO. Each Enterprise has in fact assessed penalties on their servicers for failing to perform servicing as provided for under their contracts, and both Enterprises have sent back a large number of mortgages as repurchase requests to their servicers for either origination, violation of reps and warranties, or servicing violations.

With respect to the servicing guidelines, clearly this is a reflection of a rather widespread failure among major mortgage servicers in the servicing of mortgages, and their primary regulators have undertaken careful scrutiny of this issue and as you know are following up with consent to orders and other remedies. We are participating in that so that we have good alignment between what FHFA is doing with Fannie Mae and Freddie and what the bank regulators are doing from their regulatory function so that we are tackling this issue together.

Ms. WATERS. How much was the settlement that was agreed upon that you just referenced?

Mr. DEMARCO. Those are matters of individual contract. I don't have an aggregate number for you.

Ms. WATERS. Bottom line, a total number?

Mr. DEMARCO. Pardon me, I am sorry. I don't have figures for that.

Ms. WATERS. And do you know how this is to work? Homeowners who are in foreclosure, who can point to fraud, misrepresentation, etc., etc., or a failure of the servicers to follow the agreement, are they individually compensated in some way? Or do you know how that works?

Mr. DEMARCO. Under the initiative that we announced, it is not reimbursement to the borrower, but servicers will be penalized, and they will know how those penalties are going to be assessed for failing to service a mortgage properly, that is, where the borrower is having trouble with their payment.

The other thing, if I may, Ms. Waters, is that one of the things we are doing here is we are having Fannie and Freddie have exactly the same approach, the same set of penalties and so forth. So there are the same guidelines for servicing a Fannie loan as a Freddie loan, the same penalty for failure, whether it is a Fannie loan or a Freddie loan. And I think that this is an important development.

Ms. WATERS. I am sorry. I didn't hear what you just said.

Mr. DEMARCO. I believe that this is an important development, and it will help to contribute to improving service operations for borrowers who are having trouble with their mortgages

Ms. WATERS. Do you think that we have enough oversight of servicers, or do we have standards that have been developed so that we could hold servicers accountable for what they do in servicing these loans? Do we need more legislation?

Mr. DEMARCO. I think that at both the State level and at the Federal level, there has been a dramatic—not just increased awareness, but a dramatic increase in activity in terms of the oversight of servicer operations. And there has been a great deal of coalescing both among regulators and frankly among the servicers themselves on the need to improve the operations of mortgage servicers and to develop standards.

I believe that our servicing initiative, our servicing alignment initiative, is an important step towards helping get toward consistency and uniformity in servicing standards. But we are not doing this in isolation. We are doing this with the other Federal banking regulators and so forth that are involved in looking at this issue. So we are taking as many steps as we can to remedy these problems.

Ms. WATERS. Thank you very much.

I yield back my time.

Mr. SCHWEIKERT. Thank you, Ranking Member Waters.

Mr. Royce?

Mr. ROYCE. Thank you, Mr. Chairman.

Let me ask you, Mr. DeMarco, with regard to the GSEs, given that the Preferred Stock Purchase Agreements were agreed to with the understanding that they would remain in place until a clear path to end the conservatorship was agreed upon, and given that there is certainly the potential right now for no concurrence between the House and the Senate or the Administration on this issue—at least for the foreseeable future—is it fair to say that cutting the dividend payments would violate the spirit of the PSPAs entered into on behalf of U.S. taxpayers? And could you fairly say that would unnecessarily absolve the GSEs of additional financial obligations? Let me just get your thoughts.

Mr. DEMARCO. I believe that, with respect to the dividend rate, the way I envision this, Congressman, is that the American taxpayer has forwarded the capital that is allowing these companies to operate in the marketplace and is providing the capital that is the protection to the investors and mortgage-backed securities. And that is what is allowing the country's secondary mortgage market to operate. If these companies were to be operating today with private capital, that private capital would be substantial and that private capital would expect a return, certainly, of 10 percent or more.

So, in my view, it is the American taxpayer who is the equity holder here, and so that is why I have no plans to be seeking any adjustment in that 10 percent dividend rate because it is compensation of the taxpayer for providing the capital that is allowing our secondary mortgage market to function today.

Mr. ROYCE. Thank you, Mr. DeMarco.

The other question I wanted to pursue briefly is on my proposed legislation to eliminate the Affordable Housing Trust Fund. You mentioned that it would be inappropriate, in your words, for the GSEs to start making payments to the trust fund while in conservatorship. Do you believe that contributions made to this fund

could ever be construed as consistent with the goals of the conservatorship as we agreed initially in that?

Mr. DEMARCO. My view is that while Fannie and Freddie are in conservatorship and owe money to the taxpayers, that I have an obligation as the Director of the Agency to conserve assets on behalf of the taxpayer. And so I do not envision a state in which Fannie or Freddie would make contributions to the trust fund while they owed money to the taxpayer and these Preferred Stock Agreements were there. The liquidation preference in those Preferred Stock Agreements require the taxpayer to be paid first.

I would add that the statute itself directs the FHFA Director to make judgments about not making contributions to the trust fund if that would have a negative effect on the financial condition of the Enterprises. I don't have the precise language in front of me. But that is also another basis why in terms of them making contributions, I don't see that happening.

Mr. ROYCE. But that leaves some gray areas, maybe not with respect to the judgment you have made, but in my mind at the moment, it could leave some question in the future and that is one of the reasons, just parenthetically, why I want to move that legislation because I want to keep with the spirit of the agreement that we all entered into. But I appreciate very much your testimony here today.

And I yield back, Mr. Chairman.

Mr. SCHWEIKERT. Thank you, Mr. Royce.

Mr. Miller?

Mr. MILLER OF NORTH CAROLINA. Thank you, Mr. DeMarco.

As you and I have discussed before, the guiding principle for FHFA in their conservatorship should be reducing, minimizing taxpayer loss.

Ms. Waters asked you about any fines against the servicers. There has been a great deal—we have heard a great deal about the remarkable deficiency by servicers, the stunning sloppiness, the robo-signers, the chain-of-title issues, and on and on. You said you had, in fact, imposed some fines on both of the Enterprises, but have you calculated what the loss has been? The servicing alignment initiative recognizes that the more prolonged foreclosure is, the more expensive it is for you. Have you calculated how much the losses are as a result of delays from the manner in which servicing has been handled?

Mr. DEMARCO. A couple of things. First, the fact that these penalties have been assessed is something I have testified about before in this subcommittee. And the charges themselves are, in fact, assigned on a case-by-case basis based upon the Enterprises' estimation of the losses that they have incurred as a result of servicing deficiencies consistent with the contractual obligations that are in place between an Enterprise and a particular seller-servicer. So that has been the basis of the calculation of the fine is, it is following the contract and it is done on a case-by-case basis.

Mr. MILLER OF NORTH CAROLINA. Would you assess for contractual damages?

Mr. DEMARCO. Yes. The assessment is for contractual damages.

Mr. MILLER OF NORTH CAROLINA. Okay. There have been studies that show that the mortgages actually held in portfolio by banks

have a better rate—are more successfully modified with a lesser loss experience than those held in secured house pools and serviced by a servicer that does not actually own the mortgages. Have you examined those studies and determined why that would be?

Mr. DEMARCO. I am aware of analyses that talk about whether—that talk about these differences. My focus is on ensuring that the Enterprise loans are being properly serviced. And I have found that the performance of modified loans that are owned by Fannie and Freddie continues to improve and continues to exceed expectations in terms of the low redefault rates on modified loans. So I don't have an immediate comparison for you with respect to private-label securities. But clearly, we have been seeing strong performance, and it is certainly consistent with what the Treasury Department is reporting on the HAMP program.

Mr. SCHWEIKERT. Forgive me, Mr. Miller.

Mr. DeMarco, could I beg you to pull the microphone just slightly closer? We are losing you a little bit. This room does have tough acoustics.

Mr. DEMARCO. Thank you, Mr. Schweikert.

Mr. MILLER OF NORTH CAROLINA. Along the same lines, have you looked at whether the proprietary loans, the portfolio loans by banks, are more likely to reduce the principal or other modifications that have led to their better success rate and whether that is something that you could do as well?

Mr. DEMARCO. We are continuing to examine that issue. I don't have any information that suggests that there has been superior performance on modifications done on a proprietary basis because of principal forgiveness. But I would be happy to look at such information and assess it just to see whether there was value there that we should consider in terms of our responsibility to conserve assets.

Mr. MILLER OF NORTH CAROLINA. In addition to the loans that you polled, you still have a substantial amount of private-label mortgage-backed securities. You appear to be pursuing possible liability claims with respect to those. But are any of those—do any of those mortgage-backed securities also have private investors who hold the same securities or securities in the same family—

Mr. DEMARCO. Right.

Mr. MILLER OF NORTH CAROLINA. —in which any investors are pursuing any claims?

Mr. DEMARCO. I am sorry, Mr. Miller.

The question was, are we working with—

Mr. MILLER OF NORTH CAROLINA. You also own—because in the mid-part of the last decade, the Bush Administration set a very high affordable housing goal for you but said you could meet it by buying private-label mortgage-backed securities and subprime mortgages, and you still hold a pretty substantial portfolio of private-label mortgage-backed securities.

Mr. DEMARCO. Right.

Mr. MILLER OF NORTH CAROLINA. Are any of those mortgage-backed securities, private-label mortgage-backed securities, MBSs, are any of those subject to any litigation by other investors besides—

Mr. DEMARCO. They are.

Mr. MILLER OF NORTH CAROLINA. Okay. Are you participating in those?

Mr. DEMARCO. We are involved with certain discussions, settlement discussions, reviews with other holders of these securities to see what the proper course of action is to analyze whether there are problems with what goes into those securities and finding an appropriate settlement or outcome regarding it.

Mr. MILLER OF NORTH CAROLINA. Apparently, my time has expired.

Mr. SCHWEIKERT. Thank you, Congressman Miller.

Chairman Neugebauer?

Mr. NEUGEBAUER. Thank you, Mr. Chairman.

Mr. DeMarco, thank you for coming back over. I think you are getting frequent flyer points now.

I want to go back to something that I think was a little bit along the line of questioning to the gentleman from California. And you and I have actually had this conversation. Your role as conservator—and there are a lot of different statuses that you could have. You could be in a conservatorship. You could be in a receivership. You can be in a bankruptcy. One of the things that I wanted to be clear about is, do you believe that your role as conservator is to wind down these entities or to perpetuate them?

Mr. DEMARCO. The statutory responsibility of a conservator is to conserve and preserve the assets, the property of the conserved entity, and return it to a financially sound condition.

As I have reported to the Congress and as my predecessor has reported, really the ultimate resolution of these two conservatorships can only effectively happen with congressional action. So we are limiting the companies to their core business. We are shrinking their activity wherever we appropriately can, consistent with ensuring the United States continues to have a liquid secondary mortgage market. And we are anxious to work with the Congress to get to that ultimate resolution.

In the meantime, we are winding down where appropriate. And certainly a key aspect of the wind-down for us is reducing the retained mortgage portfolio of both companies.

Mr. NEUGEBAUER. So I believe the answer that you are giving me is that you believe that your job is to perpetuate at this point in time?

Mr. DEMARCO. My statutory authority does not allow me to eliminate these charters.

Mr. NEUGEBAUER. I am not talking about eliminating. But you are either winding down or you are perpetuating. I just want an answer. Do you believe you are winding down or you are perpetuating?

Mr. DEMARCO. I am winding down the retained portfolio, and I am perpetuating their activity in ensuring that there is a liquid active secondary mortgage market through securitization, both for multi-family and single-family loans.

Mr. NEUGEBAUER. Was that in the charge that the Congress gave you, to make sure that there was a secondary market for our mortgages?

Mr. DEMARCO. I believe it is both the charge for the companies and my charge at FHFA that there be a stable and liquid secondary mortgage market.

Mr. NEUGEBAUER. Does it make the market stable, that you dominate the market?

Mr. DEMARCO. Congressman, as I have testified before, I believe that this is not a healthy or long-term situation for 90 percent or more of the securitization market to be driven by companies that are operating with direct taxpayer support.

Mr. NEUGEBAUER. One of the things in a previous hearing that we talked about was that you had the ability—and I think your legal counsel said you actually could lower the limits of mortgages that the entities could purchase. So if you took actions to lower and restrict the levels, the loan limits of the GSEs, how would that fit into your charge?

Mr. DEMARCO. Yes. I have certainly thought about that since my last appearance here. To be clear to the members, my ability to lower the conforming loan limit is derivative as conservator. It is because Congress directed FHFA to have authority to set what the maximum loan limit was. It gives each company the discretion to limit their purchases to some lower number. That essentially has never been done.

And as I testified before, I don't intend to act unilaterally in lowering the loan limit because the Congress of the United States has been so actively and repeatedly involved in adjusting the conforming loan limit. I believe that is an important issue of national policy.

And directly to your question, Congressman Neugebauer, I think for me to do this unilaterally would risk some disruption in the marketplace. It could be inconsistent with my responsibility as conservator.

I really and truly believe that the Congress of the United States is the body that should make the determinations about the future path of the loan limit if it is going to be something other than what current law provides.

Mr. NEUGEBAUER. I am going to respectfully disagree because I actually believe that the charge that the Congress of the United States actually gave you is to minimize both current and future exposure to the taxpayers. And as you continue to dominate that market, we are not reducing the level of exposure to the American taxpayers. I am concerned.

And if we need to have some additional discussions, but I think we need to get into what I consider the conservator mode, and that is the conservator mode is beginning to conserve the exposure of the American taxpayers, and that as long as you are in the mode of continuation instead of wind-down, we are impeding the ability to do that. And one of the things that people don't realize right now is one of the reasons that you have narrowed your losses is somewhat driven by the fact that you are—some of those losses—but the fact that your revenues are such that—because you are the only game in town, so you are getting a lot of volume and are getting a lot of revenues from that. But the problem with that model is that we would continue to increase the exposure for the taxpayers.

Mr. DEMARCO. May I respond? Just very briefly. I appreciate and respect your perspective, Congressman. I would just like to, for the record, state that I think it is also a very important element of what we are doing is strengthening the underwriting standards and improving the loan quality of what is purchased and very much improving the risk-based pricing of that because that is essential to my responsibility to protect the American taxpayer.

Mr. SCHWEIKERT. Thank you, Chairman Neugebauer. Congressman Perlmutter?

Mr. PERLMUTTER. Again, it is good to have you here. Personally, I appreciate the turnaround that I see with the organizations over which you have supervision, Fannie Mae and Freddie Mac. If I am not mistaken, Freddie reported a $676 million profit last quarter. And so, Mr. Neugebauer and I have debated this thing for several years. But basically, from my point of view, you have Fannie Mae and Freddie Mac providing liquidity in the secondary market for years, decades. Okay?

There was a blip in the deep recession of the early 1980s where Fannie Mae and Freddie Mac had some losses, and then, again, in 2003 to 2007. Since the Congress, led by Mr. Frank, made some changes to Fannie Mae and Freddie Mac, and authorized the placement of conservatorship or receivership if that was required, we have seen underwriting criteria re-established with Freddie Mac and Fannie Mae, if you care to respond to my statement.

Mr. DEMARCO. Yes, sir. I believe that is certainly fair. I would not minimize particularly with Fannie Mae, in the early 1980s, that they operated for awhile while they were certainly insolvent on a market value basis. I don't believe Freddie Mac had that same situation. But clearly, underwriting has improved substantially at both companies and the credit quality of the business that we are doing in conservatorship is meant to be safe, sound, and profitable.

Mr. PERLMUTTER. Just to sort of come back again to basics, it was under the Bush Administration, a lot of losses. Since the conservatorship, and if I remember correctly, it was Secretary Paulson who was given the authority to choose whether Fannie Mae or Freddie Mac were placed into a conservatorship or receivership. Am I mistaken on that?

Mr. DEMARCO. Actually, Congress gave that determination to the Director of FHFA. What Congress gave to Secretary Paulson was the funding authority. They gave the Treasury Department the authority to purchase securities from the Enterprises in an unlimited amount, so that has been the source of the financial support of the Enterprises. So the conservatorship had to be a joint effort between the Treasury Department and FHFA because of the distribution of responsibilities.

Mr. PERLMUTTER. Okay, so the choice, though, was between conservatorship and receivership. Conservatorship was chosen which, I am a bankruptcy lawyer by trade, and there are Chapter 11s and there are Chapter 7s. In Chapter 11, you maintain the organization, you keep it as a going concern, you try to maintain its operations, as opposed to a Chapter 7, in which you liquidate. And I roughly liken a conservatorship to a Chapter 11, and a receivership to a Chapter 7, one where you maintain operations, and the other where you liquidate operations.

And so, for me, I believe we have to have a secondary market of some kind to really continue to assist what is a very fragile housing market. And it appears to me that is what you all have been doing. Whether we come out with a different name or there is some other shape to all of this, that may be. But I personally believe we have to have a secondary market. And I just appreciate, again, all of you rolling up your sleeves and trying to right the ship. And it appears that is happening.

Underwriting criteria, in some respects I can tell you may have gone overboard with some underwriting criteria. It is very hard to get a loan out there, a housing loan. And so I just want to put that on the record.

The other thing I wanted to talk to you about were these clean-up calls and whether you have had any further conversations with people at Freddie Mac about the clean-up calls that you and I have discussed in the past.

Mr. DEMARCO. Yes, sir. Since you brought this to my attention, I have gone back and looked again. While the clean-up call would come as a benefit to certain holders of securities, we continue to reach the conclusion that exercising them raises important concerns affecting the security prices of Enterprise mortgage-backed securities in a way that could be detrimental to the conservatorship.

So, we can't view the clean up in terms of in isolation with respect to the particular security, but need to assess the impact on all the securities that are out there trading. So we have gone back and analyzed—again, and I am sorry, Congressman, but the conclusion we have drawn continues to be, and this is based upon past experience because this has been tried before by one of the Enterprises.

Mr. PERLMUTTER. Don't be surprised if I come and talk to you some more about this.

Mr. DEMARCO. That would be fine. I think it is a topic for further consideration.

Mr. PERLMUTTER. I yield back.

Mr. SCHWEIKERT. Thank you, Congressman Perlmutter. And you are open to disclose. I have great interest in that particular subject with him.

Congressman Campbell?

Mr. CAMPBELL. Thank you, Mr. Chairman. And thank you, Director DeMarco. I am going to ask you questions about three of the bills that you address that are potentially before this committee. In the Hurt bill that is about disposition of property, is it your interpretation of that bill that it would require disposition and sale of intellectual property as well?

Mr. DEMARCO. It certainly could be read, I believe, to cause both the Enterprise and the FHFA Director to consider such a thing.

Mr. CAMPBELL. If that were the case, given that virtually no one is making loans for the secondary market other than Fannie and Freddie these days, all of the data and information and other intellectual property is pretty much not contained anywhere else. If that were all sold out in the market and purchased by a single purchaser, couldn't that potentially create a monopoly issue in the future?

Mr. DEMARCO. I suppose it could. But you have raised the question of data. If I may, because I think this is an important point. I testified in front of a different committee a couple of weeks ago and said that it is on FHFA's agenda that Fannie Mae and Freddie Mac move towards loan level disclosures in their mortgage-backed securities; that this is something we want to get the Enterprise on a path so that their mortgage-backed securities have detailed loan level information.

And part it of that is to start getting information out into the marketplace so that it can—first of all, so that we can work with market participants to figure out what that data should be, and so that it starts to get out there. I am also aware that it could have value to the marketplace, particularly as we think about a transition from a GSE world to something that follows it, that there is historical loan data that Fannie Mae and Freddie Mac have that it may be in the public interest for that information to be put out there. As it is, we already disclosed a good bit of public information, but we are going to look in terms of whether there is more that we can do.

Mr. CAMPBELL. Director DeMarco, I totally and completely agree with you and applaud you for those remarks. And I agree, this data should be made publicly available, and I don't think it should be sold, where it potentially is bought by a single user. It sounds like you would agree with that.

Mr. DEMARCO. For that, yes, sir.

Mr. CAMPBELL. Thank you, sir. Going on to Mr. Fitzpatrick's bill about the cap at $200 billion, if we were to hit that cap, let's say we are in place to hit it tomorrow, in other words, with circumstances as they exist today, what would you be required to do?

Mr. DEMARCO. I am not sure we would be issuing any further securities. But I haven't envisioned the detailed things of what we would do tomorrow because I don't see that on my horizon.

Mr. CAMPBELL. Okay. So if you didn't issue further securities, you indicated in questioning from Mr. Neugebauer that you are issuing securities in order to have a stable secondary market. So do you think that we would—potentially that hitting that cap would create instability in the secondary market?

Mr. DEMARCO. Certainly, if we are speaking hypothetically, so we are speaking in a hypothetical world.

Mr. CAMPBELL. Hypothetically, except that is what the bill says.

Mr. DEMARCO. No. I understand but the hypothetical state of the world in which—

Mr. CAMPBELL. As it exists right now, I agree.

Mr. DEMARCO. As you start to run up awfully close to that, I believe that there would be, certainly the market would be concerned about that. I have no concern that is on my horizon. But I think it would have, it could have marked repercussions, which is why both the previous Administration and the current Administration, in structuring the senior preferred agreements and the follow on amendments to it, have sought to have adequate protection there so that we don't inject this kind of instability into the marketplace.

Mr. CAMPBELL. Okay. Thank you. And then the last bill I wanted to ask you about was one you talked about the end of your testimony, Representative Neugebauer's bill, and you said, I am con-

cerned these provisions treat these regulated entities differently from the regulatory regimes for other regulated entities on the legal fees thing. What other regulated entities are treated—are not treated this way, or that are treated differently, particularly if they are in the financial services world?

Mr. DEMARCO. I will confess that the bill—and I understand that it is just an early discussion draft—is a bit confusing in terms of its applicability as references to the Federal Home Loan Banks, which are not in conservatorship, and other financial institutions, even though they are regulated, they also, they are operating under State law, there are indemnification agreements that employees at those companies have. And so for example, when a bank goes through the FDIC conservatorship or receivership, there are provisions in FDIC regulations regarding indemnification. And, in fact, our rules on that are following out of the—

Mr. CAMPBELL. And as you say, those entities are not in conservatorship, but they are still government entities, as these are.

Mr. DEMARCO. Yes. I am sorry. Yes, they are ongoing entities, and so the employees there certainly need that protection.

Mr. CAMPBELL. Thank you. I yield back.

Mr. SCHWEIKERT. Thank you, Congressman Campbell. Congressman Peters?

Mr. PETERS. Thank you, Mr. Chairman. Mr. DeMarco, I thank you for being here today. We appreciate your testimony. And I know that your agency has a great deal of data concerning the housing market. You have expertise, economic expertise on the housing markets, and I am just wondering if you have had a chance, the Agency has had a chance to do any economic analysis on the impact of these bills on the market.

Mr. DEMARCO. To that specific question, no, sir. We have not had time. We have only had the bills for a few days.

Mr. PETERS. But it is something we need to be doing?

Mr. DEMARCO. In terms of an economic analysis, I believe that as legislation such as this goes forward, it would certainly be appropriate to undertake appropriate economic analysis. But in the time taken, I have been able to provide some reflection on the particular provisions in the bill that I hope are helpful.

Mr. PETERS. I appreciate that. And now we were looking at the Stivers bill, for example, which basically says when Freddie and Fannie disappear, nothing to replace them. You certainly caution that it is up to Congress to decide what should replace them. The package of bills we have here basically doesn't replace them with anything to speak of. Are you able to make any kind of prediction now today? Do you feel comfortable with any kind of prediction of the impact of just terminating existing GSEs, what effect that might have on interest rates, the availability of mortgage credit or maybe the types of mortgage products that consumers would have access to if we just get rid of these without anything replacing it?

Mr. DEMARCO. I have not made such a projection as to what would happen if that were to happen tomorrow. It certainly was one of the considerations when the Enterprises were put into conservatorship in the first place is that the country's financial system lacked a ready substitute to ensure liquidity in the secondary mortgage market, which is why maintaining these companies in con-

servatorship as ongoing concerns was important from an economic stability standpoint, certainly for the safety and operations of the country's housing system.

Mr. PETERS. So you would say to just basically wind these down without any thought to the replacement would be reckless?

Mr. DEMARCO. Congressman, I believe that we should be taking steps with the companies in conservatorship to be preparing for a housing finance system in the future that does not operate with the GSEs. In the meantime, I believe all of us, lawmakers, policymakers, and regulators have a responsibility to be figuring out what does replace them. So, to your point, I certainly agree that we need to be developing some sort of infrastructure and answering for private markets what is going to be the role of the government and the rules that the government puts in place for the future operations of the housing finance system, post-Fannie and Freddie.

Mr. PETERS. Right. I appreciate that. On the Manzullo bill, you talked about how the Enterprises would have to overcome some, in your testimony, significant hurdles to exit from conservatorship without further legislative action. Could you kind of flesh that out a little bit for us please, some of those hurdles that would exist and the legislative action that you would anticipate?

Mr. DEMARCO. Currently, the conservatorships have drawn a combined $162 billion from the American taxpayer and they don't emerge from conservatorship without either congressional action or certainly seeing that $162 billion being repaid.

Mr. PETERS. Then, a final point on the bill also before us that deals with FOIA; the Chaffetz bill. It is your understanding or your belief that if this bill goes forward, other private companies would also be subjected to FOIA. This is not, would be limited not just to the GSEs but also banks, thrifts, bank holding companies, nonbank financial companies, that this would open it up to all of those entities as well?

Mr. DEMARCO. No, sir. That is not what I was trying to convey in the testimony. What I was conveying is that this would be such a fundamental and profound change in the scope and intent of the Freedom of Information Act that if this were applied to Fannie Mae and Freddie Mac at operating as private entities, they are not government entities, if this were applied to them it would raise a host of questions for other private companies, maybe in particular, financial institutions that themselves could be recipients, or have been recipients of government assistance or could be in a government conservatorship some time in the future, since that is a tool that is certainly part of the tool kit of Federal regulators. And I think it raises some very substantial questions that would need to be considered.

Mr. PETERS. Right. Thank you so much. I appreciate it. I yield back.

Chairman GARRETT. Director, thank you. Coming back in, let me just start off by going—and some of this may have been touched upon. But with regard to g-fees, going back to what we did last month we had some legislation there which addressed the g-fees. And in that area, I wanted to ask you a question with regard to the possibility of raising them. What the Administration did with their White Paper, they did, in fact, advocate for what, a raising

of the g-fees increase, and subsequently, this subcommittee passed legislation to do what, to do just that, which I think there actually was a bipartisan vote, if I am not mistaken, as well.

So there seems to be, as I say, broad support for going in that direction. Can you capsulize for me your intention, I guess, in the context of a timeframe where you intend to go with the rising of the g-fees that you can anticipate?

Mr. DEMARCO. The last time I appeared before the subcommittee I, in fact, stated my general support for that being done. And since that time, we have been examining the pricing structure, and we are working on that issue. I would point out that a set of g-fee increases just went into effect in March and April, and so I don't have a specific timeline for you. But it is certainly something in which I am in very active work, both with my staff and with that of the Enterprises, to examine the current fee structure and looking at the appropriate approach and timing in transparency to bring to another, to further increases.

Chairman GARRETT. What is the transparency issue?

Mr. DEMARCO. The transparency issue is a question of informing the market in advance about what the intent is and the timing, so that it is done in a way that is not disruptive, say, to folks who are looking to buy a house, in the process of buying a house.

Chairman GARRETT. So your analysis right now, is it retrospective? At this point in time, are you looking to see what the impact has been of what you did a month ago? Or is your analysis now prospective, looking at both—

Mr. DEMARCO. It is prospective, and it is meant to be, as was suggested both in the legislation and in the Treasury White Paper, to be done with due consideration for, if we had a market in which there was private capital, that was backing a pool of mortgages, and so there was a private capital assigned to it and that capital needed to have a target rate of return, that should be input into the benchmarking for what the guarantee fee price would be.

Chairman GARRETT. And that is interesting. So on that one point, though, is that a chicken-or-the-egg sort of situation that you have to analyze as far as, you say, if there is a private market, right, for you to make that determination, but raising or maintaining the g-fees—let me ask you the question. Does raising or maintaining the g-fees have an impact on whether there will be a private market going forward?

Mr. DEMARCO. I believe that gradually raising the g-fees actually is a useful step not just for conserving assets but to prepare for and allow for the return and entry of private capital into the marketplace.

Chairman GARRETT. So it is to facilitate a private market?

Mr. DEMARCO. Yes, sir.

Chairman GARRETT. So it is a case where you almost have to say, we have to take certain actions to help facilitate the market. On another note, I know you have—you can probably list the number of criteria that you consider your responsibilities as a conservator you have to consider. Is one of them to protect the interests of the taxpayers?

Mr. DEMARCO. Absolutely.

Chairman GARRETT. Okay. So in that capacity, earlier, I guess the gentleman from Texas was raising the question with regard to conforming loans and the levels. And in that area, you were saying that as conservator, how do you consider that your role in that regard of raising or lowering them?

Mr. DEMARCO. My ability to raise or lower conforming loan limits to have the Enterprises purchasing less is derivative of what Congress gave the two companies to purchase loans at less than the maximum allowed to them. And my response to Mr. Neugebauer was that the Congress of the United States has legislated on conforming loan limits 5 times in the last 3 or so years, and I believe some deference to both longstanding practice and the congressional interests here is something of which I am mindful.

Chairman GARRETT. Okay. But in the role of conservatorship, what would the impact be? And I am looking at the letter from the CBO and their analysis of the scoring and the risk basis aspect of conforming loans and the valuation. What is the impact of keeping them where they are, or basically lowering them? If you do lower them, how does that affect your role as conservator with regard to the book? Are you in a better position, vis-a-vis the taxpayer, and on the risks that are out there if the conforming loan limits are lower or where they are today?

Mr. DEMARCO. Whether they are lowered or not, if they are lowered, obviously there is a smaller pool that is going to be eligible to purchase, but everything that Fannie and Freddie are purchasing today, we are working to ensure that there is strong underwriting and appropriate pricing so that we are not booking business at a loss. So one could argue on the one hand, there is a loss of revenue to the conservatorship, but on the other hand, it creates an opportunity for private capital to come in. But the other consideration—

Chairman GARRETT. Since my time is limited, that is one analysis. But how does CBO analyze it? How do they score this? Do they score it that way, that if you lower it, you are actually losing revenue? Or do they score it to say that you are actually losing that market risk factor, and that actually it is more expensive for you to have and maintain as opposed low? Do you know how they score it?

Mr. DEMARCO. I am sorry, Chairman Garrett. I do not know off the top of my head how CBO is scoring potential changes in the conforming loan limit. I do know how they have been scoring the conservatorship is a rather unusual approach to measuring subsidy and it is coming not because, when they do their cost estimates, it is not because they are projecting further losses on business we are booking in conservatorship. It is because they are arguing that if these loans are being done in a purely private sector, that there would be a higher g-fee being charged.

So it is not that we are losing money, it is that in a private world, there would be higher g-fees.

Chairman GARRETT. And it is not because of the market risk that they are considering on that higher cost?

Mr. DEMARCO. It is because in the private market, there would be a substantial amount of private capital and that private capital

would be seeking a market rate of return. I believe that is a fair summary of the CBO's—

Chairman GARRETT. I appreciate that. We can continue that discussion, and I see that my time has expired.

Mr. Manzullo, for 5 minutes.

Mr. MANZULLO. Thank you, Mr. Chairman. Mr. DeMarco, I want to thank you for your openness and your willingness to be with us on several occasions, and I appreciate your candor.

Several of us, going back to 2000, were concerned about the easy money. And that was the 2000 GSE reform bill which went nowhere. The 2005 reform bill, with the strengthening Royce amendment, passed the House. Unfortunately, the Royce amendment did not pass. That went nowhere. The Federal Reserve did not, until October 1st of 2009, require written proof of a person's earnings. And so, a lot of us have really been concerned with the sloppy underwriting standards, the sloppy standards for documentation, while HUD still keeps nine people working full-time on the HUD-1 and RESPA.

And when I closed over 1,000 real estate transactions as an attorney, we could close it in 20 minutes with documents a half inch high, and now it is 6 inches to a foot and no one reads it because if you don't sign whatever they put in front of you, you don't get the keys to your house. And so, we have not gone very far in this whole issue of financial disclosure so people can understand it. I am going to introduce a bill to prevent the dividend payment decrease. And I notice on page 7 of your testimony that, if I am reading this right, you are going to continue paying that 10 percent; that some groups are already opposed to it. And I just don't want to go back to the old Fannie Mae, Freddie Mac.

This dog has to die and be reconstructed in a whole new form. And one of the things they are trying to do is make sure that the taxpayers get back the money that they put in to save this thing. Is it my understanding, based on your testimony, that you are not only going to continue to pay the 10 percent, but not object to the bill that I plan to introduce?

Mr. DEMARCO. Yes, sir, Mr. Manzullo.

Mr. MANZULLO. Good. I yield back the balance of my time.

Chairman GARRETT. Mr. Posey, for 5 minutes.

Mr. POSEY. Thank you, Mr. Chairman. I was going to maybe skip comments today just in the interest of moving this thing along, but I didn't want to be the only one left out of this dialogue.

The legal fees issue continues to bother me, Mr. DeMarco. The fact that the citizens have spent over $162 million already with no end in sight on legal fees for people at the GSEs who plundered it, quite frankly, and maybe they are innocent until proven guilty, but prima facie evidence, to me, indicates they deserve to go through the wringer.

But, anyway, I wonder if there is any other organization in America, in the world, in the universe where an organization would obligate itself to spend that kind of money defending its officers and directors against fraud. Do we know of anywhere else that has ever happened in the history of mankind?

Mr. DEMARCO. Yes, sir, Congressman. Frankly, every major, any publicly traded corporation in the United States is going to be pro-

viding indemnification to its employees, and, in fact, such indemnification is typically required and stipulated for under State law. So this is not unusual at all that Fannie Mae and Freddie Mac employees are indemnified by the companies for actions they take as employees of the company. And it is quite common and it is basically a near universal practice in corporate America.

Whether the companies get actually—so the indemnification is to provide legal protection to employees for actions that they take. There is a great deal of case law governing this. And frankly, companies have tried in the past to not honor those indemnification agreements, and there is a good bit of case history here. The courts don't look very kindly upon that.

It may be interesting to you and other members of this subcommittee that I testified at length on this topic before a different subcommittee of the House Financial Services Committee, in which we went through in some detail what the legal standards are here and how this is working.

But to your point, Mr. Posey, it frustrates me that the companies are in this situation, but I will respect that this is a requirement that is there. It is something that is standard practice, and I believe that, while we may be concerned about the behavior or practices and actions of past officers of these companies and the losses that these companies have had, I have a responsibility to respect the law, and the legal process that is necessary to be followed here needs to be followed, and that is what we are doing.

So I may not like it, but I believe that this is the right thing to do, given current law. And I think to do otherwise would, in fact, lead to an overall increase in legal fees for both FHFA and the companies, which would drive up costs to the taxpayers. So I share the concern about this but I do believe that we have looked at this carefully and this is what needs to be done.

Mr. POSEY. So it is common practice then for companies to obligate themselves to unlimited advance legal fees for officers and directors? I mean, $162 million would bankrupt most companies. I can't believe that the average, whatever the average company is in the United States, or small business, could endure that amount of legal expenses. It just—and to be totally unlimited, this could go on for 10 years and reach a billion dollars. Who knows?

Mr. DEMARCO. I would not expect that, Congressman. But there are other very large financial institutions that are subject to enormous amounts of litigation by shareholders and by others, and this is the practice, that these officers and employees are indemnified. There is an advancement of legal fees. And I would not expect that, as large as this number is, that other major financial institutions that have been subject to enormous amounts of litigation don't have similar issues.

Mr. POSEY. And again, I can't think of many private corporations that have ever been plundered as bad as these guys plundered ours. So there is some context here. Have we taken any action, have we asked for any criminal investigations against these people?

Mr. DEMARCO. I am sorry, Congressman. Could you repeat the question? I didn't hear you.

Mr. POSEY. Have we taken any action for the GSEs to recover from these people?

Mr. DEMARCO. If someone who has been indemnified is found guilty in an adjudicated matter of fraud or malfeasance or the various, whatever the legal standards are, that is a basis for recovery of the advancement of legal fees. The indemnification itself is, of course—

Mr. POSEY. I understand, obviously, they would be broke by then by the time they get the judgments. And I think, given the facts, a third grader—

Chairman GARRETT. The gentleman's time has expired.

Mr. POSEY. A third grader could figure out the guilt here, and that we are wrong to continue to defend it. And I yield back, obviously.

Chairman GARRETT. Mr. Stivers for 5 minutes, please.

Mr. STIVERS. Thank you, Mr. Chairman. Mr. DeMarco, thank you so much for coming today. In your opening comments, you talked a little bit about the bill I have out for discussion draft which deals with, if the GSEs are in receivership. And I think a lot of people misunderstand the powers in the Housing and Economic Recovery Act with regard to receivership powers. Can you explain what the receivership authority is that you have under HERA?

Mr. DEMARCO. If a company goes into receivership, we are required—it would work as would a FDIC receivership for a bank, but the statute goes further and directs FHFA to create a limited life-regulated entity that may operate for a maximum of 5 years, after which there is basically an expectation that the charter would have to go back out into the marketplace as it existed pre-conservatorship. So it would be recreating Fannie and Freddie as they existed pre-2008.

Mr. STIVERS. And you have been quoted as saying that Fannie and Freddie, in their current form, should be duplicated. Without this bill that I have circulated for discussion draft, they would be recreated in their current form, which would put the taxpayers on the hook. What my bill does is it again gives Congress control of what is created and when it is created. Do you have any thoughts on my draft?

Mr. DEMARCO. No, I appreciate that, Congressman. I believe that is what it would affect. The only other thing I would observe is that the structure of placing Fannie Mae and Freddie Mac in conservatorship in the way that Treasury Senior Preferred Agreement has been structured is essentially to allow them to continue to operate in conservatorship and not create a mandatory receivership situation. And the whole reason for doing that was to give the Congress of the United States an opportunity to be the determiners of where we go from here.

Mr. STIVERS. Thank you. I think that is correct. I will ask you a couple of questions while I have you here. Do you think there is a benefit to having two GSEs at this point? I read your executive compensation report on the GSEs which was pretty—offended me at what is going on there because they are paying everything in cash, nobody has any incentive to turn the places around. Is there a real benefit to having two GSEs at this point? One charter, frankly, preserves the ability to do something in the future. Is there a reason to have two charters?

Mr. DEMARCO. At this point, we still have two very large, complex entities, each managing over $2 trillion worth of mortgage assets on behalf of the American taxpayer. I don't envision in the near term here the added complication and operational risk of putting that together. Long term, what I would hope is that we have a more competitive and marketplace environment than we had prior.

Mr. STIVERS. Great. Thank you. Can you talk a little bit about whether you ever see Fannie and Freddie going into receivership at this point?

Mr. DEMARCO. I believe what I see at the moment here is that the companies will continue to operate in conservatorship as long as we are in the environment that we are in and we will await congressional action that will determine whether, it is a receivership, whether the receivership is to then lead to a break-up or a sale or a recapitalization of the companies, some transformation of the companies or a liquidation of the companies. That really is what we are awaiting Congress to decide in view of where we are and the enormous taxpayer investment that is already in the two companies, and I look forward to working with this committee on that.

Mr. STIVERS. Thank you. And I just want to thank you for everything you are doing to conserve taxpayer dollars and to try to make sure that we turn the companies around and make sure that they are being good stewards of what is now billions of taxpayer dollars. I yield back the balance of my time, Mr. Chairman.

Chairman GARRETT. Mr. Hurt, for 5 minutes.

Mr. HURT. Thank you, Mr. Chairman. Thank you, Mr. DeMarco, for being here, and I want to add my thanks to you for your leadership on this issue. I apologize for not being here during your opening statement, and so I hope I am not retreading on things you have covered. But one of the proposals that has been submitted to the subcommittee would require that Fannie Mae and Freddie Mac account to you or to FHFA, account for the non-mission-critical assets, account for them and then have the FHFA develop a proposal to dispose of them and/or sell them. It is my understanding that you all have started this process, and I was wondering if you could just talk a little bit about that.

Mr. DEMARCO. Certainly. I am happy to, Congressman. Yes. As conservator of the Enterprises, we have the responsibility to conserve and preserve the assets and property. And so when I became Acting Director, I said we need to make sure we know what those assets and property are. And so we have engaged in a full review of that and that is now updated on a regular basis and my staff looks through that. It has led to the disposition of certain assets at the companies, and it has led to us directing the companies to develop plans for the disposition of additional assets, consistent with the safety and soundness of the companies and consistent with our responsibilities as conservators, so we are already acting in that way.

Mr. HURT. And are you saying that the accounting for the properties or assets is complete? That accounting is complete and you are saying it is ongoing?

Mr. DEMARCO. Yes. We have, we completed the sort of getting the first full set. And now what we do is we regularly update that because assets are coming and going in and out of the company.

Mr. HURT. So that accounting is largely done?

Mr. DEMARCO. Yes. And part of that is we have identified, areas of assets where we have engaged now directly with the companies in terms of further disposition planning with regard to—

Mr. HURT. And how do you—you say you have disposed of some of the property. Has some of it been sold?

Mr. DEMARCO. Yes, sir.

Mr. HURT. Can you just talk a little bit about the disposition and sale of some of these assets?

Mr. DEMARCO. These would be, for example, if there are investment securities for which there is a market that we sell them into the marketplace. There hasn't been anything particularly magical about it. These are largely financial assets that we are talking about. And we are engaged in a prudent disposition.

Mr. HURT. So do you all—part of the, at least the way the language of the current draft that we are considering talks about non-mission-critical assets. Is that something that you think that the FHFA is qualified and able to discern the difference between critical and non-critical to mission?

Mr. DEMARCO. It may be a gray area sometimes, but I believe, in fact, that we can. And I believe that has been one of the things that has been part of our consideration as we have reviewed the assets of the companies and talked to them about disposition. But I am also open to the disposition of mission critical assets if there is a market there and we can sell them in a way that advances the goals of the conservatorship.

Mr. HURT. There may be some concern that there is a difference between whether you sell something or whether you dispose of it in some other way, like the patents. Can you talk about that? Because obviously, we don't want to sell something that would give an unfair advantage in the marketplace to one private entity. Is that part of the decision-making process that you are going through or that you go through.

Mr. DEMARCO. Yes, sir. Right.

Mr. HURT. I understand that you all have looked at the draft that has been submitted and you have some suggestions with respect to timing.

Mr. DEMARCO. Yes, I believe my staff has been sharing some thoughts with your staff as a technical matter about how this might actually work in an operational way.

Mr. HURT. And I thank you for that. Finally, one of the things that is of great concern to any Member of this body, I know, is seeing that the $164 billion that we are up to now that is owed the Treasury, how does that get paid back? To what extent do you think that this can be directed towards that debt, or is that not consistent with what you think is prudent?

Mr. DEMARCO. Certainly, anything, what we have been doing and our approach to asset disposition has been driven by our conservatorship responsibilities, and so we are looking for the disposition of assets in a way that is optimal for the taxpayer. So that is

part of the answer; $164 billion is a tremendous amount of money to try to recoup, and I expect that is going to be a challenge.

Mr. HURT. Sure.

Chairman GARRETT. The gentleman's times has expired. And I, too, thank Acting Director DeMarco for all your testimony here, and also for both you and your staff as well for your cooperation and assistance to all of our staffs who are trying to work our way through all of this and the assistance that they and you have provided in that regard. So thank you very much and I appreciate your testimony.

Mr. DEMARCO. Thank you, Chairman Garrett.

Chairman GARRETT. And now, a quick transition, as they say, to the next panel. I know you folks have been waiting patiently, and we will be eager to hear from you. And I think we are. I thank the panel, and as you know, your full testimony will be made a part of the record. I appreciate your limiting your comments to 5 minutes right now.

And we will begin with Mr. John. I know I threw you off on that one, Dr. Sanders. We are just trying to keep you all guessing here.

STATEMENT OF DAVID C. JOHN, SENIOR RESEARCH FELLOW IN RETIREMENT SECURITY AND FINANCIAL INSTITUTIONS, THE HERITAGE FOUNDATION

Mr. JOHN. Thank you, Mr. Chairman, for allowing us to testify on your latest series of bills to resolve the question of Fannie Mae and Freddie Mac. Starting about 157 BC, the Roman Statesman Cato the Elder began to end all of his speeches with the phrase, "Carthago delenda est," which translates to "Carthage must be destroyed." He did this to keep the focus on what he regarded as one of the major issues of his day, the elimination of Rome's greatest rival to world domination, etc. And about 146 BC, Carthage was destroyed. For the first time out of three times, it has been destroyed in the last thousand years.

I mention this because you have started on a process, and these individual bills are exceedingly important towards reaching the goal, but the goal is not the passage of 15 individual bills, or 32 individual bills. The goal finally must be the elimination of Fannie Mae and Freddie Mac. And I would translate that into Latin but out of respect for my 9th grade Latin teacher, I won't even attempt that.

The bills you are considering today are the next step and they include some very important provisions here. I am only going to mention three, which is not to denigrate by any means the other four. It is just that if I mention all 7 of them, I have about 10 seconds for each.

First off, Representative Royce's bill to eliminate the Affordable Housing Trust. I want to make it clear that I do not oppose all housing finance programs for lower-income workers. I strongly support the whole idea of asset building, IDAs and things like that. However, the concept of avoiding the actual appropriations process by trying to extract money from a hypothetically, at the time, private Enterprise seems rather ridiculous and seems completely contrary to the way this Congress should act. If you wish to do afford-

able housing programs, then they should be structured strictly under HUD and they should be appropriated in the usual manner.

Representative Stivers' proposal to ensure that we do not have a new Fannie Mae and Freddie Mac, I believe, is a second and equally important move. The very last thing we need to do is to repeat the mistakes that we have made over the last several years. To my mind, that does not mean that they will not be replaced by something. I think that would be incredibly irresponsible. There needs to be a very careful process to replace Fannie Mae and Freddie Mac with a new private entity, or a series of private entities, frankly, smaller ones that can compete with each other and can provide many of the same services or conceivably a completely different form of housing finance system. You have already started on this process. I think that the Stivers legislation has an excellent opportunity to move that forward.

I have expressed some concerns in my written testimony about Congressman Fitzpatrick's proposal to put in a firm cap. As long as that is written in a way—and the most recent information I have is that it has been—so that it does not cause problems within the housing markets, should that cap come close to being reached, which I increasingly doubt, I think that also would provide some comfort to taxpayers who are finding themselves forced to come up with up ever larger amounts of money for companies that were largely mismanaged in many different ways.

The next step is going to be equally important. The fact is that Fannie Mae and Freddie Mac are not going to continue as private entities, and it is about time to take the next step and bring them under a control where, to repeat Mr. Perlmutter's comment, bring it under Chapter 7. Let's dissolve it. Let's get rid of it. Let's replace it with something else here. And one step to do that once that has been taken is to take the portfolios out of those entities, to repeat to an extent what turned out to be a surprisingly successful experiment created by the Resolution Trust Corporation which dealt with the S&L assets, and wind up those portfolios. But that is a separate issue from the issue of dealing with housing finance going forward. Thank you.

[The prepared statement of Mr. John can be found on page 83 of the appendix.]

Mr. SCHWEIKERT. [presiding] Thank you, Mr. John.

Dr. Sanders?

STATEMENT OF ANTHONY B. SANDERS, MERCATUS CENTER SENIOR SCHOLAR AND DISTINGUISHED PROFESSOR OF REAL ESTATE FINANCE, GEORGE MASON UNIVERSITY

Mr. SANDERS. Chairman Garrett, Ranking Member Waters, and distinguished members of the subcommittee, thank you for inviting me to testify today. I have been asked to offer opinions on transparency, transition, and taxpayer protection, more steps to end the GSE bailout. Fannie Mae and Freddie Mac, the Government-Sponsored Enterprises in conservatorship are the dominant players, along with the FHA, in the residential market. With market share of more than 90 percent in terms of purchasing and ensuring mortgage losses given that they have effectively crowded the private sector out of the secondary market, can the private sector offer a

less costly alternative to Fannie and Freddie that requires less government involvement in the housing mortgage markets? The answer is yes.

I have reviewed seven proposals to facilitate the transition from such a dominant role in the mortgage market and limit taxpayer losses. These proposals constitute pieces of the puzzle in trying to deal with Fannie Mae and Freddie Mac in terms of market capture that was accomplished with a government guarantee. I want to make four key points: First, these proposals make an excellent start to winding down Freddie and Fannie, particularly capping the draws for Freddie and Fannie to $200 billion, although I don't believe that will even come to be an issue unless interest rates suddenly spike upwards, and in that case, we are going to have a lot more serious problems than just the cap on Freddie and Fannie.

Second, there is nothing unique about Fannie and Freddie that the private sector cannot provide. They both have loan underwriting models. They both can purchase loans and they both can create mortgage-backed securities, and both offer mortgage insurance. The one attribute that Fannie and Freddie have that the private sector does not is a guarantee from the Federal Government. But this guarantee, as we now know, encourages risky loan originations or purchases and exposes taxpayers to perpetual losses. So Fannie and Freddie must wind down the government guarantee which gives them an inappropriate competitive advantage. And in my report, I do not specifically call for Fannie and Freddie to be terminated rather, that is don't shut off their lights, but at least get them down-scaled to the point where they can cause no more mischief.

Third, we must reintroduce mortgage choice so that we are not so heavily reliant on the 30-year fixed-rate mortgage. Currently, that mortgage product is so dominant that some like the Center for American Progress have called for Fannie and Freddie to remain in existence simply to take those loans off of banks' balance sheets because, again, borrowers can struggle with the interest rate risk. And again, that is a point. But on the flip side, perhaps having borrowers have some exposure to interest rate risk may cause them to act more responsibly in terms of how much house they buy, and what the loan product is.

And fourth, since the Government-Sponsored Enterprise is so dominant, care must be exercised in reducing the conforming loan limits, which I was not asked to review. A too-rapid decline may freeze housing markets further. I recommend in my report that perhaps we start with a 10 percent reduction, and just see how the housing market responds. But eventually, we really need to get Fannie and Freddie wound down to a very small footprint or to exit the market altogether.

Currently, taxpayers have provided over $160 billion in draws to Fannie and Freddie. I doubt that this will ever be paid off in our lifetime, even if they reduce the interest rate from 10 percent to zero.

And one of the kind of ironic proposals I thought was that since Fannie and Freddie are not really doing any principal write downs, I find it odd that we are proposing to give Fannie Mae a loan modi-

fication, which seems to be kind of the opposite of what I would expect.

On the Freedom of Information Act, I think that, again, had Fannie and Freddie been transparent all along, we would not be sitting here today because we would have seen the problems occurring. Having said that, I want to compliment Mr. DeMarco on the fact that the FHFA Web site has really increased greatly the amount of information that can be disseminated to the population.

But I also expect and hope this would be taken by the private-label mortgage market in their attempts to make a rally and come back. On the housing trust fund issue, there are two considerations on that one. First of all, we have the FHA already, which is very important in terms of housing mission. But secondly, a thing that Raphael Bostic at HUD, who is the Policy Director of Research, and I agree on, is that we really put too many people into homeownership. And Bob Schiller and I have both commented on this, that housing prices have remained constant over time once you take out inflation. If you used a pre-Clinton measure of inflation, housing prices have gotten crushed by inflation; that is, they have fallen in real terms. Wouldn't we be better off serving many of these households in that respect by allowing them to rent, and then perhaps encouraging them to take investments like Treasury tips to hedge against inflation or some other type of program that actually helps them rather than punishes them in the future? Thank you very much for letting me share my comments with you.

[The prepared statement of Dr. Sanders can be found on page 91 of the appendix.]

Mr. SCHWEIKERT. Thank you, Dr. Sanders.

And I was told, Mr. John, we have you only till 5:00, and it is now five.

Mr. JOHN. Yes. Sadly, I live in West Virginia and must catch a train. Thank you.

Mr. SCHWEIKERT. All right. Thank you.

Dr. Crowley?

STATEMENT OF SHEILA CROWLEY, PRESIDENT, NATIONAL LOW INCOME HOUSING COALITION

Ms. CROWLEY. Mr. Schweikert, Ms. Waters, and members of the subcommittee, thank you very much for the opportunity to testify today. I am Sheila Crowley, the president of the National Low Income Housing Coalition. The National Low Income Housing Coalition leads the National Housing Trust Fund Campaign, which is a coalition of more than 7,000 national, State, and local organizations located in every single congressional district. We thank Mr. Garrett and Ms. Waters for putting that list into the record today.

Our interest in the hearing today is Mr. Royce's bill that would terminate the Housing Trust Fund, and we strenuously object to this bill. The Housing Trust Fund was created as part of the Housing and Economic Recovery Act of 2008, but it was after a multi-year effort that included earlier legislative proposals, some of which were unrelated to Fannie Mae and Freddie Mac.

In the United States today, there are 10 million extremely low-income renter households and only 6.5 million homes renting at prices they could afford. Extremely low-income is household income

at or below 30 percent of the area median. In Orange County, California, it is $26,492 or less. And we have the data for every jurisdiction if you would like us to provide that. This is the only income group for whom there is an absolute shortage of housing nationwide. These are people in the low-wage workforce, primarily service workers, retail clerks, daycare workers, home health aides, the people that the rest of us rely on in order to be able to do our jobs.

They are also people who are elderly and disabled who rely on SSI as their source of income. The annual income of an SSI recipient in California is $13,000 a year. The most tragic manifestation of this housing shortage is the existence of homelessness in the United States. And in this very dangerous game of musical chairs, the people who are most likely to end up with no housing at all are the poorest and the most vulnerable.

So the primary purpose of the National Housing Trust Fund is to produce, preserve, rehabilitate, and operate rental housing that extremely low-income households can afford. If funded at a sufficient level, the National Housing Trust Fund would end the shortage of housing for this population. The National Housing Trust Fund is a block grant housed at HUD which distributes funds to States and territories on a need-based formula. A chart that shows the State allocations is attached to my written testimony. The State has to design an allocation plan, create performance goals, and then make grants to qualified entities. The statute requires that sub-recipients have the expertise and experience to carry out the activities they proposed and that they demonstrate financial expertise and experience.

The State is responsible for assuring that all funds are used properly and for assuring that any funds not properly used are, in fact, reimbursed. HUD must reduce future grants to States that are not reimbursed for improperly used funds. Funds cannot be used for advocacy, lobbying, political activities, travel counseling or preparing of tax returns.

The State can use up to 10 percent of its allocation to administer the program, but no fund can be used for outreach or other administrative activities. HUD is required to recapture any funds that have not been committed within 2 years and reallocate the funds to other States. I hope that these rules that will govern the Housing Trust Fund allay concerns about how it will be used. The allegations that the funds will be used for political purposes by special interest groups are simply false. Moreover, they are an affront to the thousands of people across the country who work every day to help their needy neighbors and who have been the backbone of the company to get the National Housing Trust Fund established.

So why do we need another loan from housing program? There is no existing Federal housing program that produces rental housing specifically targeted for extremely low-income households. More critically, the existing programs are grossly underfunded. Low-income rental housing programs only serve 25 percent of the eligible households, and none of them of have dedicated sources of revenue. The legislation that created the National Housing Trust Fund was part of GSE reform enacted in 2008, and that was because it was linked to a proposal for the GSEs to be the dedicated source of funding.

As we know, the contributions have been suspended, and we don't see any chance of any contributions ever being made. But it was never the intention that the National Housing Trust Fund rely solely on contributions from Fannie and Freddie. In fact, the amount provided in the legislation was very small relative to the need. Therefore, the statute also says that the National Housing Trust Fund can be funded by any amount as are or may be appropriated, transferred or credited to such trust fund under any provisions of law.

So regardless of what Congress decides for the future of housing finance policy, the statutory basis for the National Housing Trust Fund should stand alone and unharmed. The National Housing Trust Fund campaign does support the creation of a dedicated source of funding in whatever form, whatever emerges to replace Fannie and Freddie. We also support Representative Cummings' bill which provided a billion dollars for the trust fund from profits made from the sale of warrants that were created in the Emergency Economic Stability Act of 2008.

We are looking at tax policies for other ways to fund the trust fund, and we welcome other suggestions. In closing, let me reiterate that the National Housing Trust Fund is a program we must continue regardless of what Congress decides to do with the GSEs, and we would urge Mr. Royce to please withdraw his bill. Thank you.

[The prepared statement of Dr. Crowley can be found on page 58 of the appendix.]

Mr. SCHWEIKERT. Thank you, Dr. Crowley. I now yield myself 5 minutes. Dr. Crowley, one of the things I love about this job is the chance to sort of drill down and learn more about all those things that I thought I knew a little bit about. But first, sort of a global question. How many different housing programs—and this may be almost unknowable—do you believe are out there, first from the Federal level, that deal particularly with low-income populations? Because even off the top of my head, I think I can come up with dozens and dozens.

Ms. CROWLEY. Actually, my able staff will give you a sheet that tells you exactly what the Federal housing programs are.

Mr. SCHWEIKERT. Do you have just a guess of the total number?

Ms. CROWLEY. On this sheet for Federal housing programs, we have 1, 2, 3, 4, 5, 6, 7, 8, 9, 10: 10 at HUD, and then there is a low income house tax credit program, which is administered by Treasury. There is the Federal Home Loan Bank Affordable Housing Program, and then there are three programs at FHA. These are generally the major housing programs that would provide any rental housing assistance.

Mr. SCHWEIKERT. I think I came across one list where there could be, there are many other sort of subprograms. And part of the nature of my question is more, do we damage our, the goal of affordable housing or affordable rental properties particularly for our lower-income population by sometimes having so many programs? If you were to visualize—and I know I am a little off topic, but this is one I actually have a great interest in—a consolidation of some sorts, would we service the population better?

Ms. CROWLEY. I think that there are very few housing advocates today, and people who provide low-income housing who wouldn't say to you that if we were starting over today, or if we could wave a magic wand, that we would design a system that looks differently than it does. We have multiple programs because we have a long history, and programs are developed over time responding to those particular needs. They build up, they serve a particular purpose, and it is no different than any other function of government where Congress responds.

Mr. SCHWEIKERT. I am very appreciative of how our history and sometimes—

Ms. CROWLEY. But incremental—we are incrementalists. And this is how these programs develop and then you develop new programs to fill the void of what the existing programs don't do. Could we reform some of the programs and do them better? Sure. You can always reform. But none of the existing programs are going to fill the void that I talked about in terms of extremely low-income people.

Mr. SCHWEIKERT. For the education of David up here, your opinion on the effectiveness of a classic Section 8 program?

Ms. CROWLEY. The Section 8 voucher program?

Mr. SCHWEIKERT. Yes.

Ms. CROWLEY. I think the Section 8 voucher program is extremely effective. I think it is a program that provides really essential assistance to a large number, 2 million families in the United States. I think the Section 8 program should be doubled.

Mr. SCHWEIKERT. But is it a similar population that would be served from the trust fund?

Ms. CROWLEY. Yes. But the Section 8 program is only effective if there is housing that can be rented with a voucher.

And in many, many places, there is an insufficient supply of housing that voucher holders can use. And so in order to be able to house everybody, what we need is both a supply, contribution to supply, which the National Housing Trust Fund would do, and additional operating subsidies. I was just in Mr. Hurt's district—

Mr. SCHWEIKERT. My personal experience came from Maricopa County, where I know there are lots and lots of properties, and they are actually fairly well managed, both the Phoenix and then some of the other municipalities also managed. And my understanding is there are substantially more available properties than there are voucher holders. That may be somewhat unique to what has happened in the Phoenix market.

Ms. CROWLEY. I think the Phoenix market is unique. But the question is, are those properties renting at prices that the voucher will cover?

Mr. SCHWEIKERT. Yes. And they have been driving them down, and I only know that from having managed some of those portfolios. Thank you. But I am down to my last 45 seconds.

Dr. Sanders, with your look at historical trends, what do you think our homeownership percentage averages should be? What would be a model percentage?

Mr. SANDERS. Again, one of the problems we are facing now, trying to recover from what happened, is by driving up homeownership rates and trying to hit 70 percent. Of course, we now know—

and even HUD has agreed with us—we overcooked it. We should have been putting more people in rentals. So it probably is going to get down to about 62, 61 percent.

Mr. SCHWEIKERT. Is 62, 61 percent is that a historic optimum? Is that the most stable percentage of population in ownership compared to population rental?

Mr. SANDERS. Yes, I believe that is about the right answer. And one of the things we have to consider is that, once again, housing prices had an enormous bubble in it. The collapse has dislocated people in rental housing. And I want to just supplement one thing Dr. Crowley said is that I was asked in Phoenix to speak with Congressman Mitchell, who is I guess no longer in the House, and La Raza.

Mr. SCHWEIKERT. I am a little embarrassed you said that. He is both our family friend and the person I replaced.

Mr. SANDERS. He was very nice, and he had me speak through a group, La Raza. And he said, what is the best way to get affordable housing to our constituents? And I said, the market solution would be, why don't we do what we did back in the 1980s and just increase the depreciation deductions on apartments, multifamily, and we will create a multifamily building wave.

Mr. SCHWEIKERT. Dr. Sanders, I am way over time, but I would love to circulate back to that.

Ranking Member Waters?

Ms. WATERS. Thank you very much.

I am sorry that Mr. John had to leave because he characterized the housing trust fund as ridiculous, and it is a good thing Barney Frank was not here. That is a program that he initiated and cares an awful lot about and probably would have had a few words for Mr. John, calling the program ridiculous.

But you are here, Mr. Sanders, and in your testimony, you note that one of the seven bills we are considering today caps the taxpayer loss at $200 billion, and this represents a major step toward the curtailment of further taxpayer bailouts of Fannie and Freddie.

Mr. SANDERS. That is correct.

Ms. WATERS. Do you understand that this legislation mirrors verbatim the language already governing the draws from the Treasury available to the Enterprises? The language is included in the Treasury Department's Preferred Stock Purchase Agreement with the Enterprises. The Treasury Department became legally unable to amend this bailout cap as of December 31, 2009. So to be clear, would you agree that this legislation provides no new authority to limit bailout to the GSEs?

Mr. SANDERS. What I would say is that, yes, one of the reasons why I like this is it agrees with the Treasury report. But I think this puts into—casts into stone keeping it there and not letting it continue to grow.

Ms. WATERS. So it is verbatim and you understand that this is not new, that however you want to characterize it, that it has already been done. So this is repetitious. Okay.

Let's go on. In your testimony, you note that you concurred that Fannie and Freddie should have the Housing Trust Fund contribution eliminated since we already have the FHA. Do you acknowl-

edge that Fannie and Freddie have made zero contributions to the trust fund to date?

Mr. SANDERS. I am aware of that.

Ms. WATERS. No money, none.

Mr. SANDERS. That is correct.

Ms. WATERS. All right. So what is it you are agreeing that should be eliminated?

Mr. SANDERS. What I am saying is that we have the FHA and HUD, which should be serving the afflicted households. And I don't know why we are putting this over on Freddie and Fannie. We already have a big government organization to do this.

And secondly, again, as I said, there is a free market approach to this, which is build more multifamily. That is why the Housing Trust Fund, to me—I am not saying it is good or bad. I just don't think it belongs in Freddie and Fannie.

Ms. WATERS. Do you realize that the trust fund and FHA have vastly different goals?

Mr. SANDERS. Yes.

Ms. WATERS. Do you know what the difference is?

Mr. SANDERS. Yes, I do.

Ms. WATERS. What is it?

Mr. SANDERS. The FHA is primarily for first-time home buyers. But a recent report by Robert Van Order—and I forgot who the second author is—looking at the FHA low downpayment programs has identified that it is more than just first-time home buyers. They have actually reached down and provided more lending to minority households, etc.

Ms. WATERS. Dr. Crowley, will you tell him—because you stated in your testimony—would you restate the goals of the Housing Trust Fund for him?

Ms. CROWLEY. The Housing Trust Fund is primarily a vehicle for expanding the supply of rental housing for the poorest people in the United States.

The statute does provide that some of the funds, up to 10 percent, could be used for homeownership activities. And up to 10 percent can be used. The statute says that 75 percent of the funds must be used for extremely low-income people. Up to—the other 25 percent can be for very low-income people. The regulations that are about to be finished would say for the first year, it should all go to extremely low-income people because that is where the greatest need is. These are not people who are in a position to become homeowners today. And in fact, we really think that if you create a stable rental opportunity for low-income, extremely low-income working families and they have the ability to actually stay in one place, to pay a reasonable amount for their home, to be able to afford the other things that they need in their lives, that you know what, they might be able to save money and eventually improve their economic circumstances so that they could buy a house in the old-fashioned way, making a downpayment.

But if you don't have a sufficient supply of rental housing, getting people into homeownership is a foolhardy effort.

Ms. WATERS. Thank you very much.

Dr. Crowley, let me just mention, if I may, to Dr. Sanders that there are still 7 million renter households with worst-case housing

needs, including 1.3 million elderly households and nearly 1 million households, including an individual with a disability. And to just let you know that given what is happening with the housing market at this time and a lack of availability of mortgages, that there is going to be a greater need for rental housing. And so, the Housing Trust Fund would address that data, and it is quite different from the FHA.

I yield back the balance of my time.

Chairman GARRETT. The gentlelady yields back.

The gentleman from California.

Mr. CAMPBELL. Thank you, Mr. Chairman.

Dr. Sanders, in your testimony, you said that we should have a less costly alternative to Fannie and Freddie that requires less government involvement. You didn't say no government involvement. What government involvement do you believe is appropriate or necessary?

Mr. SANDERS. Again, as we have been discussing on the FHA—and this is a matter of where the Housing Trust Fund, if we had that, resides. We will always have a need to help house the lowest-income households in the United States. And it is true, right now we are suffering from a shortage of that, so there are solutions to this. I am just not sure the trust fund is the way to do this. But again, there will always be a—and we have the FHA to serve that means.

Mr. CAMPBELL. And that is it? So you don't think there is any—as I read through your testimony, you talked about a few alternatives you thought for, other than low income and for the general housing finance market.

Mr. SANDERS. No, I think that pretty much sums it up. I think FHA covers most of it. And for the GSEs, Fannie and Freddie—and again, it gets back to a point.

Mr. CAMPBELL. So, in the absence of the GSEs—or if they are just gone, let's say, and so there is no government backing whatsoever for any housing market, so will the 30-year fixed-rate mortgage continue?

Mr. SANDERS. The answer to that is, it depends on what would you put in its place. I think covered bonds, for example, facilitates, allows the 30-year fixed to be originated, and then somebody purchases it and bears the interest rate risk.

Mr. CAMPBELL. Stop right there. Do you think that covered bonds can replace Fannie and Freddie in the marketplace?

Mr. SANDERS. You would have to have a portfolio of things to replace Freddie and Fannie. One of them is a better private-label securitization market. One of them is to get banks back into lending—

Mr. CAMPBELL. What is a better private-label security market?

Mr. SANDERS. Again, we were discussing it earlier. I didn't really have much of a problem with the private-label securities market, other than Fannie and Freddie grabbed off all the least risky loans and stuck the private sector with the risky stuff.

Mr. CAMPBELL. Just like covered bonds do, by the way, since they pull all the non-risky things over to the covered bonds, and they leave all the risky assets in the bank for the FDIC to insure, which is government insurance.

Mr. SANDERS. That is one way of looking at it.

Mr. CAMPBELL. Okay. Go on. So covered bonds involve government assistance and also transfer risk and put it in a different place. But go on. Let's talk about the private securitization market.

Mr. SANDERS. Okay. One of the things we have discussed in previous hearings recently is that while I have no problems with it per se, one of the issues we have talked about to help the market go forward is standardization of pulling a servicing agreement, standardization of other documents, making loan level information public.

Mr. CAMPBELL. But still, is that going to get you 30-year fixed-rate mortgages?

Mr. SANDERS. If there is somebody who is willing in the private sector to take on the interest rate risk.

Mr. CAMPBELL. History would indicate both in this country and in others that—because they don't just have to take on the interest rate risk. They have to take on the interest rate risk, market risk, credit risk, and duration risk; four types of risk. And certainly the people who participate in that market tell me they would have no interest, and history would indicate that they have no interest either, because without—all you have to do is look at what there was in nonconforming loans in the past and in other countries so it is not there.

If a 30-year fixed-rate mortgage went away or was generally not available or required a 50 percent downpayment or something like that, so instead you had much shorter duration mortgages and much higher downpayments required in a private securitization market, which I admit could exist, but it would exist with shorter duration loans and higher downpayments. Isn't that going to have a major negative impact on housing prices if people, in order to get the same house, have to have a lot more cash and a lot more monthly payment to get the same house they do today?

Mr. SANDERS. Again, let me put on my hat from a bank where I was a bank officer and actually was head of mortgage-backed securities and analysis and modeling. And what I will say to you is this, on the one hand, while I hear the people come out and say, if there is no government guarantee, the market will evaporate; on the other hand, it was always my understanding when I would talk to people, is they would always say, boy, we love more yield. We want more yield. Hence, that is why we saw some alternative mortgage products.

I would say the following: If we geared down—and notice I say wind down the guarantee—I didn't say obliterate it yet. But if you wind down the guarantee and let the private sector back in, that means higher yields. I think there is approximately $12 trillion of capital around the world sitting on the sidelines. And right now, our Treasury rates are so low and Freddie and Fannie debt adds a whopping 20 basis points to Treasury debt. In other words, yields are so low, they are not going to attract—

Mr. CAMPBELL. My time has expired. But if I can just suggest—and I will welcome the conversation going forward. But every scenario you have described or describe in this paper relative to no government activity results in significantly higher payments for the same house in the housing market, which is going to reduce

housing prices, which is going to cause a significant economic withdrawal, which we can't do. I think there are ways to protect the taxpayer but yet support the market.

And I yield back.

Chairman GARRETT. The gentleman yields back.

Mr. Peters, for 5 minutes.

Mr. PETERS. Thank you, Mr. Chairman.

Actually, I would like to follow some of the questioning of Mr. Campbell about the cost of this, Dr. Sanders, with you. I am looking at your testimony here, the written testimony. And it talks about, if I may quote it, how some investors are hesitant to hold anything but Fannie and Freddie. Now with this, it also could assume any kind of guaranteed paper, some sort of government function of some sort of guarantee. If just some investors are hesitant, the mortgage markets will shrink in size. Smaller mortgage markets would be detrimental to the economy. Explain what you mean. What degree of detriment are we looking at for the economy based on your testimony?

Mr. SANDERS. To build on what Mr. Campbell was asking, the whole notion is that suddenly if the guarantee just magically went away today, investors may be reticent about funding further mortgages in Fannie and Freddie or MBS. So we would see rates rise. And right now in this perilous market condition, with housing markets essentially dead at the moment, that could cause further damage. I am talking more of over a 5-year period until the housing market recovers, then that is when I would recommend we go through and do some of the more private market implementation, not right at this moment.

Mr. PETERS. So it would be a rise. And I want to continue just for you to clarify some of this. You do talk about interest rate increases that would occur without some sort of guarantee. But you say these are educated guesses as to what this will be. We are talking about a multi-trillion dollar market that impacts a lot of people's lives; and most middle-class families, their principal asset that they have. I am hoping that we don't move forward with policy based on educated guesses but something more than that. So give me an idea of what we need to do to move beyond the educated guesses that you have provided for us for us to make the analysis necessary.

Mr. SANDERS. Coincidentally, I have a suggestion which could handle this. I wish Mr. DeMarco was here to hear it. I would suggest that Fannie and Freddie just attest this because I don't want to see the housing market collapse and have calamity. I would suggest we do the following: We have Fannie and Freddie, with Mr. DeMarco's assistance, create a ring fence MBS. What that means is, they take the same loans that Fannie and Freddie are buying now, which are generally pretty high quality, 20 percent down, high credit score for the most part; and we ring fence them, saying that if anything goes wrong with these mortgages in terms of default etc., you will not be bailed out by Fannie or Freddie, full risk. And just don't do this on a huge level. Do this for a few pools and just put them out on the market. We don't have any experiment right now. And that is why I say, educated guess.

Nobody knows, if suddenly it went away, how the market would respond. This would be an excellent way to test the water, put our feet into it, to see how much the international market wants the guarantee or it would be fearful of us if there is no guarantee.

Mr. PETERS. In your testimony, you talk about ranges of—new mortgage rates would be in the range of 50 to 100 basis points. But there are other studies that have higher rates. I mean 50 or 100 basis points; I have mortgage investors who are actually in this marketplace, who are saying it would probably be 300 basis points or more. Where do you come up with your 50 to 100 basis points? What is the basis for that kind of estimate?

Mr. SANDERS. I have heard the 250 basis points. I haven't heard the 300 basis points. But yes, where I am coming from on that and the difference is that if you take a look historically between Fannie/Freddie loans and jumbos in the past, it has generally been about a 30 basis-point pickup. So between a guaranteed market agency and the jumbo market, that is 30 basis points so that is the starting point. So it is probably going to be more than 30 basis points because if the guarantee goes away, we will—again, that is why I want to see the ring fence test. So it could be 30 basis points, this low. I honestly, on the numbers I ran, got probably about 100 basis points or 1 percent. But my colleague Andy Davidson, with whom I wrote a Wall Street training manual on MBS and mortgages, thinks it could be 100, but he goes up to 250, depending on what happens in the world economy. We just don't know yet.

Mr. PETERS. If it does go up to 250, that could have a much more substantial effect on homeownership rates than you are anticipating here.

Mr. SANDERS. If the international market is not willing to fund mortgages unless it takes 250 basis points, I would say that is an indication of how sour the outlook for housing and our economy is in the first place. So maybe we are stuck with a guarantee.

Mr. PETERS. Okay. I think I am out of time, Mr. Chairman. I yield back.

Chairman GARRETT. The gentleman yields back.

Mr. Hurt, for 5 minutes.

Mr. HURT. Thank you, Mr. Chairman.

Thank you, members of the panel, for appearing.

I wanted to just switch gears a little bit. It is a related subject but perhaps not directly associated with what you all have talked about tonight. And that is FHA and the proposed reform that we covered a little bit this morning in a hearing in another subcommittee. And I assume you are familiar with the proposals to reduce the loan limits and increase the downpayment?

Mr. SANDERS. Yes, I am.

Mr. HURT. I was wondering if you could speak to that. I would love to hear from both of you about this. It was interesting, we had a very long panel, two of the panelists, one was from the REALTORS® and was one was from the home builders. They had grave concerns about those proposals and believe that the short-term effect will be to drive down values, real estate values, and make it more difficult, obviously, for us to recover in the real estate market.

I think that if we are serious about trying to get—to invite the private sector in, we simply have to do these things. But I was

wondering if you could comment on that and comment especially on the short-term effects that you think that we will see and the long-term effects as it relates to the goal of many of the people on this committee, which is to try to have the private sector come in and take a greater share of that market.

Mr. SANDERS. Let me begin by saying in my testimony, I have a graph of mortgage interest rates since the Clinton years, where it has gone from—I don't know if any of you remember—the interest rate in the Clinton and early Reagan years was 18 percent. And it has just gradually fallen almost like this; we are down here at 4.5 percent, 30-year fixed.

So when we did that, we lowered rates—partly market pressure, partly Federal Reserve practices, etc. But when we lower rates like that and loosen credit and allow lower downpayment, we got a bubble. Trying to close the barn after we have done this is very difficult. So it is a matter of fiscal responsibility, which is tightening credit scores, which on one hand, I agree with. But my biggest concern is exactly what they are arguing, is that while I want us to be fiscally responsible and take the taxpayers off the hook, on the other hand, I think, whether you look at Experian or Zillow or some of the different companies, they estimate that approximately 50 percent of households will no longer qualify for a loan. And I think even FHFA has done some work in saying that I believe it is only 20 percent of households—of Freddie and Fannie loans that are held would qualify under QRM standards.

So we have just gone through and literally strangled the credit market. Is this going to help the housing market? No, of course not.

So there has to be a trade-off there between ratcheting down some of the stuff. That is why I argue on conforming loan limits, don't go too fast. Let's just go down the list and test if we don't want to trash the market. There is a fundamental tension there: Do it too fast, we are going to have problems.

Eventually, we have to get more private market participation. But at all times—and I don't know how we are going to do this—if Fannie and Freddie stick around in a much smaller format, we would have to almost lock them in an iron box and make sure they just don't expand out of control again.

Mr. HURT. Dr. Crowley, I would love to hear your thoughts on it?

Mr. CROWLEY. The issue of all the structures around homeownership is not the area that we focus on. But I would say that it seems pretty clear that a 20 percent downpayment requirement would exclude large numbers of low- and moderate-income people from the homeownership market. I also don't think we should forgo downpayment requirements altogether. I think the era of not having to make an investment, have skin in the game, as they say, was unfortunate.

And so there has to be someplace in between there that provides people with the ability to access the market, if they can afford it and if they are able to predict that they have a reasonable expectation of income that will be able to sustain that mortgage and they have been able to assemble some money to be able to put it down on that.

But let me reiterate that in the absence of a robust rental housing market for low- and moderate-income people, people aren't going to get to that. And see, we are very much out of balance now in our housing policy. We have put so much in the homeownership, not just in the HUD programs, but in the tax subsidies and in the subsidies that went to—in any number of ways. And we have seriously neglected the rental housing market. We need to rebalance that. And if we do, then you may find that people—we will restore it to a time when people could, in fact, figure out how to build up to where they could get into homeownership.

Mr. HURT. Thank you.

Chairman GARRETT. And the gentleman's time has expired. Thank you for the questions.

The gentleman is recognized for—

Mr. PERLMUTTER. Ten minutes, 20, 30 minutes.

Chairman GARRETT. Four minutes and 50 seconds.

Mr. PERLMUTTER. I thank the chairman.

And I appreciate the testimony you both have provided today and thank you for being with us at this late hour, and it actually has been pretty thought-provoking, even though it is 5:30.

So here are my questions: First of all, to you, Dr. Crowley, in Denver, we have just now hit a 1.4 percent vacancy rate, which is virtually no vacancies. Whether it is subsidized housing or not subsidized housing, we are down to 1.4 percent, and now we are seeing rental rates increase. And hopefully, because there are a lot of homes that have been through foreclosure, there will be an opportunity to move that way, except that Fannie Mae and Freddie Mac have been very tough on their underwriting criteria. So how do I now change that 1.4 percent and get it back to something, 5 percent I think is what they always say is kind of a healthy vacancy rate?

Ms. CROWLEY. The issue of this tight squeeze in the rental housing market while there is a vacant property that has been sitting there foreclosed, that comes up a lot. Like, do we need more production because we have vacant property? And the question is, how do you match those things up? And what is the nature of the property? Where is it? Is it convertible into rental housing? Can you take that and make it affordable to where the subsidies that are provided actually would work?

And I don't know the particulars in Denver about how to do that. Every single market is going to be very different. I know that.

Mr. PERLMUTTER. I guess what I am saying is, I think we have way too few rental units, subsidized or otherwise.

Ms. CROWLEY. We have way too few rental units, and we have way too few for the lowest-income people. And when you have a market like what you have described, what that means is that the people with the greatest resources are the ones who are going to get into the rental market. The poorest people are the ones who are going to be left out. So it gets harder and harder for the lowest-income people. And that means that you don't have a workforce to do things that are required to keep the economy going. So it doesn't just impact the families who are struggling to pay rent in that market. It impacts everybody else who is trying to operate in that market.

Mr. PERLMUTTER. Thank you.

Dr. Sanders, I guess you reminded me of a couple of things. Have you ever heard of a company called the Philadelphia Savings Society? I represented them many, many years ago, and it was a big operation. They took a lot of fixed-rate mortgages and they operated until that timeframe you talked about. You said Reagan and Clinton. It was Carter and Reagan when the interest rates went sky high to 15 to 18 percent. And anybody holding fixed-rate mortgages as an investment got clobbered, including the savings and loans.

So, after that time, because of that experience in the marketplace, because these were clients of mine, I started seeing them fall by the wayside because they really couldn't operate in a variable interest rate space and they were afraid to get back into the fixed interest rate space because they got clobbered. So my question to you—and I wish Mr. John were here with his Latin quote. And my friend Mr. Garrett will know this one, "res ipsa loquitur", "the thing speaks for itself."

Here we have two organizations that are in conservatorship with tremendously tough underwriting criteria right now, Fannie Mae and Freddie Mac, yet they are the only guys in town. Where is the competition? There should be competition, except that other organizations are afraid to get back into this space because they have gotten clobbered in the past. How do you react to that?

Mr. SANDERS. Thank you. I just want to start off—by the way, I want to thank you because at the previous hearing, when Mr. Sherman cut me off, you gave me your time to finish the question. I always thought that was very nice of you to do that.

Again, I just want to make—I have written about this separately. When we created this, whether it was the Clinton Administration or the Bush Administration, which Congress, we created this, again, desire to have homeownership at almost any cost. We created this enormous kind of beast that just moved through the market. Okay, what we got was a huge housing bubble. There are a lot of contributors to this. But then what we did is we did sap out the multifamily market. It kind of went by the wayside because we are all pushing homeownership. Now that we are kind of over this and we are trying to pare back the home-ownership-at-all-costs mentality, we are left with a lack of a multifamily which, again, I can say there are other market responses, but we have to build more. But getting back to the interest rate issue—and I agree with you completely. When it was 18 percent, as rates fell, you could refinance, and ARMs do present some danger to consumers. But again, Fannie Mae almost went belly-up because of interest rate changes. Interest rate changes almost took out the entire—or did take out the entire S&L industry. My point being is that we are the only country in the world with this many 30-year fixed. We don't see Denmark, Germany—even France is more liberal than us in terms of allowing more ARMs and other types of mortgage products. We are short on products.

What I am trying to say is that this huge obsession—maybe rightfully so. I like 30-year fixed myself. I have never gotten an ARM. But when I look at that, I also understand that if interest rates do go up, which they will, we now have somebody who is

going to be holding a ton of risk. The risk isn't free. Consumers may be less better to manage interest rate risks than Freddie, Fannie or the State teachers retirement system of Ohio. But I guarantee, there is going to be a lot of pain going around when interest rates start going up. Consumers won't feel it? They will feel it. They will just feel it in a different form. Their pension funds will get clobbered.

So I am saying, I am just saying, it is a global holistic issue; if we could move more towards what other countries are doing and try to not have so much concentration, diversify—I am not saying get rid of it; I am just saying, just diversify, have a little more product in the mix—it would be a very good thing.

Mr. PERLMUTTER. Thank you, sir.

Thank you, Mr. Chairman.

Chairman GARRETT. I am sitting over here trying to come up with a Latin phrase, and I can't come up with one.

Ms. CROWLEY. "Veni vidi vici."

Mr. PERLMUTTER. There is one right up on the wall, "e pluribus unum."

Mr. CAMPBELL. That is the only one I know.

Chairman GARRETT. That is the only one I know. And it goes along with the comment that Dr. Sanders was saying, and others have mentioned. Aren't there a myriad of programs that are out there? You say, well, the gentleman from California said, there is FHA. But as Dr. Crowley says, there is the mortgage interest reduction. There is the activity of the Fed, the Federal Home Loan Banks, there is Ginnie Mae. So you can go down a whole list of various programs that are in place right now that have somewhat of a track record, good and bad, that no one is suggesting too strongly to eliminate all those. So they will exist going forward to facilitate the housing market, as both of you have said in admirable ways, to provide for rental housing and to provide for homeownership as well. And you both agree that is a good thing, right?

Mr. SANDERS. Yes.

Chairman GARRETT. Now here to Dr. Crowley's point with regard to the housing trust, so I guess, aren't there other ways to do it than to look—and maybe you gave this as a partial answer to someone else here—to these entities for a mechanism to do it. Basically what we have here, the prior panel, was that they are basically bankrupt—they didn't say it that way, but you are not doing too well—entities, aren't there other ways, perhaps on budget ways to actually do what you and I and others might want to do than having a trust through these entities?

Ms. CROWLEY. As I said in my testimony, the current Federal housing programs serve 25 percent of the eligible population. They have all been constrained over time within the appropriations process. If we could magically alter that—

Chairman GARRETT. So they are all confined by the appropriations process. And by that, I am guessing what you mean is, these items that we are talking about here are on budget and there is only x number of dollars to do it. So that is what the constraint is? What you mean by constrained by the appropriations process?

Ms. CROWLEY. Oh, yes. Most of those programs are cost-based. The voucher program is cost-based. It has to go up every year be-

cause the costs goes up. The block grant program can be held flat or reduced, as is happening now. And the other big—there is the big three, the voucher program, public housing, and the project-based Section 8. The project-based Section 8 goes up because those are contracted privately. Public housing gets held flat, and it is being starved, and that is shameful.

But there is no existing program that is building new rental housing that is affordable to this population. Most programs are maintaining what we have.

Chairman GARRETT. So let me just go down two roads real quick. And the gentleman from Arizona may have been going on his way. He talked to me when he went out. With regard to rental housing, one maybe additional way to address it was on the depreciation side. Were you talking about that? Or Dr. Sanders was?

Ms. CROWLEY. Dr. Sanders said that.

Chairman GARRETT. Is that not a way? That is something administrative—not administrative, but if we legislatively change the depreciation schedule, doesn't that help facilitate?

Ms. CROWLEY. It is not clear to me that would help facilitate creating housing for the population that I am concerned about.

Chairman GARRETT. Why not? If you craft the tax language in such a way—I didn't hear your testimony—in such a way that you say that depreciation for what category? Not for the super wealthy but for whatever category as we define the depreciation schedule, that is the incentive to do it. What is the depreciation schedule now? Probably 15 years or something like that. Whatever it is, you shorten the time, so that for investors, they can say I can get a return on it. That just seems to be one alternative.

Ms. CROWLEY. We are very open to talking about any alternatives, but we don't think that is going to solve the problem. The cost of building and operating housing in the United States today—rental housing or any housing, but rental housing—exceeds, just to do basic housing, nothing fancy, basic housing, it exceeds what it is that people in the low-wage workforce and in that population can afford.

Chairman GARRETT. Right.

Ms. CROWLEY. So there is a serious gap between—

Chairman GARRETT. I understand that. So in order to do that, if somebody is over here and they just can't afford it because they are working, but they are the working poor, someone has to help them. And if the government is going to help them, fine. But then shouldn't we be transparent about that? You are saying that you have this list of programs over here that are cost constrained. Why? Because they are on budget. And some go up. Some go down. Some just stay their way. But the solution to that is not simply saying, let's go over here because I think Dr. Sanders says, there is a cost, is there not, to risk. And so there is a cost to the risk that Fannie and Freddie have incurred.

Right now, we can quantify that cost. It is not, as Mr. Peters was saying, guessing. We can quantify that cost to the tune of around $150 billion, and we can quantify it even further, that the cost is going to be upwards to the tune of $400 billion. Right now, that is not cost constrained? Why? It is not on budget. You are not sug-

gesting that to solve the problem of these cost-constrained areas, let's not be nontransparent about it and—

Ms. CROWLEY. Oh, I think we should be extremely transparent.

Chairman GARRETT. Do you support then putting the GSEs, while they are existing right now, on budget so we can really see what the cost is, right? That is fair.

Ms. CROWLEY. No.

Chairman GARRETT. Why not?

Ms. CROWLEY. I don't know enough to answer that question.

Let me just say that the reason that the GSEs were the source that we went to around funding the National Housing Trust Fund is that the GSEs in their current form, as they existed until September 2008, and what we expect will emerge, depending on what Congress decides, are entities that are going to be—they are going to have a substantial backing of the Federal Government.

Chairman GARRETT. But that backing right now is a cost to the Federal Government that is not constrained.

Ms. CROWLEY. It is a benefit to the GSEs. It is a benefit to them, and it is a benefit to whatever may replace them. They get some benefit from that. In exchange for that benefit, they ought to do something that they aren't going to do in the marketplace. They ought to do something in order to help where it is that the housing market will not go. So that was the logic behind a contribution from them to the National Housing Trust Fund. In order to—

Chairman GARRETT. But it is a benefit that they are receiving that they are not putting on the budget, so it was and is a nontransparent benefit because you are not seeing—you are asking for them to give something to this community, to this program, because they are getting a benefit from the taxpayers, but we are not seeing that benefit—correct me if I am wrong—we are not seeing the benefit, we are not seeing the actual cost.

Ms. CROWLEY. I think the benefit should be very clearly calculated. There are many people who over time said that the GSEs were getting a benefit for what they did. That was the basic rationale for doing it. And anything that replaces them, in the absence of—I am not going to predict what is going to happen. But anything that replaces them that has any kind of government guarantee, they have a responsibility to also then make a contribution to do things that they won't do otherwise.

Chairman GARRETT. And my time has expired.

The gentlelady from California.

No?

Okay.

So, at this time, without objection, I am going to put into the record letters from Americans for Tax Reform with regard to today's hearing, dated May 25th, and also from the National Association of REALTORS®.

I appreciate the full panel, even the one who is not here, for their testimony.

Oh, I don't know. I think we will take a vote to see whether Mr. Green gets his 5 minutes.

No, I am just kidding.

So the record will remain open with regard to additional questions.

But since Mr. Green is here and he came in under the gavel—

Mr. GREEN. Thank you, Mr. Chairman. I have always appreciated your generosity and your kindness.

Mr. Chairman, I am here because—and I apologize for being tardy because I have been in other meetings. But I am here because of the National Housing Trust Fund, and I am here because I believe that we should preserve it. If you have no poor people in your district, then obviously this is not of concern to you.

But to my friends on both sides of the aisle, if you happen to have some poor people, this may be of interest to you. We have, at long last, managed to codify a methodology by which poor people can have rental housing funded such that we know that at least in difficult times, there will still be a program available to poor people. I think that in a great country such as ours, wherein we can subsidize oil companies—and I am from an oil State, and I understand the need for it—we subsidize industries that provide our food, we subsidize people who are losing their jobs by way of an auto industry—and I thought it was a good idea, by the way, to bail out the auto industry. I think that is one of the great accomplishments of this President and of our tenure.

But if we can subsidize those who have had great benefits from the country and who are in need at a given time, it seems to me that we can subsidize poor people. There are some who would say that it is not a subsidy, but I say it is, and we are helping people. We are helping people who are very poor. Thirty percent of the area median income—which is not a lot—but they still need housing.

So my appeal today to my colleagues is to, please, let's find a way to maintain the program. Let's not end it before it has a chance to do what it was designed to do. These funds will go to States and block grants. The States have to submit a plan to the Secretary, which has to be approved. And only with an approved plan will the moneys be spent.

These moneys are not simply passed on to entities to do with as they please. My hope is that my friends will engage in a colloquy with me with the time that I have left. As you know, I enjoy talking to my friends. So, Mr. Garrett, it looks like you and I—can you give me some rationale for—

Chairman GARRETT. These two guys.

Mr. GREEN. Get me some rationale, Mr. Chairman, for why would we end a program to help poor people, given all that we are doing to help people who are well-off, well heeled, and well-to-do? Why would we do this to poor people, Mr. Chairman?

Chairman GARRETT. I appreciate that. And before you came in, I made the comment—I think that we are on the same page.

Mr. GREEN. You and I?

Chairman GARRETT. No. I was talking to them. Before you came in, I was speaking to and asking the panel, and I said we are on the same page, saying that there are certain needs that you just elaborated on for a certain segment of society that we need to figure out what is the best way to facilitate that getting done. One of the suggestions was thrown out—I guess this was by Dr. Sanders with regard to facilitating rental housing in the area of the Tax

Code maybe. I was suggesting that maybe the best way to do it was through direct assistance.

My overarching theme in all of these is that they be clear and transparent so that they be on budget. And I will just close on this. The President of the Federal Reserve—and where is he from, Richmond—said these issues are laudable social goals, but if that is the objective, we should be subsidizing housing equity and not housing debt. In other words, we are subsidizing the debt through the programs that we have facilitated over the past. Let's not do that. Let's be honest to the public and let's do it in a transparent way and let's do it in a direct way.

Mr. GREEN. If we may, Mr. Chairman, I beg that you would allow our colloquy to continue for just a moment, given that we are it right now. And I know that we both have great things to do, but helping poor people is a great thing to do.

Chairman GARRETT. We are on the same page with that.

Mr. GREEN. Let's do this, Mr. Chairman. Let's look at it from this point of view: I find that when it comes to helping the poor, we always—not just you now, but I am including myself—we always work toward getting around to doing it. We rarely get the opportunity to actually do it. In Texas, we call this "fixing to." We are fixing to do it, but we don't ever get to the actual fixing. We just get to the "fixing to do" part. Mr. Chairman, this is a program that cannot bankrupt this country. Helping poor people with this program will not bankrupt America.

Chairman GARRETT. But is it the question that when we are talking about helping any segment of society, especially the poor people, shouldn't we be honest with them in saying that the programs that we establish are really for them and not for all other classes of people as well? So when we had programs like the GSEs and we say, well, we are going to try to help the poor, as you describe, and where we have the mortgage interest rate deduction that we have we try to help the poor be able to start out and get that first house and what have you, shouldn't we really be honest with them that we are really not just helping the poor. In those programs that you are advocating that we are doing, continuing on, that we are actually helping the middle class, the upper middle class, and the wealthy as well because that is where a large part of the cost goes, so shouldn't we be honest with those people?

Mr. GREEN. Let's be honest. Let me reclaim my time for just a minute, Mr. Chairman.

Chairman GARRETT. Your time was over a minute ago.

Mr. GREEN. Let me reclaim the time that I don't have that you are sharing with me. You have said a lot. And I need for you to explain to me what you mean by, "we are helping the wealthy." How are we helping the wealthy by helping poor people with rental?

Chairman GARRETT. What I am talking about is if we are talking about various ways here, as we have been talking about over the last hour, on facilitating various programs to help the poor. And my response back to you was that many of the programs that have been advocated to help the poor, the ones that I just gave you a list of—what did I just say, the GSEs, the mortgage interest rate deduction, something else, the Federal Home Loan Banks, those

are all programs that people come here and say, we have to do them because we are helping the poor. And I am just saying, let's be honest with the poor; poor, we are trying to help you, but you know what, we are also trying to help the guy who is making over $250,000, too. We are also trying to help the guy who is making $350,000 with these litanies of programs. So, you have to be honest.

Mr. GREEN. I am going to be honest. But let's do this: Challenge me if you ever think that I am not being honest. No, listen now. Challenge me and let me respond. Because I am going to be honest. I simply believe that—

Chairman GARRETT. So do you tell people that when you supported the GSEs that you say, we are out there helping—

Mr. GREEN. What does that have to do with this program? Because I think the mortgage interest—I agree with you. That helps middle-class people, and that helps wealthy people. But this is not mortgage interest deductions.

Chairman GARRETT. So, with this program, my position is that if we are truly trying to facilitate helping the poor, shouldn't we also be honest with them as to what the cost of the program is? As the testimony was that there is a risk cost to the underlying program that is facilitating this—which is what? The GSEs—which is not on budget, and we understand, Dr. Crowley is saying, well, if they are getting this benefit—

Mr. GREEN. Mr. Chairman, if I may now, the GSEs did not—I don't know, I am picking up a disjointed syllogism here because I don't see how the GSEs play a role in this one. We are not getting the money from the GSEs currently for the program. And the GSEs did not—listen now, this program did not bankrupt the GSEs. There were some other things that we have a nice name for. We call them exotic products that went into the GSEs. But this program didn't bankrupt the GSEs.

Chairman GARRETT. My understanding is that this program was established with the GSEs principally intended to be the main funding source.

Mr. GREEN. That they never got around to funding.

Ms. CROWLEY. First funding source, not the main funding source.

Chairman GARRETT. So do you think that was being honest with the poor segment of the population that you were trying to help, saying, we are creating a new program? And they will say, how are you funding it? Our first source of funding is going to be from the GSEs. That is what was said. But did you then go on to say that those two entities that we are going to list as the first source of funding are basically bankrupt?

Mr. GREEN. Let me respond. It is only fair to give me a response. Not only did we not say it, I am not sure that a lot of people knew it at the time we were working with this program. This program was not something that was designed to satisfy the needs of poor people as a result of the GSEs going bankrupt. We weren't designing a program to hurt the GSEs. The GSEs didn't go bankrupt because of the program. Tell me the amount of money the GSEs spent on this program.

Chairman GARRETT. No one was saying that the GSEs went bankrupt because of these programs. What we are saying is, if you

are going to be as honest as you are that when you created this program through the HERA program and you are going to enlist as the primary or the first funding source being then the GSEs in 2008—

Mr. GREEN. But that was not esoteric. That wasn't esoteric.

Chairman GARRETT. Did you understand at that time in 2008 what the status and the quality and the sustainability was of the GSEs?

Mr. GREEN. Absolutely not, Mr. Chairman. I did not know that the GSEs—most people didn't realize that we were approaching the economic crisis that we approached. I think that had I known, if you would let me be king, we wouldn't have had this happen. But it wasn't this way. And these programs had nothing to do with the bankruptcy of the GSEs.

Chairman GARRETT. No one is arguing that. So let's agree on one point then.

Mr. GREEN. What is the point?

Chairman GARRETT. The point is that we should be transparent and honest, and so, so long as they are coming from this program or have the potential to come from this program, the program's potential funds—I know it is not getting a dollar yet—potential funding should be on budget so that they can actually see what it would cost.

Mr. GREEN. Let me ask you this, Mr. Chairman: Are you saying that as though there is a move afoot to hide this or secret this?

Chairman GARRETT. I don't know. Have you sponsored my bill to put it on budget? I don't know.

Mr. GREEN. I don't know about putting them on budget in terms of your bill, but I don't have a problem with transparency and knowing the source of revenue. There is no problem with that. My concern has to do with the elimination of them. We have had Members from your side talk about eliminating the program totally, eliminating the trust fund. That is what I am addressing, elimination of the trust fund. I don't have a problem with transparency. Poor people don't have a problem with it being known that they are getting money from some source or given source. And I represent a lot of poor people. So I will speak for them and tell you that poor people are okay with people knowing where the money is coming from. But here is my question to you, though, Mr. Chairman, why are we approaching a vote to end the program?

Chairman GARRETT. Because they are—we are not being transparent. We are not being honest with—

Mr. GREEN. Okay. Let's be transparent. Let's be honest. And keep the program.

Chairman GARRETT. There was legislation to put the GSEs on budget. So I would appreciate your signing on to that. That is the first step of that. Second step—

Mr. GREEN. The GSEs don't have to be the funding source for the programs, Mr. Chairman. There can be other funding sources. The point is, this country needs a National Housing Trust Fund to help poor people get rental housing. And I would love for the source to be the GSEs in better times. But if the GSEs are not available to fund, then I don't want to conclude that we won't have any funds.

Chairman GARRETT. Then let's look—and Dr. Crowley was listing some of the various programs that are out there. Let's take a look and say that the GSEs are not the source of the funding of this. And let's look to the other programs that are in existence. Let's put it over under HUD and put it on budget and then consolidate with the other funding over there. Then you can say, we are going to provide this service, and this is what it is going to cost.

Mr. GREEN. Let's say this: Rather than you and I conclude conclusively right now what would be done, let's agree that we would save the program and that we will work on the funding source. I think the funding source is something that we can resolve if we have the will to say that we will save the program.

Chairman GARRETT. We can agree that we can address the problem, which is the issue of multifamily housing and rental housing and the like and also for first-time homeowners and the like, all the issues for the four. But until we come to an agreement of where the funding source is for this program, I think we are being disingenuous to that very class of people who are trying to help.

Mr. GREEN. I still haven't ascertained where this disingenuousness is coming from.

Chairman GARRETT. You haven't ascertained as to where you want to get the money from to pay for this.

Mr. GREEN. I am saying to you, if we agree that we can keep the program, I think we can agree that we can find the money to take care of the program.

Chairman GARRETT. And I look to you for that first hurdle.

Mr. GREEN. Do we agree that we keep the program?

Chairman GARRETT. I look to you for the first hurdle as to where you want to start getting the funding for housing assistance programs. There is a litany of those programs that are out there. I look to you also to say which ones are beneficial, and which ones are superfluous.

Mr. GREEN. Let me share this with you.

I will do that right now. I say to you that we have the courage to say to poor people in this country that Congress will appropriate the funds and that we will do it from sources that we will determine at a later time. But Congress can appropriate the funds for the program. Why can't we make a commitment to poor people? We are committed to oil companies. We were committed to the big banks. We have been committed to farmers. We have been committed to people who have really benefited from what we have done. What is wrong with committing to poor people?

Chairman GARRETT. What is wrong with being honest with them—when you make a commitment—when my kids make a commitment to somebody—

Mr. GREEN. I am saying, I will be honest. I am willing to be as honest as I can if you will just help me.

Chairman GARRETT. And I am glad to help you.

Mr. PERLMUTTER. If I might, gentlemen—and I am with my friend from Texas. We have now gone 15 minutes over the 5 minutes. We have votes. These people have been here for like 5 hours. That is all I am saying.

Mr. GREEN. Let me apologize to the two people who have been here and encourage you to go and vote.

Let's do this. We welcome you, and we thank you. But I am committed to poor people for as long as it takes.

Mr. Chairman, listen, this will be my last word. I regret that the Congress of the United States of America can subsidize the well-off, well-heeled, and well-to-do and turn its back on poor people because that is the way I see it, Mr. Chairman. And we should not do this. We should not do this. It is so easy to draw a line through something that benefits poor people. It is very difficult to draw a line through subsidies for oil companies. It is very difficult to draw a line through subsidies for banks. But when it comes to poor people—

Chairman GARRETT. I will close on this. It is very difficult to draw a line through other housing policy that you—Members on your side of the aisle support in the name of poor people who actually support the middle class and the upper middle class on various issues.

Mr. GREEN. Mr. Chairman, I will work on those. Let's just talk about this one. What you are doing now is you are confusing other issues with this one.

But listen, you have been generous. And thank you for the colloquy. I thank you. You have been generous. God bless you. Thank you very much. You know I love you.

Chairman GARRETT. Very good. Likewise.

Dr. Crowley, Dr. Sanders, I appreciate your sitting there. I bet you have a whole bunch of comments you want to throw out.

Ms. CROWLEY. This was fascinating.

Chairman GARRETT. It was a good discussion.

I will digress for 30 seconds more. One of the interesting things, when the former chair of this subcommittee in the last year was Paul Kanjorski, and if you ever sat in, oftentimes, just like what happened now, everybody leaves, except for like three or four of us, and it would be Paul and I and just one member on the other side, and we would get into some of these later sort of roundtable—not 12 minutes as we just did with a dialogue like this. But it was one of the better things that we worked out in the last Administration with Paul here. And I am glad I was able to do it and continue on.

Again, thank you both for waiting patiently for us before and through the first panel. Thank you both very much for your testimony and your expertise that you bring to this issue. I think I have already said it, but I will repeat it that the record is open for another 30 days for additional questions. And I had better put the gavel down before someone else walks into the room. Thank you.

[Whereupon, at 6:10 p.m., the hearing was adjourned.]

A P P E N D I X

May 25, 2011

Testimony of Sheila Crowley, Ph.D., MSW
President of the National Low Income Housing Coalition
presented to the
Subcommittee on Capital Markets and Government Sponsored Enterprises
Financial Services Committee,
United States House of Representatives
May 25, 2011

Chairman Garrett, Ranking Member Waters, and Members of the Subcommittee, thank you for the opportunity to testify today on the National Housing Trust Fund.

I am Sheila Crowley, President of the National Low Income Housing Coalition (NLIHC). NLIHC is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

Our members include non-profit housing providers, homeless service providers, fair housing organizations, state and local housing coalitions, public housing agencies, private developers and property owners, housing researchers, local and state government agencies, faith-based organizations, residents of public and assisted housing and their organizations, and concerned citizens. We do not represent any sector of the housing industry. Rather, NLIHC works only on behalf of and with low income people who need safe, decent, and affordable homes, especially those with the most serious housing problems, including people without homes. NLIHC is funded entirely with private contributions.

We organize our work in service of three specific goals for federal housing policy:

- There will be no further loss of federally assisted affordable housing units or federal resources for affordable housing or access to housing by extremely low income people.
- The federal government will increase its investment in housing in order to produce, rehabilitate, and/or subsidize at least 3,500,000 units of housing that are affordable and accessible to the lowest income households in the next ten years.
- Housing stability in the neighborhood of one's choice, which is foundational to good health, employment, educational achievement, and child well-being for people with the lowest incomes, will be the desired outcome of federal low income housing programs.

Since 2000, NLIHC has led the National Housing Trust Fund campaign, a coalition of more than 6,000 national, state, and local organizations located in every Congressional district, including faith-based organizations, organizations that advocate for people with disabilities, organizations that work to end homelessness, and organizations that represent older Americans.

Our primary interest in the proposed bills under consideration today is Mr. Royce's bill that would terminate the Housing Trust Fund and the requirement that Fannie Mae and Freddie Mac make annual allocations for the fund. We strenuously object to any legislative effort to terminate the Housing Trust Fund and hope my testimony today will convince Mr. Royce to withdraw his bill.

The Housing Trust Fund, more commonly known as the National Housing Trust Fund, was created in 2008 as part of the Housing and Economic Recovery Act (HERA). This was after many several years of effort to get it established with earlier legislative proposals that were unrelated to Fannie Mae and Freddie Mac. The National Housing Trust Fund is modeled after the nearly 700 housing trust funds created at the state and local level over the past 30 years, all of which help to supplement federal funds for affordable housing.

I will focus my testimony on three issues. First, I will detail the shortage of housing that is affordable for extremely low income households in the United States, which is the single motivation for establishing the National Housing Trust Fund. Second, I will describe how the National Housing Trust Fund will work and hopefully put to rest the "slush fund" allocations that have been made about it. Third, I will discuss different ways that the NHTF can potentially be funded, including, but not limited to, mechanisms applied to whatever entities may replace the GSEs in the future.

Housing For Extremely Low Income Families

All housing markets are local, but there is one fact that is true in every community in the country. No community has a sufficient supply of decent rental homes that are affordable to extremely low income families, defined as having incomes at or below 30% of the area median.

Thirty-nine percent of the households in Orange County, CA are renters; the average renter in Orange County earns $36,213 a year. The annual household income needed to afford a modest two-bedroom rental home in Orange County is $63,360. An extremely low income family in Orange County, CA has an annual income of $26,494 or less.[1]

In Bergen County, NJ, 32% of all households are renters and the average renter earns $36,792. The minimum income needed to afford a modest two-bedroom rental is $59,760 a year, but extremely low income in Bergen County is $27,963 or less.[2]

Who has incomes that low? They are primarily service workers - retail clerks, day care workers, home health care aides - the people on whom the rest of us depend to get our jobs done. Extremely low income also includes people who are elderly or disabled, whose income is primarily Supplemental Security Income (SSI). The annual income of an SSI recipient in California is $13,068; in New Jersey, it is $12,768.[3]

NLIHC calculations of the latest American Housing Survey show that there are 10 million extremely low income renter households in the United States and only 6.5 million homes renting at prices they can afford.[4] This is the only income group for whom there is an absolute shortage of homes. What is more, many of the homes renting in the price range that an extremely low income family could afford are in fact occupied by higher income people. In HUD's recent

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[1] Bravve, E., DeCrappeo, M., Pelletiere,D., and Crowley, S. (2011). *Out of reach 2011*. Washington, DC: National Low Income Housing Coalition.
[2] Ibid.
[3] Ibid.
[4] Pelletiere, D. (2010) *A preliminary analysis of the 2009 and 2007 rental affordability gaps from the 2009 and 2007 American housing surveys*. Washington, DC: National Low Income Housing Coalition.

analysis of worst case housing needs, they report that there are just 32 decent, affordable and available homes to rent for every 100 extremely low income renter households.[5] These findings have been affirmed in a major new study on rental housing recently issued by the Joint Center on Housing Studies at Harvard.[6]

The housing circumstances of extremely low income people have only gotten worse in the Great Recession. HUD reports that the number of households with worst case housing needs (households with incomes less than 50% of the area median and who pay more than half of their income for their homes) increased by 20% between 2007 and 2009.[7]

The most tragic manifestation of this housing shortage is the existence of homelessness in the United States. In this very dangerous game of musical chairs, the people who are most likely to end up with no housing at all are those who are the poorest, the most vulnerable, those with the weakest support systems and the fewest coping skills.

What the National Housing Trust Fund Will Do

The people who conceived of and have advocated for the National Housing Trust Fund see its purpose is to end this shortage, to close this gap. We think this is a proper role for government. This is a shortage of a product that is fundamental to human well-being; housing is not an optional expense. It is clear that the market will not fill this gap. The cost of building and operating rental housing simply exceeds what can be paid in rent hy extremely low income households.

The primary purpose of the National Housing Trust Fund is to produce, preserve, rehabilitate, and operate rental homes that extremely low income households can afford. No more than 10% can be used for homeownership activities.

It is a block grant that is housed at HUD. Funds are to be distributed to the states and territories by a formula that is based on need, primarily need for rental homes affordable for extremely low income families. The funds go to governors who designate a state agency to administer the program. In most cases, we expect the National Housing Trust Fund to be run by state housing finance agencies that now administer the Low Income Housing Tax Credit program.

The state has to design an allocation plan and create performance goals. It can use the funds to develop housing itself or can establish a grant making process to allocate the funds to sub-recipients. The statute requires that a sub-recipient have experience relevant to the activity it proposes and demonstrate financial expertise and experience.

The state is responsible for assuring that all funds are used properly and for assuring that any funds that are not properly used are reimbursed. HUD can reduce future grants to states that

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[5] Steffen, B. et al. (2011). *Worst case housing needs 2009: A report to Congress*. Washington, DC: U.S. Department of Housing and Urban Development.

[6] Joint Center for Housing Studies of Harvard University. (2011). *America's rental housing: Meeting challenges, building opportunities*. Cambridge, MA: Author.

[7] Steffen et al.

are not reimbursed for improperly used funds.

Funds cannot be used for advocacy, lobbying, political activities, travel, counseling, or preparing of tax returns. The state can use up to 10% of its allocation to administer the program, but no funds can be used for outreach or other administrative activities by the state or sub-recipients.

HUD is required to recapture any funds that a state has not committed within two years and reallocate the funds to other states.

HUD has developed the regulations for implementation of the National Housing Trust Fund. They have been published for public comment, comments have been received, and final regulations are expected to be ready this summer.

Attached to my testimony is a document called "National Housing Trust Fund, Frequently Asked Questions" that provides details about how the program will operate. The last page in the FAQ shows estimates of the state allocation amounts.

I hope this detailed review of the rules that will govern the National Housing Trust Fund allays any remaining concerns that Members of the Committee have about how it will be used. We are dismayed by the way the program was mischaracterized in the heat of politics and that these mischaracterizations have survived to the present day despite all evidence to the contrary.

The allegations that the funds will be used for political purposes by special interest groups are simply false. Moreover, they are an affront to the thousands of people across this country who work day in and day out to help their needy neighbors and who have been the backbone of the campaign to establish the National Housing Trust Fund.

A more reasonable question to ask is why we need another low income housing program. Indeed, there would no need for the National Housing Trust Fund if the existing federal programs were differently structured and funded adequately. However, no existing federal housing program produces rental homes specifically targeted for extremely low income households, precisely the program that is most needed.

More critical, the existing programs are grossly underfunded. HUD rent assistance programs only serve 25% of eligible households. While we have had periods of small expansion of HUD programs in the last 30 years, more typically, the programs have been held flat or reduced. All HUD low income assistance programs are part of domestic discretionary spending, the part of the federal budget least likely to be increased and most likely to be cut. The National Housing Trust Fund is intended to be funded with dedicated sources of revenue, such that it is not subject to the vicissitudes of the annual appropriations process and does not compete with existing HUD programs for funding.

Funding the National Housing Trust Fund

The legislation that created the National Housing Trust Fund was part of the reform of Fannie Mae and Freddie Mac that was enacted in 2008. That was because it was linked to a

proposal for the initial dedicated source of funding for the National Housing Trust Fund to be contributions from Fannie Mae and Freddie Mac. As you know, Fannie and Freddie were taken into conservatorship soon after HERA was enacted. No contributions have been made to date and the chances of them ever being made are remote.

However, it was never the intention of the National Housing Trust Fund campaign to rely solely on the contributions from Fannie and Freddie. In fact, the amount provided in the legislation was very small relative to the need. It is critical to know that the statute also says that the National Housing Trust Fund can be funded by "**any amounts as are or may be appropriated, transferred, or credited to such Housing Trust Fund under any other provisions of law.**" It was this provision in the bill along with the income targeting that made it possible for the National Housing Trust Fund campaign to support the legislation at all.

Regardless of the future of Fannie and Freddie or what Congress decides the future of housing finance policy will be, the statutory basis for the National Housing Trust Fund should stand alone and unharmed

It is true, however, that the National Housing Trust Fund campaign supports the creation of a dedicated source of funding to address low income housing needs in whatever emerges to replace Fannie and Freddie in the secondary mortgage market. We urged that such a provision be included in the Administration's proposal and will work closely with Members of Congress to help shape future legislation to that effect.

We also support legislation Representative Elijah Cummings' bill, H.R. 1477, which would provide $1 billion for the National Housing Trust Fund from the profits made on the sale of "warrants" that were created in the Emergency Economic Stability Act of 2008. In exchange for federal TARP funds, banks gave the Treasury warrants. A warrant is the right to purchase one share of stock at a specified price. Treasury has begun to sell these stocks as the economy strengthens, bringing proceeds back to the federal government. As stock prices increase, so do revenues from the sale of these warrants. So far, the sale of these warrants has yielded almost $9 billion. These proceeds are in addition to the loans made through TARP, and are seen as a way for the public to benefit from the U.S. bankrolling the recovery of financial institutions.

We are also looking to tax policy for ways to fund the National Housing Trust Fund. In the current debate on deficit reduction and tax reform, the mortgage interest deduction has been raised. It is the position of the National Housing Trust Fund campaign that any savings realized from reform of the mortgage interest deduction should go in whole or in part to the National Housing Trust Fund.

We are open to suggestions for other ideas to fund the National Housing Trust Fund that anyone wants to offer. Our only objection will be to funds generated by cuts to other programs that serve low income people.

In closing, let me reiterate that the National Housing Trust Fund is a program that deserves to continue regardless of what Congress decides to do about Fannie Mae and Freddie Mac. We urge Mr. Royce to withdraw his bill. Thank you for the opportunity to testify today.



Updated May 12, 2011

National Housing Trust Fund

Frequently Asked Questions

The National Housing Trust Fund (NHTF) is a dedicated fund intended to provide revenue to build, preserve, and rehabilitate housing for people with the lowest incomes. The NHTF was enacted as part of the Housing and Economic Recovery Act of 2008 (HERA), P.L. 110-289 (July 30, 2008).

1. What is the National Housing Trust Fund?

The National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations process.

The purposes of the NHTF are to:

- increase and preserve the supply of rental housing for extremely low income households (ELI households, with incomes of 30% of area median or less) and very low income households (VLI households, with incomes of 50% of area median or less), including homeless households, and
- increase homeownership for ELI and VLI households.

2. How is the NHTF funded?

The NHTF is to be funded with dedicated sources of revenue. The initial sources were contributions from the Government Sponsored Enterprises (GSEs), Freddie Mac and Fannie Mae.

The statute also provides that the NHTF can be funded by other dedicated sources of revenue, such as any appropriations, transfers, or credits that Congress may designate in the future. However, the NHTF campaign expects the NHTF to be funded with dedicated revenues

generated outside of the current appropriations process. The NHTF should never compete with existing HUD programs funded by appropriations.

Unfortunately, Fannie and Freddie were taken over by the Federal Housing Finance Administration in September 2008 when they ran into financial trouble due to the foreclosure crisis. At that time their contributions to the NHTF were suspended and remain so.

The Obama Administration released its proposal for the future of housing finance on February 11. (It would phase out Fannie and Freddie.) The proposal calls for a dedicated funding source to address housing needs that the market cannot meet, including rental housing for the lowest income families. The proposal named the National Housing Trust Fund as an example of how to do that.

Congress is expected take up housing finance reform this year. Advocates will work to make sure that funding for the NHTF is included in any legislation considered by Congress.
In addition, the President requested $1 billion in his FY12 budget as initial capitalization for the NHTF. He would apply this expenditure to the mandatory side of the federal budget; thus the expenditure is not HUD appropriations. This request is different from the potential funding to come from housing finance reform.

The President made the same request in his proposed budgets for FY10 and FY11. While significant progress was made in the 111th Congress to provide the $1 billion requested by the President, plus $65 million for project-based vouchers for use with NHTF units, the Congress ended without enacting this funding. The NHTF campaign will continue to push for this funding in the 112th Congress.

A third avenue for funding the NHTF in 2011 is through legislation introduced by Senator Jack Reed (D-RI), S. 489, "The Preserving Homes and Communities Act of 2011," which has a companion bill in the House, H.R. 1477, introduced by Representative Elijah Cummings (D-MD). The bill would direct $1 billion to the NHTF from the profits made from the sale of "warrants," which were provided for in the Emergency Economic Stabilization Act of 2011, also known as TARP.

Advocates are also seeking other dedicated funding sources for the NHTF, including through reform of the mortgage interest deduction.

The goal of the NHTF campaign is to identify sufficient sources of dedicated funding that will result in an annual distribution of $30 billion. The overall goal for the NHTF is $300 billion over 10 years to support 3.5 million homes.

3. Have regulations been issued to implement the NHTF?

HUD issued proposed regulations to implement the NHTF on October 29 2010, http://edocket.access.gpo.gov/2010/pdf/2010-27069.pdf. The NHTF rule would be inserted as a subpart of the existing HOME regulations. Key provisions are highlighted in the answers to the following FAQs. The National Housing Trust Fund Campaign submitted comments on the proposed rule.

A copy of those comments can be found at
http://www.nlihc.org/doc/NHTF_Comments_NHTF_Regs_12_28.pdf.

HUD anticipates releasing a final rule in summer 2011.

4. Who is served by the NHTF?

The NHTF statute requires that at least 75% of the funds for rental housing benefit extremely low income (ELI) households or households with incomes below the federal poverty line. All funds must benefit very low income (VLI) households.

However, HUD's proposed regulation would require that, for the first year, 100% of both rental and homeowner units be occupied by ELI households. In addition, the proposed rule would give HUD the authority in future years to require grantees to devote more than the statutory minimum to ELI households.

5. How can NHTF dollars be used?

The statute requires that at least 90% of the funds be used for the production, preservation, rehabilitation, or operation of rental housing. Up to 10% can be used for the following homeownership activities for first-time homebuyers: production, preservation, and rehabilitation; down payment, closing cost, and interest rate buy-down assistance.

The proposed regulations follow the statute, limiting the use of NHTF resources for homeowner activities to 10% of a state's allocation, and also limiting to 10% the amount of a state's allocation that can be used for overall program administration and planning. In addition, the proposed rule makes it clear that NHTF-assisted units can be in a project that also contains non-NHTF-assisted units. Also, NHTF resources can be used to buy and/or rehabilitate manufactured homes, or to purchase the land on which a manufactured home sits. Property can be bought or demolished, but only if tied to a specific affordable housing project. Land can be purchased for use for NHTF-assisted housing that will be part of a transit-oriented development. The proposed rule clarifies that NHTF assistance can be in the form of a grant, loan, equity investment, or other forms.

6. How are NHTF dollars distributed?

The NHTF is a HUD-administered block grant to the states, the District of Columbia, and the territories. Under the law, the HUD Secretary must develop a formula for distributing the funds using five specified factors which reflect the number of ELI and VLI households with severe cost burden (paying more than 50% of their income for rent) as well as the shortage of rental properties affordable and available to ELI and VLI households, with priority for ELI households. No state or the District of Columbia can receive less than $3 million.

A proposed allocation formula mirroring the statutory factors was published in the Federal Register on December 4, 2009 and included in proposed implementation regulations on October 29, 2010. The National Low Income Housing Coalition has calculated the percentage of an

allocation of $1 billion that might be distributed to each state, the District of Columbia, Puerto Rico, and the other territories. A chart with these amounts is attached.

7. How would states distribute their NHTF dollars?

The NHTF statute requires states to select a state agency (such as a housing finance agency or a housing department) to receive and administer NHTF resources. Each state must prepare an annual Allocation Plan showing how it will distribute NHTF resources based on its priority housing needs.

HUD's proposed rule requires that the NHTF Allocation Plan be inserted as a component of a state's Consolidated Plan, following the ConPlan public participation requirements.

The proposed regulation would give states the option of passing some or all NHTF dollars to local governments or state agencies as "subgrantees" to in turn provide funds to "recipients" to carry out projects. Any subgrantees would have to have a ConPlan that includes a NHTF Allocation Plan consistent with the state's NHTF requirements.

The law and proposed rule defines "recipients" as organizations and agencies (including nonprofits and for-profits) that receive NHTF dollars from a state or subgrantee to carry out a NHTF-assisted project. In a November 2008 letter, the NHTF Campaign urged HUD to explicitly list public housing agencies as potential recipients, but the proposed rule does not do so. Both the law and the proposed rule require recipients to have demonstrated experience and capacity with creating, rehabilitating, or preserving affordable homes.

8. How are projects selected to receive NHTF dollars?

The NHTF statute requires an Allocation Plan to set for the requirements for selecting applications from potential recipients. In addition to a project meeting the state's priority housing needs, the Allocation Plan must give priority for funding based on the following factors:

- geographic diversity (the proposed rule fails to require states to allocate funds based on the relative need in rural as well as urban areas),
- the applicant's ability to obligate NHTF dollars and undertake funded activities in a timely manner,
- the extent to which rents will be affordable in the proposed project, especially for ELI households,
- the length of time rents will remain affordable in the proposed project,
- the use of other funding sources in the proposed project, and

- the merits of an applicant's proposed activity. (The proposed rule offers as examples of merit: housing accessible to transit or employment centers; housing that includes green building and sustainable elements, and housing that serves people with special needs.)

9. How long does the state have to spend its funds?

The statute requires states to "commit" funds within two years. Uncommitted funds are to be recaptured by HUD and reallocated to other states.

The proposed rule mirrors the statute and defines "commit" as having a legally binding agreement for a specific project that can reasonably be expected to begin construction or rehabilitation within one year. The proposed rule also goes beyond the statute and would require funds to be spent within five years.

10. How are NHTF rents determined?

The NHTF statute is silent regarding the rents that can be charged tenants in NHTF units, except to establish as one of the factors states must use to select projects, "the extent to which rents for units in the project are affordable to extremely low income families." One of the basic tenets of housing policy is the "Brooke rule," which considers housing to be affordable only when assisted households use no more than 30% of their income for rent and utilities.

However, HUD's proposed NHTF regulations reject the Brooke rule and establish maximum rents for NHTF units equal to 30% of the greater of either 30% of the federal poverty line or 30% of area median income (AMI). While such threshold rents will be close to the acceptable standard for housing affordability for households at or slightly below 30% of AMI or poverty (whichever is applicable), households earning substantially less than 30% of AMI will almost certainly pay more than 30% of their income for rent, unless additional subsidies are available.

Consequently, many people the NHTF is intended to serve will not be eligible for homes assisted with NHTF dollars because the rents will be more than they can afford. The NHTF Campaign, in its comments on the proposed rule, urged HUD to adopt the Brooke rule for NHTF rental units.

11. How long do NHTF units have to remain affordable?

The statute does not require any particular period of affordability, except that states must select projects based in part on the duration of the units' affordability period.

The proposed rule would require both rental and homeowner units to be affordable for at least 30 years, allowing states and subgrantees to establish longer affordability periods. In its comments on the proposed rule, the Campaign strongly urged HUD to set a 50-year affordability period and to provide preferences for projects with affordability periods greater than 50 years. The public investment of NHTF resources must be retained as long as possible.

12. Can NHTF dollars be used for operating costs for rental housing?

The statute authorizes the use of NHTF dollars for the production, preservation, rehabilitation, and *operation* of rental housing, but the statute does not define what operation means.

The NHTF is intended to provide one-time capital grants. Because operating costs are ongoing and need to be reassessed each year, use of the NHTF for operating costs will be difficult. In 2008, the NHTF Campaign urged HUD to allow 20% of a state's funds to be used to capitalize an operating subsidy fund that could be used in conjunction with ELI units produced by the NHTF. In addition, the NHTF Campaign is currently working to secure funding for project-based vouchers that will go to state agencies to be distributed to NHTF projects.

According to the proposed rule's preamble, HUD views the NHTF as primarily a production program meant to add units to the supply of affordable housing for ELI and VLI households, and anticipates NHTF money to be used with other sources, mostly in mixed-income projects. HUD's proposed rule would allow up to 20% of a state's annual NHTF grant to be used for operating cost assistance with NHTF-assisted units, but did not limit the use of operating cost assistance to ELI units. The NHTF Campaign has asked that the final regulation limit the use of operating assistance to ELI units that have rents based on 30% of a household's income.

13. Are there prohibitions on the uses of NHTF dollars?

The statute prohibits the use of NHTF dollars for political activities, lobbying, counseling, traveling, and project administrative expenses, or for endorsements of a particular candidate or party.

HUD's proposed rule adds that NHTF cannot be used to rehabilitate or build public housing or HOPE VI units; however, a project may contain both public housing units and NHTF-assisted units. The proposed rule, like the HOME rule, prohibits the use of NHTF money for a project previously assisted with NHTF during the period of affordability – except for the first year of completion.

14. Is the NHTF considered to be federal financial assistance?

The statute considers the NHTF to be "federal financial assistance" for the purposes of federal civil rights laws.

The regulations list a number of fair housing and civil rights laws that apply to the NHTF:

The Fair Housing Act; Title VI of the Civil Rights Act of 1964; The Age Discrimination Act of 1973; Section 504 of the Rehabilitation Act of 1973; and, Title II of the Americans with Disabilities Act.

15. Do other federal laws apply to the NHTF?

According to the statute, all activities carried out must comply with federal laws on: tenant protection and tenant participation; public participation relating to the Consolidated Plan, Qualified Allocation Plan, and Public Housing Agency Plan; and, fair housing laws and laws related to accessibility for people with disabilities.

The proposed regulations have a section called "tenant protections" which does not address tenants' rights to participate in the decision making regarding their homes. It does provide a long list of tenant lease and selection provisions.

The proposed rule ties public participation pertaining to the NHTF's Allocation Plan process to the Consolidated Plan public participation process, but it is silent regarding the Low Income Housing Tax Credit Qualified Allocation Plan and Public Housing Agency Plan.

As noted in #14, the fair housing and accessibility laws are cited in the proposed rule, as is Section 3 of the Housing and Urban Development Act of 1968, which entails an obligation to work toward goals to employ and train low and moderate income people, as well as to contract with businesses primarily owned by or that primarily hire low and moderate income people.

16. Is there a requirement that NHTF dollars be matched by the state or grant recipients?

No, the statute does not have a match requirement. This is different from other bills that were introduced to establish a National Affordable Housing Trust Fund.

The statute and proposed rule do, however, include as one priority factor for states and subgrantees to consider when allocating NHTF dollars to a project, the extent to which a project will make use of non-federal funding.

17. Are there any reporting requirements?

The NHTF statute requires each state to submit an annual report to HUD that describes the activities assisted with NHTF money and that demonstrates compliance with the state's Allocation Plan. This report must be available to the public.

The proposed rule does not go into detail, but does require states to submit an annual performance report in a format prescribed by HUD. Instead of requiring the state to make the performance report available to the public, HUD indicates that it will do so.

The proposed rule also presents a number of recordkeeping obligations, including actions taken by the state to comply with Section 3 hiring and contracting goals, and the extent to which each racial and ethnic group, as well as single-heads of households, has applied for, participated in, or benefitted from the NHTF. In general records must be kept for five years after project completion. The public must have access to the records, subject to state and local privacy laws.

18. What can state and local advocates do to help implement the NHTF?

- Contact their governors to voice their opinions on which state agency should be designated to administer their NHTF program.
- Participate in the development of the state Allocation Plan, including providing comments on the Allocation Plan before it is finalized.
- Make sure as many low income people as possible are aware of the Allocation Plan process and have opportunities to participate.
- Make sure funds are distributed throughout the state according to priority needs.
- Make sure funds will be distributed to the types of housing projects that will meet the greatest needs of ELI people.
- Make sure that the relative needs of rural areas are considered as well as those of metropolitan areas.
- Make sure any subgrantees are selected on a reasonable basis and that subgrantees allocate NHTF dollars to the types of housing in the most appropriate areas.
- Advocate at the national level for dedicated funding.

For more information, go to www.nhtf.org.

NLIHC Updated Estimates of State Allocation Amounts from NHTF for Every Billion Allocated and Invested

February 10, 2011

Geography	Amount [1]	Percent of Total	Geography	Amount	Percent of Total
Alabama	10,600,000	1.1%	Nevada	8,800,000	0.9%
Alaska	3,000,000	0.3%	New Hampshire	3,300,000	0.3%
Arizona	15,300,000	1.5%	New Jersey	33,300,000	3.3%
Arkansas	6,900,000	0.7%	New Mexico	4,800,000	0.5%
California	173,800,000	17.4%	New York	118,500,000	11.9%
Colorado	14,900,000	1.5%	North Carolina	22,400,000	2.2%
Connecticut	12,600,000	1.3%	North Dakota	3,000,000	0.3%
Delaware	3,000,000	0.3%	Ohio	33,900,000	3.4%
District of Columbia	3,800,000	0.4%	Oklahoma	8,000,000	0.8%
Florida	49,200,000	4.9%	Oregon	14,600,000	1.5%
Georgia	22,800,000	2.3%	Pennsylvania	38,000,000	3.8%
Hawaii	5,600,000	0.6%	Puerto Rico	7,500,000	0.8%
Idaho	3,100,000	0.3%	Rhode Island	4,500,000	0.5%
Illinois	46,800,000	4.7%	South Carolina	9,800,000	1.0%
Indiana	16,200,000	1.6%	South Dakota	3,000,000	0.3%
Iowa	6,800,000	0.7%	Tennessee	13,700,000	1.4%
Kansas	6,200,000	0.6%	Texas	57,300,000	5.7%
Kentucky	10,400,000	1.0%	Utah	4,300,000	0.4%
Louisiana	11,700,000	1.2%	Vermont	3,000,000	0.3%
Maine	3,500,000	0.4%	Virginia	20,200,000	2.0%
Maryland	13,400,000	1.3%	Washington	22,700,000	2.3%
Massachusetts	26,700,000	2.7%	West Virginia	4,600,000	0.5%
Michigan	28,900,000	2.9%	Wisconsin	16,900,000	1.7%
Minnesota	14,800,000	1.5%	Wyoming	3,000,000	0.3%
Mississippi	6,900,000	0.7%	American Samoa	60,000	0.0%
Missouri	15,800,000	1.6%	Guam	560,000	0.1%
Montana	3,000,000	0.3%	Northern Marianas	260,000	0.0%
Nebraska	4,000,000	0.4%	Virgin Islands	610,000	0.1%

Source: NLIHC estimates are derived from Comprehensive Housing Affordability Strategy (CHAS) data, a special tabulation of American Community Survey (ACS) 2006-2008 3-year data. CHAS data can be accessed here: http://www.huduser.org/portal/datasets/cp.html.

Contact Megan DeCrappeo 202-662-1530 ext. 245 or megan@nlihc.org with questions

[1] These estimates are based on the Proposed Rule for the Housing Trust Fund Allocation Formula, posted in the Federal Register on December 4, 2009 at http://edocket.access.gpo.gov/2009/pdf/E9-28984.pdf. They are intended to provide a rough indication of the ranking and magnitude of each state's allocation. These amounts and proportions are subject to change based on further clarification of HUD's proposed methodology and data sources, and the exact source and vintage of the data used at the time of allocation.



Statement of

Edward J. DeMarco
Acting Director
Federal Housing Finance Agency

Before the U.S. House of Representatives
Subcommittee on Capital Markets, Insurance, and
Government-Sponsored Enterprises

"Transparency, Transition and Taxpayer Protection:
More Steps to End the GSE Bailout"
May 25, 2011

Embargoed until delivery – 2PM EDT

Statement of Edward J. DeMarco
Acting Director, Federal Housing Finance Agency
Before the U.S. House of Representatives
Subcommittee on Capital Markets, Insurance, and
Government-Sponsored Enterprises
May 25, 2011

Chairman Garrett, Ranking Member Waters and members of the Subcommittee, thank you for inviting me to speak this afternoon about the current condition of Fannie Mae and Freddie Mac (the Enterprises) and about the Subcommittee's second set of legislative proposals to scale back the role played by the Enterprises and to limit further taxpayer exposures.

I will address three topics in my testimony today. First, I will give you an update on the Enterprises' financial condition and performance. Second, I will discuss transition activities that take full advantage of the Enterprises' core competencies to improve the efficiency of the market as a whole. Third, I will share my thoughts on the seven government-sponsored enterprise (GSE) draft proposals that were recently circulated by the Subcommittee.

First Quarter 2011 Financial Performance and Condition

When I last testified before this Subcommittee on March 31, 2011, I gave an overview of year-end 2010 financial results. Today, I will provide an update for the first quarter of 2011.

- *Providing Liquidity to the Market*

In the first quarter of 2011, Fannie Mae and Freddie Mac remained the largest issuer of mortgage-related securities in the secondary market, guaranteeing 75 percent of single-family mortgage-backed securities (MBS). Overall, mortgage origination for home purchases and refinances dropped 35 percent in the first quarter of 2011 compared to the fourth quarter of 2010.

- *Capital*

The need for Treasury support through draws under the Senior Preferred Stock Purchase Agreements (PSPAs) with the Treasury Department increased $8.5 billion for Fannie Mae in the first quarter of 2011. Freddie Mac did not require any further Treasury support based on results for the first quarter of 2011. The Enterprises' single-family credit guarantee business continued to be the largest contributor to the charges against their capital and, in Fannie Mae's case, the corollary need to draw on the Treasury. Since 2007, the single-family segment has accounted for $194 billion or 81 percent of all charges against capital for the two Enterprises. In the first quarter of 2011, investments segment results and multifamily segment results were positive for both Enterprises, and in Freddie Mac's case were enough to offset single-family losses.

- *Credit Quality*

The Enterprises' single-family portfolio continued to experience significant credit losses, mostly associated with loans originated in 2005 through 2008. However, the credit quality of the single-family loans the Enterprises acquired in 2009, 2010 and 2011 has improved as a result of a return to stronger, traditional underwriting standards. These loans are underwritten with full verification of income and employment, and exhibit lower loan-to-value ratios and higher credit scores. In the first quarter of 2011, the average borrower credit score using the Fair Isaac (FICO) credit score was over 750, and the average loan-to-value ratio was below 70 percent. Serious delinquency rates on the overall credit book continued to decline during the first quarter of 2011 after peaking a year ago.

- *Loss Mitigation Activity*

Since the fourth quarter of 2008, the first full quarter in which the Enterprises were in conservatorship, completed foreclosure alternative actions by the Enterprises totaled 1.6 million, of which 849,000 were completed loan modifications. Loss mitigation actions were taken on nearly 172,000 loans in the first quarter of 2011.

- *Retained Portfolio*

Under limits set by the PSPAs, the retained mortgage portfolios of each Enterprise should be no more than $729 billion by December 31, 2011. As of first quarter 2011, Freddie Mac's mortgage assets already were below the limit at $692 billion. Fannie Mae's were $758 billion but are expected to be below the limit by year-end.

FHFA and Enterprise Initiatives

As I have testified previously, the Federal Housing Finance Agency (FHFA) is dedicated to keeping the Enterprises focused on their existing core business rather than venturing into new products or lines of business. This approach ensures ongoing liquidity in the mortgage market, preserves the Enterprises' core business processes, and generates earnings, thereby benefiting taxpayers.

Nevertheless, FHFA is not just in a holding pattern. Where appropriate and feasible, FHFA is also working with the Enterprises to make long-term improvements to the functioning of the housing finance system - improvements that should bring dividends down the road, including drawing private capital back into the market. I reviewed two of these initiatives with you when I appeared before this Subcommittee in March. Since then, I have announced two more. I will briefly review all four.

- *Uniform Mortgage Data Program*

The first such initiative was announced last May when FHFA directed the Enterprises to develop uniform standards for data reporting on mortgage loans and appraisals. This Uniform Mortgage Data Program is designed to improve the consistency, quality, and uniformity of data that are collected at the front-end of the mortgage process. By identifying potential defects at the front end, the Enterprises will improve the quality of mortgage purchases, which should reduce repurchase risk for originators. This initiative will be phased in over the course of the coming year.

Developing standard terms, definitions, and industry-wide data reporting protocols will also create new efficiencies for originators and appraisers. It will allow new entrants to use industry standards rather than having to develop their own proprietary data systems to compete with other proprietary data systems already in the market. The credit and pricing decisions Fannie Mae, Freddie Mac, or any future secondary market firm make based on the data, of course, will be where market participants compete. Proprietary reviews of appraisal and loan information will depend on each firm's own unique business models and policies. But common data definitions, electronic data capture, and standardized data protocols will improve efficiency, lower costs and enhance risk monitoring.

- *Servicing Compensation*

The second initiative launched in January of this year is an FHFA joint Servicing Compensation Initiative. FHFA directed Fannie Mae and Freddie Mac, in coordination with HUD and Ginnie Mae, to consider alternatives for future mortgage servicing compensation for their single-family mortgage loans. The goals of the joint initiative are to improve service for borrowers, reduce financial risk to servicers, and provide flexibility for guarantors to better manage non-performing loans, while promoting continued liquidity in the To-Be-Announced mortgage securities market.

- *Servicing Alignment*

The third FHFA initiative we announced less than a month ago. The Servicing Alignment Initiative is designed to produce a single, consistent set of protocols for servicing Enterprise mortgages from the moment they first become delinquent. This initiative responds to concerns about how delinquent mortgages have been serviced. It simplifies the procedures for mortgage servicers by giving them just one set of procedures to follow whether the mortgage is owned by Fannie Mae or Freddie Mac.

Our directive to align the Enterprises' policies for servicing delinquent mortgages should result in earlier servicer engagement to identify the best solution available for homeowners, given their individual circumstances. Further, the foreclosure process may not commence if the borrower

and servicer are engaged in a good-faith effort to resolve the delinquency. The servicer must conduct a formal review of each case to ensure a borrower has been considered for foreclosure alternatives before the loan is referred for foreclosure.

- *Loan-Level Disclosure*

Fourth, and finally, I announced two weeks ago that enhancing loan-level disclosures on Enterprise MBS, both at the time of origination and throughout a security's life, is on our agenda. I believe that improving Enterprise MBS disclosures over time will help establish consistency and usefulness of such data. Moreover, it will contribute to an environment in which private capital has the information needed to efficiently measure and price mortgage credit risk, thereby facilitating shift of this risk away from the government and back into the private sector.

Legislative Proposals

As requested, I will offer some thoughts and observations regarding the seven legislative draft proposals that were recently circulated by this Subcommittee. However, before I begin discussion of the particular proposals, I would like to reiterate a point that I made during my last testimony before you. FHFA and the Enterprises are facing challenging times as Congress considers legislation to restrict, transform and wind down the Enterprises. During this period, I respectfully ask that care be taken to provide FHFA, as regulator and conservator, with sufficient flexibility to use its best judgment to preserve and conserve the Enterprises' assets, as it has done since September 2008.

With that, I will now address the specific draft legislative proposals:

- *Prevent the Creation of a GSE Replica*

The discussion draft sponsored by Representative Stivers would amend the Housing and Economic Recovery Act (HERA) to ensure that, should Fannie Mae or Freddie Mac be put into receivership, an identical replica GSE would not be created to replace it. Under the current

statute, if Fannie Mae or Freddie Mac were to be placed into receivership, FHFA would be required to establish a limited life regulated entity which would operate for up to five years. At the end of that time, without Congressional action, the Enterprises may be recreated under their current charters. Mr. Stivers' bill, if adopted, would prevent the conservator from re-creating the current model of GSE and require that once the Enterprises are wound down, no new entity with taxpayer support could be set up.

There seems to be general agreement that Fannie Mae and Freddie Mac should not be reconstituted in their current form, but we leave it to Congress to decide what should replace them and what level of government support to provide for the market.

- *Prevent a Dividend Payment Decrease*

The discussion draft sponsored by Representative Manzullo would prevent changes to the PSPAs that would reduce the current 10 percent dividend. This proposal is consistent with the current PSPA and the Enterprises have been paying quarterly dividends at this rate (although they frequently have had to draw additional funds from Treasury in order to "pay" the dividend to Treasury). Fixing the dividend rate at 10 percent may limit some of the resolution options, but by preventing a reduction in dividend rates, it also would limit the ability of the Enterprises to build retained surplus and exit from conservatorship. I would also note that even if the dividend rate were reduced, the Enterprises would have to overcome a significant number of hurdles to exit from conservatorship without further legislative action. In any event, FHFA has no plans to seek a change in the dividend rate.

- *Setting a Bailout Cap for the Enterprises*

The discussion draft sponsored by Representative Fitzpatrick provides for a cap that is the greater of (1) $200 billion or (2) $200 billion plus the cumulative total of Deficiency Amounts determined for calendar quarters in calendar years 2010, 2011 and 2012, less any Surplus Amount determined as of December 31, 2012. This cap is consistent with what is currently in place under the PSPAs.

- *Eliminating the Housing Trust Fund*

The discussion draft sponsored by Representative Royce would terminate any requirement that Fannie Mae or Freddie Mac make annual allocations for the Housing Trust Fund (HTF), the Capital Magnet Fund, and the Hope Reserve Fund. In reality, the Enterprises never made contributions to these funds, as was originally expected under HERA, due to their financial condition and status under conservatorships. It would be inappropriate for the Enterprises to start making contributions to the funds now or at any time while they are in conservatorship and in debt to the taxpayer.

- *Subjecting Fannie Mae and Freddie Mac to FOIA*

H.R. 463, introduced by Representative Chaffetz, would subject the Enterprises to the Freedom of Information Act (FOIA). FOIA's "core purpose" is to enhance "public understanding of the operations or activities of the government;"[1] FOIA is "often explained as a means for citizens to know what their Government is up to."[2] This core purpose is not served by applying FOIA to Fannie Mae and Freddie Mac, which are still private companies operating in conservatorship. They did not cease to be private legal entities when they were placed into conservatorship, nor did they become part of FHFA.

The mandates that FHFA as conservator preserve and conserve the property and assets of the Enterprises and minimize losses to the taxpayers, may be undermined by subjecting the Enterprises to FOIA, as they will incur significant operational and compliance costs in establishing and administering a function to respond to such information requests. FOIA requests made to the Enterprises would also lead directly to added legal administrative burdens on FHFA, as conservator.

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[1] *U.S. Department of Defense v. FLRA*, 510 U.S. 487, 494 (1994); *see also Consumers' Checkbook Center for the Study of Services v. Dept. of Health and Human Services*, 554 F.3d 1046, 1051 (D.C. Cir. 2009).
[2] *NARA v. Favish*, 541 U.S. 157, 171(2004) (quoting *Dept. of Justice v. Reporters Comm. for Freedom of the Press*, 489 U.S. 749, 773 (1989)).

Given that FOIA was not written to apply to private companies, there could also be significant litigation expense, as parties and courts grapple with unique interpretive questions. The draft raises significant collateral issues: if other private companies for which a government agency could be appointed as conservator or receiver -- banks, thrifts, and even bank holding companies and nonbank financial companies – believe that they too could become subject to FOIA, then the boards of such companies, in an appropriate exercise of their fiduciary duty, may act to resist that appointment. Finally, there are many other avenues for stakeholders to obtain information from or about the Enterprises that have well-tested and appropriate safeguards. I urge you to consider carefully the harm that could be done by subjecting the Enterprises to FOIA.

- *Sale of Non-Mission Critical Assets*

The discussion draft sponsored by Representative Hurt would require the Enterprises to identify non-mission critical assets, which would then be reviewed by FHFA and lead to a plan for the disposition of such assets. As I stated earlier in my testimony, FHFA as conservator needs a certain amount of regulatory discretion to exercise its best judgment to preserve and conserve the Enterprises' assets. Discretion is particularly important when disposing of assets.

HERA and the PSPAs already address various aspects of sales of assets – mission and non-mission. There are statutory and contractual triggers and requirements to ensure that the Enterprises receive appropriate approvals to conduct asset dispositions and, if so, at fair market value. As part of the statutory conservator role, I requested that the Enterprises develop consolidated inventories of assets and obligations to affirm FHFA has a full accounting and understanding of all tangible and intangible corporate assets. These inventories are updated quarterly.

Moreover, FHFA has already begun to fulfill the intent of Mr. Hurt's draft bill regarding the sale of non-mission critical assets. We would welcome the opportunity to continue working with Mr. Hurt's staff and Subcommittee staff to refine the draft so that it does not constrain FHFA's ability to carry out mandates of the HERA, including minimizing taxpayer losses.

- *Prohibiting Taxpayers Funding of GSE Employee Legal Fees*

Finally, the discussion draft sponsored by Representative Neugebauer would limit the advancement of legal fees for employees of Fannie Mae, Freddie Mac and the Federal Home Loan Banks. The proposal would require that FHFA establish a process for the setting of standards for "reasonableness" in the amount of such fees. While certain specific elements of this proposal raise issues, none I believe, is as important as the challenge to attracting and retaining employees. An approach to clarify tests for reasonableness and for monitoring legal expenses has merit, but the implication that employees will not be indemnified nor have funds advanced for their legal protection would expose them to lawsuits that could potentially bankrupt them, even if they are found innocent of any charges. The current structures of federal and state laws and of company bylaws recognize that conviction related to certain forms of offenses merit a repayment of advanced fees. Altering common practice or the availability of indemnification merits much more attention for its implications and unintended consequences and cannot be justified simply because two of these entities are in conservatorship. Additionally, I am concerned that this provision treats these regulated entities differently from the regulatory regimes for other regulated entities.

The proposal also seeks to prohibit the use of any Treasury funds or any other government funds for payment of settlement costs and would require the payment to come from "earnings" or the sale of assets. In either case, in the Enterprises' current situation, whether from "earnings" or the sale of assets, the result would be fewer funds available to satisfy Treasury's claims under the PSPAs. Further, the proposal would have to be prospective in nature to avoid undermining the status of current employees. The language currently would cover conduct occurring before the effective date of a regulation and that would make it retrospective in nature.

Conclusion

I would be happy to answer your questions and I look forward to working with the Congress on any of the pending housing reform issues, including an ultimate resolution of the Enterprises. I appreciate the effort in these and other bills to begin moving towards a final resolution of the

Enterprises in conservatorship, but I also recognize the critical and contemporaneous need to provide market participants with greater clarity and assurance about the ultimate role of the government in housing finance beyond the issues surrounding the Enterprises. FHFA looks forward to providing technical assistance to lawmakers in considering policy alternatives.

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CONGRESSIONAL TESTIMONY

"Transparency, Transition and Taxpayer Protection: More Steps to End the GSE Bailout

Testimony before
Subcommittee on Capital Markets and
Government Sponsored Enterprises
Committee on Financial Services
United States House of Representatives

May 25, 2011

David C. John
Senior Research Fellow
The Heritage Foundation

Good afternoon, I am David C. John, a Senior Fellow in Retirement Security and Financial Institutions at The Heritage Foundation. The views I express in this testimony are my own, and should not be construed as representing any official position of The Heritage Foundation.

Starting about 157 B.C., The Roman statesman Cato the Elder began to end all of his public speeches, regardless of what the topic of the talk was, with the phrase "Carthago delenda est", which translates "Carthage must be destroyed." Cato did this to keep the focus on what he considered to be the ultimate goal, the elimination of a rival city to Rome's supremacy. And in 146 B.C., Carthage was destroyed.

I mention this story because while this subcommittee is following a very logical and wise strategy of passing many small, but important individual bills designed to hasten the end of Fannie Mae and Freddie Mac, it is important to keep the focus on the end result – a housing market free of the massive distortion that is Fannie Mae and Freddie Mac. A bit later in my testimony, I will review additional steps that I believe are necessary to reach that goal.

Last month, this subcommittee marked up a package of eight bills that started the process of phasing out Fannie Mae and Freddie Mac and encouraging private competitors to provide the services that the two GSEs currently offer. The eight bills would increase the guarantee fees and require both to reduce the size of their portfolios to no more than $250 billion over five years. In addition, the eight would eliminate affordable housing goals and prohibit both from entering new lending markets. Finally, the subcommittee's package of bills would tighten existing restrictions on both entities by strengthening federal oversight and reducing pay at both entities to the same level as federal employees. Both Fannie Mae and Freddie Mac have been well known for their generous pay levels.

Before I discuss the seven bills before you today and my view of a way to reach the ultimate goal, let me also acknowledge Rep. Jeb Hensarling's GSE Bailout Elimination and Taxpayer Protection Act, HR 1182, co-sponsored by Financial Services Committee Chairman Spencer Bacchus (R-AL), which would place a two-year limit on the current conservatorship and end the various affordable housing mandates that Congress imposed upon Fannie Mae and Freddie Mac. It would also place a $700 billion cap on the size of their portfolios and shrink them to $250 billion each over the next five years. Private-sector competitors would be encouraged to re-enter the market by reducing the maximum mortgage size that Fannie Mae and Freddie Mac could purchase and repackage into mortgage-backed securities and by gradually increasing the guarantee fee charged by them. Increasing the guarantee fee, which protects buyers of bonds created by packaged mortgages if the homebuyer defaults on the loan, will force Fannie and Freddie to compete on a more level playing field with private-sector financing.

Today's seven bills

The policies contained in the seven additional bills that the subcommittee is examining today represent the next step in free the housing market from the influence of Fannie Mae and Freddie Mac. I have a couple of brief comments about the policy implications of each bill in the order in which they are listed in the hearing announcement.

1. **Prevent Dividend Payment Decrease:** This bill by Rep. Manzullo would prevent Treasury from reducing the dividend payment that Fannie Mae and Freddie Mac pay in return for the taxpayer dollars that they receive. It is only fair that the taxpayers receive some return for the literally hundreds of billions of dollars that they provide to the bankrupt GSEs, and that this amount remains constant. It would be best if the language is coordinated with that of the proposed legislation by Rep. Fitzpatrick to ensure that the two do not clash.
2. **Abolish the Affordable Housing Trust:** This bill by Rep. Royce is also a very valuable policy advance. While I am certainly not opposed to assisting moderate and low income workers to own their own home, these programs should be explicitly funded through the regular appropriations process, and not by assessing a fee on a supposedly privately owned company. The process has always been a way to sneak around the proper funding process, and should never have been started in the first place.
3. **Ensure an Exact GSE Replica is not Created:** This is also a very important policy goal. This bill by Rep. Stivers corrects a serious flaw in the Housing and Economic Recovery Act. The current GSEs should be eliminated, and not cloned to reappear in the future like a monster in a Grade B horror movie. Such an event would not only guarantee another taxpayer funded bailout in the future, it would stifle a badly needed debate on a reformed housing finance system that better meets the needs of today's consumers.
4. **Require Disposition of Non-Mission Critical Assets:** Rep. Hurt's legislation would assist in the process of replacing Fannie Mae and Freddie Mac with private sector entities. The money received from their sale could also help to lower the eventual cost of the bailout to taxpayers.
5. **Set a Bailout Cap for the GSEs**: I strongly sympathize with the policy recommendations behind Rep. Fitzpatrick's bill. An open-ended commitment to this bailout is wrong, and limits should be placed on it as long as they are crafted to be both practical and don't limit the ability of FHFA to best resolve Fannie Mae and Freddie Mac. For instance, the language needs to be crafted in a way that does not conflict with Rep. Manzullo's bill if either Fannie Mae or Freddie Mac earn enough in a quarter to repay only part of the dividend owed for their bailout and the overall effort is approaching the bailout cap. Under the current situation, they would borrow enough from Treasury to pay the dividend in full with the expectation that the total would be repaid at a later date. Further, this bill must not inadvertently affect the recovery of the overall housing market.
6. **Subject Fannie Mae and Freddie Mac to FOIA**: Rep. Chaffetz's bill would enable citizens to better understand how these two entities failed at such a

massive cost. It would also make it easier for private sector replacements to avoid the same errors, and to find and prosecute those officials who may have committed criminal acts that helped to weaken them.

7. **Prohibit Taxpayer Funding of GSE Legal Fees**: Taxpayers should not be on the hook for literally hundreds of millions of dollars in costs to defend those who caused the failure of Fannie Mae and Freddie Mac. FHFA made a serious error in continuing to pay those fees after the GSEs were taken into conservatorship. This practice should stop as soon as possible.

Focus on the Future by Eliminating the Portfolios of Fannie Mae and Freddie Mac

Eliminating Fannie Mae and Freddie Mac includes two tasks, but only one of them concerns future housing growth. The two housing giants both package new mortgages into securities that can be sold to investors and manage their existing portfolios of similar securities. Rather than placing equal weight on both, Congress should place a strong emphasis on fostering the growth of private-sector companies that will securitize new mortgages. The task of liquidating Fannie Mae and Freddie Mac's portfolios is of secondary importance and should be handled separately.

Both have huge portfolios. As of 2010, Fannie Mae had about $789 billion worth of mortgage investments, while Freddie Mac had about $697 billion. Some of each entity's investments are of such poor quality that they are essentially worthless; the rest should be sold off to recoup as much as possible of the taxpayer money that has been spent on covering the GSEs' losses. However, to avoid flooding a still shaky market for these securities, the sales should be handled over a number of years, and there is no reason to delay liquidating the two until it is completed. Both Fannie and Freddie would almost certainly have to be placed in a formal receivership instead of their current conservatorship status in order to transfer the portfolios.

The sale of the portfolios should be handled by a temporary subsidiary of the FHFA staffed with liquidation and investment professionals. This subsidiary would separate the good quality investments from the rest and sell them off as the market for them gradually firms up. At the same time, the poor quality assets could be sold for whatever the FHFA can get for them—again over time to avoid flooding the market.

Building for Tomorrow's Opportunities, Not Today's Fears

Once the portfolios of both GSEs have been separated from their parents, Congress can focus on creating a new housing finance system. This is not something to fear, but at the same time, care should be taken to avoid undermining the fragile recovery of the housing sector.

If all goes well, by the time that Fannie Mae and Freddie Mac completely disappear, the housing market should be fully recovered from the 2008 crash. Most of the housing and mortgage finance industry fear that eliminating the two GSEs could crimp that market's slow recovery. However, they are reacting to the past few years and not

looking towards the future. A careful and considered phase out should create conditions that will encourage private companies to package mortgages into securities and credit should be available to all creditworthy potential home buyers.

To avoid these problems, the end of Fannie Mae and Freddie Mac should come gradually—but with a clear, unambiguous understanding that they will be completely and permanently phased out. While some level of presence may be necessary while the housing sector recovers, there is a growing consensus that neither organization is necessary in the future. The private sector is more than capable of producing mortgage-backed securities and appropriately pricing a guarantee that should satisfy investors. There are plenty of investors who would be willing to buy mortgage-backed securities with a private guarantee instead of one by the government.

As the crash of 2008 showed, the old structure of housing finance was a spectacular and expensive failure. Allowing it to remain in place, or even worse, recreating it is the very last thing that either homeowners or taxpayers need to bequeath to future generations. Instead, both legislators and the Obama Administration should work to structure a mortgage-finance system based in the private sector that has the flexibility to meet market needs while still ensuring that mortgages meet strict underwriting standards and protecting consumers from predatory lending practices.

Separating Two Unrelated Functions

In addition to managing their portfolios, Fannie Mae and Freddie Mac have two additional responsibilities that should be handled separately. First, they purchase and package mortgages from banks and other originators, package them into mortgage-backed securities with a guaranty against credit risk. Second, they are required to meet a variety of housing policy goals aimed at ensuring that Americans of all income levels are able to own a home. These are two separate and distinct functions, and each require specific tasks to remove from Fannie Mae and Freddie Mac.

1. Encourage Private-Sector Replacement of the GSEs' Financial Activities. Since 2008, privately issued mortgage-backed securities which once had over half of the market, have virtually disappeared. These securities are important components of housing finance because they allow new money from investors who buy the securities to finance additional mortgages. Restoring private issuers will take time, and policymakers should encourage this with specific steps mentioned below.

In addition to the conventional forms of securitized mortgages, Congress should also encourage further exploration of covered bonds—a mortgage-financing mechanism used successfully in other countries to finance additional mortgages instead of mortgage-backed securities—and similar innovative financing methods. While ideally, the transition to private financing mechanisms should be as rapid as possible, policymakers should avoid the temptation to put firm deadlines on the complete phase-out of Fannie Mae and Freddie Mac given the still fragile state of the housing market. Instead, specific steps to encourage that transition should be clearly described and scheduled, with the

Federal Housing Finance Agency being given the job of monitoring the situation under close oversight and charged with ending the two GSEs as market conditions allow.

Private providers of mortgage-backed securities will reappear if the subsidized fees that the two GSEs charge for guaranteeing the credit quality of mortgages included in mortgage-backed securities gradually rise using a set and unambiguous schedule. In addition, the emergency legislation that allowed Fannie Mae and Freddie Mac to purchase mortgages of up to $729,750 to include in their securities should be allowed to expire. This would drop the maximum to $625,500, which should then be further reduced over time.

2. Move Subsidies and Policy Goals to HUD. Housing policy goals and subsidies should be separated from the market-oriented activity so that they do not distort incentives and decision making. The actual cost of the subsidies should be made transparent and placed on budget and then transferred to the Department of Housing and Urban Development (HUD). At the same time, the Financial Housing Enterprise Safety and Soundness Act of 1992, which imposes affordable housing goals on the GSEs, should be repealed, while other housing policy goals that were the responsibility of Fannie Mae and Freddie Mac should be moved to HUD. Once the subsidies and policy responsibilities are in HUD, Congress can eliminate those that are not necessary, cost effective, or affordable. The subcommittee has already started this process, and Mr. Royce's bill to abolish the Affordable Housing Trust Fund will continue that progress.

Congressional Oversight

In order to monitor that these changes are taking place, Congress should place explicit sunsets on the charters of both Fannie Mae and Freddie Mac rather than continuing the perpetual charters that the two GSEs have today. Sunsets would force a regular congressional reexamination of the phase-out process to ensure that it is continuing and not being circumvented by GSE staff. It would also allow for Congress to see if market conditions allow for the process to be conducted faster.

Fannie Mae and Freddie Mac have great expertise in issuing mortgage-backed securities that would be extremely valuable to the private sector. As the move toward private-sector mortgage-backed securities grows, Congress should also sell off pieces of the two GSEs' underwriting activities to private companies. However, Congress should not sell pieces that are geographically based, since these pieces could be reattached to recreate the two GSEs. Instead, portions that are sold should contain a geographically dispersed share of mortgages and should be sold to purchasers of different sizes and in differing locations, including at least some smaller banks or other financial entities.

Making Housing GSE-Free

Creating Fannie Mae and Freddie Mac were serious policy mistakes, as were subsidizing them through privileged access to federal funds and implicit guarantees. These mistakes should never be repeated. Nothing less than the complete elimination of

both Fannie Mae and Freddie Mac is acceptable. This is not a development to fear but rather the first step in rebuilding a modern housing finance industry that would provide Americans with greater opportunities to own their own home without the risk of another multi-hundred-billion-dollar bailout.

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TRANSPARENCY, TRANSITION AND TAXPAYER PROTECTION: MORE STEPS TO END THE GSE BAILOUT
MAY 25, 2011

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United States House of Representatives
Committee on Financial Services
Subcommittee on Capital Markets and Government Sponsored Enterprises

Chairman Garrett, Ranking Member Waters, and distinguished members of the Subcommittee, thank you for inviting me to testify today. I have been asked to offer opinions on "Transparency, Transition and Taxpayer Protection: More Steps to End the GSE Bailout."

Fannie Mae and Freddie Mac, the government sponsored enterprises (GSEs) in conservatorship, are the dominant players (along with the Federal Housing Administration) in the residential mortgage market, with a market share of more than 90 percent in terms of purchasing and insuring mortgage losses. Given that Fannie and Freddie have effectively crowded the private sector out of the secondary mortgage market, can the private sector offer a less costly alternative to Fannie and Freddie that requires less government involvement in the housing and mortgage markets? The answer is yes.

I have reviewed seven proposals to facilitate a transition from such a dominant role in the mortgage market and limit taxpayer losses. These proposals constitute pieces of the puzzle in trying to deal with Fannie Mae and Freddie Mac in terms of market capture that was accomplished with a government guarantee (whether explicit or implicit).

Currently, taxpayers have provided over $160 billion in "draws" to Fannie Mae and Freddie Mac. One proposal caps the taxpayer loss at $200 billion; this represents a major step towards the curtailment of further taxpayer bailouts of Fannie and Freddie.

A second proposal will require Fannie Mae and Freddie Mac to sell or dispose of assets that are not critical to their missions. This would prevent Fannie and Freddie from accumulating an investment portfolio as well as a retained portfolio. Allowing Fannie and Freddie to purchase nonmortgage investments would be counterproductive to the securitization mission since they would be operating as a financial investor rather than a simple securitizer of mortgage loans.

A third proposal will apply the Freedom of Information Act to Fannie Mae and Freddie Mac while in conservatorship or receivership. One of the problems with Fannie and Freddie was their opaqueness. It was very difficult to understand how risky Fannie and Freddie were until it was too late (and we still do not know the extent of their risk exposure). I would strengthen this transparency proposal to any iteration of Fannie and Freddie, should they survive and return from conservatorship.

A fourth proposal is to terminate the Housing Trust Fund and the requirement that Fannie Mae and Freddie Mac make annual allocations for said Fund. I concur that Fannie and Freddie should have the Housing Trust Fund contribution eliminated since we already have the FHA. I would like to see a full debate on how much as a society we want to contribute to affordable housing goals.

There are three other proposals that are helpful to unwinding Fannie and Freddie and limiting taxpayer exposure to losses. But I would like to take the opportunity to look at the bigger picture in terms of Fannie Mae and Freddie Mac. That is, do we really need them?

DO WE NEED FANNIE MAE AND FREDDIE MAC?

There is nothing unique, per se, about Fannie and Freddie that the private sector could not provide. Fannie/Freddie and the private sector have loan-underwriting models, both can purchase loans and create mortgage-backed securities (MBS), and both can offer mortgage insurance. The one attribute that Fannie and Freddie have that the private sector does not is an explicit guarantee from the federal government.

Is this federal government guarantee necessary to entice investors to purchase MBS? I would say no. The original "gold standard" mortgage of Fannie and Freddie was the conforming loan with 20 percent or greater down payment and good borrower credit. The default rates on these mortgages have always been very low (typically less than 5 percent for 30-year fixed-rate mortgages), as has the loss per default. The private sector can handle that segment of the market through private insurance markets and portfolio lending and will continue to attract interest from the global investment community. The "gold standard" conforming-mortgage market does not need a federal government guarantee. If the private sector can replicate Fannie and Freddie's only unique "virtue"—a federal government guarantee—then there is no justification for keeping Fannie and Freddie around either in conservatorship or in their pre-conservatorship forms. Fannie and Freddie will not be missed, nor will their absence make a difference to the housing market or the economy, particularly if taxpayers are no longer on the hook for further losses.

GOALS OF GSE REFORM—LESS GOVERNMENT, MORE PRIVATE SECTOR[1]

The goal of GSE reform is to withdraw the government from the mortgage market and let the private sector take over mortgage lending and securitization. But if GSE reform is going to phase out Fannie and Freddie, it needs to identify what the mortgage-lending landscape would look like without their presence.

The Obama administration has proposed gradually shrinking the housing GSEs (Fannie, Freddie, and the FHA) to a significantly smaller market share, reflecting the administration's goal of transitioning away from federally backed mortgage financing.[2] But the housing-reform debate needs to begin with a sober assessment of where the funding of home loans is today. Ninety percent or more of new residential loan originations go into either FHA/Ginnie Mae-, Fannie Mae-, or Freddie Mac-subsidized risk buckets. There is minimal portfolio lending, and private securitizations are nonexistent. Even though the overall mortgage-loan market continues to shrink because of inability of households to qualify for a mortgage, the balance sheets of Fannie and Freddie are growing rapidly, especially with loans held for the portfolio. The largest banks are still selling almost all of the mortgages they originate; at the same time, the banks can purchase the same paper back in the residential mortgage-backed securities (RMBS) market to hold in

[1] See Michael Lea and Anthony B. Sanders, "The Future of Fannie Mae and Freddie Mac." Working Paper 11-06, Mercatus Center at George Mason University, March 2011, http://mercatus.org/sites/default/files/publication/wp1106-the-future-of-fannie-mae-and-freddie-mac_0.pdf.
[2] "The Treasury's Proposal for GSE Reform," press release, Prime Alliance Solutions, http://www.primealliancesolutions.com/rc-press-releases/189-the-treasurys-proposal-for-gse-reform.

portfolios in order to reduce capital requirements.[3] Getting rid of favorable capital treatment for GSEs for banks would stop the capital arbitrage that exists, encouraging banks to hold RMBS.

The first task of housing-finance reform is to find investors who, at some price, would be willing to take the first-loss positions in mortgage loans, held either on balance sheet or in the private RMBS that would replace Fannie and Freddie MBS. If the reformed mortgage markets are able to attract new capital without any change in the funding of the mortgage markets, the size of the mortgage markets will remain the same. However, if some investors are hesitant to hold anything but Fannie and Freddie MBS (because of the guarantee), the mortgage markets will shrink in size. Smaller mortgage markets would be detrimental to the economy, but funding would not evaporate. It would simply be a matter of at what price investors would supply funds to the mortgage market.

It is clear that the GSEs (along with the FHA and Ginnie Mae) have effectively crowded out the private sector from the residential-mortgage market, capturing over 90 percent market share. Having the government control that large of a segment of the mortgage market is inefficient, and the GSEs are entrenched. Trying to disentangle Fannie and Freddie from the economy will take some work (such as reforming bank capital regulatory rules that prefer the holding of Fannie and Freddie debt), but disentangling Fannie and Freddie is possible, and would eventually eliminate losses to taxpayers

THE WORLD AFTER FANNIE AND FREDDIE: GOALS FOR HOUSING-MARKET REFORM

The United States is the only major country in the world with GSEs like Fannie Mae and Freddie Mac.[4] Government support of the mortgage market is quite limited in most countries. Only Canada and Japan have a government MBS guarantor, and only Canada and the Netherlands have an FHA equivalent. No other country has experienced the same degree of mortgage-market turmoil as the United States, and many have comparable or higher homeownership rates.

- The 30-Year Fixed-Rate Mortgage

The United States is the only major country in the world with long-term, fixed-rate mortgages as the dominant mortgage product (see Figure 1). Even countries such as Germany and Denmark that have traditionally had a high percentage of fixed-rate mortgages have a broader distribution of mortgage products, including long-term, short-term, fixed-rate, and adjustable-rate mortgages. Government backing of securities backed by these mortgages is a major reason for their dominance.

The United States is also unusual in banning or restricting prepayment penalties on fixed-rate mortgages.[5] Most countries allow prepayment penalties to compensate lenders for loss, and interest rates in those countries do not include a significant premium for prepayments, which makes other financing vehicles, such as covered bonds, more common. Even worse, all home buyers in the United States must pay for the option to refinance their 30-year fixed-rate mortgages penalty-free even if they do not want to exercise the option; hence, the 30-year fixed-rate mortgage is socialized with everyone paying an interest-rate

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[3] Mortgage loans require a four percent capital requirement whereas Fannie Mae and Freddie Mac securities require only a 1.6 percent capital requirement.

[4] Michael Lea "Alternative Forms of Mortgage finance: What Can We Learn From Other Countries", in Nicolas Retsinas and Eric Belsky, eds., *Moving Forward: The Future of Consumer Credit and Mortgage Finance*, Washington, D.C., and Cambridge, Mass.: Brookings Institution Press and Joint Center for Housing Studies, 2011).

[5] Approximately half of the states have prohibitions on prepayment penalties on fixed-rate mortgages. Perhaps more importantly, Fannie and Freddie have stated that they would not honor prepayment penalties on any fixed-rate mortgages they purchase. See Michael Lea and Anthony B. Sanders, "Do We Need the 30-Year Fixed-Rate Mortgage?" Working Paper No. 11-15, Mercatus Center at George Mason University, March 2011, http://mercatus.org/sites/default/files/publication/Do%20We%20Need%2030yr%20FRM.Sanders.3.14.11.pdf.

premium for the option. In Europe, only borrowers who exercise this option pay the cost. U.S. consumers should also be allowed to choose full refinancing, no refinancing, or restricted refinancing of their mortgages.

Finally, the 30-year fixed-rate mortgage exposes lenders and investors to interest-rate risk (along with default risk). Other countries have a greater mix of variable-rate, short-term fixed-rate, and medium-term fixed-rate mortgages, which provides their economies (and taxpayers) with less interest-rate exposure. If the United States had a greater variety of mortgages, it would have a more robust housing-finance system.[6] Consumers and regulators should allow mortgage innovation and not simply ban mortgage designs that they find "unfriendly."

- Chasing Homeownership

Since 1998, Fannie and Freddie, along with the Department of Housing and Urban Development (HUD), made concerted efforts to increase homeownership rates in the United States. But after the government pumped trillions into the mortgage market through the GSEs (see Figure 1), the homeownership rate is back to around 66 percent (see Figure 2). The government's pursuit of an unsustainable homeownership goal created enormous pain and suffering, all for the sake of increasing homeownership from 66 percent to just over 69 percent.

If we eliminated Fannie and Freddie, would homeownership rates fall further than they already have? As Figure 2 shows, homeownership rates bounced between 63 and 66 percent before GSE funding began to accelerate in 1998.[7] Hence, without Fannie and Freddie in the market, homeownership rates would likely return to the 63–64 percent range. However, if the housing market begins to recover and home prices start to rise again, homeownership rates could actually increase again to around 66 percent.

Our national housing policies pushed too many households into homeownership. Congress and the administration should start unwinding the subsidies to homeownership, starting with Fannie Mae and Freddie Mac.

WHAT DOES THE U.S. MORTGAGE MARKET NEED TO REDUCE ITS DEPENDENCE ON GOVERNMENT?

Three approaches could get the private mortgage market back on its feet in a sustainable fashion: (1) covered bonds, (2) a private-label MBS market, and (3) greater lender holding of whole mortgage loans.

- Covered Bonds

The Danish and German covered-bond systems have a certain appeal for the U.S. mortgage market. In the German *Pfandbrief* model, covered bonds are securities issued by a bank and backed by a dedicated group of mortgage loans known as a "cover pool."[8] If the issuing bank becomes insolvent, the assets in

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[6] There is a danger that the Dodd-Frank definition of a "qualified residential mortgage" will further ensconce the fixed-rate mortgage as the dominant instrument. See Michael Lea, "International Comparison of Mortgage Product Offerings," *Special Report*, Research Institute for Housing America, September 2010, http://www.housingamerica.org/RIHA/RIHA/Publications/74023_10122_Research_RIHA_Lea_Report.pdf.

[7] "Celebrating All-Time Record Homeownership Rate of 66.8 Percent, Fannie Mae's Johnson Challenges Mortgage Industry to Strive for 68 Percent Homeownership by End of Decade," *Business Wire*, October 23, 1998, http://findarticles.com/p/articles/mi_m0EIN/is_1998_Oct_23/ai_53118862/.

[8] Pfandbrief is the trademark name for the German covered bond. In the Pfandbrief model a pool of qualifying mortgages backs the securities. The Danish system uses a 1:1 correspondence between an individual mortgage and a covered bond.

the cover pool are separated from the issuer's other assets solely for the covered bondholders' benefit.[9] In the Danish system, there is a one-to-one correspondence between a mortgage loan and a mortgage bond (the "balance principle").[10] Under both systems, strict underwriting and loan eligibility standards attempt to minimize loan defaults (just as the Fannie or Freddie conforming loan with a 20 percent or greater down payment was intended to do). Asset eligibility for the cover pool and the process in the event of issuer insolvency are determined by laws specific to each country. Because the credit risk remains on the issuer's balance sheet, the covered-bond system properly aligns incentives.

A critical feature of the Pfandbrief and other European covered-bond systems is strict asset and liability matching guidelines that allow funding of mortgages with standardized bonds to govern them.[11] There is no interest-rate risk in the Danish system due to the balance principle that requires strict loan-to-bond matching. One selling point of the German Pfandbrief market is that there has never been a default in over 200 years,[12] and no Danish mortgage bank has defaulted on a covered bond.[13]

- Reviving the Private-Label Mortgage-Backed Securities Market

The private-label mortgage-backed securities (PMBS) market should revive once Fannie and Freddie are not competing with the private sector. The "implied" guarantee for Fannie and Freddie gives them a funding advantage over the private sector,[14] causing them to crowd out the private sector.[15] A number of research papers have found that before Fannie and Freddie were placed in conservatorship, they could have borrowed at rates lower than comparably rated banks.[16]

Once the government removes the implied guarantee from Fannie and Freddie, the private-label MBS market should be able to compete with Fannie and Freddie by offering high down-payment prime mortgages. Any proposal requiring government guarantees or credit wraps will allow for continued government control and will not resolve the inefficiencies and misallocations caused by government intervention. The private-label MBS market should be allowed to purchase and securitize risky loans as long as bailouts are not allowed.

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[9] The FDIC is concerned about covered bonds and overcollateralization (OC). The solution to the FDIC's concern is to limit OC. Tight asset-liability matching leads to the lowest OC requirements and aligns sovereign deposit guarantors with legislated covered bonds.

[10] For more information on European covered bonds see *European Covered Bond Factbook 2010*, European Covered Bond Council, 2010. For more information on the Danish system see Christian Meidinger and Ivanka Stefanova, "Danish Covered Bonds – A Primer," *Sector Report*, UniCredit, August 6, 2008, http://www.nykredit.dk/investorcom/ressourcer/dokumenter/pdf/SR080608_DanishCoveredBonds.pdf.

[11] There have been covered-bond issuer failures due to interest-rate risk in Germany. The resolution has been a merger with a solvent bank and subsequent tightening of asset and liability matching requirements.

[12] "Structured Finance in Focus: A Short Guide to Covered Bonds," *Structured Finance in Focus*, Moody's Investor Services, May 2010. This selling point is a little misleading since Germany has had several episodes of hyperinflation. So while there has not been a default, per se, hyperinflation has caused the payment stream to become virtually worthless at times.

[13] UniCredit, op. cit. This lack of default is not to be confused with banks failing. Recently, Denmark has experienced several bank failures.

[14] Note that the private-label commercial mortgage-backed securities (CMBS) market has revived itself without any government guarantee (implicit or explicit).

[15] The continued uncertainty about the accounting and regulatory treatment of private-label securities is also a barrier to a revival of the market. Issues surrounding true sale, risk retention, and reporting need to be resolved before the market can expand.

[16] Brent W. Ambrose and Arthur Warga, "Implications of Privatization: The Costs to Fannie Mae and Freddie Mac," in *Studies on Privatizing Fannie Mae and Freddie Mac*, Washington, D.C.: U.S. Department of Honsing and Urban Development, May 1996; Anthony B. Sanders, "Government Sponsored Agencies: Do the Benefits Outweigh the Costs?" *Journal of Real Estate Economics* 25 (2002): 121–127.

- Increasing Portfolio Lending for Banks

Banks will need to increase portfolio lending (where they originate the loan and keep it in their portfolio) in order to supplement covered bonds and securitization. A problem, however, with portfolio lending is the concentration of real-estate assets on bank balance sheets and a declining proportion of deposits. Thus, a significant portion of mortgages will have to be funded in the capital markets with a mixture of (on-balance-sheet) covered bonds and securitization rather than relying on substantial growth in bank portfolio lending.

- A Privatization Model for Fannie and Freddie

Even without government support, Fannie and Freddie have clear franchise value.[17] Once privatized, through the revocation of their charters and the removal of their Treasury ties, Fannie Mae and Freddie Mac would operate more like non-depository banks or financial institutions.[18] The operative question is whether the private sector would fund such a model. Maintaining the conduit operations of Fannie and Freddie would facilitate a standardized MBS market that could serve small to mid-size lenders. With a clean privatization, the large banks may decide to issue their own securities.

The government could break up Fannie and Freddie into pieces (underwriting platform, securitization operations, research, etc.) and sell those pieces over a five-year period. Keeping the GSEs in place under alternative forms of ownership would leave the door open to their resurgence in the future.

- What about Affordable Housing?

Congress needs to have a serious discussion about how much affordable housing the United States wants and what the cost of affordable housing should be. Because homeownership is risky and very expensive, it is simply not appropriate for all households. The many households that entered the homeownership market when they would have been better off renting have demonstrated this principle. Affordable-housing mandates should be moved from Fannie and Freddie to HUD. Through various programs in both the homeownership and rental markets, HUD and the FHA already support affordable-housing initiatives and could continue to do so.

THE NECESSARY STEPS TO WEANING THE ECONOMY OFF OF FANNIE AND FREDDIE

The first step to weaning the economy off of Fannie and Freddie is to set a five-year "sunset" period during which they cease to exist as government-chartered institutions and transition to the private sector. This transition should be defined by the following steps.

1. Reduce Conforming Loan Limits

Fannie Mae's conforming loan limit rose from $207,000 in 1996 to $417,000 in 2006 at the peak of the housing bubble. This increase represents a doubling of the conforming loan limit in a little over 10 years. By 2008, the conforming loan limit had risen to $729,750 in high-cost areas.[19]

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[17] Their franchise value lies in their business operations, including systems and business relationships with lenders and investors, an incomparable database for analyzing risk, and master servicing. While these characteristics can be replicated to a degree in the private market, it would be a while before a private entity could achieve similar scale and economies. This situation does beg the question about market dominance that may need to be addressed by regulation.

[18] An assumption behind this approach is that private firms operate more efficiently and expose the taxpayer to less risk.

[19] "2011 Single-Family Mortgage Loan Limits," Fannie Mae, January 11, 2011, http://www.fanniemae.com/aboutfm/loanlimits.jhtml.

Higher conforming loan limits (coupled with Fannie and Freddie's guarantee) crowded out the private market, particularly when Fannie and Freddie were capturing the lower-risk mortgage loans and leaving the private markets to insure and securitize the higher-risk mortgage loans.

In order to crowd out Fannie and Freddie in favor of private markets, the conforming loan limits should be lowered over time. Given a five-year sunset period for Fannie and Freddie, it would be tempting to simply reduce the conforming loan rates by 20 percent per year. While this approach has a certain appeal,[20] it may also cause turbulence in the housing market if lending ceases. To avoid further rapid declines in home prices that could cause serious damage to the banking industry, the conforming loan limit should be a function of home-price changes. Furthermore, the loan limit should be regionalized to even out the effect of declines in the conforming loan limits..

The first year could be limited to a 10 percent decline in conforming loan limits. At the end of one year, housing prices and the recovery of the private market should be reviewed. If housing prices remain stable and the private sector has begun lending, then another 10 percent decline should be scheduled for the next year, and so on. But it should be made clear that, even though the conforming loan rate would return to 50 percent of its current level at the end of the fifth year, Fannie and Freddie would no longer be purchasing or insuring mortgages.

2. Cease the Purchasing of Nonprime, Affordable-Housing Goal Mortgages

During the five-year sunset period, Fannie and Freddie should limit any loan purchases to prime mortgages with sufficient down payments, which has been 20 percent of purchase price or with private mortgage insurance covering the exposure greater than 80 percent loan-to-value. They should not be allowed to purchase nonprime and low-down-payment mortgages (or any other mortgage related to affordable-housing goals).

Eliminating affordable-housing goals for Fannie and Freddie is vital to avoiding the purchase of increasingly risky loans. As HUD already sponsors affordable-housing programs, there is no need for Fannie and Freddie to sponsor redundant programs.

3. Freeze and Unwind Retained Portfolios

Fannie and Freddie's current retained portfolios should be frozen in terms of new additions and be allowed to unwind and sell off. The retained portfolios should be sold to the Federal Reserve. The Fed can finance this purchase by selling some of its Treasury and MBS holdings and retaining the difference between agency debenture rates and Treasury borrowing costs. Under the Fed's supervision, the portfolios can run off; the Fed may also decide to sell the more liquid loans to investors. This process may take longer than the five-year sunset period because of liquidity reasons.

4. Eliminate Nonmortgage Investments

During the five-year sunset period, Fannie and Freddie should not be allowed to invest in nonmortgage investments; they should function as purchasers and securitizers only. This would prevent Fannie and Freddie from accumulating an investment portfolio as well as a retained portfolio. Allowing Fannie and Freddie to purchase nonmortgage investments would be counterproductive to the securitization mission since they would be operating as a financial investor rather than a simple securitizer.

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[20] Making the phase out of the conforming loan limits clear would force the private sector to brace for a world without Fannie and Freddie. Alternatively, taking the loan limits down to late-1980s levels ($175,000) and then selling them off in the private sector would prevent an overly rapid removal of the guarantee effects.

PREDICTED CHANGES FOR LENDERS AND CONSUMERS WITHOUT FANNIE AND FREDDIE

What would happen to the U.S. mortgage market with only the FHA, covered bonds, and private-label MBS? Quantifying the impact of eliminating Fannie and Freddie is difficult, as the United States has not had a period without GSEs since the 1930s. But here is an educated guess of what the residential-mortgage market would look like.

1. New mortgage rates would probably be higher, in the range of 50–100 basis points (or ½ percent to 1 percent additional interest rate) in the short term. As a result, home prices would fall slightly or take longer to recover. In the longer term, the rate would be 40–100 basis points higher than current rates.[21]

2. More short-term fixed and variable-rate mortgages, to the extent that regulations allow them, would exist. In particular, there would be more rollover mortgages, where the borrower's rate changes to the market rate after a fixed period.[22]

3. If mortgage rates increased, homeownership rates would be marginally lower, because of higher interest rates.

4. Higher down payments would produce safer mortgages for lenders, investors and mortgage insurers.

For lenders, there are two possible outcomes. The first outcome, which seems unlikely, is that the mortgage markets could shrink because investors are unwilling to fund mortgages. The second and more likely outcome is that banks and other entities expand to fill the gap left by Fannie and Freddie's exit.

Without the government guarantee, mortgage rates will rise in order to attract new capital.[23] Today, there are huge accumulations of capital waiting to reenter the market. The primary obstacle to capital entry is the lack of clarity regarding the government's role in mortgage guarantees and regulation. Once government clarifies its role, private capital will be forthcoming. Over time, alternate capital (such as sovereign wealth funds, foreign central bank holdings, and mutual funds) will enter the market to augment large U.S. funds. Banks are likely to hold more mortgages on balance sheet, funded by a combination of deposits and covered bonds. Correctly structured, private-label MBS with large down payments and good credit scores would alleviate some of investors' concerns, but there is a chance that mortgage rates would still have to increase to cover the expected guarantee benefits.

Current mortgage rates for conforming loans are influenced by the economics of the GSEs.[24] The GSEs charged 15–20 basis points for their credit guarantee. This was a result of a capital requirement of only 45 basis points for sold mortgages and expected losses and operating costs in the neighborhood of single-

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[21] Our estimates are similar to those of Andrew Davidson and Eknath Belbase, "Imagine No GSEs: The Potential Impact of Dismantling Fannie and Freddie," *Pipeline*, no. 94 (February 2011). However, they think that rates could even be higher.

[22] Rollover mortgages are common in Canada. They are similar to the 30-year fixed-rate mortgage, but are fixed only for a limited time, such as five years with a longer amortization period. At the end of every five years, the loan rate is renegotiated.

[23] It is likely that mortgage rates will rise even if GSE status is continued if significantly higher capital requirements are imposed.

[24] *Supra* note 21.

digit basis points.[25] Private guarantors are likely to require significantly more capital. Equity capital is likely to be more in the range of 4–10 percent. This capital might require somewhat lower returns than the 25 percent return on equity the GSEs were able to obtain, but is not likely to be much below 15 percent on the first 5 percent of capital. This requirement creates a minimum capital charge of 75 basis points, plus any amounts required to cover expected losses and operating costs. These "advantages" of the GSEs relative to private funding must be weighed against the fact that they operated at noncompetitive and extremely low levels of capital that are not sustainable.

Given that we are at extremely low levels for the 30-year fixed-rate mortgage (see figure 3), we will eventually be seeing higher mortgage rates for a variety of reasons. We should be aware that housing net of inflation has either been neutral or performed badly over the long-run (see figure 4), so policies that actively entice households into homeownership should be reconsidered.

SUMMARY

Fannie Mae and Freddie Mac should be phased out over a five-year period. Covered bonds (like those used in Denmark and Germany) and an improved private-label MBS market should take their place, along with an increase in lender-portfolio lending. Without Fannie and Freddie, there may be a small drop in homeownership rates as well as a small increase in mortgage interest rates. In other words, not much will change in a world without Fannie Mae and Freddie Mac, other than saving taxpayers hundreds of billions of dollars in the future.

[25] It is clear from Fannie and Freddie's losses that they greatly underpriced their guarantee, leading to massive taxpayer losses.

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TABLE 1: International Mortgage Product Mix: Comparison of Different Countries and Their Mortgage Products

	Variable rate	Short-term fixed rate	Medium-term fixed rate	Long-term fixed rate
Australia	92%	8%	0%	0%
Canada	35%	0%	55%	10%
Denmark		17%	40%	43%
France	33%	0%	0%	67%
Germany	16%	17%	38%	29%
Ireland	91%	0%	9%	0%
Japan	38%	20%	20%	22%
Korea	92%	0%	6%	2%
Netherlands	0%	15%	66%	19%
Spain	91%	8%	0%	1%
Switzerland	2%	0%	98%	0%
U.K.	47%	53%	0%	0%
U.S.	5%	0%	0%	95%

Source: Michael Lea, *International Comparison of Mortgage Product Offerings* (Washington, D.C.: Research Institute for Housing America and Mortgage Bankers Association, 2010).

FIGURE 1: GSE/FHLB DEBT SINCE 1990

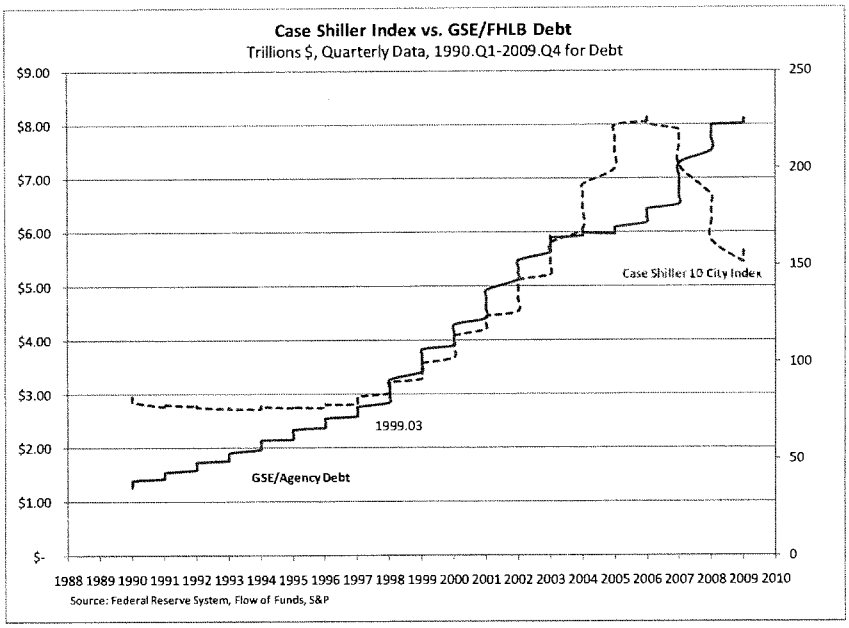
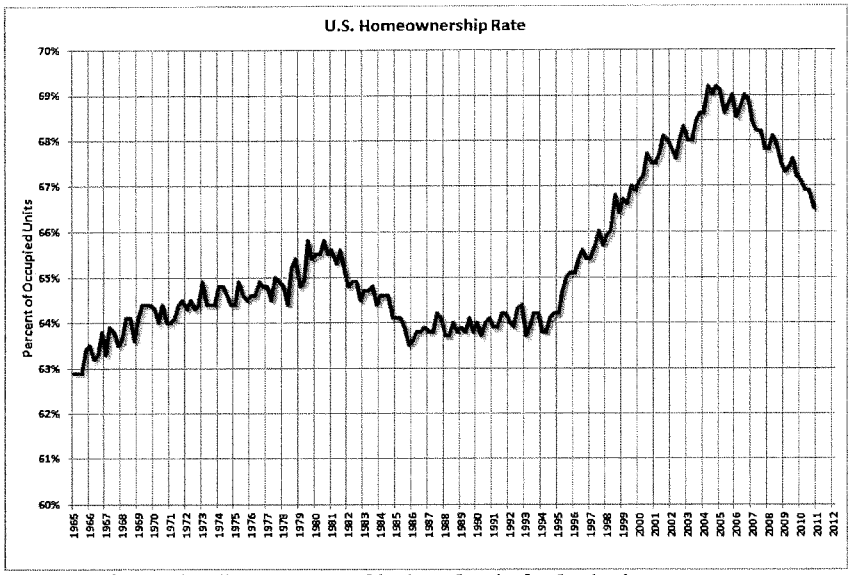


FIGURE 2: HOMEOWNERSHIP RATE IN THE UNITED STATES



Source: U.S. Census - http://www.census.gov/hhes/www/housing/hvs/hvs.html

FIGURE 3: INTEREST RATES FOR 30-YEAR FIXED-RATE MORTGAGES

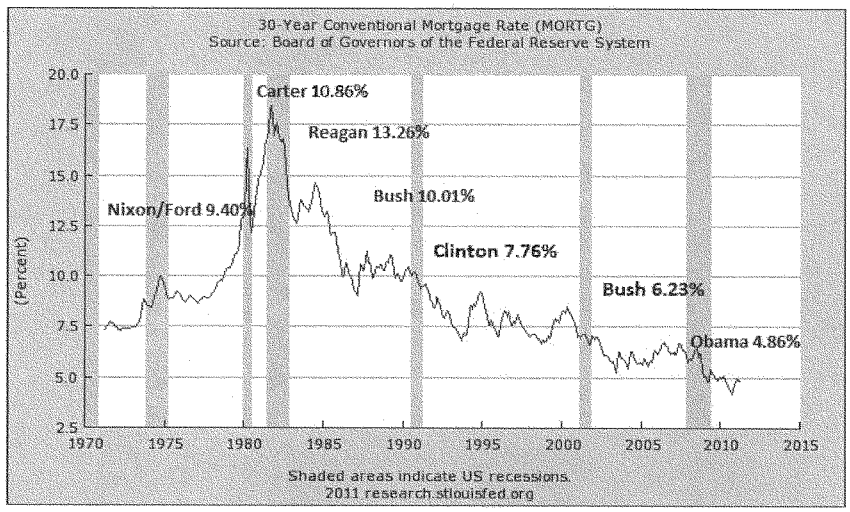
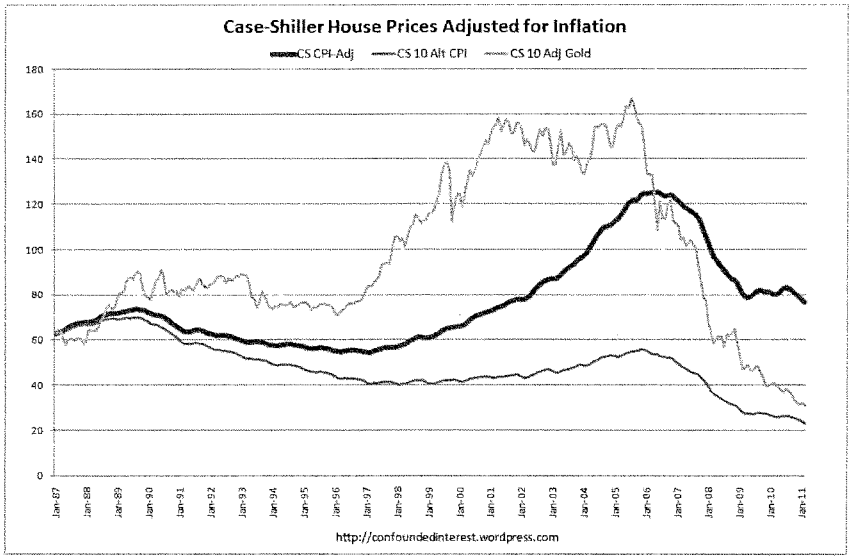


FIGURE 4: HOUSE PRICES ADJUSTED BY INFLATION: CPI, Alternative CPI and Gold.



AMERICANS for TAX REFORM

Written Statement of Kelly William Cobb

Government Affairs Manager, Americans for Tax Reform

Hearing on

"Transparency, Transition and Taxpayer Protection: More Steps to End the GSE Bailout"

Capital Markets and Government Sponsored Enterprises Subcommittee

U.S. House of Representatives Committee on Financial Services

May 25, 2011

Chairman Garrett and Members of the Subcommittee, thank you for the opportunity to submit testimony for the record on the impact that the government sponsored enterprises Fannie Mae (Federal National Mortgage Association or "Fannie") and Freddie Mac (Federal Home Loan Mortgage Corporation or "Freddie") have had on American taxpayers.

When the Housing and Economic Recovery Act of 2008 (HERA) authorized the Treasury Department to purchase the obligations of Fannie and Freddie, it stated that such actions must be necessary to "protect the taxpayer."[1] Yet, since the Treasury Department put Fannie and Freddie in conservatorship, the two institutions have already cost American taxpayers $162.4 billion, a number that is expected to rise even further.[2] There are relatively no protections for American taxpayers caught footing the bill. If one thing has become clear, it's that the implied guarantee that the federal

government would bail out Fannie and Freddie should they become insolvent is now an explicit guarantee.

Americans for Tax Reform (ATR) urges Congress to move toward a secondary mortgage market without an explicit taxpayer guarantee, ideally one that operates in the private sector. The secondary mortgage market is a critical component of out nation's housing sector, ensuring liquidity and the ability for lenders to issue mortgages to homebuyers. Yet, a market's success or failure should never be tied to taxpayer support, as taxpayer guarantees artificially alter a market and can contribute to its rise or fall.

As Congress looks to the future of Fannie, Freddie, and the secondary mortgage market, we urge you to take the following important steps.

First, Congress must limit taxpayer exposure to the failure of Fannie and Freddie. As placing the government sponsored enterprises (GSEs) in conservatorship has already cost taxpayers into the hundreds of billions of dollars, we support efforts to strictly cap the total amount for which taxpayers will be liable.

Currently, despite promises of taxpayer protections in HERA, the amount of money Treasury can spend on Fannie and Freddie is virtually without end. According to the Federal Housing Finance Agency, which oversees Fannie and Freddie's conservatorship, the GSEs have drawn a combined $162.4 billion from Treasury since they entered conservatorship in 2008.[3]

From a taxpayer perspective, the only thing worse than a company or industry receiving a bailout is making the amount of that bailout infinite. Such perpetual overspending is what has exposed our nation to a debt crisis in the first place.

Second, since Fannie and Freddie are now under the conservatorship of the federal government, Congress should undertake efforts to tamp down on Fannie and Freddie's taxpayer-backed spending. This is a fiscally responsible way to slow the rate that Fannie and Freddie are burning through what should be limited taxpayer funding.

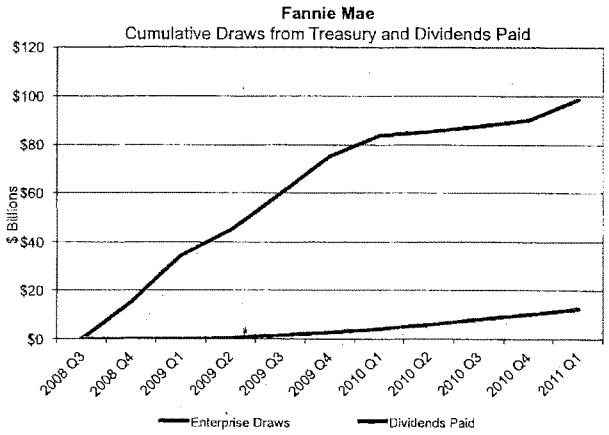
Reducing spending includes scaling back any statutory obligations for Fannie or Freddie to spend. This means eliminating mandates under the Housing and Economic Recovery Act that force Fannie and Freddie to pour 4.2 basis points of any new business into the HOPE Reserve Fund, the Housing Trust Fund, and the Capital Magnet Fund.

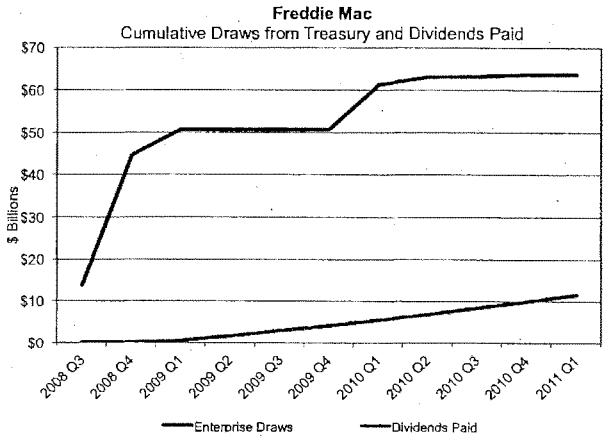
Had Treasury not temporarily halted payments to HERA housing programs from the GSEs, the Congressional Budget Office estimates it would have cost a little over $6 billion over ten years.[4] These are clearly not payments that Fannie or Freddie can afford, especially when they owe this amount many times over to the U.S. Treasury. Furthermore, neither institution should be in the business of market-distorting government programs that fund pet projects and inflate the rental and housing markets.

We also support measures to prevent or cap expenditures related to Fannie and Freddie's fallout. This includes legal fees to defend the institutions and their executives, which have already topped $160 million.[5] While Fannie and Freddie were relying on treasury money, $132 million was spent on lawsuits to defend possible fraud, corruption, and other actions that took place at the GSEs prior to when the subprime mortgage crisis hit.

Third, Congress should take steps to ensure taxpayers are repaid for any and all funds received by Fannie and Freddie. Similar to bailouts of other industries, Treasury has become the primary stockholder of Fannie and Freddie, and pays back the Treasury through dividends or (should they emerge from conservatorship) the sale of stock. To date, Fannie and Freddie have paid dividends of $24.1 billion, a mere 15 percent of what they have drawn from the U.S. Treasury.[6]

ATR supports any effort to ensure Treasury maintains the current dividend payment rate. This will require Fannie and Freddie to continue to pay back American taxpayers for what they've already taken. Dividend payments from Fannie and Freddie have increased or remained the same in every quarter since entering conservatorship.[7] Maintaining or increasing dividend rates keeps Fannie and Freddie on a path back to repayment. Such a measure is also unlikely to be difficult for either institution, as the rate of draws from Treasury appears to be slowing while dividend payments are generally moving up.





Source: Federal Housing Finance Agency

We also support legislation that would divest the institutions of non-critical assets. It is becoming increasingly clear that Fannie and Freddie must become leaner institutions, should they continue to exist in their current form at all. This takes a preliminary step to free up capital within Fannie and Freddie, and proceeds should be used either for repayment of debts owed to taxpayers or to ensure less money is drawn from the Treasury in the future. This is not a new concept. When the Treasury

became a significant shareholder of General Motors, the company similarly sold or shrunk product lines to generate capital.

Finally, Congress must take the lessons of Fannie and Freddie's demise to restructure and limit government's role in the secondary mortgage market. This involves subjecting the institutions to Freedom of Information Act requests, which will permit the American people to better understand what went wrong and how a government-backed Fannie and Freddie contributed to the subprime mortgage crisis, as has become apparent.

Congress should work to ensure a responsible, slow, and steady transition away from the Fannie and Freddie GSE model, ideally leaving the secondary mortgage market to the private sector. This may mean simply an oversight role for the government to ensure continuity and stability in the housing market, including making sure primary lenders have adequate access to the secondary market. It also means ensuring that however the secondary mortgage market emerges from this crisis, the taxpayer-backed model does not continue.

When the U.S. Treasury made the implicit taxpayer backing of Fannie and Freddie explicit, it assumed $5 trillion worth of debt - an enormous risk for taxpayers.[8] We believe this is a mistake that should not be repeated.

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[1] Housing and Economic Recovery Act of 2008, Section 1117.
[2] Federal Housing Finance Agency, "Data as of May 9, 2011 on Treasury and Federal Reserve Purchase Programs for GSE and Mortgage-Related Securities," Page 2. <http://www.fhfa.gov/webfiles/21275/TSYCollender05092011.pdf>
[3] Ibid.
[4] Congressional Budget Office, "H.R. 3221 Housing and Economic Recovery Act of 2008 Cost Estimate," July 23, 2008. <http://www.cbo.gov/doc.cfm?index=9597&zzz=37810>
[5] Morgenson, Gretchen. "Mortgage Giants Leave Legal Bills to the Taxpayers," New York Times, January 24, 2011. <http://www.nytimes.com/2011/01/24/business/24fees.html>
[6] Federal Housing Finance Agency. Pg. 3.
[7] ibid.
[8] Jickling, Mark. "Fannie Mae and Freddie Mac in Conservatorship," CRS Report for Congress. September 15, 2008.

NATIONAL ASSOCIATION of REALTORS®

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2011 President

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May 24, 2011

The Honorable Scott Garrett
Chairman, Financial Services Subcommittee on Capital Markets and Government Sponsored Enterprises
United States House of Representatives
2244 Rayburn House Office Building
Washington, DC 20510

Dear Chairman Garrett:

On behalf of the 1.1 million members of the National Association of REALTORS® (NAR), I respectfully request that the House Financial Services Capital Markets Subcommittee take a comprehensive approach to reforming the government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac. The current set of GSE reform bills take a piecemeal approach that has the potential to increase uncertainty in a sector that is still struggling to recover.

As mentioned in our letter on March 29th, REALTORS® believe that reform of our housing finance system is required in the aftermath of the 2008 housing finance system collapse. However, we oppose the seven GSE reform bills that were introduced on Tuesday, May 24th because the piecemeal approach creates uncertainty when calm is required and effectively begins to displace the human and corporate capital of the GSEs without establishing a viable replacement. We respectfully reiterate our earlier statement that reform of our housing finance system must be a methodical, measured, and comprehensive effort that is based on practical application, in order to ensure market certainty, and not just academic theory.

Of particular concern to REALTORS® is the legislation that prohibits a reduction in the GSE's dividend payments to the U.S. Treasury. Since August 2010, NAR has requested that this punitive dividend be reduced to 5%, in line with other Federal financial support recipients. Such a move is necessary in order to relieve the unnecessary drag that this assessment imposes on the housing industry's recovery. More importantly, it makes no apparent sense for the Treasury Department to transfer amounts to the GSEs so they, in turn, will have enough money to make the dividend payment back to the Treasury. I've enclosed our August 13th, 2010 letter to Treasury Secretary Timothy Geithner on this issue so that you may review our argument in more detail.

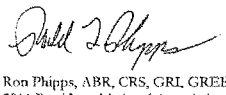
Homeownership remains a pillar of our economy. As such, it is a significant driver of employment opportunity. NAR research suggests that if there are one million additional home sales in 2011 over 2010 that 500,000 additional private sector jobs will be created. These jobs are created in the numerous businesses that are all part of the housing industry (e.g. home renovation, remodeling, and furnishing). Moreover, those jobs provide needed revenue to our state and local governments.

EQUAL HOUSING OPPORTUNITY

REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics.

I respectfully ask that you consider our request for a comprehensive approach to reform and the need for an even-hand when dealing with the GSE's dividend payments. As always, NAR stands ready to collaborate with you and our industry partners to enact comprehensive and effective housing finance reform legislation.

Sincerely,



Ron Phipps, ABR, CRS, GRI, GREEN, e-PRO, SFR
2011 President, National Association of REALTORS®

Enclosure: Letter from National Association of REALTORS® to Treasury Secretary Geithner sent August 13, 2010

Cc: Members, House Financial Services Subcommittee on Capital Markets and Government Sponsored Enterprises

NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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Jerry Giovaniello, Senior Vice President
Gary Weaver, Vice President
Joe Ventrone, Vice President
Jamie Gregory, Deputy Chief Lobbyist

August 13, 2010

The Honorable Timothy F. Geithner
Secretary
Department of the Treasury
1500 Pennsylvania Ave., NW
Washington, DC 20220

Dear Secretary Geithner:

On behalf of the 1.1 million members of the National Association of REALTORS® (NAR), I am writing to urge you to reduce, on a retroactive basis, the dividend rate on senior preferred stock issued to the U.S. Treasury Department in exchange for contributing capital to Fannie Mae and Freddie Mac to assure that they maintain a positive net worth.

The National Association of REALTORS® (NAR) is America's largest trade association, including NAR's five commercial real estate institutes and its societies and councils. REALTORS® are involved in all aspects of the residential and commercial real estate industries and belong to one or more of some 1,400 local associations or boards, and 54 state and territory associations of REALTORS®.

When Fannie Mae and Freddie Mac (the housing government sponsored enterprises, or GSEs) were placed into conservatorship by the Federal Housing Finance Agency in September 2008, the Treasury Department and each GSE entered into a contract providing for an initial $1 billion issuance of senior preferred stock with a 10 percent quarterly dividend, including warrants representing ownership of 79.9 percent of each GSE. Pursuant to the contracts, additional preferred stock has been issued in recent quarters as Treasury provided additional capital to each GSE to maintain their positive net worth. The agreements also provide for an additional quarterly fee starting in 2010.

Recent news reports have highlighted the 10 percent dividend that the GSEs are required to pay to the Treasury Department on the preferred stock. This dividend is twice the amount charged to banks that received assistance under the Troubled Asset Relief Program (TARP) and more than other firms have been required to pay in exchange for federal support. The Treasury-GSE contract imposes what we think is a punitive dividend that works as an unnecessary drag on the housing and economic recovery. The required dividend should be significantly reduced for a number of reasons.

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EQUAL HOUSING OPPORTUNITY

First, the GSEs are working assiduously to reduce their losses, as they should. But the unintended consequence of their imposing high fees and very tight underwriting standards is to delay the housing recovery. NAR supports strong underwriting standards. In fact, NAR went on record, starting in 2005, at the beginning of the current crisis, warning about predatory lending, including the payment option adjustable rate mortgages and the "teaser" rate 2/28 and 3/27 mortgages that doomed so many homeowners to failure. We now just as firmly believe that the pendulum has swung too far and potential homeowners who are reasonable credit risks are too often unable to find a fair and affordable mortgage. As noted in one recent article, the GSEs' current book of mortgage business is "pristine." We think that achieving a pristine book of business means that the GSEs are falling short of their mission to maintain a liquid residential mortgage market, throughout the nation, that serves a wide range of borrowers, including qualified low- and moderate-income families. Reducing the current punitive dividend will enhance their ability to eliminate their losses, which will be further enhanced as the housing markets continue to stabilize and recover. This will give the GSEs the flexibility to adjust their underwriting standards to take into account reasonable lending risks, which will benefit the consumer and the entire economy, without undue risk of additional cost to the taxpayer.

Second, minimizing the amount of preferred stock held by the Treasury Department will make the challenge of restructuring the GSEs easier. One of the thorniest problems will be how to handle the amount of outstanding preferred stock held by the Treasury Department. From today's perspective, it is hard to imagine how the capital infused into each GSE can ever be repaid. But whatever the solution, it will be easier if the obligation of the GSEs is not artificially increased by imposing the current punitive dividend rate at a level not imposed on banks or other firms, such as A.I.G., receiving government financial support.

Finally, it makes no apparent sense for the Treasury Department to transfer amounts to the GSEs so they will have enough money to pay the dividend back to Treasury. If the GSEs were not required to pay the 10 percent dividend, which significantly increases each of their quarterly losses, it would reduce the amount of additional capital Treasury is called upon to provide to them. The problem is exacerbated because a growing amount is necessary to pay the dividend on amounts received in order to pay earlier dividends. The "miracle" of compounding in this case has become a nightmare that is creating a permanent drag on the ability of the GSEs to fully achieve their mission. It would make more sense to charge the GSEs an amount equal to the Treasury borrowing cost, or the borrowing cost to the GSEs based on the current federal assurance that they will maintain a positive net worth. Both of these amounts are far less than 10 percent.

The interest of the National Association of REALTORS® in the relative financial health of the GSEs, in receivership, is based on the desire of our members for robust real estate and mortgage markets that recover as quickly as possible to assist the nation as it regains its footing after the worst economic downturn since the Great Depression. Regulators have many enforcement tools and the duty to ensure that finance corporations comply with laws, regulations, and sound underwriting. However, with respect to the GSEs, it appears that government policy has imposed a dividend rate and capital structure that singles them out for particularly onerous treatment. This strikes us as misguided at best and destructive to the housing market and economy at worst.

As you know, NAR does not defend past GSE practices that resulted in the conservatorship and recommends their total restructuring at the appropriate time. Eliminating a punitive dividend is a step that should be taken now, regardless of how the GSEs may be restructured in the coming years. NAR's proposal for their restructuring is founded on eliminating the prior private profit and public loss structure, which was inherently flawed. We believe that it is the mission of the GSEs that must be protected, not their structure. For the benefit of homeowners, home buyers, renters, and the entire economy, the nation must have a way to assure the flow of capital to the mortgage market, regardless of the state of the housing or mortgage markets or the overall economy. The path out of receivership that achieves this result will be easier if the contract with the GSEs is amended to minimize the amount of preferred stock held by the Treasury Department.

Accordingly, NAR urges you to reduce, retroactively, the current punitive dividend rate now imposed on Fannie Mae and Freddie Mac, which together with the Federal Housing Administration, currently make possible the vast majority of mortgage lending. Doing so will speed our nation's recovery and facilitate the movement towards a permanent GSE reform solution. If you would like additional information or an opportunity to discuss our concerns, please contact Jeff Lischer, NAR's Managing Director for Regulatory Policy, at jlischer@realtors.org or 202.383.1117.

Sincerely yours,

Vicki Cox Golder

Vicki Cox Golder, CRB
2010 President
National Association of REALTORS®

cc: Edward J. DeMarco, Acting Director, Federal Housing Finance Agency



7,205 National, State, and Local Organizations Support the National Housing Trust Fund

219 National Organizations

AFL-CIO Housing Investment Trust
African American Women's Clergy Association
AIDS Action
Alliance for Children and Families
Alliance for Retired Americans
American Association of People with Disabilities
American Congress of Community Support and Employment Services (ACCSES)
American Federation of State, County and Municipal Employees, AFL-CIO (AFSCME)
American Homeowners Foundation
American Homeowners Grassroots Alliance
American Institute of Architects
American Medical Student Association
American Muslim Council
American Network of Community Options and Resources
American Planning Association
American Seniors Housing Association
Americans for Democratic Action, Inc.
Americans Helping Americans
America's Health Together
Asian Americans for Equality
ASPIRA Association, Inc.
Bazelon Center for Mental Health Law
Bread for the World
Call to Renewal
Campaign for Migrant Domestic Workers Rights
Catholic Charities USA

Catholic Health Association
Center for Community Change
Center for Women Policy Studies
Central Conference of American Rabbis
Child Welfare League of America
Children's Defense Fund
Clean Water Action
Coalition for Nonprofit Housing and Economic Development
Coalition on Human Needs
Community Action Partnership
Consortium for Citizens with Disabilities Housing Task Force
Corporation for Supportive Housing - D.C. Program Office
Council of Large Public Housing Authorities
Council of State Community Development Agencies
Easter Seals
Elderly Housing Development and Operations Corporation (EHDOC)
Enterprise Community Partners
Evangelical Lutheran Church in America
Everywhere and Now Public Housing Residents Organizing Nationally Together (ENPHRONT)
Families Forward
Family Place
First Focus
Franciscan Action Network
Franciscan Federation
Franciscan Mission Service
Friends Committee on National Legislation
Gamaliel Foundation
Generations United
Gray Panthers
Guatemala Human Rights Commission, U.S.A.
Habitat for Humanity International
Hmong National Development, Inc.
Homeless Children's Playtime Project
Housing Assistance Council
Housing Partnership Network
International Brotherhood of Teamsters
International Economic Development Council
Jesuit Conference
Jewish Council for Public Affairs
Jewish Women International

Jobs Have Priority (JHP, Inc.)
Lawyers' Committee for Civil Rights Under Law
Leadership Conference of Women Religious
Leadership Conference on Civil and Human Rights
LeadingAge (formerly American Association of Homes and Services for the Aging)
League of Women Voters of the U.S.
Local Initiatives Support Corporation
Low Income Investment Fund
Lutheran Office for Governmental Affairs
Lutheran Services in America
Manna, Inc.
Mennonite Central Committee
Mercy Housing, Inc.
MoveOn.org
NAACP
NASTAD
National Advocacy Center of the Sisters of the Good Shepherd
National Affordable Housing Trust
National Affordable Housing Management Association
National AIDS Housing Coalition
National Alliance of Community Economic Development Associations
National Alliance of HUD Tenants
National Alliance of State and Territorial AIDS Directors
National Alliance on Mental Illness
National Alliance to End Homelessness
National American Indian Housing Council
National Apartment Association
National Association for Hispanic Elderly
National Association for the Education of Homeless Children and Youth
National Association of Affordable Housing Lenders
National Association of Black Social Workers
National Association of Broadcast Employees and Technicians 51
National Association of Community Health Centers, Inc.
National Association of Councils on Developmental Disabilities
National Association of Housing and Redevelopment Officials
National Association of Housing Cooperatives
National Association of Letter Carriers, Golden Gate Branch 214
National Association of Real Estate Brokers, Investment
National Association of Social Workers
National Association of State Head Injury Administrators
National Black Catholic Evangelization Forum

National Black Police Association
National Center for Healthy Housing
National Center for Housing and Child Welfare
National Center on Family Homelessness
National Church Residences
National Coalition Against Domestic Violence
National Coalition for Asian Pacific American Community Development
National Coalition for Homeless Veterans
National Coalition for the Homeless
National Committee for Responsive Philanthropy
National Community Action Foundation
National Community Building Network
National Community Land Trust Network
National Community Reinvestment Coalition
National Community Renaissance
National Congress of Vietnamese Americans
National Cooperative Bank
National Council for Community Behavioral Healthcare
National Council of Catholic Women
National Council of Jewish Women
National Council of La Raza
National Council of State Housing Agencies
National Council of the Churches of Christ in the U.S.A.
National Council of Women's Organizations
National Council on Independent Living
National Credit Union Foundation
National Disability Rights Network
National Economic Development and Law Center
National Economic Opportunities Fund
National Electrical Contractors Association
National Fair Housing Alliance
National Farmworkers Service Center
National Foundation for Affordable Housing Solutions
National Health Care for the Homeless Council
National Hotel Tenants Association
National Housing Community Development Fund
National Housing Conference
National Housing Institute
National Housing Law Project
National Housing Trust
National Housing Trust Community Development Fund

National Law Center on Homelessness and Poverty
National Lawyers Guild
National League of Cities
National Leased Housing Association
National Low Income Housing Coalition
National Mental Health Association
National Multi Housing Council
National Multiple Sclerosis Society
National Neighborhood Housing Network
National NeighborWorks Association
National Network for Youth
National Network to End Domestic Violence
National Organization for Women
National Organization of African Americans in Housing (NOAAH)
National People's Action
National Priorities Project
National Puerto Rican Coalition
National Rural Housing Coalition
National Spinal Cord Injury Association
National Student Campaign Against Hunger and Homelessness
National Student Partnerships
National Training and Information Center
National Trust for Historic Preservation
National Urban League
Natural Resources Defense Council
NCB Capital Impact
NCB Community Development Corporation
Nehemiah Corporation of America
NeighborWorks America
NETWORK: A National Catholic Social Justice Lobby
North American Street Newspaper Association
Paralyzed Veterans of America
Parents for Nontoxic Alternatives
PolicyLink
Poverty and Race Research Action Council
Presbyterian Church U.S.A.
Public Employees for Environmental Responsibility
Public Housing Authorities Directors Association (PHADA)
Rainbow/Push Coalition
Rebuilding Together
Religious Action Center of Reform Judaism

Research Institute for Housing America
RESULTS
Sargent Shriver National Center on Poverty Law
Service Employees International Union
Sierra Club
Smart Growth America
Stewards of Affordable Housing for the Future
Surface Transportation Policy Project
Technical Assistance Collaborative, Inc.
The Arc of the United States
The Community Builders, Inc.
The David L. Bazelon Center for Mental Health Law
The Jewish Federations of North America
The National Center on Family Homelessness
Travelers Aid International
U.S. Conference of Catholic Bishops
Union for Reform Judaism
United Auto Workers International Union
United Cerebral Palsy Association
United Church of Christ
United for a Fair Economy
United Jewish Communities
United Methodist Church, General Board of Church and Society
United States Conference of Catholic Bishops
United States Conference of Mayors
United Way Worldwide
Universal Living Wage Campaign
Voices For America's Children
Volunteers of America, National
Woman's National Democratic Club

6,986 State Organizations

Alabama

Organization	*City*
AIDS Alabama, Inc.	Birmingham
Alabama Arise	Montgomery
Alabama Coalition Against Domestic Violence	Montgomery
Alabama Council on Human Relations	Auburn
Alabama Habitat for Humanity	Auburn
Alabama State Nurses Association	Montgomery
Aletheia House	Birmingham
Anniston Housing Authority	Anniston
Alabama Rural Coalition for the Homeless	Montgomery
Arise Citizens' Policy Project	Montgomery
Bay Area Food Bank	Theodore
Birmingham City Council	Birmingham
Birmingham Health Care	Birmingham
Bridge Ministries, Inc.	Birmingham
Brownfield Institute	Anniston
Buchner Construction	Prattville
Casa of Madison County	Huntsville
Catholic Committee of the South	Birmingham
Catholic Social Services of Mobile	Mobile
Charge Keepers	Madison
Charter Companies	Montgomery
Chessie Harris Foundation	Huntsville
Christian Mission Centers, Inc.	Enterprise
Christian Service Mission	Brimingham
Christian Women's Job Corps of Madison County	Huntsville
Church of the Reconciler	Birmingham
Collaborative Solutions, Inc.	Birmingham
Community Action Agency of BECCM Counties	Daphne
Community Action Agency of Huntsville, Madison & Limestone Counties, Inc.	Huntsville
Community Action Agency of Northwest Alabama	Florence
Community Action Partnership of North Alabama	Decatur
Community Free Clinic	Huntsville
Community Service Programs of West Alabama, Inc.	Tuscaloosa
Cooperative Downtown Ministries	Birmingham
Council on Substance Abuse-NCADD	Montgomery
Crisis Services of North Alabama, Inc.	Huntsville

Development Services, Inc.	Decatur
Downtown Rescue Mission	Huntsville
Ecosouth	Huntsville
Ecumenical Ministries/BC H.O.P.E.	Fairhope
Empowering Communities Helping Ourselves	Montgomery
Fair Housing Center of Northern Alabama	Birmingham
Faith Foundation, Inc.	Huntsville
Federation of Southern Cooperatives/Land Assistance Fund	Epes
Franklin Primary Health Center	Mobile
Greater Birmingham Ministries	Birmingham
Greater Gadsden Housing Authority	Gadsden
Green County Democrats	Eutaw
Green Sumter Enterprise Community	Livingston
Habitat for Humanity of Tuscaloosa	Tuscaloosa
Hale Properties	Huntsville
Hannah Homes Tuscaloosa	Brookwood
Health Services Center	Anniston
Highlands United Methodist Church Homeless Program	Birmingham
Homeless Coalition of the Gulf Coast	Mobile
Hospice Compassius	Birmingham
Housing Authority of the City of Opelika	Opelika
Huntsville/Madison County Mental Health Center	Huntsville
Independent Living Resources	Alabaster
Indian Rivers Mental Health Center	Tuscaloosa
Jefferson County Committee for Economic Opportunity	Birmingham
Jefferson County Housing Authority	Birmingham
Legal Services of North-Central Alabama	Huntsville
Lighthouse Counseling Center	Montgomery
Low Income Housing Coalition of Alabama	Birmingham
Madison Baptist Association	Huntsville
Marion-Winston Counties Community Action Committee, Inc.	Hamilton
Metropolitan Birmingham Services for the Homeless	Birmingham
NAHPA, Inc. (National Affordable Housing Preservation Associates)	Tuscaloosa
NAMI of Winston County	Haleyville
National Affordable Housing Preservation Associates, Inc.	Tuscaloosa
Neighborhood Housing Services of Birmingham, Inc.	Birmingham
Neighborhood Services, Inc.	Birmingham
New Futures, Inc.	Huntsville
Oakdale Community Development Program	Mobile
Organized Community Action Program, Inc.	Troy
Pathfinder, Inc.	Huntsville

Pine Apple Rural Housing Ministry	Pine Apple
PLBA Housing Development Corporation	Gainesville
Prichard Housing Authority	Prichard
River Region Rehabilitation and Recovery	Montgomery
Safe Place, Inc.	Florence
Service Center of Catholic Social Services	Mobile
Society of the Divine Savior	Owens Cross Roads
Synergy Process Solutions	Huntsville
The Arc of the Shoals	Tuscumbia
The Valley Ranch	Mobile
Tuscaloosa City Council	Tuscaloosa
Tuskegee Housing Authority	Tuskegee
Uniontown Housing Authority	Uniontown
United Auto Workers Local 1413	Huntsville
United Auto Workers Local 1929	Huntsville
United Auto Workers Local 2195	Athens
United Cerebral Palsy of Mobile	Mobile
Volunteers of America, Southeast	Mobile
Wings Across Alabama	Montgomery
YW Homes	Birmingham
YWCA Bread & Roses	Birmingham
YWCA Central Alabama	Birmingham

Alaska

Organization	*City*
Abused Women's Aid In Crisis, Inc.	Anchorage
Alaska Center for Public Policy	Anchorage
Alaska Coalition on Housing and Homelessness	Anchorage
Alaska MCS Association	Anchorage
Alaska Mental Health Board	Juneau
Alaska Mental Health Consumer Web and Clubhouse	Anchorage
Alaska Psychiatric Institute	Homer
Anchorage Coalition on Homelessness	Anchorage
Anchorage Housing Initiatives	Anchorage
Anchorage Neighborhood Health Center	Anchorage
Catholic Social Services, Beyond Shelter Program	Anchorage
Central Peninsula Counseling Services	Soldotna
Facilities and Planning Section, Department of Health and Social Services	Juneau
Family Promise Mat-Su	Wasilla
Gastineau Human Services Corporation	Juneau
Greater Fairbanks Area Habitat for Humanity	Fairbanks

Homeward Bound	Anchorage
Housing First, Inc.	Juneau
Hydaburg Cooperative Association	Hydaburg
Interior AIDS Association	Fairbanks
Juneau Alliance for Mental Health, Inc.	Juneau
Juneau Economic Development Council	Juneau
Juneau Homeless Coalition	Juneau
Juneau Housing Trust, Inc.	Juneau
Lime Village Traditional Council	McGrath
Rural Alaska Community Action Program	Anchorage
Southcentral Counseling Center	Anchorage
St. Vincent de Paul Society, Juneau, Alaska	Juneau
Statewide Independent Living Council of Alaska	Anchorage
Tharpe-Lucero	Juneau
Valley Residential Services	Wasilla

Arizona

Organization	*City*
Aging Services of Arizona	Phoenix
Arizona Bridge to Independent Living	Phoenix
Arizona Center for Disability Law	Tucson
Arizona Coalition to End Homelessness	Phoenix
Arizona Community Action Association	Phoenix
Arizona Council of Human Service Providers	Phoenix
Arizona Ecumenical Council	Phoenix
Arizona Fair Housing Center	Phoenix
Arizona Family Housing Fund	Scottsdale
Arizona Housing Alliance	Phoenix
Arizona Housing Association	Tempe
Arizona Lending Specialists, LLC	Gold Canyon
Burton and Associates Architects	Tucson
Capitol Mall Association	Phoenix
Catholic Charities Community Services	Phoenix
Christian Care Company	Tucson
Christian Care Management, Inc.	Phoenix
City of Apache Junction	Apache Junction
City of Casa Grande, Department of Housing and Revitalization	Casa Grande
Comin' Home, Residences for Veterans	Tucson
Comite de Bien Estar, Inc.	San Luis
Community Development Coalition of Arizona	Phoenix
Compass Affordable Housing	Tucson

Corporation for Supportive Housing - Arizona	Scottsdale
Dineh Cooperatives, Inc.	Chinle
Economic Development for Apache County	St. Johns
Elfrida Citizens Alliance	Elfrida
Exodus Ministries	Tucson
Forgach House Domestic Crisis Shelter	Sierra Vista
Foundation for Senior Living	Phoenix
Four Corners Realty	Winslow
Gila River Indian Community Department of Community Housing	Sacaton
Grand Vista, Inc.	Kingman
Greater Phoenix Interfaith Hospitality Network	Phoenix
Greater Phoenix Urban League	Phoenix
Habitat for Humanity of Tucson	Tucson
Housing America Corporation	Somerton
Housing for Mesa, Inc.	Mesa
Interfaith Coalition for the Homeless, Inc.	Tucson
Just the Necessities	Prescott
Kearns Education Consulting	Litchfield Park
Life Rebuilders Group	Fountain Hills
Live the Solution	Tucson
Lutheran Advocacy Ministry in Arizona	Phoenix
ML Montano Consultants	Phoenix
Neighborhood Housing Services of Maricopa County	Avondale
Newtown Community Development Corporation	Tempe
NHS Phoenix	Phoenix
Nogales Community Development	Nogales
Northern Arizona Council of Governments	Flagstaff
Old Pueblo Community Services	Tucson
Pima County Community Action Agency	Tucson
Pima County Community Development Neighborhood Conservation	Tucson
PPEP Micro-business and Housing Development	Tucson
Primavera Foundation	Tucson
Project Aware, Inc.	Prescott
Protecting Arizona's Family Coalition	Phoenix
Real Solutions	Tucson
Rehoboth Community Development Corporation	Phoenix
Robinette Architects, Inc.	Tucson
Save the Family	Mesa
Shrader & Martinez Construction, Inc.	Sedona
SouthEastern Arizona Governments Organization	Bisbee
Southern Arizona Housing Center	Tucson

Southside Presbyterian Church	Tucson
St. Mary's Food Bank	Phoenix
St. Paul's Catholic Community	Phoenix
Star Human Resources	Phoenix
The Affordable Housing Trust	Tucson
The Primavera Foundation	Tucson
TMM Family Services, Inc.	Tucson
Town of Guadalupe	Guadalupe
Tucson Planning Council for the Homeless	Tucson
UMOM New Day Centers	Phoenix
United Way of Pinal County	Casa Grande
United Way of Tucson and Southern Arizona	Tucson
Valley of the Sun United Way	Phoenix
Vasil Management Company, Inc.	Apache Junction
Wickenburg CAP	Wickenburg
Winslow Public Housing Department	Winslow

Arkansas

Organization	*City*
AARP Arkansas	Little Rock
ABC Consultants	Vilonia
ARC of Arkansas	Little Rock
Arkansas Affordable Housing, Inc.	Batesville
Arkansas Alliance for the Mentally Ill, Northeast Chapter	Jonesboro
Arkansas Coalition Against Domestic Violence	North Little Rock
Arkansas Department of Education/McKinney-Vento Education for Homeless Children & Youth	Little Rock
Arkansas Fair Housing Council	Arkadelphia
Arkansas Interfaith Alliance	North Little Rock
Arkansas Land and Farm Development Corporation	Brinkley
Arkansas Municipal League	North Little Rock
Arkansas Support Network	Bentonville
Arkansas Supportive Housing Network	Little Rock
Beacons & Bridges, Inc.	Jonesboro
Better Community Development, Inc.	Little Rock
Catholic Charities of Arkansas	Little Rock
College Station Community Development Corporation	College Station
Community Action Program for Central Arkansas	Conway
Community Building Trust	Damariscotta
Community Development Corporation of Bentonville/Bella Vista	Bentonville
Crowley's Ridge Development Council, Inc.	Jonesboro

DDEEPP, Inc.	Sherwood
Delta Community Development Corporation	Forrest City
Delta Heritage Development Services	Marianna
East Arkansas Area Agency on Aging	Jonesboro
ECS Planning and Management Services, Inc.	Conway
EOA of Washington County, Inc.	Springdale
Fayetteville Housing Authority	Fayetteville
Fayetteville Public Schools	Fayetteville
Forrest City Housing Authority	Forrest City
Good Faith Fund	Little Rock
Habitat for Humanity of Washington County	Fayetteville
Harrison Housing Agency	Harrison
Hughes Community Development Corporation	Hughes
Lee County Community Development Corporation	Marianna
Licking Metropolitan Housing Authority	Newark
Lighthouse Outreach, Inc.	Vilonia
Mid-Delta Community Services, Inc.	Helena
North Little Rock Housing Authority	North Little Rock
Ozark Opportunities, Inc.	Harrison
Pine Bluff Housing Authority	Pine Bluff
Pocahontas Housing Authority	Pocahontas
Rainbow of Challenges, Inc.	Hope
Silas H. Hunt Community Development Corporation	Ashdown
Southeast Arkansas Community Housing Development Organization	McGehee
Southern Bancorp	Little Rock
St. Francis County Community Development Corporation	Forrest City
The Center for Community Stabilization	Rogers
United Auto Workers Local 415	Malvern
Universal Housing Development Corporation	Russellville
University District Development Corporation, Inc.	Little Rock
University of Arkansas for Medical Sciences	Bella Vista
Walnut Street Works, Inc.	Helena
Watershed Human and Community Development Agency, Inc.	Little Rock
We Are Our Brothers Keeper	Ashdown

California

Organization	*City*
1010 Development Corporation	Los Angeles
A Community of Friends	Los Angeles
A Day of Care	Van Nuys
A La Brava Produccions Revolucionarias, Inc.	Los Angeles
A. Philip Randolph Institute, San Francisco Chapter	San Francisco
Ability First	Pasadena
Abode Communities	Los Angeles
Access to Independence	San Diego
Advocates for Affordable Housing	Mountain View
Affirmed Housing Group	San Diego
Affordable Housing Advocates	San Diego
Affordable Housing Associates	Berkeley
Affordable Housing Clearinghouse	Lake Forest
Affordable Housing Coalition of El Dorado County	Placerville
Affordable Housing Network	San Jose
African Community Resource Center	Los Angeles
AFSCME Retirees Chapter 36	Los Angeles
AFT	Los Angeles
Aging Services of California	Sacremento
AIDS Support Network	San Luis Obispo
Aikenhead, Cipes & Supanich	Los Angeles
Air Transport Employees Union 1781	Burlingame
Alabama Court	Canoga Park
Alameda County Children & Families Commission	Antioch
Alameda County Housing Authority	Hayward
Alexander Tenants Association, Inc.	San Francisco
Allgire General Contractors	Carlsbad
Alliance for a Better District 6	San Francisco
Almaden Valley Youth Ministry	San Jose
Almond Court, Inc.	Visalia
Alpha Construction Company, Inc.	Van Nuys
Alternative Living for the Aging	West Hollywood
Alternatives to Domestic Violence	Riverside
Alum Rock Counseling Center	San Jose
Amalgamated Transit Union 1225	Marina
Amalgamated Transit Union 1555	Oakland
Amalgamated Transit Union 1575	San Rafael
Amassi, Inc.	Oakland

AMCAL Multi-Housing, Inc.	Agoura Hills
American Family Housing	Midway City
American Federation of Government Employees 1923	San Francisco
American Federation of Government Employees 2391	San Francisco
American Federation of Musicians 6	San Francisco
American Federation of State and County Municipal Employees 3299	Oakland
American Federation of State and County Municipal Employees 829	San Francisco
American Federation of Television and Radio Artists, San Francisco	San Francisco
American Guild of Musical Artists	San Francisco
American Postal Workers Union, San Francisco	San Francisco
AmeriNational Community Services, Inc.	Downey
ANR Industries, Inc.	Santa Fe Springs
ARC of California	Sacramento
ARC of San Francisco	San Francisco
Archdiocese of San Francisco	San Francisco
Archdiocese of the Syriac Orthodox Church of Antioch	Antioch
Asian & Pacific Islander Institute on Domestic Violence	San Francisco
Asian Americans for Community Involvement	San Jose
Asian Pacific Self-Development & Residential Association	Stockton
Asociacion Campesina Lazaro Cardenas, Inc.	Stockton
Association of Flight Attendants, Council 11	San Francisco
Bakers Union 24	Redwood City
Baldwin Hotel Tenants Association	San Francisco
Baltic-American Partnership Fund, Inc.	Alameda
Banning Partners for a Revitalized Community	Banning
Barker Management, Inc.	Anaheim
Barrio Planners Inc.	Los Angeles
Baseline Plaza	San Bernardino
Baumont Terrace Co-op	Beaumont
Bay Cities Metal Trades Council	Oakland
Bay Counties District Council of Painters 16	Livermore
Beacon Housing, Inc.	Los Angeles
Becoming Independent	Santa Rosa
Bella Communities	Santa Monica
Benefits Assistance Client's Urban Projects (BACUP)	Los Angeles
Benicia Community Action Coalition	Benecia
Benningfield Group Inc.	Loomis
Berkeley City Council	Berkeley
Berkeley Homeless Union	Berkeley
Bernal Heights Neighborhood Center	San Francisco
Bet Tzedek Legal Services	Los Angeles

Bethany Center Senior Housing, Inc.	San Francisco
Beyond Shelter	Los Angeles
Bill Wilson Center	Santa Clara
Binney, Chase & Van Horne, Inc.	Pasadena
Blazer Leaning Center	Los Angeles
Board of Rabbis of Northern California	San Francisco
Board of Supervisors, City of San Francisco	San Francisco
Break the Cycle	Los Angeles
BRIDGE Housing Corporation	San Francisco
Bridge, Structural, Ornamental and Reinforced Iron Workers 377	San Francisco
Buddhist Peace Fellowship	Berkeley
Building Opportunities for Self-Sufficiency	Berkley
Burbank Housing Development Corporation	Santa Rosa
CA Black Women's Health Project	Inglewood
Cabrillo Economic Development Corporation	Ventura
Cal Habitat for Humanity	Berkeley
CalHISA Task Force	San Diego
California Affordable Housing Coalition for Persons with Developmental Disabilities	Sacramento
California Affordable Housing Law Project	Oakland
California Alliance for Retired Americans	San Francisco
California Association of Housing Authorities	Sacramento
California Association of Local Housing Finance Agencies	Sacramento
California Coalition for Rural Housing	Sacramento
California Commission on Aging	Pasadena
California Faculty Association, San Francisco State Chapter	San Francisco
California Foundation for Independent Living Centers	Sacramento
California Housing Consortium	Agoura Hills
California Housing Integration Set Aside	San Diego
California Housing Law Project	Sacramento
California Housing Partnership Corporation	San Francisco
California Human Development Corporation	Sacramento
California Province of the Society of Jesus	Los Gatos
California Reinvestment Coalition	San Francisco
California Reinvestment Committee	San Francisco
California Rural Legal Assistance Foundation	Sacramento
California State Employees Association 1000	Sacramento
California State Employees Association DLC 745	El Sobrante
Calistoga Affordable Housing, Inc.	Calistoga
Camaldolese Monks, OSB	East Palo Alto
Cambodian Community Development, Inc.	Oakland

Cambrian Center Inc.	San Jose
Campesinos Unidos	Brawley
Carde Ten Architects	Santa Monica
Carpenters Union 22	San Francisco
Carpet Layers Union 12	San Jose
Casa Esperanza Homeless Center & Shelter	Santa Barbara
CASA Familiar, Inc.	San Ysidro
Casa Victoria	Ontario
Catholic Charities of Orange County	Santa Ana
Catholic Charities of Santa Clara County	San Jose
Central City Community Outreach	Los Angeles
Central City SRO Collaborative	San Francisco
Central Conference of American Rabbis	San Francisco
Central Roofing	Gardena
Centro Legal de la Raza	Oakland
CHAM First Christian Church	San Jose
Charities Housing Development Corporation	San Jose
Charles and Helen Schwab Foundation	Palo Alto
CHARO Community Development Corporation	Los Angeles
Charting New Courses, Inc.	Monterey
Chicana Service Center Incorporated	Los Angeles
Chicano Consortium	Sacramento
Chinatown Coalition for Better Housing	San Francisco
Chinatown Community Development Center	San Francisco
Community Housing Improvement Program	Chico
Christian Church (Disciples of Christ)	Altadena
Christian Church Homes of Northern California	Oakland
Christian Church of Northern California/Nevada	San Ramon
City of Benicia Housing Authority	Benicia
City of Berkeley - City Council	Berkeley
City of Berkeley - Housing Department	Berkeley
City of Campbell	Campbell
City of Chico Housing & Neighborhood Services	Chico
City of Culpertino	Culpertino
City of Gilroy	Gilroy
City of Glendora	Glendora
City of Los Gatos	Los Gatos
City of Milpitas	Milpitas
City of Morgan Hill	Morgan Hill
City of Oakland Community and Economic Development	Oakland
City of Pasadena Housing Department	Pasadena

City of Rancho Cucamonga	Rancho Cucamonga
City of San Jose	San Jose
City of San Ramon Housing Advisory Committee	San Ramon
City of Santa Barbara	Santa Barbara
City of Santa Clara	Santa Clara
City of Saratoga	Saratoga
City of Sunnyvale	Sunnyvale
City of Vallejo	Vallejo
Civic Center Barrio Housing Corporation	Santa Ana
Clara-Mateo Alliance, Inc.	Menlo Park
Cloud and Fire Ministries	North Hills
Coachella Valley Housing Coalition	Indio
Coalition Against Homelessness	Vallejo
Coalition for Economic Survival	Los Angeles
Coalition for Ethical Welfare Reform	San Francisco
Coalition for Housing Accessibility, Inc.	Santa Barbara
Coalition for Humane Immigrant Rights of Los Angeles	Los Angeles
Coalition of Labor Union Women, San Francisco Chapter	San Francisco
Coalition of Neighborhood Councils	San Francisco
Coalition on Homelessness, San Francisco	San Francisco
Coalition on Homelessness, Stanislaus County	Turlock
Communications Workers of America 9410	San Francisco
Communications Workers of America 9415	Oakland
Communities Actively Living Independent and Free (CALIF)	Los Angeles
Community Action Marin	San Rafael
Community Action Partnership of Riverside County	Riverside
Community Action Partnership of San Luis Obispo County	San Luis Obispo
Community Action Partnership Riverside County	Riverside
Community Build, Inc.	Los Angeles
Community Economics, Inc.	Oakland
Community Environmental Council	Santa Barbara
Community Foundation Silicon Valley	San Jose
Community Home Neighborhood Maintenance and Development	San Diego
Community Homeless Alliance Ministry	San Jose
Community Housing Improvement Program	Chico
Community Housing Improvement Systems and Planning	Salinas
Community Housing Management Services	Long Beach
Community Housing Opportunities Corporation	Davis
Community Housing Partnership	San Francisco
Community Housing Works	San Diego
Community Investment Corporation	San Bernardino

Community Options	San Diego
Community Resource Associates	Antioch
Community Resources for Independent Living	Hayward
Community Services Agency of Mountain View and Los Altos	Mountain View
Community Technology Alliance	San Jose
Community Working Group, Inc.	Palo Alto
Compass Services Staff	San Francisco
Concern for the Poor, Inc. / San Jose Family Shelter	San Jose
Conference of Newspaper Unions	San Francisco
Congregation Beth David	Saratoga
Congregations Organizing for Renewal	Hayward
Congress of California Seniors	Sacramento
Consensus Organizing Institute	San Diego
Consolidated Realty Board	Los Angeles
Consumer Credit Counseling Service of the North Coast	Arcata
Contra Costa County Community Action Agency	Concord
Cooperative Services	Monrovia
Coronodo Hotel Tenants Association	San Francisco
Corporation for Supportive Housing - Los Angeles Office	Los Angeles
Corporation for Supportive Housing - Northern California Office	Oakland
Corporation for Supportive Housing - San Diego Office	San Diego
COT (Community Organizing Team)	Berkeley
Council for the Spanish Speaking	Stockton
Council of Churches of Santa Clara County	San Jose
Council of Community Housing Organizations	San Francisco
Council on Aging Services for Seniors	Santa Rosa
County of Tuolumne Board of Supervisors	Sonora
Creative Housing Solutions	San Bernadino
Creative Living Options	West Sacramento
Crossroads, Inc.	Claremont
CSI (South Park Manor)	Gardena
Cupertino Community Services	Cupertino
Cupertino Union School District	Cupertino
Darin M. Camarena Health Centers, Inc.	Madera
Daughters of Mary and Joseph	Rancho Palos Verdes
Day Laborers Program	San Francisco
Daybreak Shelter, Ocean Park Community Center	Santa Monica
Department of Christian Defense	Winnetka
Decro Corporation	Anaheim
Desert Manna Ministries, Inc.	Barstow
Desert Mountain Media	Los Angeles

Devine & Gong, Inc.	San Francisco
Differently Abled Students Union	San Francisco
Diocese of San Jose	Menke Park
Disabilities Advocate for Legal Rights in Housing	Fresno
Disability Resources Agency for Independent Living	Stockton
Disabled Resources Center	Long Beach
District 1, PCD, MEBA	San Francisco
District 6 Sentinel	San Francisco
Dixon Brothers Development Group	Carson
Dominican Sisters of Oakford	San Leandro
Dominican Sisters of San Rafael	San Rafael
Domus Development	San Francisco
Donlon Builders	Brea
Downtown Women's Action Coalition	Los Angelos
Downtown Women's Center	Los Angeles
Drake Hotel Tenants Association	San Francisco
Drawbridge: An Arts Program for Homeless Children	San Rafael
Dreyfuss Construction	Culver City
Dunbar Economic Development Corporation	Los Angeles
EAH Housing	San Rafael
East Bay Asian Local Development Corporation	Oakland
East Bay Housing Organizations	Oakland
East Los Angeles Community Corporation	Los Angeles
East Oakland Community Development Corporation	Oakland
East San Gabriel Valley Coalition for the Homeless	La Verne
Eastern Los Angeles Regional Center	Alhambra
EASY ACCESS	Los Osos
Economic Opportunity Commission of San Luis Obispo	San Luis Obispo
Economic Roundtable	Los Angeles
Ecumenical Association for Housing, Inc.	San Rafael
Ecumenical Council of San Diego County	San Diego
El Dorado Women's Center	Placerville
Elder Help of San Diego	San Diego
Elevator Constructors Union 8	San Francisco
Emergency Housing Consortium	Campbell
Emergency Services Network	San Francisco
Engineering Techniques, Inc.	San Jose
Engineers and Scientists of California 20	Oakland
Engineers and Scientists of California 21	San Francisco
Episcopal Community Services	Sacramento
Episcopal Diocese of California, San Francisco	San Francisco

Episodes Realty	Los Angeles
EPOCH Center	Riverside
Eskaton Senior Residences and Services	Carmichael
Esperanza Community Housing Corporation	Los Angeles
Eucalyptus Towers Co-op	Moreno Valley
Eye on Housing Workgroup	San Francisco
Fair Housing Board of San Diego County	San Diego
Fair Housing Council of Riverside County, Inc.	Riverside
Fair Housing Council of San Diego	San Diego
Fairmount Baptist Church	San Diego
Faith Housing Corporation	Los Angeles
Faith in Action Kern County	Bakersfield
Family Health Centers of San Diego	San Diego
Family Promise of Sacramento	Sacramento
Fassberg Construction Company	Encino
Federation of Retired Union Members	San Francisco
FEDUPP	Victorville
First Christian Church (Disciples of Christ), San Jose	San Jose
First Community Housing	San Jose
First Presbyterian Church of Berkeley	Berkeley
First Unitarian Church of San Jose	San Jose
Fisher Sehgal Yanez, Inc.	Los Angeles
Fonda-Bonardi & Hohman, Architects	Santa Monica
Food Bank of Santa Barbara County	Santa Barbara
Foothill Family Shelter	Upland
Foundation for Quality Housing Opportunities, Inc.	Studio City
Foundation for Social Resources, Inc.	Newport Beach
Francis House of Sacramento	Sacramento
Franciscans of Santa Barbara Province	Oakland
Frank D. Lanterman Regional Center	Los Angeles
Franklin McKinley Education Foundation	San Jose
Fresno Housing Authority	Fresno
Friends of McKinley	Los Angeles
FSY Architects	Los Angeles
Gardenia Valley Towers	Gardenia
Gardner Family Health Network, Inc.	Alviso
Gateway Project	West Hollywood
Glad to Be Here, Inc.	Berkeley
Glass, Molders, Pottery & Plastics and Allied Workers 164-B	Oakland
Glaziers and Glass Workers 718	San Francisco
Golden Valley Health Centers	Modesto

Graphic Communications International Union 388	Fullerton
Graphic Communications International Union 583	San Francisco
Gray Panthers of California	Sacramento
Gray Panthers of Central Contra Costa	Concord
Gray Panthers of Long Beach	Long Beach
Gray Panthers of Sacramento	Sacramento
Gray Panthers of Santa Barbara	Santa Barbara
Greater Golden Hill Community Development Corporation	San Diego
Green Party of Santa Cruz County, California	Santa Cruz
Green Reports	San Pablo
Greenlining Institute	San Francisco
Gubb & Barshay, LLP	San Francisco
Habitat for Humanity - Golden Empire	Bakersfield
Habitat for Humanity Calaveras	San Andreas
Habitat for Humanity Fresno County	Fresno
Habitat for Humanity of East Bay	Oakland
Habitat for Humanity of Greater Los Angeles	Gardena
Habitat for Humanity of Los Angeles	Los Angeles
Habitat for Humanity of Northern Santa Barbara County	Santa Maria
Habitat for Humanity of San Luis Obispo County	San Luis Obispo
Habitat for Humanity of Sonoma County	Santa Rosa
Habitat for Humanity of Southern Santa Barbara County	Goleta
Habitat for Humanity of Walnut Creek	Walnut Creek
Habitat for Humanity of Yolo County	Woodland
Habitat for Humanity San Bernardino Area, Inc.	Redlands
Habitat for Humanity Santa Cruz County	Aptos
Habitat for Humanity Shasta Cascade	Redding
Habitat for Humanity South Bay / Long Beach	Gardena
Habitat for Humanity, Stanislaus	Modesto
Haidee Joy	San Diego
Harambee Economic and Community Development Corporation	Compton
Hartland Hotel Tenants Association	San Francisco
Harvest for the Hungry	San Diego
Health Outreach for People Everywhere (HOPE)	Redding
Healthy Children Organizing Project	San Francisco
Healthy Homes Collaborative	Los Angeles
Heart and Soul Community Services, Inc.	Glendora
Heat and Frost Insulators & Asbestos Workers 16	Alameda
Heritage Housing Partners	Pasadena
Heschong Mahone Group	Fair Oaks
Higher Goals	Los Angeles

Hillview Mental Health Center, Inc.	Pacoima
HIP Housing	San Mateo
Hitzke Development Corporation	Temecula
Hollywood Community Housing Corporation	Los Angeles
Holy Family Catholic Church	San Jose
Holy Redeemer Lutheran Church	San Jose
Home and Community, Inc.	Los Angeles
Home Base Center for Common Concerns	San Francisco
Home Buyer Assistance Center	Oakland
Homeless Health Care Los Angeles	Los Angeles
Homeless Prenatal Program	San Francisco
Homeless Writers Coalition	Los Angeles
Homes for Life Foundation	Los Angeles
Homes Not Jails	San Francisco
Hotel Employees & Restaurant Employees 2	San Francisco
Housing America Corporation/ Tenderloin Housing Clinic	San Francisco
Housing and Commerce Development Center Incorporated	San Diego
Housing and Community Development, Inc.	San Diego
Housing Authority of the City of Los Angeles	Los Angeles
Housing Authority of the City of San Buenaventura	Ventura
Housing Authority of the City of Santa Barbara	Santa Barbara
Housing Authority of the County of Marin	San Rafael
Housing Authority of the County of Monterey	Salinas
Housing Authority of the County of Santa Clara	San Jose
Housing Authority of the County of Stanislaus	Modesto
Housing California	Sacramento
Housing Choices Coalition	San Jose
Housing Consortium of the East Bay	Oakland
Housing Endowment and Regional Trust of San Mateo County	South San Francisco
Housing for Independent People, Inc.	Milpitas
Housing Industry Foundation	Milpitas
Housing Leadership Council of San Mateo County	South San Francisco
Housing Long Beach	Long Beach
Housing Rights Center	Los Angeles
Housing Rights Committee of San Francisco	San Francisco
Housing Rights, Inc.	Berkeley
Housing Trust Fund of Santa Barbara County	Santa Barbara
Housing Trust Fund Project	Fraizer Park
Housing Trust of Santa Clara County	San Jose
Housing Works CA	Los Angeles
Huboi Architecture	Hollister

Human Rights Interactive Network	Antelope
IDEPSCA	Los Angeles
If/When	Los Gatos
Imani Personalized Advocacy & Support Services	San Pablo
Inclusive Homes, Inc.	Los Angeles
Independent Living Center of San Gabriel/Pomona Valley	Claremont
Inglewood Neighborhood Housing Services	Inglewood
Inland Temporary Homes	Loma Linda
Inlandboatmen's Union of the Pacific	San Francisco
INNvision	San Jose
Institute for Urban Research and Development	Los Angeles
Integrated Housing Options Coalition	Burlingame
Interfaith Council of Contra Costa County	Walnut Creek
Interfaith Council on Religion, Race, Economic, and Social Justice	Saratoga
Interfaith Housing	Lemon Grove
International Association of Machinists 1213	Castro Valley
International Brotherhood of Electrical Workers 1245	Walnut Creek
International Brotherhood of Electrical Workers 1269	San Francisco
International Brotherhood of Electrical Workers 45	Hollywood
International Brotherhood of Electrical Workers 6	San Francisco
International Brotherhood of Metal Polishers 128	South San Francisco
International Federation of Professional and Technical Engineers 49	San Francisco
International Longshore and Warehouse Union 10	Oakland
International Longshore and Warehouse Union 34	San Francisco
International Longshore and Warehouse Union 5	San Francisco
International Organization of Masters, Mates, andPilots, Pacific Maritime Region	San Francisco
International Photographers Guild 600	Los Angeles
Interreligious Foundation for Community Organization	San Francisco
Jamboree Housing Corporation	Irvine
James Markunas Society	San Francisco
Jefferson Hotel Tenants Association	San Francisco
John Cotton Architects	Culver City
JustFaith, Newman	Sacramento
JustVote.org	San Francisco
KDC Development & Construction Consulting	Los Angeles
Keller Development	Danapoint
Kennedy Commission	Lake Forest
Kenneth Arms Tenant Association	Carmichael
Kenton Realty	Porterville
Kids in Common	San Jose
Killefer Flammang, Architects	Santa Monica

LA County Department of Mental Health	Los Angeles
LA Family Housing	North Hollywood
La Lucha Unida Del Jornalero	Oakland
La Raza Centro Legal	San Francisco
Labor Council for Latin American Advancement	San Francisco
Labor Party, San Jose Local Organizing Committee	Santa Clara
Laborers International Union 261	San Francisco
LAMP Community	Los Angeles
Lao Family Community Development Incorporated	Oakland
Las Palmas Foundation	Encinitas
Latin American Civic Association	San Fernando
Law Office of Hadsell & Stormer	Pasadena
Law Office of Traber & Voorhees	Pasadena
Law Offices of Nora A. Quinn	Pasadena
League of Women Voters of Los Altos - Mountain View	Los Altos
League of Women Voters of the Bay Area	Berkeley
Leather, Plastics & Novelty Workers 31	San Francisco
Legal Aid San Diego	San Diego
Legal Aid Society of San Jose	San Jose
Lenders for Community Development	San Jose
LeSar Development Consultants	San Diego
Libreria del Pueblo, Inc.	San Bernadino
Life House Recovery Homes	Hayward
Life Steps Foundation, Inc.	Los Angeles
LINC Housing Corporation	Long Beach
Little Tokyo Service Center Community Development Corporation	Los Angeles
Livable Places	Los Angeles
Living Wage Coalition of Sonoma County	Santa Rosa
Long Beach Affordable Housing Coalition, Inc.	Long Beach
Long Beach Community Action Network	Long Beach
Los Amigos of Orange County	Anahcim
Los Angeles Alliance for a New Economy	Los Angeles
Los Angeles Coalition to End Hunger and Homelessness	Los Angeles
Los Angeles Community Action Network	Los Angeles
Los Angeles Community Legal Center and Educational	Huntington Park
Los Angeles County Community Development Commission	Monterey Park
Los Angeles Homeless Services Authority	Los Angeles
Los Angeles Housing Law Project	Los Angeles
Los Angeles Housing Partnership	Los Angeles
Los Angeles Neighborhood Housing Services	Los Angeles
Los De Abajos	South Pasadena

Los Gatos Town Council	Los Gatos
Lowell Properties, LLC	San Francisco
Low-Income Self-Help Center	San Jose
LTSC Community Development Corporation	Los Angeles
Lutheran Social Services of Northern CA	Concord
Lutheran Social Services, Thousand Oaks	Thousand Oaks
Lutheran Social Services, Van Nuys	Van Nuys
Lyric Hotel Tenants Council	San Francisco
Lytton Gardens Senior Communities	Palo Alto
MAAC Project	National City
MAAP, Inc.	Sacramento
Machinists Automotive Trades District Lodge 190	Oakland
Magnolia Towers Cooperative Services	North Hollywood
MAITRI	Sunnyvale
Majestic Apartment Tenant Association	Hayward
Malibu Foundation for Environmental Education	Los Angeles
Mammoth Lakes Housing, Inc.	Mammoth Lakes
Many Mansions	Thousand Oaks
Marin Consortium for Workforce Housing	San Rafael
Marin Continuum of Housing and Services	San Anselmo
Marin Housing Council	San Rafael
Marin Tenants' Voice Council	San Rafael
Marine Firemen & Oilers Union	San Francisco
Maritime Trades Port Council	San Francisco
Mark Levine Associates	Claremont
Mayfair Improvement Initiative	San Jose
Meadow Lark Manor	Gardenia
Menorah Housing Foundation	Los Angeles
Mental Health Advocacy Project	San Jose
Mental Health Association in Santa Barbara	Santa Barbara
Mental Health Association of Greater Los Angeles	Long Beach
Mental Health Association of San Francisco	San Francisco
Mercy Housing California, San Francisco	San Francisco
Mercy Housing California, West Sacramento	West Sacramento
Merritt Community Capital Corporation	Oakland
Mexican American Community Services Agency, Inc.	San Jose
Mid-Peninsula Housing Coalition	Foster City
Mission Anti-Displacement Coalition	San Francisco
Mission Housing and Development Corporation	San Francisco
MJW Investments	Santa Monica
MobileMD	Point Richmond

Montebello Housing Development Corporation	Montebello
Mormons for Equality and Social Justice	Palm Springs
Mortuary Employees Union	South San Francisco
Mothers of East Los Angeles	Los Angeles
Mountain View City Council	Mountain View
Moving Picture Machine Operators 166	San Rafael
Mt. Diablo Habitat for Humanity	Concord
NAMI of East Bay	Albany
NAMI of South Santa Barbara County	Santa Barbara
Napa Valley Community Housing	Napa
National Writers Union Bay Area 3	Oakland
Nehemiah Corporation of California	Sacramento
Neighborhood Housing Services of Orange County	Anaheim
Neighborhood Housing Services of Silicon Valley	San Jose
Neighborhood Housing Services of the Inland Empire	San Bernardino
Neighborhood Partnership Housing Services, Inc.	Ontario
Neighborhood Threats Journal	San Francisco
New Directions, Inc.	Los Angeles
New Economics for Women	Los Angeles
Newspaper and Periodical Drivers and Helpers 921	San Francisco
Newspaper and Periodical Vendors and Distributors 465	San Francisco
Next Step Housing	Oakland
Night on the Streets Catholic Worker	Berkeley
Non-Profit Housing Association of Northern California	San Francisco
North County Solutions for Change	Vista
North of Market Business Association	San Francisco
Northern California Affordable Housing Coalition	Sacramento
Northern California Allied Printing Trades Council	Oakland
Northern California Carpenters Regional Council	Oakland
Northern California District Council ILWU	San Francisco
Northern California Mailers Union IB 15	San Leandro
Northern California Media Workers 39521	San Francisco
O.N.E. Company, Inc. (Opportunities for Neighborhood Empowerment)	Los Angeles
Oakland Community Organizations	Oakland
Office and Professional Employees 29	Oakland
Office and Professional Employees 3	San Francisco
Office of Hispanic Ministry	Sacramento
Oldtimers Housing Development Corporation	Huntington Park
Omega Ltd.	Sacramento
On Your Feet	Pasadena
OPCC	Santa Monica

Operating Engineers 3	Daly City
Operation Dignity	Oakland
Opportunity House, Inc.	Pacoima
Orange County Community Housing Corporation	Placentia
Orange Housing Development Corporation	Orange
Our Lady of Fatima Catholic Church Social Justice Ministry	Modesto
Pacific National Development	Santa Ana
Painters Union 4	San Francisco
Palo Alto Friends Meeting	Palo Alto
Palo Alto Housing Corporation	Palo Alto
Parents' Action for Children	Beverly Hills
Park Village Apartments	Stockton
PATH Ventures	Los Angeles
Pathway Society, Inc.	Santa Clara
PEACE for Families (Placer Women's Center)	Auburn
Peninsula Auto Machinists 1414	San Mateo
Peninsula Energy Partners	Los Altos
Peninsula Habitat for Humanity	Redwood City
Peninsula Interfaith Action	San Carlos
Penny Lane Centers	North Hills
People Organizing to Demand Environmental & Economic Rights (PODER)	San Francisco
People's Budget Collaborative	San Francisco
People's Self Help Housing Corporation	San Luis Obispo
Petaluna Ecumenical Properties	Petaluna
Phoenix Programs Incorporated	Concard
Placer County Housing Authority	Auburn
Plasterers and Shophands 66	San Francisco
Pleasanton Gardens	Pleasanton
Plumbers & Steamfitters 38	San Francisco
Portals Mental Health Rehabilitation Services	Los Angeles
Positive Alternative for Youth	Panorama City
POWER	San Francisco
Presbytery of San Francisco Justice, Advocacy and Caring Committee, Presbyterian Church	San Francisco
Pride at Work	San Francisco
Project Match, Inc.	Milpitas
Project New Hope	Los Angeles
Public Counsel	Los Angeles
QUATRO design group	Los Angeles
Rancho Housing Alliance	Coachella
Redwood Rainforest	Crescent City

Regional Center of the East Bay	Oakland
Religions of the Sacred Heart	San Jose
Religious Leaders National Call for Action on Housing	San Francisco
Religious Sisters of Charity	Culver City
Religious Witness with Homeless People	San Francisco
Resources for Community Development	Berkeley
Resources for Independence Central Valley	Fresno
Resources for Independent Living	Sacramento
Resources for Rural Community Development, Inc.	Redding
Richard Barron / Architects	Los Angeles
Richmond Housing Authority	Richmond
Richmond Neighborhood Housing Services, Inc.	Richmond
Riverbank Development	Santa Monica
Riverside Charitable Corporation	Orange
Robert Shaw & Associates	Novaro
Rolling Start Inc.	San Bernardino
Roofers, Waterproofers, and Allied Workers, Local 40	San Francisco
Rosenberg Foundation	San Francisco
Regional Task Force on the Homeless	San Diego
Rural California Housing Corporation	W. Sacramento
Rural Communities Housing Development Corporation	Ukiah
Rural Community Assistance Corporation	W. Sacramento
Smokefree Air For Everyone	Granada Hills
Sacramento Homeless Organizing Committee	Sacramento
Sacramento Housing & Redevelopment Agency	Sacramento
Sacramento Housing Alliance	Sacramento
Sacramento Loaves and Fishes	Sacramento
Sacramento Mutual Housing Association	Sacramento
Sacramento Neighborhood Housing Services	Sacramento
Sacramento Self Help Housing	Sacramento
Sacred Heart Community Support	San Jose
Sailors' Union of the Pacific	San Francisco
Saint Julie Billart Parish	San Jose
Saint Mary's Center	Oakland
Salud Primero	Claremont
San Antonio Community Development Corporation	Oakland
San Diego Affordable Housing Coalition	San Diego
San Diego Association of Governments	San Diego
San Diego County Alliance of Tenants	San Diego
San Diego Health Care for the Homeless Project	San Diego
San Diego Housing Federation	San Diego

San Fernando Valley Community Mental Health Center, Inc.	Van Nuys
San Francisco AIDS Foundation	San Francisco
San Francisco Archdiocese Federation of Teachers 2240	Kentfield
San Francisco Bar Pilots	San Francisco
San Francisco Building and Construction Trades Council	San Francisco
San Francisco Community Clinic Consortium	San Francisco
San Francisco Community College Teachers 2121	San Francisco
San Francisco Community Land Trust	San Francisco
San Francisco County Board of Supervisors	San Francisco
San Francisco Fire Fighters 798	San Francisco
San Francisco Foundation	San Francisco
San Francisco Housing Development Corporation, Inc.	San Francisco
San Francisco Independent Media	San Francisco
San Francisco Interfaith Council	San Francisco
San Francisco Labor Council	San Francisco
San Francisco Living Wage Coalition	San Francisco
San Francisco Network of Mental Health Clients	San Francisco
San Francisco Paper Handlers 24-H	San Francisco
San Francisco Tenants Union	San Francisco
San Joaquin Community Development Department	Stockton
San Joaquin County WorkNet	Stockton
San Joaquin Fair Housing	Stockton
San Joaquin Valley Housing Collaborative	Merced
San Jose Cathedral Foundation	San Jose
San Jose Conservation Corps	San Jose
San Jose Dragons Softball Club	San Jose
San Jose Family Shelter	San Jose
San Jose First Community Services	San Jose
San Jose Monthly Meeting of the Religious Society of Friends	Santa Clara
San Jose Newspaper Guild/CWA Local 34098	San Jose
San Jose Unified School District	San Jose
San Jose Youthbuild	San Jose
San Jose/ Silicon Valley Chamber of Commerce	San Jose
San Luis Obispo County Housing Trust Fund	San Luis Obispo
San Rafael Chamber of Commerce	San Rafael
Sanitation Truck Drivers 350	Daly City
Santa Barbara City Council	Santa Barbara
Santa Barbara Community Housing Corporation	Santa Barbara
Santa Clara County Association of Realtors	San Jose
Santa Clara County Board of Supervisors	San Jose
Santa Clara County Collaborative on Affordable Housing	Milpitas

Santa Clara County Collaborative on Housing and Homeless Issues	San Jose
Santa Clara County Human Relations Commission	San Jose
Santa Clara County Social Services Agency	San Jose
Santa Clara University	Santa Clara
Santa Monica Commission on Older Americans	Santa Monica
Schoennauer Company	San Jose
Screen Actors Guild, San Francisco	San Francisco
Sea Visions Of Hope	Harbor City
Seafarers International Union	San Francisco
Second Samoan Congregational Church	Long Beach
Second Samoan UCC	Long Beach
Second Start/Pine Hill School	San Jose
Section 8 Program	Turlock
Seifel Consulting, Inc.	San Francisco
Self-Help Enterprises	Hanford
Seneca Hotel Tenants Union	San Francisco
Senior Advisor Council, Los Angeles City Department on Aging	Los Angeles
SER Incorporated	Oceanside
Service Center for Independent Living	Claremont
Service Employees International Union 1877	San Francisco
Service Employees International Union 535	Oakland
Service Employees International Union 750	San Francisco
Service Employees International Union 790	San Francisco
Service Employees International Union 87	San Francisco
Service Employees International Union Health Care Workers 250	Oakland
Service Employees International Union Joint Council 2	San Francisco
Sharon Hotel Tenants Association	San Francisco
Sheet Metal Workers Local 104	San Francisco
Shelter for the Homeless	Midway City
Shelter Partnership, Inc.	Los Angeles
Shelter, Inc. of Contra Costa County	Martinez
Shipyard & Marine Shop Laborers 856	Oakland
Shoreview Environmental Justice Movement, Inc.	San Francisco
Sigma Pi Fraternity--Iota Chapter at UC Berkeley	Berkeley
Sign, Display and Allied Crafts 510	San Francisco
Silber Architects	Fullerton
Silicon Valley Citizens for Affordable Housing	San Jose
Silicon Valley Habitat for Humanity	Milpitas
Silicon Valley Independent Living Center	San Jose
Silicon Valley Manufacturing Group	San Jose
Sisters of Charity of the Blessed Virgin Mary, West Region	Sunnyvale

Sisters of Mercy - Auburn, CA	Auburn
Sisters of Mercy - San Francisco, CA	San Francisco
Sisters of Mercy of the Americas, Auburn	Auburn
Sisters of Mercy, Burlingame	Burlingame
Sisters of Notre Dame of California	Belmont
Sisters of Saint Joseph of Carondelet	Los Angeles
Sisters of Social Service	Los Angeles
Sisters of St. Benedict, Holy Spirit Monastery	Grand Terrace
Sisters of St. Francis	Belmont
Sisters of St. Francis of Penance and Christian Charity	Redwood City
Sisters of St. Joseph of Carondelet, Los Angeles	Los Angeles
Sisters of St. Joseph of Carondelet, Santa Clara County	San Jose
Sisters of St. Joseph, Cluny	Wilmington
Sisters of St. Louis	Woodland Hills
Sisters of the Holy Family	Fremont
Sisters of the Presentation of the Blessed Virgin Mary	San Francisco
Sisters of the Presentation, San Francisco	San Francisco
SJC Head Start	Lodi
Skid Row Housing Trust	Los Angeles
SOAW LA	San Gabriel
Sober Living Network, Inc.	Santa Monica
Sobrato Family Affordable Housing Program	Cupertino
Social Entrepreneur Group	San Francisco
Social Justice Council First Unitarian Church of San Jose, California	San Jose
Society of Jesus (Jesuits), California Province	Los Gatos
Society of St. Vincent de Paul Diocesan Council of San Diego	San Diego
Solari Enterprises, Inc.	Orange
Sonoma County Task Force on the Homeless	Santa Rosa
South Bay AFL-CIO Labor Council	San Jose
South Coast Ecumenical Society	Long Beach
South County Housing Corporation	Gilroy
South County Services	Galt
Southeast Community Housing Development Corporation	Pasadena
Southern California Association of Non-Profit Housing (SCANPH)	Los Angeles
Southern California Ecumenical Council	Pasadena
Southern California Housing Collaborative	San Diego
Southern California Housing Development Corporation	Rancho Cucamonga
Squier Properties	Santa Monica
SRO Housing Corporation	San Francisco
St. Anthony Foundation	San Francisco
St. Athanasius Church	Mountain View

St. Benedict Catholic Worker	Fresno
St. Clare Parish	Santa Clara
St. Joseph Center	Venice
St. Joseph Health System	Orange
St. Joseph Parish	Mountain View
St. Joseph's Family Center	Gilroy
St. Julies Angels	Redwood City
St. Louis Transitional Hope House	Oakland
St. Mary Faith Justice Ministry	Gilroy
St. Mary's Center	Oakland
St. Patrick's Ecumenical Alliance for Social Justice	San Anselmo
St. Simons Parish	Los Altos
St. Vincent de Paul Outreach Conference, St. Charles Church	San Carlos
St. Vincent de Paul Society of Marin County	San Rafael
St. Vincent de Paul Village, Inc.	San Diego
State Employees Trades Council 1268	Blue Jay
Statewide California Coalition for Battered Women	Sacramento
Stationary Engineers 39	San Francisco
Stock Stephens, LLP	San Diego
Strategic Development Solutions	Los Angeles
Strawberry Creek Lodge Tenants Association	Berkeley
Studio Architects	Los Angeles
Sunflower Day Care	Santa Clara
Sunnyvale Community Services	Sunnyvale
Teamsters & Auto Truck Drivers, IBT 35	San Francisco
Teamsters Automotive Employees, IBT 665	Daly City
Teamsters Joint Council 7	San Francisco
Teamsters Union 856	San Bruno
Tenant Associations Coalition of San Francisco	San Francisco
Tenants Association of Rancho Arms	Rancho Cordova
Tenants Voice Council	San Rafael
Tenderloin Neighborhood Development Corporation	San Francisco
Thai Community Development Center	Los Angeles
The Association for Community Housing Solutions	San Diego
The Bag Lady Prevention Plan	Ben Lomond
The Cohen Group	Escondido
The Decro Group	Anaheim
The John Stewart Company	San Francisco
The Lazarus Project, Inc.	Roseville
The Ripple Effect	San Jose
Theatrical Employees Union B-12	San Francisco

Theatrical Federation of San Francisco	San Francisco
Theatrical Wardrobe Union 784	San Francisco
Thomas Safran & Associates	Los Angeles
TODCO	San Francisco
Total Family Support Clinic	Sylmar
Townspeople - A Community Development Housing Organization	San Diego
Tracy Homes Resident Council	Tracy
Transitional Living & Community Services	San Francisco
TransParent	Sun Valley
Transport Workers Local 200	San Francisco
Transport Workers Local 250-A	San Francisco
Transport Workers Union of America, California State Conference	San Francisco
Tri-City Homeless Coalition	Fremont
Tri-County Apartment Association	Cupertino
Trinity Plaza Hotel Tenants Association	San Francisco
Tri-Valley Vision 2010 Housing	San Jose
UCP of Los Angeles and Ventura Counties	Woodland Hills
Ukiah Community Center	Ukiah
Union Community Resources	San Jose
Union Label Section	Campbell
Union of American Physicians and Dentists 206	Oakland
Union Rescue Mission	Los Angeles
UNITE 1089	San Leandro
UNITE Pacific Northwest District Council	San Francisco
UNITE Western Regional Joint Board	San Diego
United Administrators of San Francisco, AF9A 3	San Francisco
United Auto Workers Local 148	Lakewood
United Auto Workers Local 179	North Hollywood
United Auto Workers Local 2103	San Francisco
United Auto Workers Local 230	Ontario
United Auto Workers Local 2350	Alameda
United Auto Workers Local 506	San Diego
United Auto Workers Local 509	Los Angeles
United Auto Workers Local 76	Bay Area
United Educators of San Francisco, AFT Council	San Francisco
United Farm Workers of America, San Francisco	San Francisco
United Food and Commercial Workers 101	South San Francisco
United Food and Commercial Workers 428	San Jose
United Food and Commercial Workers 648	San Francisco
United Methodist Church	San Rafael
United Methodist Church, California/Nevada Conference	Sacramento

United Muslims of America	Oakland
United Steelworkers Union 1304	San Leandro
United Title Company	Calabasas
United Way of Greater Los Angeles	Los Angeles
Unity Council	Oakland
University of San Francisco Faculty Association 4269	San Francisco
University of Southern California	South Pasadena
University of the Pacific	Stockton
University Professional and Technical Employees 9119	San Francisco
Urban Health Action	Long Beach
Urban Housing Communities, LLC	Santa Ana
Ursuline Sisters of Western Province	Santa Rosa
Vallejo Neighborhood Housing Services	Vallejo
Valley Housing Foundation	Pacoima
Veloce Partners, Inc.	San Juan Capistrano
Venice Community Housing Corporation	Venice
Venice Family Clinic	Venice
Victoria Co-op	Cathedral City
Vincent Hotel Tenants Union	San Francisco
Vista Serena Co-Op	Palm Springs
Vivienda y Salud/Oldtimers Foundation	Huntington Park
W.O.R.K.S. (Women Organizing Resources, Knowledge and Services)	Los Angeles
Wakeland Housing and Development Corporation	San Diego
WASET, Inc.	Los Angeles
Watts/Century Latino Organization	Los Angeles
Web Pressmen/Pre-Press Workers Union 4N	San Francisco
Weingart Center Association	Los Angeles
West Angeles Community Development Corporation	Los Angeles
West Century Latino Organization	Los Angeles
West Hollywood Community Housing Corporation	Hollywood
Western Community Housing, Inc.	Costa Mesa
Western Regional Advocacy Project	San Francisco
William W. Pettus Architecture	Berkley
Willow Partners, LLC	Westlake Village
Win Project	Los Angeles
Window Cleaners Union, SEIU Local 44	San Francisco
WNC Management, Inc.	Irvine
Women's and Children's Crisis Shelter, Inc.	Whittier
Women's Office - Sisters of Charity, BVM	Sunnyvale
YWCA of San Diego	San Diego

Colorado

Organization	*City*
Adams County Interfaith Hospitality Network	Westminster
Advocate Safe House Project	Glenwood Springs
Almost Home	Brighton
Another Mother for Peace	Frisco
Aspen/Pitkin County Housing Authority	Aspen
Arapahoe-Douglas Mental Health Network	Centennial
ARC in Jefferson County	Lakewood
ARC of Arapahoe and Douglas Counties	Centennial
ARC of Denver	Denver
Aurora	Aurora
Aurora Warms the Night	Aurora
Boulder Safe House	Boulder
Boulder Shelter for the Homeless	Boulder
Brothers Redevelopment Inc.	Denver
Catholic Charities, Western Slope	Glenwood Springs
Catholic Health Initiatives	Denver
Centura Health	Englewood
Chambliss Architects	Denver
CHARG Resource Center	Denver
City of Colorado Springs Community Development Unit	Colorado Springs
Colfax Community Network	Denver
Colorado Affordable Housing Partnership	Denver
Colorado Association of Family and Children's Agencies	Denver
Colorado Center on Law and Policy	Denver
Colorado Children's Campaign	Denver
Colorado Coalition for the Homeless	Denver
Colorado Cross Disability Coalition	Denver
Colorado General Assembly	Fort Collins
Colorado Rural Housing Development Corporation	Westminster
Colorado Sanctuary Builders	Monument
Community Development	Aurora
Del Norte Neighborhood Development Corporation	Denver
Denver Housing Authority	Denver
Denver Urban Ministries	Denver
Diocese of Colorado Springs	Colorado Springs
Diocese of Pueblo	Pueblo
Douglas County Housing Partnership	Castle Rock
Family Visitor Program	Glenwood Springs

Garfield County Housing Authority	Riffle
George K. Baum & Company	Denver
Greccio Housing Opportunity Center	Colorado Springs
Greeley Transitional House, Inc.	Greeley
Growing Home	Westminster
Habitat for Humanity of Denver	Denver
Habitat for Humanity of Freemont County	Canon City
Habitat for Humanity of Mesa County	Grand Junction
Habitat for Humanity of Teller County	Woodland Park
Hillcrest Congregational United Church of Christ	Montrose
Hope Communities, Inc.	Denver
Housing Authority of the City of Loveland	Loveland
Housing Colorado	Denver
Housing Justice!	Denver
Housing Resources of Western Colorado	Grand Junction
Interfaith Hospitality Network of Colorado Springs	Colorado Springs
Interfaith Worker Justice Committee of Colorado	Denver
La Puente	Alamosa
La Puente Outreach	Alamosa
League of Women Voters of Colorado	Denver
Loveland-Berthoud Interfaith Hospitality Network	Loveland
Lutheran Advocacy Ministry - CO	Denver
Lutheran Office of Governmental Ministry in Colorado	Denver
Marcus & Millichap	Denver
Mental Health Association of Pueblo	Pueblo
Mercy Housing Southwest	Denver
Metro CareRing	Denver
Metro West Housing Solutions	Lakewood
Mile High Community Loan Fund	Denver
Mile High United Way	Denver
NCJW Colorado Section	Centennial
Neighbor to Neighbor	Fort Collins
NEWSED Community Development Corporation	Denver
Northern Colorado Social Legislation Network of Catholic Charities	Fort Collins
Pikes Peak Community Action Agency	Colorado Springs
Revitalizing & Empowering Through Architecture	Denver
Rocky Mountain HDC, Inc.	Denver
Rocky Mountain Mutual Housing Association, Inc.	Denver
Sacred Heart House of Denver	Denver
SafeHouse Denver	Denver
Save Our Section 8 Colorado	Denver

SOS & Core Coalition	Denver
South Denver! Housing Justice	Denver
Southwest Colorado Cross Disability Coalition	Grand Junction
Southwest Neighborhood Housing	Denver
Spector and Associates	Denver
SPIRIT-Human Services, Inc.	Denver
St. Francis Center, Denver	Denver
St. Francis Center, Littleton	Littleton
Step 13	Denver
Stride	Lakewood
The Empowerment Program	Denver
The Energy Office	Grand Junction
Thistle Community Housing	Boulder
Town of Crested Butte	Crested Butte
United Auto Workers Local 1415	Denver
United Auto Workers Local 186	Denver
United Auto Workers Local 431	Denver
Uptown Partnership, Inc.	Denver
Urban Land Conservancy	Denver
Voices for Justice	Denver
Warren Village Transitional Housing	Denver
West Central Housing Development Organization	Delta
Work Options for Women	Denver
Workforce Housing Initiative	Denver

Connecticut

Organization	*City*
4 Seasons LLD	Manchester
Alderhouse Residential Communities	Middletown
Alliance for Living, Inc.	New London
Apostles of the Sacred Heart of Jesus	Hamden
Atlantic Development	Hartford
Bethsaida Community, Inc.	Norwich
Billings Forge Community Works	Hartford
Birmingham Group Health Services	Ansonia
Bridge Academy	Bridgeport
Bridgeport Child Advocacy Coalition	Bridgeport
Bridgeport City Council	Bridgeport
Bridgeport Neighborhood Trust	Bridgeport
Bristol Community Organization	Bristol
Broad Park Development Corporation	Hartford

Calvary Baptist Church	Norwalk
Catholic Charities of Fairfield County	Milford
Center for Human Development	Waterbury
Charles Bowles Park Tenants Association	Hartford
Christ Church	New Haven
Christian Activities Council	Hartford
Christian Conference of Connecticut	Hartford
Chrysalis Center, Inc.	Hartford
City of Hartford	Hartford
Collaborative Center for Justice, Inc.	Hartford
Columbus House, Inc.	New Haven
Community Action Real Estate, Inc.	New London
Community Builders	New Haven
Community Renewal Team	Hartford
Community Solutions	Windsor
Congregation Beth El, Fairfield	Fairfield
Connecticut AIDS Resource Coalition	Hartford
Connecticut Association for Community Action	New Britain
Connecticut Association for Human Services	Hartford
Connecticut Citizen Research Group	Hartford
Connecticut Coalition to End Homelessness	Wethersfield
Connecticut Conference, United Church of Christ	Hartford
Connecticut Food Bank	New Haven
Connecticut Housing Coalition	Wethersfield
Connecticut Housing Investment Fund	Hartford
Connecticut Legal Rights Project	Middletown
Connecticut Legal Services	Bridgeport
Connecticut Public Housing Resident Network	Norwalk
Connecticut Puerto Rican Forum	Hartford
Connecticut Working Families, 4th Congressional District Chapter	New Haven
Co-op Initiatives, Inc.	Hartford
Corporation for Independent Living	Wethersfield
Corporation for Supportive Housing - Connecticut Office	New Haven
CS Hill Health Center	New Haven
CTE, Inc.	Stamford
Daughters of the Holy Spirit	Brooklyn
Democratic District B Committee	Norwalk
Development Education Economic Network, Inc.	New Haven
East Hartford Housing Authority	East Hartford
Eastern CT Housing Opportunities	New London
Employment Success Program	New Britain

Empowering Resources	Bridgeport
Fair Haven Development Corporation	New Haven
Fair Haven Housing Initiative	New Haven
Fairfield 08	Bridgeport
First Church Congregational, United Church of Christ, Fairfield	Fairfield
Friendship Service Center of New Britain	New Britain
Greater Dwight Development Corporation	New Haven
Greater Glastonbury for Peace & Justice	Glastonbury
Greater Hartford Legal Assistance	Hartford
Greater New Britain Community Development Corporation	New Britain
Greater New Haven Community Loan Fund	New Haven
Greater New Haven Help Alliance	New Haven
Habitat for Humanity of Greater Bridgeport	Bridgeport
Hadley Group, LLC	Bridgeport
Hartford Area Habitat for Humanity	Hartford
Hartford Housing Tenants Organization	Hartford
Hill Development Corporation of New Haven	New Haven
Hill Housing	Hartford
Hollow Community Development Corporation	Bridgeport
HOME, Inc.	New Haven
Housing and Human Services Ministry	Hartford
Housing Authority Insurance	Cheshire
Housing Authority Insurance Group	Cheshire
Housing Education Resources Center, Inc.	Hartford
Housing Partnership Committee	Guilford
Human Resources Agency of New Britain Incorporated	New Britain
Kent Affordable Housing, Inc.	Kent
La Paloma Sabanera Coffee House	Hartford
Legal Assistance Resource Center	Hartford
Liberty Community Services	New Haven
Loyola Development Corporation	Waterbury
Martin House, Inc.	Norwich
Mercy Housing and Shelter Corporation	Hartford
Meriden City Council	Meriden
Middlesex Coalition for Children	Middletown
Middlesex United Way	Middletown
MSP (My Sisters' Place)	Hartford
Mutual Housing Association of Greater Hartford	Hartford
Mutual Housing Association of South Central Connecticut	New Haven
Mutual Housing Association of South West Connecticut	Stamford
National Alliance on Mental Illness, CT (NAMI-CT)	Hartford

Nehemiah Housing Corporation	Middletown
Neighborhood Housing Services of New Britain, Inc.	New Britain
Neighborhood Housing Services of New Haven, Inc.	New Haven
Neighborhood Housing Services of Waterbury	Waterbury
NeighborWorks New Horizons	New Haven
NEON, Inc.	Norwalk
New Haven Urban Design League	New Haven
New Neighborhood, Inc.	Stamford
New Samaritan Corporation	Hamden
Non Profit Rental Housing Corporation	Danbury
Northwest CT YMCA	Torrington
Norwalk Housing Authority	Norwalk
Nutmeg Housing Development Corporation	Branford
ONE/CHANE, Inc. (Organized North Easterners/Clay Hill and North End)	Hartford
Operation Hope of Fairfield	Fairfield
Partners in Healthy Communities	Fort Trumbull
Partnership for Strong Communities	Hartford
Poor People's Alliance	New Haven
Public Housing Residence Network	Norwalk
Reach Out Helping Hands Open Heart	Branford
Real Estate Solutions	Westport
Regional Housing Rehabilitation Institute of Connecticut	New Haven
Ridgefield Affordable Housing Committee	Ridgefield
Ridgefield Housing Authority	Ridgefield
Ripple Effect Consulting	Fairfield
Sand Corporation	Hartford
Security Manor Resident Council	New Britain
Sheldon Oak Central, Inc.	Hartford
Shelter for the Homeless	Stamford
Shore Area Community Development Corporation	Bridgeport
SINA, Inc.	Hartford
Sisters of Saint Joseph of Chambery	West Hartford
Sisters of St. Chretienne	Uncasville
Sisters of St. Joseph Justice and Peace Committee	West Hartford
SMHA Housing Office (Southeastern Mental Health Authority)	Norwich
South Hartford Initiative	Hartford
Southeastern CT Housing Alliance	Norwich
St. James Parish	Stratford
St. Luke's Community Services	Stamford
St. Luke's Life Works	Stamford
St. Timotby's Episcopal Church	Fairfield

Supportive Housing Coalition of Middlesex County	Higganum
TEAM, Inc.	Derby
Thames River Community Service, Inc.	Norwich
The Institute of Living	Hartford
United Auto Workers Local 376	Hartford
United Auto Workers Local 379	Hartford
United Auto Workers Local 405	W. Hartford
United Auto Workers Local 429	New Haven
United Auto Workers Local 571	Groton
United Way of Connecticut	Rocky Hill
United Way of Greater Waterbury	Waterbury
United Way of Southeast Connecticut	Gales Ferry
Urban Initiatives	Stamford
VLO Group New England, LLC	Hartford
Washington Park Association	Bridgeport
West Hartford Housing Authority	West Hartford
West Hartford Interfaith Housing Coalition	West Hartford
Willimantic Advocates Make it Happen	Mansfield Center
Women's Institute for Housing	Plainville
Yale Hunger and Homelessness Action Project	New Haven

Delaware

Organization	*City*
Alliance for the Mentally Ill, Delaware (AMID)	Wilmington
ARC of Delaware	Wilmington
Better Homes of Seaford, Inc.	Seaford
Cape Henlopen House, Inc.	Harbeson
Catholic Charities	Wilmington
Delaware Coalition Against Domestic Violence	Wilmington,
Delaware Community Investment Corporation	Wilmington
Delaware Community Reinvestment Action Council	Wilmington
Delaware Housing Coalition	Dover
Delaware Manufactured Home Owners Association (DMHOA)	Rehoboth Beach
Delmarva Rural Ministries, Inc.	Dover
Diamond State CLT	Dover
Dover Housing Development, Inc.	Dover
East Coast Property Management, Inc.	Seaford
Eastside-Southbridge New Millennium Community Development Corporation	Wilmington
First State Community Action Agency	Georgetown
First State Resource Conservation and Development Council, Inc.	Dover
Fresh Start Transitional Home	Dover

Holy Family Parish Social Concerns Committee	Newark
Homeward Bound, Inc.	Newark
Housing Opportunities of Northern Delaware, Inc.	Wilmington
Intrust	Wilmington
Kent County Community Action Agency, Inc.	Dover
La Esperanza, Inc.	Georgetown
Latin American Community Center Development Corporation	Wilmington
Lutheran Office on Public Policy, Delaware	Wilmington
Ministry of Caring, Inc.	Wilmington
NCALL Research, Inc.	Dover
Neighborhood House, Inc.	Wilmington
Newark Housing Authority, Delaware	Newark
Peoples Settlement Association	Wilmington
Provest Realty Associates, Inc.	Wilmington
Saint Helena's Journey to Justice	Wilmington
United Auto Workers Local 1183	Newark
United Auto Workers Local 404	Newark
United Auto Workers Local 435	Wilmington
United Auto Workers Local 498	Wilmington
United Communities Federal Credit Union	Wilmington
Vincent M. White and Associates	Wilmington
Whatcoat Social Services Agency	Dover
YWCA of Wilmington	Wilmington

District of Columbia

Organization	*City*
Access Housing, Inc.	District of Columbia
Bread for the City	District of Columbia
Building Futures, Inc.	District of Columbia
Capital Area Asset Building Corporation	District of Columbia
Capital Area Food Bank	District of Columbia
Capital Interfaith Hospitality Network	District of Columbia
Christ House	District of Columbia
Church of the Brethren	District of Columbia
Church Women United	District of Columbia
City on a Hill Family Development Initiative	District of Columbia
Coalition for the Homeless	District of Columbia
Coates and Lane Enterprises, Inc.	District of Columbia
Community Council for the Homeless at Friendship Place	District of Columbia
Community Family Life Services	District of Columbia
Community Partnership for the Prevention of Homelessness	District of Columbia

Community Preservation and Development Corporation	District of Columbia
D.C. Baptist Convention	District of Columbia
D.C. Office of the Tenant Advocate	District of Columbia
D.C. Statehood Green Party	District of Columbia
Deputy Mayor's Office for Planning and Economic Development	District of Columbia
EmpowerDC	District of Columbia
Episcopal Diocese of Washington, D.C.	District of Columbia
Evergreen Solutions	District of Columbia
First Trinity Lutheran Church	District of Columbia
Gospel Rescue Ministries	District of Columbia
Hantz Chaplin Associates, LLC	District of Columbia
House of Imagine Shelters	District of Columbia
Islamic Center of Washington	District of Columbia
Ivy City-Trinidad Community Development Corporation	District of Columbia
Jubilee Enterprise of Greater Washington	District of Columbia
Latino Economic Development Corporation	District of Columbia
Latino Transitional Housing Partnership	District of Columbia
Legal Aid Society of the District of Columbia	District of Columbia
Mental Health Association of D.C.	District of Columbia
Mi Casa	District of Columbia
Minority and Women Owned Businesses of DC	District of Columbia
Miriam's House, Inc.	District of Columbia
Mount Carmel House	District of Columbia
My Sister's Place	District of Columbia
Neighbors Consejo	District of Columbia
New Endeavors by Women	District of Columbia
North Capitol Neighborhood Development, Incorporated	District of Columbia
Northwest Church Family Network	District of Columbia
Organizing Neighborhood Equity (ONE DC)	District of Columbia
Pathways to Housing DC	District of Columbia
Project Hope	District of Columbia
Rachael's Women's Center	District of Columbia
Sasha Bruce Youthwork, Inc.	District of Columbia
Simpson-Hamline United Methodist Church	District of Columbia
So Others Might Eat (S.O.M.E.)	District of Columbia
South Washington Collaborative	District of Columbia
St. Mary's Court	District of Columbia
Street Sense Newspaper	District of Columbia
Terrific, Inc.	District of Columbia
The All Souls-New Orleans Connection, All Souls Church, Unitarian	District of Columbia
Unity Health Care, Inc.	District of Columbia

University Legal Services	District of Columbia
Washington Legal Clinic for the Homeless	District of Columbia
Washington Mindfulness Community	District of Columbia
Washington Regional Network for Livable Communities	District of Columbia
We Are Family	District of Columbia
Women Empowered Against Violence, Inc.	District of Columbia

Florida

Organization	*City*
1000 Friends of Florida	Tallahassee
Adopt-A-Family of the Palm Beaches, Inc.	Lake Worth
Affordable Housing Management	Jacksonville
Agency for Community Treatment Services, Inc.	Tampa
Alachua County Coalition for the Homeless and Hungry	Gainesville
Alhambra Art Glass, Inc.	Lake Worth
All Faiths Food Bank	Sarasota
Alpha House of Tampa, Inc.	Tampa
Another Chance Coalition and Trust, Inc.	Orlando
Another Way, Inc.	Chiefland
Aravot Company, LLC	Merritt Island
ARC of Monroe County	Key West
Ascension Catholic Social Concerns and Food Pantry	Melbourne
Atlantic Enterprise Foundation, Inc.	North Miami
Baker Enterprises, Inc.	Sarasota
BB&T (Branch Banking & Trust)	Bradenton
Beaches Habitat	Atlantic Beach
Benedict Haven, Inc.	St. Petersburg
Beneficial Communities	Sarasota
BHP Community Land Trust, Inc.	Fort Lauderdale
Big Bend Cares	Tallahassee
Boynton Beach Faith Based CDC	Boynton Beach
Brevard County Housing & Human Services	Viera
Broward Alliance for Neighborhood Development	Fort Lauderdale
Broward Coalition for the Homeless	Fort Lauderdale
Broward County Board of Commissioners	Fort Lauderdale
Broward County Government	Fort Lauderdale
Broward County Housing Authority	Lauderdale Lakes
Broward Housing and Community Development Task Force	Fort Lauderdale
Broward Housing Partnership	Fort Lauderdale
Camillus Health Concern, Inc.	Miami
Cape Coral Housing Rehabilitation & Development Corporation	Cape Coral

Capital Area Community Action Agency	Tallahassee
Carrfour Supportive Housing	Miami
Catholic Charities Bureau	Jacksonville
Catholic Charities, Diocese of St. Petersburg	Tampa
Catholic Diocese St. Petersburg	St. Petersburg
Center for Affordable Housing, Inc.	Sanford
Center for Independent Living of South Florida, Inc.	Miami
Charlotte County Homeless Coalition	Murdock
Christian Family Ministries	Homosassa Springs
Circles of Care, Inc.	Melbourne
City of Boynton Beach	Boynton Beach
City of Deerfield Beach	Deerfield Beach
City of Jacksonville-HAND	Jacksonville
City of Melbourne	Melbourne
City of Sarasota	Sarasota
City of Tamarac	Tamarac
City of Tampa	Tampa
City of West Palm Beach	West Palm Beach
City Rescue Mission	Jacksonville
Clara White Mission	Jacksonville
Coalition for Independent Living Options	West Palm Beach
Coalition for the Homeless of Central Florida, Inc.	Orlando
Coalition for the Homeless of Nassau County	Fernandina Beach
Coalition for the Hungry and Homeless of Brevard County, Inc.	Cocoa
Collier County Housing & Human Services	Naples
Community Coalition on Homelessness	Bradenton
Community Development Corporation of Tampa, Inc.	Tampa
Community Economic Development Solutions, Inc.	Fort Lauderdale
Community Equity Investment, Inc.	Pensacola
Community Housing Partners, Inc.	Altamonte Springs
Community Ties of Florida	Miami
Connections Job Development Corp	New Port Richey
Consumer Credit Counseling Service	Orlando
Cooperative Feeding Program	Ft. Lauderdale
Corporation to Develop Communities of Tampa	Tampa
Council of Catholic Women	Melbourne
Crosswinds Youth Services	Cocoa
Cyprus Housing, Inc.	Tallahassee
DB Enterprises	Brandon
Delray Beach Community Land Trust	Delray Beach
Delray Beach Housing Authority	Delray Beach

Drug Abuse Comprehensive Coordinating Office	Tampa
Education for the Homeless Project	Port Charlotte
Emergency Services & Homeless Coalition of St. Johns County, Inc.	St Augustine
FAHSA (Florida Association of Homes and Services for the Aging)	Tallahassee
Family Promise of Jacksonville	Jacksonville
Family Promise of South Palm Beach County	Delray Beach
Family Resource Program	Milton
Farmworker Association of Florida	Apopka
Flagler Habitat for Humanity	Bunnell
Florida Alliance of Community Development Corporations	Jacksonville
Florida Association of Homes for the Aging	Tallahassee
Florida Black AIDS Network	Fort Lauderdale
Florida Coalition for the Homeless	Tallahassee
Florida Housing Coalition, Inc.	Tallahassee
Florida Housing Finance Corporation	Tallahassee
Florida Keys Outreach Coalition, Inc.	Key West
Florida Legal Service, Inc.	Tallahassee
Florida Network of Youth and Family Services	Tallahassee
Florida Non-Profit Housing, Inc.	Sebring
Florida Supportive Housing Coalition	Tallalassee
Florida Workforce Housing Network	Orlando
Florida-Bahamas Synod-ELCA	Tampa
Gadsden County Community Development	Quincy
Galata, Inc.	Homestead
Golden Rule Housing & Community Development Corporation	Sanford
Grand Avenue Economic Community Development Corporation	Orlando
Grants and Affordable Housing Advisory Committee	Stuart
Greater Sylvania Heights Front Porch, Inc.	Fort Walton Beach
Gulf Coast Community Foundation of Venice	Venice
H Street Properties	Lake Worth
Habitat for Humanity of Clay County	Middleburg
Habitat for Humanity of Greater Ocala	Ocala
Habitat for Humanity of St. Augustine / St. John's County	St. Augustine
Habitat for Humanity Orlando	Orlando
Harbor House	Coral Gables
Harrie & Eileen Austin Family Foundation	Miami Gardens
Harry Chapin Food Bank of Southwest Florida	Fort Myers
HELP Ministry	Port Charlotte
Hendry County S.H.I.P	LaBelle
Highlands County Coalition for the Homeless, Inc.	Sebring
Hillsborough County Domestic Violence Task Force	Tampa

His Place Ministries	Melbourne
Hispanic Coalition Corporation	Miami
Homeless Assistance Center	Vero Beach
Homeless Coalition of Hillsborough County, Inc.	Tampa
Homeless Coalition of Palm Beach County, Inc.	W. Palm Beach
Homeless Coalition of Sewanne Valley	Lake City
Homeless Services Network of Central Florida	Orlando
Homes In Partnership, Inc.	Apopka
Hope House of Murdock	Murdock
Hope House of the Palm Beaches, Inc.	West Palm Beach
Hope House, Murdock	Port Charlotte
Housing & Community Development Corporation, Inc.	Sanford
Housing Assistance, Inc.	Cocoa Beach
Housing Authority of the City of Miami Beach	Miami Beach
Housing Corporation	Port Charlotte
Housing Partnership, Inc.	Riviera Beach
Hunger and Homeless Coalition of Citrus County	Homosassa Springs
Hyde Park United Methodist Church	Tampa
Interfaith Emergency Services, Inc.	Ocala
Interfaith Hospitality Network of Orange and Seminole Counties	Orlando
Jackson County Community Development Office	Campbellton
Jacksonville Area Legal Aid, Inc.	Jacksonville
Jordan Ministries, Inc.	Dover
Keystone Challenge Fund	Lakeland
Lake Community Actions Agency, Inc.	Eustis
Latino Leadership, Inc.	Orlando
Lee County Housing Development Corporation	Ft. Myers
Legal Aid Society of Palm Beach County	West Palm Beach
Liberty Center Housing Association	Jacksonville
Life Link Missions	Palmetto
Lighthouse Outreach Center	Fort Charlotte
Lutheran Services Florida	Fort Myers
Lutheran Social Services of North Florida	Tallahassee
M&W DBA Creative Etchings	Lake Worth
M.I.S.S., Inc.	Stuart
M.R.S. Realtors	Miami
M.U.J.E.R. Inc.	Homestead
Making WAGES Work	Gainesville
Manatee Coalition for Affordable Housing	Bradenton
Manatee County School Board	Bradenton
Marbrisa Apartments	Hialeah

Marlin Holding, Inc.	Key Largo
McMow Art Glass, Inc.	Lake Worth
Medical Mission Sisters	New Port Richey
Mending Hearts Charities, Inc.	Orlando
Miami Coalition for the Homeless	Miami
Miami-Dade Community Action Agency	Miami
Miami-Dade Neighborhood Housing Services, Inc.	Miami_
Middle Keys Community Land Trust, Inc.	Marathon
Mission in Citrus, Inc.	Crystal River
Mortgage and Credit Center	Winter Garden
Mount Olive Development Corporation	Fort Lauderdale
NAMI of Martin County	Stuart
Naranja Princeton Community Development Corporation	Naranja
National Alliance for the Mentally Ill-FL: Consumer	Cocoa Beach
National Consumer Advisory Board	Fort Lauderdale
Neighborhood Lending Partners, Inc.	Tampa
New Freedom Club	Punta Gorda
NOAH Development Corporation	Belle Glade
Now Our Way	Miami
Office of Justice and Peace, Diocese of Augustine	Jacksonville
Okaloosa Coalition for the Homeless, Inc.	Fort Walton Beach
Our Lady of Lourdes Catholic Church	Daytona Beach
Palm Beach County Roundtable	Palm Beach
Palm Beach Post	West Palm Beach
Pax Christi Florida	Boynton Beach
Pax Christi Northeast Florida	St. Augustine
Peace and Justice Office, Diocese of Venice	Venice
Pinellas Habitat for Humanity	St. Petersburg
Pinellas Opportunity Council, Inc.	St. Petersburg
Polk County Opportunity Council, Inc.	Barlow
Positive Images of Broward County, Inc.	Oakland Park
Pregnancy Crisis Careline, Inc.	Port Charlotte
Project HEART	Bradenton
R.E.A.C.H. Foundation	Port Charlotte
Resident Council Rebecca Towers South, Inc.	Miami Beach
Restoration Roads Ministry, Inc.	Punta Gorda
Royal American Development	Panama City
Salvation Army, Citrus County	Lecanto
Samuel's House, Inc.	Key West
Sarasota YMCA	Sarasota
Self Reliance, Inc. - Center for Independent Living	Tampa

Seminole County Housing Authority	Oviedo
Shepherd's Resource Center	Cantonment
Shimberg Center for Affordable Housing - University of Florida	Gainesville
Society of St. Vincent de Paul, Indian Harbor	Indian Harbour Beach
South Florida Community Development Coalition	Miami
Southernmost Homeless Assistance League, Inc.	Key West
Southwest Florida Addiction Services	Fort Myers
Southwest Florida Coalition for the Homeless	Fort Myers
Space Coast Habitat for Humanity	Titusville
Sports Support Association, Inc.	Lutz
St. John's Housing Partnership	St. Augustine
St. Margaret Mary Church	Winter Park
St. Petersburg Employment & Economic Development Corporation	St. Petersburg
St. Petersburg Neighborhood Housing Services, Inc.	St. Petersburg
St. Vincent's Hospital	Jacksonville
Sumter County Housing Department	Bushnell
Tampa Bay Community Development Corporation	Clearwater
The N.O.A.H. Foundation, Inc.	Kissimmee
The Power U Center	Miami
The Salvation Army, Tampa Area Command	Tampa
The Spring of Tampa Bay, Inc.	Tampa
The Towers of Jacksonville	Jacksonville
The Transition House, Inc.	Kissimmee
Treasure Coast Homeless Services Council	Vero Beach
Treasure Coast Regional Planning Council	Stuart
True Light, Inc.	Punta Gorda
Two Friends Inc.	Middleburg
United Auto Workers Local 2278	Sarasota
United Auto Workers Local 298	St. Petersburg
United Auto Workers Local 323	Jacksonville
United Community Development, Inc.	Orlando
United Methodist Church, Florida Conference	St. Petersburg
United Ministries	Pensacola
United Way of Charlotte County	Port Charlotte
United Way of Sewannee Valley	Lake City
Universal Love Center	Ocala
Voices of Color	Port Saint Lucie
Volunteers of America of Florida	Tampa
We Care of South Dade	Florida City
YMCA Children's Services	Port Charlotte

Georgia

Organization	*City*
211 of South Central Georgia	Valdosta
Addiction Recovery Ministries	College Park
Affordable Housing Enterprises, Inc.	Griffin
Agee & Young, P.C.	Atlanta
AHAND	Atlanta
Arch Way Housing Program, Inc.	Atlanta
Athens-Clarke County Government	Athens
Atlanta City Council	Atlanta
Atlanta Metro Task Force for the Homeless	Atlanta
Atlanta Mutual Housing Association, Inc.	Atlanta
Atlanta Neighborhood Development Partnership, Inc.	Atlanta
Augusta Task Force for the Homeless, Inc.	Augusta
B & B Grant Solutions	East Point
Baitul Salaam Network, Inc.	Atlanta
Beallwood Area Neighborhood Development Incorporated	Columbus
Bethursday Development Corporation	Atlanta
C.E.N.T.E.R., Inc.	Waycross
CaringWorks, Inc.	Decatur
Carrolton Housing Authority	Carrolton
Cayler-Brownsville Neighborhood Association	Savannah
Central City AIDS Network	Macon
CENTURY 21 Burdette Realty	Athens
Charles Williams REIC	Rome
Chatham-Savannah Authority for the Homeless	Savannah
Clarks Extreme Solutions	Douglasville
Coastal Area Support Team, Inc. (CAST)	Brunswick
Coastal Georgia Community Action Authority	Brunswick
Cobb Housing, Inc.	Marietta
Cobb Human Services Coalition, Inc.	Marictta
Columbus Housing Initiative	Columbus
Community Action Development, Inc.	Brunswick
Community Action for Improvement, Inc.	LeGrange
Community Alliance	Atlanta
Community Design Center of Atlanta	Atlanta
Community Development Corporation of Southwest Georgia	Colquitt
Community Helping Place	Dahlonega
Community Housing Services Agency	Savannah
Concerted Services, Inc.	Waycross

Cooperative Resource Center	Atlanta
Crisp Area Habitat for Humanity	Cordele
Crossroads Community Ministries, Inc.	Atlanta
D&E, A Financial Education and Training Institute, Inc.	Forest Park
Decatur Cooperative Ministry	Decatur
Dekalb Fulton Housing Counseling Center	Decatur
DEW Consultants, Inc.	Alpharetta
Distinctive Housing Solutions	Brunswick
DLF Enterprises Incorporated	Atlanta
Domestic Violence Intervention Center	Augusta
Douglas County Shelter, Inc.	Douglasville
East Athens Development Corporation	Athens
Eastside Concerned Citizens	Savannah
Enrichment Service Program, Inc.	Columbus
Exchange Club Family Resource Center	Rome
Faith Community Outreach Center, Inc.	Albany
Families First, Inc.	Atlanta
Family Promise - Evans, Georgia	Evans
Fayette County Council on Domestic Violence	Fayetteville
Flint Circuit Council on Family Violence	McDonough
Forrest Avenue Community Center	Homerville
Friendship Baptist Church Community Development Corporation	Calhoun
From Jesus Network	Snellville
Fulton County Office of Children and Youth	Atlanta
Gateway House, Inc.	Gainesville
Georgia Alliance to End Homelessness	Marietta
Georgia Coalition Against Domestic Violence	Decatur
Georgia Coalition to End Homelessness, Inc.	Marietta
Georgia Community Development Association	Atlanta
Georgia Employee Federation	Stone Mountain
Georgia Law Center for the Homeless	Atlanta
Georgia Mental Health Consumer Network	Decatur
Georgia Rehabilitation Outreach, Inc.	Stone Mountain
Georgia Rural Urban Summit	Decatur
Georgia State Trade Association of Nonprofit Developers	Duluth
Georgia Supportive Housing Association	Atlanta
Georgia Taskforce for the Homeless	Athens
Green Party of Georgia	Atlanta
Gwinnett Housing Resource Partnership, Inc.	Duluth
H.O.P.E. Through Divine Intervention, Inc.	Atlanta
Habitat for Humanity of Houston County	Warner Robins

Habitat for Humanity of Milledgeville / Baldwin County	Milledgeville
Habitat for Humanity of Northeast Georgia	Clarksville
Harambee House	Savannah
Harvest Outreach Centers, Inc.	Dalton
Haven, Inc. of Albany	Albany
HIV-AIDS Vets Organization	Atlanta
HOPE Atlanta/Programs of Travelers Aid	Atlanta
House of Grace Inc.	Adel
Housing Authority of Newnan	Newnan
Interfaith Hospitality Network of Augusta, Inc.	Augusta
Interfaith, Inc.	Atlanta
International Womens House	Decatur
Intown Collaborative Ministries	Atlanta
J. D. Lewis and Associates	Atlanta
James L. Barnes Community Development Corporation	Dawson
Lanier Area Habitat for Humanity	Cumming
Lillie James Training Project	Walthourville
Living Room, Inc.	Atlanta
Living Word Community Development Corporation	Augusta
Lynwood Park Community Development Corporation	Atlanta
Macedonia Baptist Church	Waycross
Macon Area Habitat for Humanity	Macon
Macon Coalition to End Homelessness, Inc.	Macon
Macon Housing Authority	Macon
Macon Outreach at Mulberry	Macon
Mercy Housing Southeast	Savannah
Metro Atlanta Gang Alternative Project	Marietta
Metropolitan Columbus Task Force for the Homeless	Columbus
Middle House, Inc.	Savannah
Mt. Olive Community Outreach Center, Inc.	Albany
MUST Ministries	Marietta
NAMI DeKalb	Atlanta
NeighborWorks Columbus	Columbus,
New Horizons CSB	Columbus
Northeast Georgia Homeless Coalition, Inc.	Athens
Northwest Georgia Family Crisis Center	Dalton
Northwest Georgia Homeless Coalition	Dalton
Partnership Against Domestic Violence	Atlanta
Partnership Housing Affordable to Society Everywhere	Bainbridge
Peace Place, Inc.	Winder
Pineland MHDDAD	Statesboro

Pittsburgh Community Improvement Association, Inc.	Atlanta
Progressive Redevelopment	Decatur
Progressive Redevelopment, Inc.	Atlanta
Project South: Institute for the Elimination of Poverty & Genocide	Atlanta
Quest 35 Housing	Atlanta
Rainbow Village, Inc.	Duluth
Regional Commission on Homelessness c/o United Way of Metro Atlanta	Atlanta
Resources for Residents and Communities	Atlanta
Reynoldstown Revitalization Corporation	Atlanta
River Edge Behavioral Health Center	Macon
Rooms To Go	Atlanta
Sand Hills Neighborhood Association, Inc.	Augusta
Second Harvest Food Bank of the Chattahoochee Valley	Columbus
South Georgia Coalition to End Homelessness	Valdosta
Southern Association of Housing Cooperatives	Atlanta
Southern Housing Help and Assistance Agency, Inc.	Ft. Valley
SouthStar CDC	Atlanta
Southwest Georgia Community Action Care, Inc.	Moultry
Spirit of Oneness, Inc.	Dunwoody
Springfield Baptist Community Development Corporation	Thomson
St. Joseph Mercy Care Services, Inc.	Atlanta
St. Paul's Episcopal Church Outreach Committee	Atlanta
T.A.S.K. of Rome	Rome
Thankful Missionary Baptist Church	Rome
The Haven, Valdosta	Valdosta
The IMPACT Group	Lawrenceville
The Paces Foundation, Inc.	Smyrna
The Redistribution Alternative	Athens
They Call Us Friends, Inc.	Stone Mountain
Tift County Community Development	Tifton
Treutlen County Community Sewing Center	Soperton
Troup/Chambers/Randolph Habitat for Humanity	LaGrange
Troy Street - Simpson Community Development Corporation	Atlanta
Tyler Place CDC	Atlanta
Union Mission, Inc.	Savannah
United Auto Workers Local 10	Doraville
United Auto Workers Local 34	Atlanta
United Auto Workers Local 472	Atlanta
United Way of Metropolitan Atlanta	Atlanta
University Community Development Corporation	Atlanta
Urban Residential Development Corporation	Atlanta

Valdosta Project Change	Valdosta
Valley Interfaith Promise	Columbus
Westside Concerned Citizens	Savannah
XYZ Ministries Unto God	Baxley

Hawaii

Organization	*City*
Affordable Housing and Homeless Alliance	Honolulu
Catholic Charities Hawaii	Honolulu
Gregory House Programs	Honolulu
Hawaii Center for Independent Living	Honolulu
Hawaii Youth Services Network	Honolulu
Institute for Human Services, Inc.	Honolulu
Masi Economic Opportunity, Inc.	Kahului
Maui Nui Housing Task Force	Wailuku
NKN Project Planning	Kapaa
Partners In Care	Honolulu
Self-Help Housing Corporation of Hawaii	Honolulu
St. Elizabeth of Hungary-Kona	Kailua-Kona
The Hale Kokua Initiative	Honolulu
Waimaha Sunflower Residents Association, Inc.	Waianae
Waimanalo Health Center	Waimanalo

Idaho

Organization	*City*
Boise City/Ada County Housing Authority	Boise
Campaign for Housing Justice	Boise
Catholic Charities of Idaho	Boise
Community Action Agency of Northern Idaho	Lewiston
Eastern Idaho Community Action Partnership	Idaho Falls
Eastern Idaho Special Service Agency	Idaho Falls
El-Ada Community Action	Garden City
Family Promise of Lewis Clark Valley, Inc.	Lewiston
Helping Hand, Inc.	Boise
Idaho Campaign for Housing Justice	Boise
Idaho Migrant Council	Caldwell
Intermountain Fair Housing Council	Boise
JWP Group	Merdian
Mercy Housing Idaho	Nampa
Mogul Advisory Group	Eagle

Monastery of St. Gertrude	Cottonwood
Pocatello Neighborhood Housing Services, Inc.	Pocatello
Silver Valley People's Action Coalition	Kellogg
Southeastern Idaho Community Action Agency	Pocatello
St. Vincent de Paul	Coeur d'Alene
Terry Reilly Health Services Boise Clinic	Boise
United Manufactured/Mobile Home Owners & Residents Association, Inc.	Boise
Washington Group Foundation, Inc.	Boise

Illinois

Organization	*City*
12/12 Architects & Planners	Downers Grove
8th Day Center for Justice	Chicago
A Safe Haven Foundation	Chicago
A. Bernard & Associates	Evergreen Park
Access Living	Chicago
Advocates for Access	Peoria Heights
Agape Missions	Joliet
AIDS Foundation of Chicago	Chicago
AIDS Ministry of Illinois	Joliet
Alexian Brothers Bonaventure House	Chicago
Alivio Medical Center	Chicago
Alliance to End Homelessness in Suburban Cook County	Westchester
Alpha Kappa Alpha Sorority, Inc.	Chicago
America's Second Harvest	Chicago
ARC of Peoria	Peoria
Archdiocese of Chicago	Chicago
Asian Human Services	Chicago
BCMW Community Services	Centralia
Benedict Haven, Inc.	Chicago
Benedictine Sisters of Chicago, Illinois	Chicago
Bethel New Life, Inc.	Chicago
Bickerdike Redevelopment Corporation	Chicago
Big Muddy Community Action Agency	West Frankfort
Bridge Communities	Aurora
Bridge Communities, Inc.	Glen Ellyn
Business and Professional People for the Public Interest	Chicago
C.E.F.S. Economic Opportunity Corporation	Effingham
Campaign for a Drug Free Westside, Inc.	Forest Park
Canticle Ministries, Inc.	Wheaton
Casacentral-LaPosada	Chicago

Catholic Charities Daybreak Center	Joliet
Catholic Diocese of Joliet, Peace and Social Justice	Romeoville
Catholic Voices	Chicago
Center for Cooperative Housing Development	Chicago
Center for Neighborhood Technology	Chicago
Central United Methodist Church	Morton Grove
Chestnut Health Systems	Granite City
Chicago Alliance to End Homelessness	Chicago
Chicago Coalition for the Homeless	Chicago
Chicago Community Development Corporation	Chicago
Chicago Community Loan Fund	Chicago
Chicago House and Social Service Agency	Chicago
Chicago Housing Initiative	Chicago
Chicago Lawyers' Committee for Civil Rights Under Law, Inc.	Chicago
Chicago Mutual Housing Network	Chicago
Chicago Rehab Network	Chicago
Christian Community Health Center	Lansing
Christian Service	Elmhurst
Christian Vision Center, Inc.	Chicago Heights
CIL	Batavia
Citizens for the Future, Inc.	East Saint Louis
Citizens' Lighthouse Community Land Trust	Evanston
Claretian Associates, Inc.	Chicago
Coalition to Protect Public Housing	Chicago
Committee for New Priorities	Chicago
Community Contacts, Inc.	Elgin
Community Counseling Center	Alton
Community Housing Association of Du Page	Villa Park
Community Investment Corporation	Chicago
Community of Uptown Residents for Affordability & Justice (COURAJ)	Chicago
Community Renewal Society	Chicago
Community Service Options, Inc.	Chicago
Community Support Services	Brookfield
Community Watch Network	Napeville
Comprehensive Community Solutions, Inc.	Rockford
Congregational Representatives, Sisters of Charity, BVM	Berwyn
Cornerstone Services, Inc.	Joliet
Corporation for Affordable Homes of McHenry County	Woodstock
Corporation for Supportive Housing - Illinois Office	Chicago
Council for Disability Rights	Chicago
Crosspoint Human Services	Danville

Crusader Clinic HCH	Rockford
Deborah's Place	Chicago
DeKalb County Housing Action Coalition	DeKalb
Diocese of Springfield In Illinois	Springfield
Disability Rights Action Coalition for Housing	Chicago
Disabled Americans	Moline
Diva Dave Inc.	Chicago
Dominican Sisters of Springfield	Springfield
Dove, Inc.	Decatur
DuPage County Human Resources Department	Wheaton
DuPage Housing Action Coalition	Wheaton
Economic Youth Center for Economic Recovery	Calumet Park
EdgeAlliance, Inc.	Chicago
Embarras River Basin Agency, Inc.	Greenup
Emergency Fund	Chicago
Emerson Park Development Corporation	East St. Louis
ESLHA (East St. Louis Housing Authority)	East St. Louis
Evanston Neighborhood Conference	Evanston
Featherfirst, Inc.	Chicago
First Church of the Brethren of Chicago	Chicago
Ford Heights Community Service Organization	Ford Heights
Fortune Society - Illinois	Darien
Fox River Valley Center for Independent Living	Elgin
Fox Valley Citizens for Peace & Justice	Geneva
Franciscan Ministries, Inc.	Wheaton
Franciscan Sisters of the Sacred Heart	Frankfort
Garbutt & Associate Inc.	Flossmoor
Genesis Housing Development Corporation	Chicago
Good Will Senior	Chicago
Grass Roots Organizing Center	Rock Island
Grass Roots Organizing Grows	Rock Island
Groworks, Inc.	Rock Island
Habitat for Humanity of Effingham County	Effingham
Habitat for Humanity of Illinois	Oswego
Habitat for Humanity of Warren County	Monmouth
Heartland Alliance for Human Needs & Human Rights	Chicago
Heartland Alliance for Human Needs & Human Rights - MAIP	Chicago
Hesed House	Aurora
Hispanic Housing Development Corporation	Chicago
Holy Spirit Missionary Sisters	Northfield
Homeless on the Move for Equality	Chicago

Homeless to Work Community Services	Chicago
Homeless United for Change (HUC)	Springfield
HomeSight	Downers Grove
Homestead Corporation of Champaign-Urbana	Urbana
Homeward Bound	Decatur
Hope Fair Housing Center	Wheaton
Housing Action Illinois	Chicago
Housing Authority of Joliet	Joliet
Housing Continuum, Inc.	Geneva
Housing Opportunity Development Corporation	Techny
Housing Task Force	Palatine
IL Coalition Against Domestic Violence	Springfield
Illinois Community Action Association	Springfield
Illinois Hunger Coalition	Chicago
Illinois Network of Centers for Independent Living	Springfield
Illinois/Iowa Center for Independent Living	Rock Island
Independence Center	Waukegan
Independent Voters of Illinois – Independent Precinct Organization	Chicago
Interfaith Housing Center of the Northern Suburbs	Winnetka
Interfaith Open Communities	Chicago
Interfaith Worker Justice	Chicago
Jane Addams Hull House Association/Housing Resource Center	Chicago
Jane Addams Resource Corporation	Chicago
Jane Addams Senior Caucus	Chicago
Jesuit Volunteer Corps	Chicago
Jewish Council on Urban Affairs	Chicago
Jewish Federation of Metropolitan Chicago	Chicago
Joliet Diocese Peace and Social Justice Ministry	Romeoville
Jo-Ray House	Chicago
JUST Housing	Plano
Kane County Coalition of Citizens with Disabilities	North Aurora
Kankakee County Housing Authority	Kankakee
L.F. Funding Avenues	North Aurora
La Casa Norte	Chicago
Lake County Center for Independent Living	Mundelein
Lake County Residential Development Corporation	Gurnee
Lake Park East Tenant Association	Chicago
Lakefront Community Organization	Chicago
Lakefront Single Room Occupants Corporation	Chicago
Lakeside Community Development Corporation	Chicago
Lakeview Action Coalition	Chicago

Lawrence Hall Youth Services	Chicago
Lawyers' Committee for Better Housing	Chicago
Leadership Council for Metropolitan Open Communities	Chicago
League of United Latin American Citizens Council 218	Aurora
League of Women Voters of Chicago	Chicago
League of Women Voters of Illinois	Wheaton
Lincoln Park Community Shelter	Chicago
Logan Square Neighborhood Association	Chicago
Lutheran Advocacy Network of Illinois	Des Plaines
Madison County Community Development	Edwardsville
Mary Seat of Wisdom Church	Park Ridge
Mastroianni Consulting	Freeport
Maywood Historic Preservation Commission	Maywood
Menard County Housing	Petersburg
Mercy Housing Lakefront	Chicago
Metropolitan Housing Development Corporation	Chicago
Metropolitan Tenants Organization	Chicago
Mid Central Community Action, Inc.	Bloomington
Moline Housing Authority	Moline
Most Blessed Trinity Catholic Church	Waukegan
NAMI of Greater Chicago	Broadview
NAMI of Lake County	Libertyville
National Interfaith Committee for Worker Justice	Chicago
National Student Partnerships - Chicago	Chicago
National Student Partnerships - Evanston	Evanston
New Foundation Center, Inc.	Northfield
North River Commission	Chicago
Northern Illinois Synod of the Evangelical Lutheran Church in America	Rockford
Northern Illinois University	DeKalb
Northside Coalition, Housing Council at AFC	Chicago
Northwest Tower Residents Association	Chicago
Northwestern IL Center for Independent Living	Rock Falls
OAI, Inc.	Chicago
Onward Neighborhood House	Chicago
Opportunities For Access (OFA CIL)	Mt. Vernon
Our Lady of the Brook Parish	Northbrook
Peace and Social Justice Ministry	Romeoville
Peace and Social Justice Ministry, Catholic Diocese of Joliet	Romeoville
Pediatric AIDS Chicago Prevention Initiative	Chicago
People for Community Recovery, Inc.	Chicago
Peoria Citizens Committee for Economic Opportunity, Inc.	Peoria

Physicians for a National Health Program	Chicago
Policy Planning Partners	Chicago
Preferred Housing Consultants, Inc.	Dolton
Presbytery of Chicago, Presbyterian Church	Chicago
Priests of the Sacred Heart	Chicago
Project Irene	Berwyn
Project NOW, Inc.	Rock Island
Protestants for the Common Good	Chicago
Provincial Council of the Clerics of St. Viator (Viatorians)	Arlington Heights
Proviso Habitat for Humanity	Maywood
Public Action to Deliver Shelter	Aurora
Renaissance Collaborative, Inc.	Chicago
Renaissance Social Services	Chicago
Resurrection Project	Chicago
Right Start Outreach Center	Robbins
Rockford Area Affordable Housing Coalition	Rockford
S.A.N.G. Management	Chicago
Saint Dennis Parish	Lockport
Saint Isidore Peace and Social Justice Ministry	Bloomingdale
Saint Patrick Peace and Justice	McHenry
Save The Rosenwald Coalition	Chicago
School Sisters of Notre Dame, Chicago Province	Berwyn
Senior Home Sharing, Inc.	Wheaton
Shawnee Development Council, Inc.	Karnak
Shelter Care Ministries	Rockford
Sight of the Soul, NFP	Chicago
Sinsinawa Dominicans	River Forest
Sisters of Charity, BVM	Chicago
Sisters of Mercy, Chicago Regional Leadership Team	Chicago
Sisters of St. Joseph of La Grange, Peace & Justice Program	La Grange Park
Sisters of the Living Word	Arlington Heights
SOAR	Chicago
Society of Jesus (Jesuits), Chicago Province	Chicago
Society of St. Vincent de Paul	Mt. Prospect
South Suburban Pads	Homewood
South Suburban PADS (Public Action to Deliver Shelter)	Homewood
Southern Illinois Center for Independent Living	Carbondale
Southern Illinois Coalition for the Homeless	Marion
Southside Together Organizing for Power	Chicago
Springfield Housing Authority	Springfield
St. Cletus Parish	LaGrange

St. Isidore Peace and Justice Committee	Bloomingdale
St. James Church	Arlington Heights
St. James Lutheran Church Luther League	Mt. Morris
St. James Parish	Arlington Heights
St. Joan of Arc Parish Social Justice and Peace Corporation	Lisle
St. Nicholas Parish	Evanston
St. Paul the Apostle Church, Peace & Social Justice Committee	Joliet
St. Thomas of Canterbury Catholic Church	Chicago
St. Vincent de Paul	Davis
Statewide Housing Action Coalition	Chicago
Stopping Woman Abuse Now	Olney
Supportive Housing Providers Association	Decatur
Supportive Housing Providers Association of Illinois	Chicago
Temple Sholom of Chicago	Chicago
The Resurrection Project	Chicago
The Wellspring Center Inc.	Naperville
Transitions, Rock Island	Rock Island
Tri-County Opportunity Council	Rock Falls
Unitarian Universalists for Social Justice	Chicago
Unitarian Universalists for Social Justice Task Force Against Homelessness	Chicago
United Auto Workers Local 120	Cresco
United Auto Workers Local 145	Montgomery
United Auto Workers Local 152	Hinsdale
United Auto Workers Local 1766	Centralia
United Auto Workers Local 2488	Bloomington
United Auto Workers Local 285	LaSalle
United Auto Workers Local 3206	Granite City
United Auto Workers Local 333	Chicago
United Auto Workers Local 419	Chicago
United Auto Workers Local 434	East Moline
United Auto Workers Local 46	Beloit
United Auto Workers Local 477	Chicago
United Auto Workers Local 543	Fairfield
United Auto Workers Local 551	Chicago
United Auto Workers Local 565	Peoria
United Auto Workers Local 579	Danville
United Auto Workers Local 588	Chicago Heights
United Auto Workers Local 592	Rockford
United Auto Workers Local 6	Stone Park
United Auto Workers Local 77	Roscoe
United Auto Workers Local 79	East Moline

United Auto Workers Local 974	Peoria
United Congregations of Metro-East (Madison)	Madison
United Congregations of MetroEast (O'Fallon)	O'Fallon
United Methodist Church, Chicago Area	Chicago
United Presbyterian Church	Granite City
Unity in Oak Park	Chicago
Vermilion County Housing	Rossville
Veteran Issues by Colonel Dan	Champaign
Volunteers of America, Illinois	Chicago
Voorhees Neighborhood Center	Chicago
Wardell Yotaghan Resident Management Corporation	Chicago
Western Illinois Regional Council - Community Action Agency	Macomb
Westside Ministers Coalition	Chicago
Wheaton Franciscans	Wheaton
Will Feed Community Organization, Inc.	Chicago
Will-Grundy Center for Independent Living	Joliet
Wilmette Citizens for Affordable Housing	Wilmette
Woodlawn Development Associates	Chicago
Woodlawn East Community and Neighbors (W.E.C.A.N.)	Chicago
Woodstock Institute	Chicago
Your Family Resource Connection	Danville

Indiana

Organization	*City*
ACES Project	Indianapolis
Advance Community Development Corporation	Fort Wayne
Aging in Place LLC	Indianapolis
Anchor House	Seymour
Associated Churches of Fort Wayne and Allen County, Inc.	Fort Wayne
Bibleway Community Development Corporation	Gary
Blackburn Terrace Resident Management Corporation, Inc.	Indianapolis
Blue River Services, Inc.	Corydon
BOS Community Development Corporation	Indianapolis
Brothers Uplifting Brothers	Gary
Calumet Project	Hammond
Catholic Charities, Diocese of Gary	Crown Point
Central Carmel Preservation Association	Carmel
Choices, Inc.	Indianapolis
Chrisney Baptist Church	Chrisney
Christian Church (Disciples of Christ) in the U.S. and Canada	Indianapolis
City of Gary Department of Community Development	Gary

City of Gary Homeownership Opportunity Network	Gary
Coalition for Homelessness Intervention and Prevention	Indianapolis
Community & Family Services	Portland
Community Action of Greater Indianapolis	Indianapolis
Community Action of Northeast Indiana, Inc.	Fort Wayne
Community Action Program of Western Indiana, Inc.	Covington
Community Alliance of the Far Eastside, Inc. (CAFÉ)	Indianapolis
Community Housing Initiative, Inc.	Notre Dame
Concord Community Development Corporation	Indianapolis
Conner Community Development Corporation	Connersville
Corporation for Supportive Housing - Indiana Office	Indianapolis
Diocese of Gary	Merrillville
Dubois-Pike Warrick Economic Opportunity Committee	Jasper
East Chicago Department of Redevelopment	East Chicago
Eastside Community Center	Columbus
Eastside Community Investment, Inc.	Indianapolis
ECHO Housing Corporation	Evansville
Ekhart Housing Partnership, Inc.	Elkhart
ELCA (Evangelical Lutheran Church in America)	Valparaiso
Elkhart Homeless Coalition	Elkhart
Family Christian Development Center	Nappanee
Family Services of Delaware County, Inc.	Muncie
Family Services of Elkhart County, Inc.	Elkhart
Fort Wayne Housing Authority	Fort Wayne
Fort Wayne Jewish Federation	Fort Wayne
Gary Housing Authority	Gary
Genesis Outreach, Inc.	Fort Wayne
Gennesaret Free Clinic	Indianapolis
God's Helping Hand	Indianapolis
Great Lakes Capital Fund	Indianapolis
Green Acres, Inc.	Richmond
Habitat For Humanity of Fort Wayne, Inc.	Fort Wayne
Hammond Housing Authority	Hammond
Haven House Services, Inc.	Jeffersonville
Heart House, Inc.	Aurora
Heartland Center	Hammond
Homeownership Opportunity Network	Gary
Hope of Evansville, Inc.	Evansville
Housing and Neighborhood Development, City of Bloomington	Bloomington
Housing Opportunities of Warsaw, Inc.	Warsaw
Housing Partnerships, Inc.	Columbus

Human Services, Inc.	Columbus
Indiana Association for Community Economic Development	Indianapolis
Indiana Catholic Conference	Indianapolis
Indiana Community Action Association	Indianapolis
Indiana Public Interest Research Group	Bloomington
Indiana University Memorial Union	Bloomington
Indianapolis Coalition for Neighborhood Development	Indianapolis
In-pact, Inc.	Crown Point
Interfaith Hospitality Network of Greater Fort Way	Fort Wayne
Interlocal C.A.P., Inc.	New Castle
King Park Area Development Center	Indianapolis
LaCasa of Goshen, Inc.	Goshen
LaCasa, Inc.	Goshen
Lafayette Neighborhood Housing Services, Inc.	Lafayette
Lafayette Transitional Housing Center, Inc.	Lafayette
Lafayette Urban Ministries	Lafayette
Lifetime Housing Group	Dillsboro
Lincoln Hills Development Corporation	Tell City
Mapleton Fall Creek Community Development Corporation	Indianapolis
Martin Luther King Community Development Corporation	Carmel
Martindale Brightwood Community Development Corporation	Indianapolis
Michigan City Housing Authority	Michigan City
Middle Way House, Inc.	Bloomington
Monroe County Green Party	Bloomington
Monroe County Housing Solutions	Bloomington
NAMI Indianapolis	Indianapolis
NAMI of Fort Wayne	Fort Wayne
NAMI of West Central Indiana	Lafayette
Near North Development Corporation	Indianapolis
Near Northwest Neighborhood, Inc.	South Bend
New Albany-Floyd County CHDO	New Albany
New Hope Services	Jeffersonville
Ohio Valley Opportunities, Inc.	Madison
Open Door Community Services, Inc.	Muncie
Options for Better Living	Bloomington
Our Lady of Victory Missionary Sisters	Huntington
Our Loving Arms	Indianapolis
Ozanam Family Shelter	Evansville
Pace Community Action Agency, Inc.	Vincennes
Partners In Housing Development Corporation	Indianapolis
Project Renew	Fort Wayne

Quality Housing Development, Inc.	Yorktown
Rainbow Community Organization	Fort Wayne
Redevelopment/Revitalization of the Southside	Indianapolis
Rehab Resource, Inc.	Indianapolis
Richmond Human Rights Commission	Richmond
Riley Area Revitalization Program	Indianapolis
ROBI, Inc. (Resident Owned Business Initiative)	Gary
Saint Joseph Valley Project	South Bend
Scott County Partnership	Scottsburg
Second Harvest Food Bank of East Central Indiana	Anderson
Sisters of St. Benedict of Ferdinand	Ferdinand
Sisters of St. Francis	Oldenburg
Sisters of the Holy Cross, Loretto Convent	Notre Dame
South Bend Heritage Foundation	South Bend
South Central Community Action Program	Bloomington
South Central Indiana Jobs with Justice	Bloomington
Southeast Neighborhood Development, Inc.	Indianapolis
Southern Indiana Housing Initiative	Jeffersonville
Southern VI Corporation	Westbaden Springs
Switzerland County Community Housing Development Organization	Vevay
Tree of Life Community Development Corporation	Gary
United Auto Workers Local 1111	Indianapolis
United Auto Workers Local 1457	Greensburg
United Auto Workers Local 151	Connersville
United Auto Workers Local 164	Auburn
United Auto Workers Local 183	South Bend
United Auto Workers Local 194	North Liberty
United Auto Workers Local 202	Columbus
United Auto Workers Local 2209	Roanoke
United Auto Workers Local 221	Rochester
United Auto Workers Local 23	Indianapolis
United Auto Workers Local 2347	Corydon
United Auto Workers Local 279	Richmond
United Auto Workers Local 287	Muncie
United Auto Workers Local 292	Kokomo
United Auto Workers Local 295	Elkhart
United Auto Workers Local 305	Fort Wayne
United Auto Workers Local 358	N. Manchester
United Auto Workers Local 364	Elkhart
United Auto Workers Local 371	New Castle
United Auto Workers Local 428	Elkhart

United Auto Workers Local 440	Bedford
United Auto Workers Local 489	Muncie
United Auto Workers Local 494	Union City
United Auto Workers Local 499	Muncie
United Auto Workers Local 5	South Bend
United Auto Workers Local 52	Plymouth
United Auto Workers Local 530	Kingsbury
United Auto Workers Local 531	West Point
United Auto Workers Local 550	Indianapolis
United Auto Workers Local 84	Logansport
United Auto Workers Local 9	South Bend
United Auto Workers Local 98	Indianapolis
United Northeast Community Development Corporation	Indianapolis
United Northwest Area Development Corporation	Indianapolis
United Way Regional Volunteer Center	Valparaiso
Vevay Switzerland County Foundation	Vevay
Vincent House, Inc.	Fort Wayne
Warsaw Community Development Corporation	Warsaw
West Indianapolis Development Corporation	Indianapolis
Western Indiana Community Action Agency, Inc.	Terre Haute
Westside Community Development Corporation	Indianapolis

Iowa

Organization	*City*
1000 Friends of Iowa	Des Moines
Anawim Housing	Des Moines
Beacon of Life Residential Center for Women, Inc.	Des Moines
Catherine McAuley Center for Women	Cedar Rapids
Catholic Charities	Des Moines
Catholic Charities, Diocese of Sioux City	Sioux City
Cedar Valley Friends of the Family	Cedar Valley
Central Iowa Center for Independent Living	Des Moines
Children & Families First	Des Moines
City of Dubuque Housing Commission	Dubuque
Clay County Local Housing Trust Fund	Spencer
Clinton Coalition for the Hearing Impaired	Clinton
Community Foundation of Johnson County	Iowa City
Community Health Care, Inc.	Davenport
Community Housing Development Corporation	Des Moines
Community Housing Investment Corporation	Council Bluffs
Covenant Financial Services	Davenport

Crisis Intervention and Advocacy Center	Adel
Crisis Intervention Service	Mason
Crisis Intervention Services of Mahaska County	Oskaloosa
Deaf Women of Iowa	Des Moines
Des Moines Area Interfaith Hospitality Network	Des Moines
Domestic Abuse Prevention Center	Carroll
Domestic Violence Advocacy Program	Davenport
Domestic Violence Alternatives, Sexual Assault Center	Marshalltown
Domestic Violence Education and Shelter	Shenandoah
Domestic Violence Intervention Program	Iowa City
Family Crisis Center of North Iowa	Algon
Family Crisis Centers of Northwest Iowa	Sioux City
Family Crisis Support Network	Atlantic
Fort Dodge Housing Agency	Fort Dodge
Foundation Z	Cedar Rapids
Fuller Center for Housing of Pottawattamie County	Council Bluffs
Greater Fairfield Area Habitat for Humanity	Fairfield
Greater Iowa City Housing Fellowship	Iowa City
Habitat for Humanity of Marion County	Knoxville
Habitat for Humanity of Warren County	Indianola
Hawkeye Area Community Action Program	Iowa City
Hawthorn Hill	Des Moines
Hawthorn Hill Ministries	Des Moines
HEAT Task Force	Des Moines
Hispanic Community Outreach Program, Catholic Charities	Des Moines
Home Opportunities Made Easy, Inc.	Des Moines
HOME, Inc. of Des Moines	Des Moines
Housing and Community Development Commission	Iowa City
Housing Fund for Linn County	Cedar Rapids
Housing Trust Fund of Johnson County	Iowa City
Human Services Planning Alliance	Des Moines
Humility of Mary Housing, Inc.	Davenport
Information, Referral and Assistance Services	Clinton
Interfaith Housing	Davenport
Iowa Center for AIDS Resources and Education (ICARE)	Iowa City
Iowa City Council	Iowa City
Iowa Coalition Against Domestic Violence	Des Moines
Iowa Commission on the Status of Women	Des Moines
Iowa Falls Area Development Corporation	Iowa Falls
Iowa Homeless Youth Centers	Des Moines
Iowa State University Extension	Ankeny

John Lewis Coffee Shop, Inc.	Davenport
Johnson County Board of Supervisors	Riverside
Johnson County Housing Trust Fund	Iowa City
Johnson County Local Homeless Coordinating Board	Des Moines
Latinas Unidas por un Nuevo Amenecer	Des Moines
Leadership Team, Sisters of Charity of the Blessed Virgin Mary	Dubuque
Linn County Continuum of Care Planning & Policy Council	Cedar Rapids
Linn County Local Homeless Coordinating Board	Cedar Rapids
Loess Hills Solutions	Council Bluffs
MidAmerica Housing Partnership	Cedar Rapids
Mississippi Valley Neighborhood Housing Services	Davenport
Municipal Housing Agency of Council Bluffs	Council Bluffs
NAMI of Dubuque	Dubuque
Neighborhood Finance Corporation	Des Moines
New Visions / MOHM's Place	Council Bluffs
Northeast Iowa Community Action Corporation	Decorah
Northeast Iowa Food Bank	Waterloo
Northeast Iowa Regional Housing Trust Fund	Postville
Opportunity Fund	Coralville
Pax Christi	North Liberty
Peoples Community Health Clinic	Waterloo
Polk County Housing Trust Fund	Des Moines
Quad City Interfaith	Davenport
Rural Housing Institute	Muscatine
Rural Iowa Crisis Center	Creston
Salvation Army, Scott County	Davenport
Scott County Housing Council	Davenport
Shelter House	Iowa City
Sisters of Charity of the Blessed Virgin Mary, Dubuque	Dubuque
Sisters of Mercy Leadership Team	Cedar Rapids
Sisters of St. Francis	Dubuque
Sisters of the Presentation, Dubuque	Dubuque
Southwest Iowa Housing Trust Fund	Atlantic
St. Mary Church	Davenport
St. Paul Transformation Center	Des Moines
State of Iowa, Division of Persons with Disabilities	Des Moines
The Home Connection	Des Moines
Three Rivers Independent Living Center	Sioux City
Tri-State Coalition Against Domestic Sexual Abuse	Keokuk
Turning Point	Pella
United Auto Workers 242	Cedar Rapids

United Auto Workers Local 13	Dubuque
United Auto Workers Local 270	Des Moines
United Auto Workers Local 281	Davenport
United Auto Workers Local 411	Waverly
United Auto Workers Local 442	Webster City
United Auto Workers Local 450	Des Moines
United Auto Workers Local 74	Ottumwa
United Auto Workers Local 94	Dubuque
United Auto Workers Local 997	Newton
USACE	Council Bluffs
Vera French Housing Corporation	Davenport
Willis Dady Emergency Shelter	Grand Rapids
Woodbury County Community Action Agency	Sioux City
Youth and Shelter Services, Inc.	Ames
YWCA Domestic Violence/Sexual Assault Center	Burlington

Kansas

Organization	*City*
Achievement Services for Northeast Kansas, Inc.	Atchison
Adorers of the Blood of Christ, Western Region	Wichita
Advocates to End Chronic Homelessness	Wichita
Agra Housing Authority	Agra
Area Mental Health Center	Dodge City
Beach Center on Disability	Lawrence
Breakthrough House, Inc.	Topeka
CAATForce	Stockton
Catholic Housing of Wyandotte County	Kansas City
Cawker City Housing Authority	Cawker City
Children of the Light Academy, Inc.	Wichita
City Vision Ministries	Kansas City
Coalition on Homeless Concerns	Lawrence
COF Training Services, Inc.	Ottawa
ECKAN, Inc.	Ottawa
El Centro, Inc.	Kansas City
Gaylord Housing Authority	Gaylord
H.O.P.E. Inc.	Wichita
Healthy Homes Network	Kansas City
Hetlinger Developmental Services, Inc.	Emporia
Homestead Affordable Housing, Inc.	Holton
Housing & Credit Counseling, Inc.	Topeka
Housing Opportunities, Inc., Great Bend	Great Bend

Howard Housing Authority	Howard
Kansas Action Network	Stockton
Kansas Coalition Against Sexual and Domestic Violence	Topeka
Kansas Statewide Homeless Coalition	Topeka
Kaw Valley Habitat for Humanity	Kansas City
Lawrence Alliance	Lawrence
Lawrence Coalition for Peace and Justice	Lawrence
Manhattan Habitat for Humanity	Manhattan
Mental Health Association of South Central Kansas	Wichita
Mid-Kansas Community Action Program, Inc.	Eldorado
National Action Network, Kansas Chapter	Stockton
Neighborhood Housing Services of Kansas City	Kansas City
Neighborhood Revitalization Services	Kansas City
NEK-CAP, Inc.	Hiawatha
Nemaha County Training Center	Seneca
New Beginnings, Inc.	Hutchinson
Olathe Housing Authority	Olathe
Sisters of Charity of Leavenworth	Leavenworth
Sisters of St. Joseph of Concordia	Concordia
Southeast Kansas Community Action Program, Inc.	Girard
Tenants to Homeowners	Lawrence
United Auto Workers Local 31	Kansas City
United Community Services of Johnson County	Lenexa
UPC (United Presidents' Council) of Kansas City Kansas Housing Authority	Kansas City
Western Kansas Association on Concerns of the Disabled	Hays
Wichita Indochinese Center	Wichita

Kentucky

Organization	*City*
American Probation and Parol Association	Lexington
Appalachia Service Project of Chavies	Chavies
Appalbank	Boroz
Barren River Area Safe Space, Inc.	Bowling Green
Beattyville Housing and Development Corporation, Inc.	Beattyville
Bell-Whitley Community Action Agency, Inc.	Pineville
Bethany House Abuse Shelter Inc.	Somerset
Boone County Community Action Commission	Florence
Boone County Human Services	Burlington
Brighton Properties	Newport
Catholic Charities of Louisville, Inc.	Louisville
Catholic Conference of Kentucky	Frankfort

Center for Women and Families	Louisville
Central Kentucky Housing and Homeless Initiative	Lexington
Chrysalis House, Inc.	Lexington
Coalition for the Homeless	Louisville
Community Housing, Inc.	Winchester
Community Ventures Corporation	Lexington
Diocese of Covington	Erlanger
Dominican Sisters of Saint Catherine	Springfield
Fairness Campaign	Louisville
Faith Community Housing Advocacy Program	Lexington
Family Life Abuse Shelter	Mt. Vernon
Family Worship Center	Shepherdsville
Federation of Appalachian Housing Enterprises, Inc.	Berea
First Unitarian Church of Louisville	Louisville
Frontier Housing, Inc.	Morehead
Gateway Community Services Organization, Inc.	West Liberty
General Assembly of the Presbyterian Church	Louisville
Grant County Community Action Commission	Covington
Habitat for Humanity - Hopkinsville	Hopkinsville
Habitat for Humanity of Henderson, Kentucky, Inc.	Henderson
Habitat for Humanity of Hopkins County, Inc.	Madisonville
Habitat for Humanity of Madison County, KY	Richmond
Habitat for Humanity of Metro Louisville	Louisville
Harlan Countians for a Healthy Community, Inc.	Harlan
Heartland CARES, Inc.	Paducah
Homeless and Housing Coalition of Kentucky	Frankfort
Housing Authority of Covington	Covington
Interfaith Hospitality Network of Northern Kentucky	Newport
Jewish Community Center of Louisville	Louisville
JustFaith Ministries	Louisville
KDVA (Kentucky Domestic Violence Association)	Frankfort
Kentucky Alliance Against Racist & Political Repression	Louisville
Kentucky Communities Economic Opportunity Council	Barbourville
Kentucky Domestic Violence Association	Frankfort
Kentucky Equal Justice Center	Lexington
Kentucky Habitat for Humanity	Louisville
Kentucky Housing Corporation	Frankfort
Kentucky Jobs With Justice	Louisville
Kentucky Mountain Housing Development Corporation, Inc.	Manchester
Kentucky River Foothills Development Council, Inc.	Richmond
Leslie, Knott, Letcher, Perry Community Action Council, Inc.	Red Fox

Lexington Fair Housing Council	Lexington
Louisville Metro Housing	Lousiville
Louisville Tenants Association	Louisville
Low Income Housing Coalition of East Kentucky	Prestonburg
Matthew 25 AIDS Services	Henderson
McCreary County Communiity Housing Development Corporation	Whitley City
Mental Health Association of Kentucky	Louisville
Merryman House Domestic Crisis Center	Paducah
Metropolitan Housing Coalition	Louisville
Multi-County Clients Council	Louisville
National Council of Jewish Women-Louisville Branch	Louisville
Nazareth Campus Service	Nazareth
North Key Community Care	Covington
Northeast Kentucky Area Development Council, Inc.	Olive Hill
Northern Kentucky Housing and Homeless Coalition	Covington
Paducah Cooperative Ministry	Paducah
Paducah McCracken County Habitat for Humanity	Paducah
Parish Social Ministry Department of Catholic Charities of Louisville, Inc.	Louisville
Partnership Center	Newport
Passport Advantage HMO	Louisville
Pennyroyal Center	Hopkinsville
People's Self-Help Housing, Inc.	Vanceburg
Phoenix Hill Association	Louisville
Pike County Housing Authority	Pikeville
Purchase Area Housing Corporation	Mayfield
Pyramid Professional Resources	Lexington
Religious Communities Against the Death Penalty	Covington
Shelter of Hope	Ashland
Shepherd's Shelter	Shepherdsville
Simon House	Frankfort
Sisters of Charity of Nazareth Congregational Leadership	Nazareth
Sisters of Charity of Nazareth Western Province	Nazareth
Sisters of Charity of Nazareth, Kentucky	Nazareth
Sisters of Divine Providence in Melbourne	Melbourne
Sisters of Loretto	Nerinx
Small Church and Community Ministry	Louisville
Social Responsibility Steering Committee, Church of the Epiphany	Louisville
Society of St. Vincent de Paul, Council of Louisville	Louisville
St. John Center for the Homeless	Louisville
Tyler Park Neighborhood Association	Louisville
United Auto Workers Local 43	Louisville

United Auto Workers Local 523	Calvert City
United Auto Workers Local 862	Louisville
United Methodist Women	Louisville
Volunteers of America - Lexington, Kentucky	Lexington
Volunteers of America, Kentucky	Louisville

Louisiana

Organization	*City*
A. C. Dowden Memorial Shelter	Leesville
Acadiana Outreach Center, Inc.	Lafayette
Acadiana Regional Coalition on Housing and Homelessness	Lafayette
Advocacy Center	Lafayette
Agenda for Children	New Orleans
ARC of Beauregard	DeRidder
ARC of Calcasieu Parish	Lake Charles
ARC of Greater New Orleans	New Orleans
ARC of Louisiana	Baton Rouge
Avoyelles Progress Action Committee	Marksville
Bacatown Community Development Corporation	New Orleans
Bayou Interfaith Shared Community Organizing	Thibodaux
Brookstown Community Development Corporation	Baton Rouge
Caddo Parish School Board	Shreveport
Caleb Community Development Corporation	Baton Rouge
Capitol Park Community Development Corporation	Baton Rouge
Catholic Charities Archdiocese of New Orleans	New Orleans
Catholic Community Services	Baton Rouge
Centerpoint	Shreveport
Churches Supporting Churches	New Orleans
City of New Orleans	New Orleans
Claiborne Webster Rural House of Hope	Shreveport
Community Advancement Inc.	New Orleans
Congregation of the Daughters of the Cross	Shreveport
Covenant House New Orleans	New Orleans
Creole Cottage Coalition	New Orleans
Drop-In Center	New Orleans
East Hodge PHA	Hodge
Family Resources of New Orleans	New Orleans
Faubourg St. Roch Community Development Corporation	New Orleans
Fitness and Praise Youth Development	Destrehan
Florida Parishes Social Science Resource Center	Hammond
Good Work Network	New Orleans

Greater New Orleans Fair Housing Action Center	New Orleans
H.O.P.E. Community Development Corporation	Baton Rouge
Habitat for Humanity Calcasieu Area, Inc.	Lake Charles
Habitat for Humanity of Madison	Tallulah
Habitat for Humanity of Northwest Louisiana	Shreveport
Hope for the Homeless	Shreveport
Hope House of New Orleans	New Orleans
Humanities Community Development Corporation	New Orleans
Jefferson Parish Community Development	Jefferson
Jefferson Parish Human Services Authority	Metairie
Jericho Road Episcopal Housing Initiative	New Orleans
Jerusalem Economic Development Corporation Housing Division Ministry	New Orleans
Jesuits of the New Orleans Province	New Orleans
Louisana Advocacy Coalition for the Homeless	New Orleans
Louisiana Disaster Recovery Foundation	Baton Rouge
Louisiana Homeworks	Baton Rouge
Louisiana Housing Alliance	Baton Rouge
Macon Ridge CDC	Ferriday
Melrose East Community Development Corporation	Baton Rouge
Metropolitan Affordable Housing Council	Natalbany
Mid-City Community Development Corporation	New Orleans
Neighborhood Housing CDC	Donaldsonville
Neighborhood Housing Services of New Orleans	New Orleans
NeighborWorks America	New Orleans
New Life Intracoastal Community Development Corporation	New Orleans
New Orleans Neighborhood Development Collaborative	New Orleans
New Vision Community Development Corporation	New Orleans
Northlake Community Development Corporation	Hammond
Northlake HMIS Data Project	Hammond
Northlake Homeless Coalition	Covington
Oakwood Home for Women	Shreveport
Old South Baton Rouge Community Development Corporation	Baton Rouge
Operation Enduring Independence	Kenner
Ouachita Parish Police Jury	Monroe
Ozanam Inn	New Orleans
Philadelphia Center	Shreveport
Providence House	Shreveport
Renaissance Neighborhood Development, a Subsidiary of Volunteers of America	New Orleans
Responsibility House	Gretna
Scotlandville Community Development Corporation	Baton Rouge
Service Connection	Shreveport

Shreveport Housing Authority	Shreveport
Slidell Housing Authority	Slidell
SMILE Community Action Agency, Inc.	Lafayette
Society of Jesus (Jesuits), New Orleans Province	New Orleans
Southeastern Louisiana Homeless Coalition, Inc.	Lake Charles
Southern Mutual Help Association, Inc.	New Iberia
Step Up, Inc.	Shreveport
Terrebonne Parish Council	Houma
The Well in North Louisiana	Shreveport
Tri-Parish Homeless Coalition	Houma
Tulane/Canal Neighborhood Development Corporation	New Orleans
United Auto Workers Local 2166	Shreveport
Unity For the Homeless - Advocacy Committee	New Orleans
UNITY with Common Ground	New Orleans
Urban Restoration Enhancement Corporation	Baton Rouge
Vernon Community Action Council	Leesville
Volunteers of America, Baton Rouge	Baton Rouge
Volunteers of America, New Orleans	New Orleans
Volunteers of America, Shreveport	Shreveport
Weed and Seed Area Two	Shreveport
Winnsboro Housing Authority	Winnsboro
YWCA of Northwest Louisiana	Shreveport

Maine

Organization	*City*
Alpha One	South Portland
Associated General Contractors - Maine	Augusta
Auburn City Council	Auburn
Auburn Housing Authority	Auburn
Avesta Housing	Portland
Bangor Area Homeless Shelter	Bangor
Bangor Housing Authority	Bangor
Bath Housing Authority	Bath
Biddeford Housing Authority	Biddeford
Bread of Life Ministries	Augusta
Brunswick Housing Authority	Brunswick
Caribou Housing Authority	Caribou
City of Auburn	Auburn
City of Biddeford Health & Welfare	Biddeford
Coastal Enterprises, Inc.	Wiscasset
Community Concepts, Inc.	South Paris

Community Housing of Maine	Portland
Community Living Association	Houlton
Counseling Services, Inc.	Saco
Credere Associates, LLC	Portland
Developers Collaborative	Portland
Dixfield Development Corporation	Rumford
Drummond Woodsum	Portland
EBW Associates	Edgecomb
Esther Residence	Saco
Fair Tide	Kittery
Family Violence Project	Augusta
Fort Fairfield Maine Housing Authority	Fort Fairfield
Frannie Peabody Center	Portland
Freeport Housing Trust	Freeport
Ganneston Construction Corporation	Augusta
Genesis Community Loan Fund	Damariscotta
GTA (Gawron Turgeon Architects)	Scarborough
H.O.M.E., Inc.	Orland
Habitat for Humanity / Bath-Brunswick Area	Topsham
Habitat for Humanity 7 Rivers Maine	Bath
Home, Inc. / CCLT	Orland
Homeless Voices for Justice	Portland
Housing Foundation	Orono
Independence Association, Inc.	Brunswick
Island Institute	Rockland
Islesboro Affordable Property	Islesboro
Kennebec Valley Community Action Program	Waterville
Lewiston Housing Authority	Lewiston
MacDonald Associates, Inc.	Bath
Maine & New Hampshire Housing Investment Fund	Portland
Maine Affordable Housing Coalition	Portland
Maine Affordable Housing Network	Wiscasset
Maine AIDS Alliance	Augusta
Maine Association of Interdependent Neighborhoods	Hallowell
Maine Center for Economic Policy	Augusta
Maine Children's Alliance	Augusta
Maine Community Action Association	Augusta
Maine Conference, United Church of Christ	Yarmouth
Maine Council of Churches	Portland
Maine Equal Justice Partners	Augusta
Maine People's Alliance	Lewiston

Maine People's Resource Center	Portland
Maine Real Estate Managers Association	Portland
MaineHousing	Augusta
MDI & Ellsworth Housing Authorities	Bar Harbor
NCS, Inc. (Northeast Civil Solutions, Inc.)	Scarborough
Northern New England Chapter of the American Planning Association	Cape Elizabeth
OHI	Hermon
Old Town Housing Authority	Old Town
Otis Atwell	South Portland
Penquis Community Action Program, Inc.	Bangor
Penquis Housing, Inc.	Bangor
People's Regional Opportunity Program	Portland
Planning Decisions, Inc.	Hallowell
Portland City Council	Portland
Portland Maine Housing Authority	Portland
Portland Organizing to Win Economic Rights	Portland
Portland Tenants Union	Portland
Portland West, Inc.	Portland
Preble Street Resource Center	Portland
R. C. Management	Carrabassett Valley
Realty Resources Management	Rockport
Rumford Group Homes	Rumford
Sanford Housing Authority	Sanford
Shalom House, Inc.	Portland
Sisters of Mercy Regional Community of Portland	Portland
South Portland Housing Authority	South Portland
Southern Maine Agency on Aging	Scarborough
Sunbury Housing of Maine	Hermon
The Housing Foundation	Orono
The IRC Group	Camden
The Maine Way	Biddeford
The Signal Group	Portland
Total Construction Management	Winterport
United Voice Community Land Trust	Wiscasset
United Way of Greater Portland	Portland
United Way of York County	Kennebunk
Uplift, Inc.	Gardiner
Van Buren Housing Authority	Van Buren
Visible Community	Lewiston
Volunteers of America, Northern New England	Brunswick
Waldo County Committee for Social Action	Belfast

Waterman Development	Yarmouth
Waterville Housing Authority	Waterville
Westbrook Housing	Westbrook
York County Shelter Programs, Inc.	Alfred
York Housing Authority	York
Youth Alternatives Ingraham	South Portland

Maryland

Organization	*City*
Affordable Housing Needs	Silver Spring
African American Environmentalist Association	Fort Washington
AIDS Interfaith Residential Services	Baltimore
Am Kolel Judaic Renewal and Resource Center	Beallsville
ARC of Anne Arundel County	Annapolis
ARC of Southern Maryland	Prince Frederick
Association for the Study and Development of Community	Gaithersburg
Baltimore Health Care for the Homeless	Baltimore
Baltimore Jewish Council	Baltimore
Bethesda Cares, Inc.	Bethesda
Canton Square Homeowners Association	Baltimore
Caroline Center	Baltimore
Center for Poverty Solutions	Baltimore
Central Atlantic Conference, United Church of Christ	Baltimore
Chesapeake Community Advisors, Inc.	Baltimore
Child Support Advocacy Group, LLC	Camp Springs
Church on the Hill	Capitol Heights
Citizens Planning and Housing Association	Baltimore
City of Greenbelt	Greenbelt
Cliftara Community Development Consultants	Edgewater
Coalition to End Childhood Lead Poisoning	Baltimore
Community Action Council of Howard County, Inc.	Columbia
Community Housing Associates	Baltimore
Community Ministries of Rockville	Rockville
Community Ministry of Montgomery County	Rockville
Communnity Assitance Network	Dundalk
Comprehensive Housing Assistance, Inc.	Baltimore
Conference of Major Superiors of Men's Institutes	Silver Spring
Cumberland Neighborhood Housing Services, Inc.	Cumberland
Daughters of Charity	Emmitsburg
Development Corporation of Northwest Baltimore	Baltimore
Development Training Institute	Baltimore

Diakonia, Inc.	Ocean City
Franciscan Center	Baltimore
Garrett County Community Action Committee, Inc.	Oakland
Habitat America	Laurel
Habitat for Humanity of Sandtown	Baltimore
Happy Helpers for the Homeless	Glen Burnie
Health Care for the Homeless, Inc.	Baltimore
Homeless Persons Representation Project	Baltimore
Homes For America, Inc.	Annapolis
Housing Opportunities Commission of Montgomery County	Kensington
Housing Options and Planning Enterprises, Inc.	Oxon Hill
Improving Kids' Environment	Silver Spring
Innovative Housing Institute	Baltimore
Interfaith Coalition for Affordable Housing	Columbia
Interfaith Housing Alliance	Frederick
Interfaith Housing Delmarva	Denton
Kamlyn	Baltimore
Leadership Conference of Women Religious	Silver Spring
League of Women Voters of Baltimore City	Baltimore
League of Women Voters of Baltimore County	Baltimore
League of Women Voters of Maryland	Annapolis
Loyola College Campus Ministry	Baltimore
Loyola College J.U.S.T.I.C.E. Club	Baltimore
Loyola College Student Government Association	Baltimore
Lutheran Office on Public Policy, Maryland	Annapolis
Lutheran Services in America	Baltimore
LWVBC (League of Women Voters of Baltimore)	Baltimore
Making Choices for Independent Living, Inc.	Baltimore
Management and Community Organization Committee	Baltimore
Marianist	Baltimore
Maryland Affordable Housing Coalition	Annapolis
Maryland Developmental Disabilities Council	Baltimore
Maryland Disability Law Center	Baltimore
Maryland Public Interest Research Group (PIRG)	Chevy Chase
Maryland State Association of United Ways	Baltimore
Maryland Statewide Resident Coalition	Baltimore
Mechanical Contractors Association of America, Inc.	Rockville
Meeting Ground	Elkton
Montgomery College Adult ESL /GED Program	Laurel
Montgomery County Coalition for the Homeless	Rockville
Montgomery Housing Partnership	Wheaton

Murphy Initiative for Justice and Peace	Baltimore
NAMI of Hartford County	Kingsville
National Student Partnerships - Baltimore	Baltimore
Neighborhood Housing Services of Baltimore	Baltimore
Neighborhood Solutions, LLC	Arnold
Oblate Sisters of Providence	Baltimore
Our Daily Bread	Baltimore
Out for Justice	Baltimore
PeterCares House	Greenbelt
Pleasant View Resident Council	Baltimore
Poetica 21	Gaithersburg
Potomac Association of Housing Cooperatives	Baltimore
Project PLASE	Baltimore
Public Justice Center	Baltimore
Renters United for Change in MD	Baltimore
Rockville City Council	Rockville
Saint Ambrose Housing Aid Center	Baltimore
Silver Spring Interfaith Housing Coalition	Silver Spring
Sisters of Mercy of Baltimore	Baltimore
Sisters of Mercy of the Americas, Silver Spring	Silver Spring
Sisters of St. Joseph	Hillcrest Heights
Society of Jesus (Jesuits), Maryland Province	Baltimore
Somerset Development Company	Chevy Chase
Southern Maryland Tri-County Community Action Committee, Inc.	Hughesville
Southwest Visions, Inc.	Baltimore
St. Charles Borromeo Church	Pikesville
St. Francis of Assisi Parish	Derwood
St. Joseph Catholic Community of Sykesville, Maryland	Sykesville
Struever Brothers, Eccles, and Rouse, Inc.	Baltimore
Terrace's Tenant Organization	Baltimore
The Kadeash Randolph Foundation	Derwood
The Severn Companies	Annapolis
Tri-Churches Housing, Inc.	Baltimore
Unitarian Universalist Affordable Housing Corporation	Silver Spring
Unitarian Universalist Church of Rockville	Rockville
United Auto Workers Local 171	Hagerstown
United Auto Workers Local 239	Baltimore
United Auto Workers Local 354	Salisbury
United Auto Workers Local 66	Baltimore
United Ministries, Inc.	Baltimore
United Spinal Association	Silver Spring

Victory Housing, Inc.	Bethesda
Washington County Community Action Council, Inc.	Hagerstown
WATER	Silver Spring
Wurzbacher and Associates	Takoma Park
Xaverian Brothers	Baltimore

Massachusetts

Organization	*City*
Action for Boston Community Development, Inc.	Boston
Acton Housing Authority	Acton
AIDS Housing Corporation	Boston
Alliance of Cambridge Tenants	Cambridge
Alliance to Develop Power	Springfield
Allston Brighton Community Development Corporation	Allston
Alpha Kappa Alpha Sorority, Psi Omega Chapter	Shrewsbury
Aquinnah Wampanoag Tribal Housing Authority	Aquinnah
ARC of Charles River	Needham
ARC of Greater New Bedford	New Bedford
ARC of Massachusetts	Waltham
Asian Community Development Corporation	Boston
Association of Haitian Women in Boston	Dorchester
Barnstable County HOME Consortium	Barnstable
Bay Cove Human Services, Inc.	Boston
Bedford Housing Trust	Concord
Berkshire County Regional Housing Authority	Pittsfield
Boston Childhood Lead Poisoning Prevention Program	Boston
Boston Health Care for the Homeless Program	Boston
Boston Housing Authority	Boston
Boston Tenant Coalition	Boston
Boston Urban Asthma Coalition	Dorchester
Caleb Foundation	Swampscott
Cambridge & Somerville Legal Services Office	Cambridge
Cambridge Economic Opportunity Committee, Inc.	Cambridge
Cambridge Expiring Use Tenants Committee	Cambridge
Cambridge Housing Authority	Cambridge
Cambridge Neighborhood Apartment Housing Services	Cambridge
CAN-DO	West Newton
Cape Cod Commission	Barnstable
Carrasco Business Services	Lawrence
Catholic Social Services of Fall River	Fall River
Center Club	Boston

Center for Human Development	Amherst
Center for Social Policy, University of Massachusetts	Boston
Central Massachusetts Housing Alliance, Inc.	Worcester
Chelsea Neighborhood Housing Services	Chelsea
Children's HealthWatch	Boston
Circle Graphics	Hingham
Citizens for Adequate Housing, Inc.	Peabody
Citizens Housing and Planning Association	Boston
City Life / Vida Urbana	Jamaica Plain
City of Newton	Newton Center
City of Somerville	Somerville
City of Springfield	Springfield
Coalition for a Better Acre	Lowell
Coalition for Social Justice	Fall River
Coastal Homebuyer Program	Newburyport
Coastal Homebuyer Programs, LLC	Newburyport
Common Ground	Lowell
Commonwealth Tenants Association	Brighton
Community Action Agency of Somerville, Inc.	Somerville
Community Action for Better Housing	Fall River
Community Aid Committee, Church of St. Andrew	Marblehead
Community Development Partnership	Eastham
Community Health Link	Worcester
Community Service Network, Inc.	Stoneham
Community Teamwork, Inc.	Lowell
Council of Churches of Greater Springfield	Springfield
Crossroads Family Shelter	East Boston
Dietz & Co. Architects, Inc.	Springfield
East Coast Affordable Housing	Lynn
Education & Resources Group, Inc.	Boston
Eliot CHS, Inc.	Worcester
Emmaus, Inc.	Haverhill
Environmental Careers Organization	Boston
Episcopal Church of The Epiphany	Wilbraham
Episcopal City Mission	Boston
Esther Sanger Center for Compassion	Granby
Fair Housing Center of Greater Boston	Boston
Fall River Affordable Housing Corporation	Fall River
Falmouth Housing Trust	Falmouth
First Universalist Church of Salem	Salem
Franklin County Housing and Redevelopment Authority	Turners Falls

Friends of Hampshire County Homeless Individuals, Inc.	Florence
Friends of Orleans Affordable Homes	Orleans
Good Works Consulting	Sharon
Gray Panthers of Greater Boston	Cambridge
Greater Lawrence Community Action Council, Inc.	Lawrence
HAP, Inc.	Springfield
Harvard Legal Aid Bureau	Cambridge
Haverhill Housing Partnership	Haverhill
Health Care for the Homeless	Springfield
Heaven In View Ministry, Inc.	Springfield
Homeowners Rehab, Inc.	Cambridge
Homes for Families	Boston
Homestart, Inc.	Boston
Independent Living Center of the North Shore and Cape Ann, Inc.	Salem
Interfaith Hospitality Network of Greater Worcester	Worcester
Interior Resources of New England	Princeton
Jamaica Plain Neighborhood Development Corporation	Boston
Jewish Community Housing for the Elderly	Brighton
Jewish Community Relations Council of Greater Boston	Boston
Just A Start Corporation	Cambridge
Lawyers Clearinghouse	Boston
Lower Cape Cod Community Development Corporation	Cape Cod
Lynn Housing Authority & Neighborhood Development	Lynn
Lynn Housing Authority and Neighborhood Development	Lynn
MA Chapter NAHRO, Inc.	Boston
MAB Community Services, Inc.	Wellesley
Maloney Properties, Inc.	Wellesley
Mass Alliance of HUD Tenants	Boston
Mass Union of Public Housing Tenants	Dorchester
Massachusetts Affordable Housing Alliance	Dorchester
Massachusetts Association for Community Action (MASSCAP)	Boston
Massachusetts Association of Community Development Corporations	Boston
Massachusetts Coalition for the Homeless	Lynn
Massachusetts Department of Mental Retardation, North Shore Area	Beverly
Massachusetts Housing and Shelter Alliance	Boston
Massachusetts Housing Partnership	Boston
Massachusetts Law Reform Institute	Boston
Massachusetts Nonprofit Housing Association	Boston
Mercy Medical Center - Department of Community Health	Springfield
Methuen Housing Authority	Methuen
Metropolitan Boston Housing Partnership, Inc.	Boston

Metrowest Interfaith Hospitality Network	Natick
NAMI - Duxbury	Duxbury
National Organization for Women of Massachusetts	Boston
National Student Partnerships - Cambridge	Cambridge
Neighborhood Housing of the South Shore	Quincy
Neighborhood of Affordable Housing	East Boston
Newton Community Service Centers, Inc.	West Newton
North Shore Community Action Programs, Inc.	Peabody
North Shore Housing Trust, Inc.	Newburyport
Northampton Housing Partnership	Northampton
Nuestra Community Development Corporation	Roxbury
Nurses for a National Health Program	Jamaica Plain
Oak Hill Community Development Corporation	Worchester
One Family Campaign	Boston
Open Pantry Community Services, Incorporated	Springfield
Pampered Soles Reflexology	Athol
Pine Street Inn	Boston
Pioneer Cooperative of Franklin County	Greenfield
Planning Office for Urban Affairs	Boston
Project Hope	Dorchester
Rainbow Solutions	Medford
Recapitalization Advisors, Inc.	Boston
Reflexology For Health	East Hampton
Resident Advisory Board	Lincoln
Roofless Women	Framingham
Rural Development, Inc.	Turners Falls
Samaritan Inn Shelter	Westfield
Shelburne Housing Authority	Turners Falls
Sisters of St. Anne	Marlborough
Society of Jesus of New England	Watertown
Solutions at Work	Cambridge
Somerville Community Corporation	Somerville
Somerville Homeless Coalition	Somerville
Somerville Mental Health Association	Somerville
South Shore Housing	Kingston
Springfield School Volunteers, Inc.	Springfield
St. Joseph the Worker Shrine, Oblate Social Justice Office	Lowell
Strategic Capital Management Corp.	Brookline
The Caleb Foundation	Swampscott
The Foundation for Justice and Charity	Granby
The Peer Support Initiative / Peer Educators Project	Boston

Town of Falmouth, Human Services Committee	Falmouth
Tri-City Family Housing	Malden
Unitarian Universalist Association	Boston
United Auto Workers Local 168	New Bedford
United Auto Workers Local 2324	Boston
United Auto Workers Local 422	Framingham
United Auto Workers Local 470	Avon
United Methodist Church New England Conference	Lawrence
United Way of Greater Attleboro/Taunton	Attleboro
United Way of Massachusetts Bay	Boston
Uniting Citizens for Affordable Housing in Newton	West Newton
Urban Edge Housing Corporation	Roxbury
Valley Opportunity Council, Inc.	Holyoke
Veterans Transition House	New Bedford
Victory Programs, Inc.	Boston
Washington/Beech Tenant Association, Inc.	Roslindale
Wellspring House	Gloucester
Western MA Network to End Homelessness	Florence
Women's Institute for Housing and Economic Development	Boston
Worcester County Ecumenical Council	Worcester
YWCA of Greater Lawrence	Lawrence

Michigan

Organization	*City*
ACSET	Grand Rapids
Adrian Dominicans Sisters	Adrian
Advantage Health Centers	Detroit
AFSCME Employees Local 1518 Chapter 5	Port Huron
Alger Marquette Community Action Board	Marquette
All Saints Housing, Inc.	Detroit
Altrusa Teen SHARE	Coldwater
Americorps	Grandville
Angels' Place	Southfield
Ann Arbor Housing Commission	Ann Arbor
Ann Arbor Housing Commission Resident Advisory Board	Ann Arbor
Antrim County Habitat for Humanity	Mancelona
ARC of Livingston	Howell
ARC of Michigan	Lansing
ARC of St. Cloud	Port Huron
Arc Services, A Division of SURC Industries, Inc.	Saginaw
Archdiocese of Detroit	Detroit

Bagley Housing Association	Detroit
Bay Area Women's Center	Bay City
Bay de Noc Habitat for Humanity	Escanaba
Bessemer Housing Commission	Bessemer
Blake-Aaron Management	Southfield
Blue Water Developmental Housing	Marysville
Blue Water Habitat for Humanity, Inc.	Port Huron
Boyne City Housing Commission	Boyne City
Braddock Community Development Corporation	Detroit
Cass Corridor Neighborhood Development Corporation	Detroit
Catholic Social Services of Lansing, St. Vincent Home, Inc.	Lansing
CEDAM: The Community Economic Development Association of Michigan	Lansing
Center for Civil Justice	Saginaw
Central Detroit Christian Community Development Corporation	Detroit
Charlevoix Emmet Housing Coalition	Walloon Lake
Chippewa-Luce-Mackinac Community Action Human Resource Authority, Inc.	Sault Ste. Marie
Church of the Messiah Housing Corporation	Detroit
City of Lansing Human Relations and Community Services Department	Lansing
Community Action Agency of St. Clair County	Port. Huron
Community Capital Development Corporation	Flint
Community Development Advocates of Detroit	Detroit
Community Economic Development Association of Michigan	Lansing
Community Housing Initiative	Buchanan
Community Housing Network	Troy
Community Services Community Development Corporation	Detroit
Community Urban Transition, Ltd.	Detroit
Cooperative Services, Inc.	Warren
Corktown Consumer Housing Cooperative, Inc.	Detroit
Corporation for Supportive Housing - Michigan Office	Brighton
CSI Support & Development Services	Warren
Detroit Catholic Pastoral Alliance	Detroit
Detroit Health Care for the Homeless	Detroit
Development Incentives & Consulting, LLC	Detroit
Diocese of Kalamazoo	Kalamazoo
Disability Advocates of Kent County	Grand Rapids
Disability Network	Haslett
Disability Network of Southwest Michigan	Kalamazoo
Dominican Sisters	Grand Rapids
Downriver Community Services	Algonac
Dwelling Place of Grand Rapids, Inc.	Grand Rapids
Eastside Emergency Operational Center	Detroit

Edison Neighborhood Association	Kalamazoo
Eight CAP, Inc.	Greenville
Emmanuel Community House	Detroit
Episcopal Diocese of Michigan, Detroit	Detroit
Fair Housing Center of Metropolitan Detroit	Detroit
Finally United	Pontiac
Freedom Builders Missions	Traverse City
Friends of Welfare Rights	Ann Arbor
Genesis Non-Profit Housing Corporation	Grand Rapids
Gogebic-Ontonagon Community Action Agency	Ironwood
Grand Rapids Area Center for Ecumenism	Grand Rapids
Grand Rapids Area Coalition to End Homelessness	Grand Rapids
Grand Rapids Area Housing Continuum of Care	Grand Rapids
Grand Traverse Area Community Living Management Corp.	Traverse City
Grandmont Rosedale Development Corporation	Detroit
Gray Panthers of Metro Detroit	Oak Park
Great Lakes Church of Christ	Southfield
Guiding Light Mission	Grand Rapids
Habitat for Humanity of Kent County	Grand Rapids
Habitat for Humanity of Oakland County	Pontiac
Habitat for Humanity of Roscommon County	Prudenville
Habitat for Humanityof Antrim County	Elk Rapids
Hancock Housing Foundation	Hancock
Harriet Tubman Center	Detroit
Hillsdale County Human Services Network	Hillsdale
HOPE Consumer Group	Lansing
Housing Resources Inc. of Kalamazoo County	Kalamazoo
Hubbard Richard Citizens District Council	Detroit
Human Development Commission	Caro
Ingham County Housing Commission	Okemos
Inner City Christian Federation	Grand Rapids
Iron County Housing Commission	Crystal Falls
ISAAC-Interfaith Strategy	Kalamazoo
Islandview Village Development Corporation	Detroit
Jackson Affordable Housing Corporation	Jackson
Jefferson Avenue Housing Development Corporation	Detroit
Jewish Senior Life of Metropolitan Detroit	West Bloomfield Townsl
Kalamazoo Northside Non-Profit Housing Corporation	Kalamazoo
Kalamazoo Valley Habitat for Humanity	Kalamazoo
Listening Ear Crisis Center	Mt. Pleasant
Living Ways, Inc.	Kalamazoo

LTDS Investments	Bloomfield Hills
Lyman Neighborhood Development Association	Redford Township
Macomb County Community Services Agency	Clinton Township
Mercy Housing Michigan	Detroit
Messiah Housing Corporation	Detroit
Mexicantown Commercial Development Agency	Detroit
Michigan Alliance of Cooperatives	Blanchard
Michigan Coalition Against Homelessness	Lansing
Michigan Disability Rights Coalition	East Lansing
Michigan Housing Trust Fund	Lansing
Michigan Legal Services	Detroit
Michigan Neighborhood Partnership	Detroit
Michigan Organizing Project	Kalamazoo
Michigan Paralyzed Veterans of America	Novi
Michigan State Housing Development Authority	Lansing
Ministry with Community	Kalamazoo
Monroe County Opportunity Program	Monroe
NAMI of Genesee County	Flint
NAMI of Michigan	Lansing
Nasiarc Inc.	Southfield
Neighborhood Renewal Services of Saginaw, Inc.	Saginaw
Neighborhood Service Organization	Detroit
Neighborhoods, Inc. of Battle Creek	Battle Creek
New Hope Non-Profit Housing Corporation	Detroit
New Horizons Direction Center	Saginaw
New Visions for Detroit, Inc.	Detroit
North Star Community Development Corporation	Detroit
Northwest Detroit Neighborhood Development, Inc.	Detroit
NorthWest Initiative	Lansing
Nursing Clinic of Battle Creek	Battle Creek
Oakland Livingston Human Service Agency	Pontiac
Open Door and Next Door Shelters	Kalamazoo
Operation Get Down	Detroit
Ottawa County Community Action Agency	Holland
Paw Paw Housing Commission	Paw Paw
People's Progressive Network of Washtenaw County	Ann Arbor
Pontiac Housing Commission	Pontiac
Port Huron Housing Commission	Port Huron
Portage Community Outreach Center	Portage
Prevailing Community Development Corporation	Detroit
Residential Opportunities, Inc.	Kalamazoo

Revive-A-Life, Corporation	Detroit
Sacred Heart/St. Elizabeth Community Development Corporation	Detroit
Safe Haven Community Outreach Ministry	Southfield
Safe Haven/SSMHC	Sault Ste Marie
Safe Horizons	Port Huron
Saginaw County Community Mental Health Authority	Saginaw
Sarge & Company	Grand Blanc
Sisters of Mary Reparatrix	Riverview
Sisters of Mercy - Detroit	Detroit
Sisters of Mercy - Grosse Pointe Woods	Grosse Pointe Woods
Sisters of Mercy of the Americas, Regional Community of Detroit	Farmington Hills
Sisters Servants of the Immaculate Heart of Mary	Monroe
Sisters, Home Visitors of Mary	Detroit
Sisters, Servants of the Immaculate Heart of Mary	Monroe
Social Work Institute for Community Life	Ann Arbor
Society of Jesus (Jesuits), Detroit Provence	Detroit
Souls for Christ Deliverance Center	Detroit
Southern Michigan Rural Community Assistance Program	Hillsdale
Southwest Alliance for Neighborhood	Detroit
Southwest Detroit Business Association	Detroit
Southwest Housing Solutions	Detroit
Springhill Housing Corporation	Troy
St. Christine Christian Service	Farmington Hills
St. Ignatius Nonprofit Housing Corporation	Detroit
Sugar Law Center for Economic and Social Justice	Detroit
Sunrise Mentorship Ministries	Grand Rapids
Temple B'nai Israel	Petoskey
The Disability Network	Flint
Thea Bowman Community Health Centers	Detroit
Training and Treatment Innovations Incorporated	Oxford
U SNAP BAC	Detroit
Underground Railroad, Inc.	Saginaw
United Auto Workers Local 1	Watervliet
United Auto Workers Local 113	Muskegon
United Auto Workers Local 1292	Grand Blanc
United Auto Workers Local 135	Grand Rapids
United Auto Workers Local 137	Greenville
United Auto Workers Local 138	Hastings
United Auto Workers Local 140	Warren
United Auto Workers Local 147	Flowerville
United Auto Workers Local 155	Detroit

United Auto Workers Local 157	Inkster
United Auto Workers Local 159	Grand Rapids
United Auto Workers Local 160	Warren
United Auto Workers Local 163	Detroit
United Auto Workers Local 167	Wyoming
United Auto Workers Local 174	Detroit
United Auto Workers Local 182	Livonia
United Auto Workers Local 19	Grand Rapids
United Auto Workers Local 1979	Detroit
United Auto Workers Local 203	Detroit
United Auto Workers Local 2093	Three Rivers
United Auto Workers Local 21	Traverse City
United Auto Workers Local 210	Marshall
United Auto Workers Local 212	Detroit
United Auto Workers Local 213	Marlette
United Auto Workers Local 22	Detroit
United Auto Workers Local 227	Detroit
United Auto Workers Local 228	Utica
United Auto Workers Local 2280	Sterling
United Auto Workers Local 2403	Traverse City
United Auto Workers Local 245	Dearborn
United Auto Workers Local 246	Detroit
United Auto Workers Local 247	Sterling Heights
United Auto Workers Local 262	Hamtramck
United Auto Workers Local 284	Holland
United Auto Workers Local 306	Detroit
United Auto Workers Local 308	Greenville
United Auto Workers Local 314	Sterling Heights
United Auto Workers Local 318	Alpena
United Auto Workers Local 326	Flint
United Auto Workers Local 327	Jackson
United Auto Workers Local 328	Escanaba
United Auto Workers Local 330	Grand Rapids
United Auto Workers Local 334	Blissfield
United Auto Workers Local 36	Wixom
United Auto Workers Local 362	Bay City
United Auto Workers Local 369	Detroit
United Auto Workers Local 372	Trenton
United Auto Workers Local 375	Port Huron
United Auto Workers Local 38	Ann Arbor
United Auto Workers Local 382	Sturgis

United Auto Workers Local 383	Benton Harbor
United Auto Workers Local 387	Flat Rock
United Auto Workers Local 388	Gaylord
United Auto Workers Local 389	Big Rapids
United Auto Workers Local 391	Racine
United Auto Workers Local 4	Belding
United Auto Workers Local 400	Highland Park
United Auto Workers Local 412	Detroit
United Auto Workers Local 413	Menominee
United Auto Workers Local 417	Troy
United Auto Workers Local 437	Chelsea
United Auto Workers Local 44	Port Huron
United Auto Workers Local 455	Saginaw
United Auto Workers Local 467	Saginaw
United Auto Workers Local 474	Albion
United Auto Workers Local 475	Jackson
United Auto Workers Local 488	Kalamazoo
United Auto Workers Local 495	Jackson
United Auto Workers Local 496	Bay City
United Auto Workers Local 503	Mendon
United Auto Workers Local 504	Jackson
United Auto Workers Local 51	Centerline
United Auto Workers Local 524	Fenton
United Auto Workers Local 537	Saginaw
United Auto Workers Local 539	Muskegon
United Auto Workers Local 540	Pontiac
United Auto Workers Local 566	Menominee
United Auto Workers Local 572	Detroit
United Auto Workers Local 594	Pontiac
United Auto Workers Local 598	Flint
United Auto Workers Local 599	Flint
United Auto Workers Local 602	Lansing
United Auto Workers Local 62	Jackson
United Auto Workers Local 651	Flint
United Auto Workers Local 659	Flint
United Auto Workers Local 66	Alma
United Auto Workers Local 699	Saginaw
United Auto Workers Local 7	Detroit
United Auto Workers Local 735	Romulus
United Auto Workers Local 78	Detroit
United Auto Workers Local 8	Sparta

United Auto Workers Local 845	Canton
United Auto Workers Local 869	Warren
United Auto Workers Local 892	Saline
United Auto Workers Local 898	Rawsonville
United Auto Workers Local 900	Wayne
United Auto Workers Local 909	Warren
United Cerebral Palsy of Michigan	East Lansing
U-SNAP-BAC	Detroit
Vanguard Community Development Corporation	Detroit
Venture, Inc.	Pontiac
Vision Detroit	Detroit
Volunteers of America, Michigan	Lansing
Volunteers of America, Michigan	Southfield
Wakefield Housing Commission	Wakefield
Washtenaw County	Ann Arbor
Washtenaw Housing Alliance	Ann Arbor
Wayne Metropolitan Community Action Agency	Wyandotte
We Care Non-Profit Housing Corporation	Detroit
West Detroit Inter-Faith Community Organization	Detroit
Young Detroit Builders	Detroit

Minnesota

Organization	*City*
Aeon	Minneapolis
Affordable Housing Coalition of Dakota County	West Saint Paul
American Indian Community Development Corporation	Minneapolis
Anoka County Affordable Housing Coalition	Spring Lake Park
ARC of Minnesota	St. Paul
Arrowhead Community Economic Assistance Corporation	Mount Iron
Atrium Resident Organization	Minneapolis
Battered Women's Legal Advocacy Project	Minneapolis
Benedictine Sisters of Duluth, Minnesota	Duluth
Bi-County Community Action Project, Inc.	Bemidji
Catholic Diocese of Crookston	Crookston
Celestial Synergy, LLC	St. Anthony
Center of Human Environment	Mahnomen
Churches United in Ministry	Duluth
City of Buffalo, Minnesota	Buffalo
CLEARCorps USA	St. Paul
CommonBond Communities	Saint Paul
Community Action Duluth	Duluth

Community Action for Suburban Hennepin	Hopkins
Community Apartment Program	Edwina
Community Home Ownership, Inc.	Columbia Heights
Community Neighborhood Housing Services	St. Paul
Concrete Energy Homes	Minneapolis
Corporation for Supportive Housing, Minneapolis	Minneapolis
Dakota County Continuum of Care Committee	West Saint Paul
Dayton's Bluff Neighborhood Housing Services	St. Paul
Domestic Abuse Intervention Programs	Duluth
Domestic Abuse Project	Minneapolis
Duluth Housing & Redevelopment Authority	Duluth
Duluth Local Initiatives Support Corporation	Duluth
East Metro Women's Council	White Bear Lake
Elim Transitional Housing, Inc.	Minneapolis
Emerson Chalet Tenants Association	Brooklyn Center
Fair Housing Outreach	St. Paul
Families Moving Forward	Minneapolis
Family Homeless Prevention Project Advisory Committee of Dakota County	West Saint Paul
Family Housing Fund	Minneapolis
Financial Rehabilitation, Inc.	Minneapolis
First Lutheran Church of Duluth	Duluth
Forest Park II Tenants Association	Forest Lake
Franciscan Sisters of Little Falls	Little Falls
Franklin Tower Resident Council	Minneapolis
Glen Avon Presbyterian Church	Duluth
Gloria Dei Lutheran Church	Duluth
Greater Minneapolis Day Care Association	Minneapolis
Greater Minnesota Housing Fund	St. Paul
Guardian Angels Senior Housing	Elk River
Hennepin County	Minneapolis
HOME Line	Minneapolis
Home Ownership Center	Saint Paul
Housing Access Center	Duluth
Housing and Redevelopment Authority of Virginia, Minnesota	Virginia
Housing Coalition of the St. Cloud Area	St. Cloud
Housing for ALL	Maple Grove
Housing Link	Minneapolis
Housing Preservation Project	St. Paul
Houston County Women's Resources	Hokah
Human Services Incorporated	Oakdale
Integrated Community Solutions, Inc.	Fridley

Intercongregation Communities Association	Hopkins
Inter-County Community Council	Oklee
Interfaith Hospitality Network of Greater Rochester	Rochester
International Self-reliance Agency for Women, Inc.	Minneapolis
Island View Resort	Spring Lake
Jewish Community Action	St. Paul
Jewish Community Relations Council of Minnesota and the Dakotas	Minneapolis
J-LINCH, Inc. (Jobs and Low Income Housing Incorporated)	Minneapolis
Jobs and Affordable Housing Campaign	Minneapolis
Lakes and Pines Community Action Council, Inc.	Mora
Laura Baker Services Association	Northfield
Lutheran Church of the Good Shepherd	Duluth
Lutheran Coalition for Public Policy in Minnesota	Saint Paul
Lutheran Social Services of Minnesota	Minneapolis
Lyndale Neighborhood Development Corporation	Minneapolis
Metropolitan Interfaith Council on Affordable Housing	Minneapolis
MICAH	Minneapolis
Midwest Minnesota Community Development Corporation	Detroit Lakes
Minneapolis City Council	Minneapolis
Minneapolis Consortium of Community Developers	Minneapolis
Minneapolis Day Care Association	Minneapolis
Minneapolis Highrise Representative Council	Minneapolis
Minnesota AIDS Project	Minneapolis
Minnesota Assistance Council for Veterans	Saint Paul
Minnesota Coalition for the Homeless	Minneapolis
Minnesota Coalition for the Homeless	St. Paul
Minnesota Housing Partnership	St. Paul
Minnesota Housing Resources, Inc.	St. Paul
Minnesota Senior Federation	St. Paul
Minnesota Tenants Alliance	St. Louis Park
Mobility	Mountain Iron
National Urban Indian Development Corporation	Minneapolis
Neighborhood Housing Services of Duluth	Duluth
New Foundations	St. Paul
NewLife Homes	Albuquerque
No Place Like Home Communities	Plymouth
North End Area Revitalization, Inc. (NEAR)	St. Paul
Northeast Entrepreneur Fund	Virginia
Northeast Metropolitan Coalition for Affordable Housing	White Bear
Northern Communities Land Trust	Duluth
Nucleus	Coon Rapids

Opportunity Services	Red Wing
Our Savior's Housing	Minneapolis
Park Cooperative Apartments	Minneapolis
Park Plaza Resident Union	Minneapolis
Partners for Affordable Housing	Mankato
Pax Christi Northwest Minnesota	Crookston
Peace United Church of Christ	Duluth
Person to Person	Minneapolis
Project 504	Minneapolis
Project for Pride in Living, Inc.	Minneapolis
Ramsey County Community Human Services	Minneapolis
Residents for Affordable Housing	Minneapolis
Restart, Inc.	Minneapolis
Rise, Inc.	Spring Lake Park
RS Eden Womens Program	Minneapolis
Salvation Army Harbor Light	Minneapolis
School Sisters of Notre Dame	Mankato
Scott Carver Continuum of Care	Shakopee
Selby Area Community Development Corporation	St. Paul
Semcac Community Action Agency	Rushford
Simpson Housing Services	Minneapolis
Sisters of Saint Benedict - Crookston, MN	Crookston
Sisters of the Good Shepherd	St. Paul
Sojourner	Prior Lake
South Metro Human Services	St. Paul
Southside Services	Minneapolis
Southwest Minnesota Housing Partnership	Slayton
Spectrum Community Mental Health	Minneapolis
St. Frances Cabrini Social Justice Committee	St. Paul
St. Joseph the Worker Church	Maple Grove
St. Paul Area Council of Churches	St. Paul
St. Paul Tenants Union	St. Paul
St. Scholastica Monastery	Duluth
St. Stephen's Housing	Minneapolis
Students Organized for Change	Sauk Rapids
The Minnesota Senate	Minneapolis
The Sapphire Four Inc.	Apple Valley
Theresa House	Mankato
Theresa Living Center	St. Paul
Three Rivers Community Action, Inc.	Zumbrota
Tri-Valley Opportunity Council, Inc.	Crookston

Twin Cities Community Voice Mail	St. Paul
Unitarian Universalist Affordable Housing Partners	Minneapolis
Unitarian Universalist Social Justice Alliance	Bloomington
United Auto Workers Local 125	Minneapolis
United Auto Workers Local 349	Hibbing
Urban Coalition	St. Paul
Urban Ventures Leadership Foundation	Minneapolis
Victim Services	Rochester
Viking Real Estate	St. Paul
West 7th/Fort Road Federation	Saint Paul
West Bank Community Development Corporation	Minneapolis
White Earth Investment Initiative	Ogema
Wisconsin Public Interest Research Group (PIRG)	Shakopee
Women's Transitional Housing	Duluth
YWCA of Minneapolis	Minneapolis
YWCA of St. Paul	St. Paul

Mississippi

Organization	*City*
AIDS Services Coalition	Hattiesburg
AJFC Community Action Agency, Inc.	Natchez
ARC of Forrest County	Hattiesburg
Back Bay Mission	Biloxi
Biloxi Housing Authority	Biloxi
Bolivar County Community Action Agency, Inc.	Cleveland
Catholic Charities of Jackson	Jackson
CCCS of Jackson	Jackson
Central Mississippi, Inc.	Winona
City of New Albany	New Albany
City of Pontotoc	Pontotoc
City of Vicksburg	Vicksburg
Coahoma Opportunities, Inc.	Clarksdale
Coastal Family Health Center	Biloxi
Community Action Transitional Shelter	Cleveland
Daughters of Charity	Jackson
Durocher Service Development Program	Jonestown
Enterprise Corporation of the Delta	Jackson
Esther Stewart Buford Foundation	Yazoo
Foundation for the Mid South	Jackson
Greater Greenville Housing & Revitalization Association	Greenville
Gulf Coast Fair Housing Center	Gulfport

Habitat for Humanity of Harrison County	Biloxi
Housing Education Economical Development (HEED)	Jackson
Houston Catholic Church	Houston
Interfaith Hospitality Network of Ocean Springs/Long Beach	Biloxi
Iuka Catholic Social Services	Iuka
Jackson Hinds Comprehensive Health Center	Jackson
Jonestown Learning Center	Jonestown
Lasting Changes	Tupelo
Loaves and Fishes, Inc.	Biloxi
Marshall County Community Development, Inc.	Holly Springs
Mental Health Association of Mississippi	Gulfport
Mississippi Center for Justice	Biloxi
Mississippi Children's Home Society and Cares Center, Inc.	Jackson
Mississippi Coalition for Citizens with Disabilities	Jackson
Mississippi Department of Rehabilitation Services	Madison
Mississippi Equity Coalition	Jackson
Mississippi Food Network	Jackson
Mississippi Housing Coalition	Meridian
NAMI of Ocean Springs/Gautier, Mississippi	Ocean Springs
North Gulfport Community Land Trust	Gulfport
North Midtown Community Development Corporation	Jackson
Prairie Opportunity Community Action Agency, Inc.	Starkville
Quitman County Development Organization, Inc.	Marks
Rust College Community Development Corporation	Holly Springs
Sacred Heart Southern Missions	Southaven
Saint Anne Catholic Church	Carthage
Saint Mary Mission	Iuka
Seashore Mission United Methodist Church	Biloxi
Shelter and Assistance in Family Emergencies, Inc.	Tupelo
Starkville Housing Authority	Starkville
Tunica County Community Development Corporation	Tunica
Union County MS Board of Supervisors	New Albany
United Way of West Central Mississippi	Vicksburg
Valley Community Development Corporation	Itta Bena
Waynesboro Housing Authority	Waynesboro
We Care Community Services	Vicksburg
Yazoo Community Action, Inc.	Yazoo City
Yazoo County Fair and Civic League	Yazoo City

Missouri

Organization	*City*
Action Protecting Tenant Safety (APTS)	St. Louis
Adequate Housing for Missourians	University City
Almost Home, Inc.	St Louis
AL-PAC, Inc.	Pacific
American Friends Service Committee, St. Louis	St. Louis
Benedictine Sisters of Kansas City, Inc.	Liberty
Beyond Housing	St. Louis
BJC Behavioral Health	St. Louis
Black Economic Union	Kansas City
Blue Hills Community Services	Kansas City
Bootheel Community Development Corporation	Howardville
Boulevard Tenants Association	St. Louis
Branson Housing Authority	Branson
Brookfield Housing Authority	Brookfield
Capital City Area Council for Special Services	Jefferson City
Cardinal Ritter Senior Services	St. Louis
Catholic Charities, Archdiocese of St. Louis	St. Louis
Center for Women in Transition	St. Louis
Central Missouri Community Action	Columbia
Citizens for Missouri's Children	St Louis
City of University City	University City
Community Alternatives, Inc.	St. Louis
Community Assistance Council	Kansas City
Community Builders of Kansas City	Kansas City
Community Caring Council	Cape Girardeau
Community Development Corporation of Kansas City	Kansas City
Community Services League	Independence
Council Tower Council	St. Louis
Covenant House Missouri	Saint Louis
Criminal Justice Ministry of the Society of St. Vincent DePaul	St. Louis
David H. Jones Ministries	Springfield
Deca Realty	St. Louis
Doorways	St. Louis
Dream Center of the Ozarks	Branson
East Missouri Action Agency, Inc.	Park Hills
Economic Security	Lamar
Emmaus Homes, Inc.	Saint Charles
Equal Housing Opportunity Council	Saint Louis

Ethical Action Committee	St. Louis
Families Assisted in Transitional Housing	Clinton
Fathers' Support Center	St. Louis
Feed My People	St Louis
Franciscan Sisters of Mary	St. Louis
Garrison Companies	Kansas City
GKC Housing Information Center	Kansas City
Grass Roots Organizing	Mexico
Greater Kansas City Housing Information Center	Kansas City
Hager-Mace & Associates Consulting Services	Jefferson City
Healthy Families, Healthy Homes	St. Louis
Heart of America Family Services	Kansas City
Helpful Hands	Kansas City
High Hope Employment Services, Inc.	Milan
High Hope Supportive Housing	Milan
Hi-Tech Charities	St. Louis
Homeless Network	Kansas City
Hopes Bridge, Inc.	Bolivar
Housing Information Center	Kansas City
Housing Law Clinic	St. Louis
Independence Center	St. Louis
Intercommunity Housing Association	St. Louis
Interfaith Voices for Peace and Justice	St. Louis
Kansas City Rescue Mission	Kansas City
League of Women Voters of Missouri	St. Louis
Lee's Summit Housing Authority	Lee's Summit
Lutheran Family and Children's Services of Missouri	St. Louis
McCormack Baron Salazar	St. Louis
Metropolitan Churches United Pershing	St. Louis
Metropolitan Congregations United	St. Louis
Metropolitan St. Louis Equal Housing Opportunity Council	St. Louis
Missouri Association for Social Welfare	Jefferson City
Missouri Budget Project	St. Louis
Missouri Ozarks Community Action, Inc.	Richland
National Association of Social Workers, Missouri Chapter	Jefferson City
Neighborhood Enterprises	St. Louis
Neighborhood Reinvestment Corporation	Kansas City
North East Community Action Corporation (NECAC)	Bowling Green
Northland Neighborhoods, Inc.	Kansas City
Northside Community Housing, Inc.	St. Louis
Northwest Communities Development Corporation	Independence

Old Northeast, Inc.	Kansas City
Paraquad, Inc.	St. Louis
Parenting Life Skills Center	Springfield
Peace and Justice Office, Diocese of Kansas City /St. Joseph	Kansas City
People's Health Center, Inc.	St Louis
Personal Services Consulting	Kansas City
Places for People	St. Louis
Professional Housing Resources, Inc.	St. Louis
Public Housing Residents Council	Kansas City
Ripley County Caring Community Partnership	Doniphan
Riverview West Florissant Development Corporation	Saint Louis
Rose Brooks Center	Kansas City
Saint Louis Area Jobs with Justice	Saint Louis
Saints Joachim and Ann Care Service	St. Charles
Sanctuary in the Ordinary	St. Louis
Save Incorporated	Kansas City
Second Presbyterian Church	St. Louis
Service Employees International Union Local 2000	St. Louis
Service Employees International Union Local 880	St. Louis
Services Toward Empowering People, Inc. (STEP)	Overland
Shell Knob Senior Center Corporation	Shell Knob
Sisters of Divine Providence in Bridgeton	Bridgeton
Sisters of Mercy	Kansas City
Sisters of Mercy of the Americas, Republic	Republic
Sisters of Mercy Regional Community, St. Louis	St. Louis
Sisters of St. Joseph of Carondelet, St. Louis Province	St. Louis
Sisters of the Most Precious Blood, O'Fallon	O'Fallon
Society of Jesus (Jesuits), Missouri Province	St. Louis
Society of St. Vincent de Paul Council of the United States	St. Louis
Society of the Sacred Heart	St. Louis
South Central Missouri Community Action Agency	Winona
South Side Welfare Rights Organization	St. Louis
St. Joseph Human Rights of Kansas City	Kansas City
St. Louis Campaign for Housing and Jobs	St. Louis
St. Louis Empowerment Center	St. Louis
St. Matthew the Apostle Catholic Church	St. Louis
St. Patrick Center	St. Louis
Sts. Joachim and Ann Care Service	St. Charles
Swope Health Services	Kansas City
Texas County Food Pantry	Houston
The Martinez Law Firm, LLC	Kansas City

Twelfth Street Heritage Development Corporation	Kansas City
United Auto Workers Local 110	Fenton
United Auto Workers Local 136	Fenton
United Auto Workers Local 249	Pleasant Valley
United Auto Workers Local 25	St. Louis
United Auto Workers Local 282	St. Louis
United Auto Workers Local 325	Hazelwood
United Auto Workers Local 597	Fenton
Unity Lutheran Church	St. Louis
University of Saint Louis School of Social Work	Saint Louis
Urban Strategies, Inc.	St. Louis
Voluntary Action Center	Columbia
Wadsworth & Associates	Kansas City
Washington University in St. Louis's Students to End Poverty	Lee's Summit
Westside Housing Organization	Kansas City
Whole Health Outreach	Ellington
Women's Voices Raised for Social Justice	St. Louis

Montana

Organization	*City*
Christian Advocates Network	Billings
City of Ronan Housing Authority	Ronan
Coalition of Montanans Concerned with Disabilities	Missoula
Family Promise of Gallatin Valley	Bozeman
God's Love Shelter	Helena
Helena Indian Alliance	Helena
HomeWORD	Missoula
Interfaith Hospitality Network - Huntley	Huntley
Interfaith Hospitality Network Of Yellowstone County	Billings
Lake County Community Housing Organization	Ronan
Missoula Housing Authority	Missoula
Montana Association of Churches	Billings
Montana Independent Living Project	Helena
Montana People's Action	Missoula
Montana Youth Homes	Helena
NAMI of Montana	Helena
Neighborhood Housing Services of Great Falls	Great Falls
Northwest Montana Human Resources, Inc.	Kalispell
Opportunities, Inc.	Great Falls
Partnership Health Center	Missoula
Poverello Center, Inc.	Missoula

Rocky Mountain Development Council	Helena
Sherri Downing Consulting	Helena
St. Vincent de Paul	Billings
United Way of the Greater Gallatin	Bozeman
United Way of Yellowstone County	Billings
YWCA	Great Falls

Nebraska

Organization	*City*
Archdiocese of Omaha	Omaha
Bellevue Housing Authority	Bellevue
Bethphage	Omaha
Blue Valley Community Action	Fairbury
Care Corps	Fremont
Caring Alliance People and Partnership	Alliance
Center For People In Need	Lincoln
Central Nebraska Community Services	Loup City
Chadron Youthbuild	Chadron
Community Action Partnership of Western Nebraska	Gering
Community Development Coalition, Inc.	Scottsbluff
Community Housing Services Corporation	Omaha
Community Violence Council	Lincoln
Creighton Center for Service and Justice	Omaha
Daywatch, Inc.	Lincoln
Goldenrod Hills Community Services	Wisner
Gordon Housing Authority	Gordon
Grand Island Area Housing Corporation	Grand Island
Greater Omaha Community Action	Omaha
High Plains Community Development Corporation	Chadron
Holy Name Housing Corporation	Omaha
Interchurch Ministries of Nebraska	Lincoln
Justice Ministries, Nebraska Synod, ELCA	Beatrice
Keith County Housing Development Corporation	Ogallala
Lincoln / Lancaster County Habitat for Humanity	Lincoln
Lincoln Action Program	Lincoln
Malone Manor Retirement Housing	Lincoln
Mercy Housing Midwest	Omaha
Metro Area Continuum of Care for the Homeless	Omaha
Mid-Nebraska Community Action	Kearney
Missionary Benedictine Sisters	Norfolk
Mosaic	Omaha

NAF Multicultural Human Development	North Platte
NAMI of Nebraska	Lincoln
Native Council on Economic and Community Development	Walthill
Nebraska AIDS Project	Omaha
Nebraska Domestic Violence Sexual Assault Coalition	Lincoln
Nebraska Housing Developers Association	Lincoln
Nebraska Planning and Zoning Association	Lincoln
Northeast Housing Initiative	Allen
Northwest Community Action	Chadron
Notre Dame Housing	Omaha
Notre Dame Sisters, Omaha Province	Omaha
NuStyle Development	Omaha
Panhandle Community Services	Gering
Partnership for Lincoln Area Neighborhoods (PLAN)	Lincoln
Sandhills Crisis Intervention Program	Ogallala
Seven Oaks of Florence	Omaha
Sisters of Mercy West Midwest Justice Team	Omaha
Sisters of Mercy, Omaha Regional Community	Omaha
Southeast Nebraska Community Action Council, Inc.	Humboldt
Southwest Nebraska Community Betterment Corporation	Grant
Three Rivers Housing Development Corporation	Tekamah
Wayne Community Housing Development Corporation	Wayne
Youth Emergency Services	Omaha

Nevada

Organization	*City*
Affordable Housing Resource Council	Reno
Brainstormers, Inc.	Las Vegas
Citizens for Affordable Homes	Dayton
Community Development Programs Center of Nevada	Las Vegas
Community Services of Nevada	Las Vegas
Family Promise of Las Vegas	Las Vegas
Family Promise of Reno/Sparks	Reno
HAWC Outreach Medical Clinic	Reno
HELP Las Vegas	Las Vegas
Interfaith Hospitality Network of Las Vegas	Las Vegas
Interfaith Hospitality Network of the Truckee Meadows	Reno
Lyon County Human Services	Silver Springs
Nevada Fair Housing Center, Inc.	Las Vegas
Nevada HAND	Las Vegas
Nevada Lawyers for Progressive Policy	Reno

Northern Nevada Community Housing Resource Board	Reno
Northern Nevada Service Dogs	Reno
Progressive Leadership Alliance of Nevada (PLAN)	Las Vegas
ReStart	Reno
Sierra Sage Manor, Inc.	Reno
Straight from the Streets	Las Vegas
United Way of Northern Nevada and the Sierra	Reno

New Hampshire

Organization	*City*
A Way To Better Living	Manchester
Affordable Housing, Edueation and Development, Inc. (AHEAD)	Littleton
American Friends Service Committee, New Hampshire	Concord
CATCH Neighborhood Housing	Concord
Cheshire Housing Trust	Keene
Cleve Jones Wellness House	Gilsum
Concord Area Trust for Community Housing (CATCH)	Concord
Contoocook Housing Trust	Peterborough
Cross Roads House, Inc.	Portsmouth
Daughters of Charity of the Sacred Heart	Littleton
Ending Homelessness Work Group	Portsmouth
Families in Transition	Manchester
Fellowship Housing Opportunities	Concord
Granite State Organizing Project	Manchester
Greater Nashua Interfaith Hospitality Network	Nashua
Hanover, New Hampshire Affordable Housing Commission	Hanover
Harbor Homes, Inc.	Nashua
Housing Action NH	Portsmouth
Housing Partnership	Portsmouth
Institute on Disability	Concord
Iron Workers Local Union 474	Manchester
Laconia Area Community Land Trust, Inc.	Laconia
Manchester Community Resource Center	Manchester
Manchester Emergency Housing, Inc.	Manchester
Manchester Housing and Redevelopment Authority	Manchester
Maple Manor Residents Association	West Lebanon
Marguerite's Place, Inc.	Nashua
Mobile Community Health Team Project	Manchester
Nashua Pastoral Care Center	Nashua
Nashua Soup Kitchen & Shelter, Inc.	Nashua
Neighborhood Housing Services of Greater Nashua	Nashua

NeighborWorks Greater Manchester	Manchester
New Hampshire Catholic Charities	Manchester
New Hampshire Coalition to End Homelessness	Manchester
New Hampshire Community Loan Fund	Concord
New Hampshire Council of Churches	Concord
New Hampshire Homeless	Northfield
New Hampshire Housing Forum	Concord
New Hampshire Nonprofit Housing Network	Concord
New Hampshire Women's Lobby	Concord
Northern New England Housing Investment Fund	Concord
On the Road to Recovery	Manchester
Rockingham Community Action Homeless Outreach	Portsmouth
Rogers House Residents Association	Lebanon
Seacoast Interfaith Hospitality Network	North Hampton
Seacoast Workforce Housing Coalition	Portsmouth
Sisters of Mercy of New Hampshire, Region 2	Nashua
Southern New Hampshire HIV/AIDS Task Force	Nashua
Southern New Hampshire Rescue Mission	Nashua
Southern New Hampshire Services, Inc.	Manchester
Southwestern Community Services, Inc.	Keene
Strafford County Community Action Committee, Inc.	Dover
Twin Pines Housing Trust	Lebanon
Twin Rivers Community Corporation	Tilton
United Valley Interfaith Project	Etna
United Way of the Greater Seacoast	Portsmouth
Working Families Win	Keene

New Jersey

Organization	*City*
Abilities of Northwest Jersey, Inc.	Washington
Advance Housing, Inc.	Hackensack
Alpha Kappa Alpha Sorority, Inc, Nu Xi Omega Chapter	Iselin
Antioch Development Corporation	Camden
Apostles' House	Newark
Atlantic City Housing Authority Section 8 Resident Advisory Board	Atlantic City
Bethel Ridge Corporation	Basking Ridge
Better Future Self-Help Center	Washington
Brain Injury Association of New Jersey	Edison
Bridgeway	Newton
Building An Empire	Jersey City
C.E.C. (Community Enterprises Corp.)	Freehold

Camden City Division of Planning	Camden
Camden Community Development Association	Camden
Camden County Council on ADA, Inc.	Voorhees
Care Plus NJ, Inc.	Paramus
Caritas Community	Jersey City
Catholic Charities Diocese of Trenton	Wrightstown
Catholic Charities, Diocese of Camden	Camden
Coalition of Mental Health Consumer Organizations	Paterson
Collaborative Support Programs of New Jersey, Inc.	Freehold
COMHCO-NJ (Coalition of Mental Health Consumer Organizations)	Paterson
Community Action Services	East Brunswick
Community Adaptation Project	North Plainfield
Community Enterprises Corporation	Freehold
Community Health Law Project	Trenton
Community Outreach Team, Inc.	Jersey City
Concord Towers Tenant Association	East Orange
Corinthian Housing Development Corporation	Newark
Corporation for Supportive Housing - New Jersey Office	Trenton
Couch Braunsdorf Insurance Group, Inc.	Liberty Corner
CREST Community Development Corporation	Newark
Crisis Ministry	Princeton
Crossroads Programs, Inc.	Sicklerville
CSP-NJ/WPWF	Orange
Dackks Group for Supportive Housing Development	Ramsey
East Brunswick Community Housing Corporation	East Brunswick
East Trenton Community Council	Trenton
East Trenton Initiative	Trenton
Episcopal Community Development	Newark
Fair Housing Council of Northern New Jersey	Hackensack
Fairmount Housing Management Corporation	Jersey City
Family & Children's Services	Elizabeth
Family Promise of Cape May County	Cape May Court House
Family Promise of Gloucester County	Williamstown
Family Promise of Monmouth County	Keansburg
Family Promise of Salem County, Inc.	Pennsville
Family Service	Mt. Holly
Fish Hospitality Program, Inc.	Dunellen
Friends of Lifers Youth Corporation	Jersey City
Gray Panthers of South Jersey	Haddfield
HABcore	Red Bank
Habitat for Humanity of Newark, Inc.	Newark

Habitat for Humanity of Northern Ocean	Toms River
Habitat for Humanity of Paterson	Paterson
Habitat for Humanity of Trenton	Trenton
Harrison Housing Authority	Harrison
Heart of Camden, Inc.	Camden
Henry J. Austin Health Center, Inc.	Trenton
Home Front, Inc.	Lawrenceville
Homefirst Interfaith Housing and Family Services	Plainfield
Homeless Solutions, Inc.	Morristown
Homes of Montclair Ecumenical Corporation (HOME Corp)	Montclair
Hope Community Outreach Services	Camden
Houses of Hope	Plainfield
Housing and Community Development Network of New Jersey	Trenton
Housing and Economic Opportunities	Westmount
Housing and Neighborhood Development Services	Orange
Housing Authority of Gloucester County	Deptford
Housing Coalition of Central Jersey	New Brunswick
Housing Community Development Network of NJ	Trenton
Hudson County Housing Resource Center	Jersey City
Hygiene Help for the Homeless	Ridgewood
Interfaith Council for the Homeless of Union County	Plainfield
Interfaith Hospitality Network for the Homeless of Essex County, Inc.	Montclair
Interfaith Hospitality Network of Ocean County	Lakewood
Interfaith Hospitality Network of Somerset County	Somerville
Interreligious Fellowship for the Homeless of Bergen County, Inc.	Teaneck
Isles, Inc.	Trenton
Jersey City Affordable Housing Coalition	Jersey City
Jersey City Episopal Community Development Corporation	Jersey City
Jobs with Justice, Trenton Chapter	Trenton
Koinonia Family Life, Inc.	Camden
La Casa de Don Pedro, Inc.	Newark
Liberty Health	Jersey City
Lutheran Office of Governmental Ministry in New Jersey	Trenton
Madison Housing Authority	Madison
Making It Possible to End Homelessness	New Brunswick
Mayoral and City Council Committee on Disabilities	Fort Lee
Mental Health Association in New Jersey	Trenton
Mental Health Association in Ocean City	Verona
Mental Health Association in Southwestern New Jersey	Camden
Mental Health Association of Atlantic County	Absecon
Mental Health Association of Essex County	Montclair

Mental Health Association of Hudson County	Jersey City
Mental Health Association of Monmouth County	Shrewsbury
Mental Health Association of Morris County	Madison
Mental Health Association of Passaic County	Clifton
Mental Health Association of Union County	Cranford
Metropolitan Camden Habitat for Humanity, Inc.	Camden
Michaels Development Company	Marlton
Middle Earth	Somerville
Middlesex County Advocates	Old Bridge
Middlesex County Economic Opportunities Corporation	North Brunswick
Missionary Sisters of the Immaculate Conception	Paterson
Monarch Housing	Cranford
Moorestown Ecumenical Neighborhood Development, Inc.	Moorestown
Mount Olive Baptist Church	Jersey City
NAMI, Mercer Organization	Lawrenceville
National Action Network-Northern Jersey	Jersey City
National Center for Environmental Health Strategies	Voorhees
Neighborhood Housing Services of Trenton, Inc.	Trenton
New Creations in Christ, Inc.	Lincroft
New Jersey Advocacy Network to End Homelessness	Trenton
New Jersey Alliance for the Homeless	Newark
New Jersey Association of Mental Health and Addiction Agencies	Mercerville
New Jersey Association of Public & Subsidized Housing	Newark
New Jersey Catholic Conference	Trenton
New Jersey Division of Developmental Disabilities	Trenton
New Jersey Legislature	North Plainfield
New Jersey Peace Action	Belleville
New Jersey Synod, Evangelical Lutheran Church in America	Trenton
New Jersey Tenants Organization	Hackensack
Newark Housing Authority	Newark
NIA Community Habitat Development, Inc.	Plainfield
Northwest NJ Community Action Program, Inc.	Phillipsburg
Office of State Monitor Advocate, New Jersey Dept of Labor	Trenton
Old Trenton Neighborhood Community Development Corporation	Trenton
Palisades Emergency Residence Corp.	Union City
Passaic County Interfaith Hospitality Network	Paterson
Paterson Habitat for Humanity	Paterson
People and Stories/Gente y Cuentos	Trenton
Poor Voices United	Atlantic City
Project Freedom Volunteers in Action	Lawrenceville
Project Live, Inc.	Newark

Puertorriquenos Asociados for Community Organization	Jersey City
QMANJ, Inc.	Palmyra
Quest Ink!	Newark
READS	Metuchen
Reconstructionist Temple Beth Israel	Bronxville
Respond, Inc.	Camden
Salvation Army	Elizabeth
Samuel Levi Calland Ministries	East Orange
School of Cooperative Individualism	Cherry Hill
SCIHN (Sussex County Interfaith Hospitality Network)	Newton
Secaucus Housing Authority	Secaucus
SEED Corporation	East Orange
Sisterhood Inc.	Passaic
Sisters of Charity of St. Elizabeth	Convent Station, Morrist
Sisters of Mercy, New Jersey	Watchung
SNFT	Turnersville
Social Connections Self Help Center	Clifton
St. James Community Development Corporation	Newark
St. Joseph's Home	Jersey City
St. Matthews Neighborhood Improvement Development	East Orange
Stanley S. Holmes Village Resident Council, Inc.	Atlantic City
State of New Jersey	Newark
Supportive Housing Association of NJ	Cranford
Susquehanna Bank	Camden
Sussex One Stop	Franklin
Temple Rodeph Torah	Marlboro
The BACH Foundation	Cherry Hill
The Heart of Camden, Inc.	Camden
Trenton Education Development	Trenton
Tri-City Peoples Corporation	Newark
Triple C Housing, Inc.	Monmouth Junction
Unified Vailsburg Services Organization	Newark
United Auto Workers Local 153	Wood-Ridge
United Auto Workers Local 267	Union City
United Auto Workers Local 502	Trenton
United Auto Workers Local 595	Edison
United Auto Workers Local 980	Edison
United Community Corporation	Newark
United Way of Morris County	Morristown
Urban League Affordable Housing & Community Development Corporation	Jersey City
Vantage Health System, Inc.	Englewood

Volunteers of America Delaware Valley	Collingswood
Warren County Mental Health Board	Washington
Zandy's Acres	Morris Plains

New Mexico

Organization	*City*
1000 Friends of New Mexico	Santa Fe
Abo Healthcare for the Homeless	Albuquerque
Albuquerque Affordable Housing Coalition	Albuquerque
Albuquerque City Council	Albuquerque
Albuquerque Health Care for the Homeless	Albuquerque
Alliance for Affordable Housing	Santa Fe
Barrett Foundation, Inc.	Albuquerque
Bernalillo County Housing Department	Albuquerque
CARE 66	Gallup
Casas de Vida Nueva	Albuquerque
Community Action New Mexico	Albuquerque
Community Against Violence	Taos
Consumer/Survivor Empowerment Unlimited	Albuquerque
Crisis Center	Espanola
Cuba Housing Authority	Cuba
Cuidando Los Ninos	Albuquerque
Davis Innovations	Santa Fe
El Refugio, Inc.	Silver City
Esperanza Shelter	Santa Fe
Faith at Work Community Outreach	Santa Fe
Green Energy Housing	Las Vegas
Guadalupe County Health Council	Santa Rosa
Hands Across Cultures, Inc.	Espanola
Health Care for the Homes Clinicians Network	Albuquerque
Home Education Livelihood Program, Inc.	Albuquerque
Homeless Advocacy Network	Albuquerque
Housing Authority of Las Cruces	Las Cruces
Interfaith Hospitality Network	Albuquerque
Interfaith-LEAP Inc.	Chimayo
Interfaith-LEAP Inc.	Fairview
Jubilee Housing of New Mexico	Albuquerque
Kids in Need of Supportive Services	Silver City
LA Cares	Los Alamos
Las Cruces Affordable Housing, Inc.	Las Cruces
Lutheran Advocacy Ministry - NM	Santa Fe

Lutheran Office of Governmental Ministry New Mexico	Santa Fe
Mesilla Valley Community of Hope	Las Cruces
Neighborhood Housing Service of Albuquerque, Inc.	Albuquerque
New Mexico Association of Community Action Agencies	Albuquerque
New Mexico Business Weekly	Albuquerque
New Mexico Coalition Against Domestic Violence	Albuquerque
New Mexico Coalition to End Homelessness	Santa Fe
New Mexico State Senate	Albuquerque
New Mexico Voices for Children	Albuquerque
Prosperity Works	Albuquerque
Region2 Behavioral Health Providers	Santa Fe
Rio Grande Housing	Hobbs
Rocky Mountain Synod Evangelical Lutheran Church in America	Albuquerque
Roswell Resource Center	Roswell
Rural Housing Inc.	Albuquerque
Sandoval County Economic Opportunity Corporation	Bernalillo
Santa Fe Community Services	Santa Fe
Sawmill Community Land Trust	Albuquerque
SDN-Kinlitsoh sinili	Church Rock
Siete del Norte Community Development Corporation	Embudo
Socorro County Housing Authority	Socorro
Southwest Counseling Center	Las Cruces
Southwest Desert Sustainability Project	Silver City
Southwest Network	Albuquerque
Southwest Organizing Project	Albuquerque
St. Joseph Church	Laguna
Supportive Housing Coalition of New Mexico	Albuquerque
Taos County Youthbuild Program	Taos
Terra del Sol Housing Corporation	San Miguel
The Life Link	Santa Fe
Tierra del Sol Housing Corporation	Anthony
YES Housing, Inc.	Albuquerque
Youth Shelters	Santa Fe
YouthWorks	Santa Fe

New York

Organization	*City*
121st 122nd Streets Block Association	New York
51-53 Market Street Limited Partnership	Canton
AAMU Graduate Social Work Program	Syracuse
Abbey of Genesee	Piffard

Abyssinian Development Corporation	New York
ACCORD Corporation	Belmont
Action for a Better Community, Inc.	Rochester
Adirondack Housing Development Corporation	Saranac Lake
A-Home	Mount Kisco
Albany Community Land Trust	Albany
Albany Housing Coalition	Albany
Alfred Housing Committee, Inc.	Wellsville
All Souls Parish	Port Chester
Allegany County Community Opportunities and Rural Development Corporation (ACCORD Corp.)	Belmont
American Homeless Society of New York	Bronx
American Italian Coalition of Organizations	Brooklyn
Amie Gross Architects	New York
Amsterdam Housing Authority	Amsterdam
Andrew Jackson Resident Association Inc.	Bronx
Arbor Development	Bath
ARC of Saratoga County	Ballston Spa
ARC of Westchester County	White Plains
ARISE, Inc.	Syracuse
Association for Neighborhood and Housing Development	New York
Association for Neighborhood Rehabilitation, Inc.	Ogdensburg
Association of Service Providers for Homeless Adults	New York
Association of Theatrical Press Agents and Managers	New York
AVODAH: The Jewish Service Corps	New York
Bailey House	New York
Barb Lamphere Consulting	Auburn
Beacon of Hope House	Brooklyn
Bedford Stuyvesant Community Legal Services Corporation	Brooklyn
Belmont Shelter Corporation	Buffalo
Benjamin Franklin Reform Democratic Club	Bronx
Bethel Community Development Corporation	Buffalo
Bishop Sheen Ecumenical Housing Foundation, Inc.	Rochester
Black Rock-Riverside Neighborhood Housing Services, Inc.	Buffalo
Blessed Sacrament Church	New York
Blessed Sacrament Social Action	New York
Broadway Housing Communities	New York City
Broadway-Fillmore Neighborhood Housing Services, Inc.	Buffalo
Brooklyn Borough President's Office	Brooklyn
Brooklyn Legal Services Corporation	Brooklyn
Brooks, Inc.	Bronx

Buffalo Federation Of Neighborhood Centers, Inc.	Buffalo
Capital Region Ecumenical Organization	Albany
Care for the Homeless	New York
CARES, Inc.	Albany
Carmelite Sisters of Charity	Brooklyn
Cathedral Community Cares at The Cathedral Church of St. John the Divine	New York
Catholic Charities Housing Office	Albany
Catholic Charities of the Southern Tier	Elmira
Catholic Charities, Diocese of Albany	Albany
Catholic Charities, Diocese of Rochester	Rochester
Catron Enterprises	Rockville Centre
Cayuga County Habitat for Humanity, Inc.	Auburn
Cayuga County Homsite Development Corporation	Auburn
Cayuga/Seneca Community Action Agency	Auburn
Center for Children's Initiatives	New York
Center for Disability Rights	Rochester
Center for Family Life	Brooklyn
Center for Spirituality and Justice	New Rochelle
Central New York Services, Inc.	Syracuse
Central Park Gardens Tenants' Association	New York
Chemung County Council of Churches - New York State	Elmira
Chemung County Housing Coalition	Elmira
Chenango Housing Improvement Program, Inc.	Norwich
Church Women United	Elmira
Circles of Mercy	Rensselaer
CitiWide Harm Reduction	Bronx
Citizen's Committee for Children	New York
Claire Heureuse Community Center, Inc.	Brooklyn
Clubhouse of Suffolk, Inc.	Ronkonkoma
Cluster Community Services	Yonkers
Coalition for the Homeless, New York	New York
Coalition of North East Associations Inc.	Rochester
Coalition of Northeast Associations, Inc.	Rochester
Coalition on Human Needs	Rochester
College Initiative	New York
Columbia County Habitat For Humanity	Philmont
Columbia Greene Housing Coalition	Hudson
Common Ground	New York
Common Ground Community	New York
Community Action Organization of Erie County, Inc.	Buffalo
Community Action Project of Brooklyn	Brooklyn

Community Advocates	Roslyn Heights
Community Housing Innovations, Inc.	White
Community Preservation	Morrisonville
Community Resource Exchange	New York
Community Service Society of New York	New York
Community Technology Resource Center, Inc.	Buffalo
Community Unified Today, Inc.	Geneva
Community Voices Heard	New York
Con Tech Building Systems, Inc.	Gouverneur
Concern for Independent Living, Inc.	Medford
Concerned Tenants of Sea Park East, Inc.	Brooklyn
Congregation B'nai Jeshurun	New York
Congregation B'Nai Yisreal	Armonk
Conifer Realty, LLC	Rochester
Consumer Credit Counseling Service of Central New York	Syracuse
Consumer Link	Hempstead
Cooper Square Committee	New York
Corporation for Supportive Housing, New York	New York
Cortland County Community Action Program	Cortland
Cortland Housing Assistance Council	Cortland
Court St Joseph #139, Catholic Daughters of the Americas	Elmira
CUCS (Center for Urban Community Services)	New York
Curtis and Ginsberg Architects, LLP	New York
DC 37 / Local 1549	Billings
DePaul Housing Management	Albany
Desmond House	Bronx
Development Resource Group	New York
Disabled in Action of Greater Syracuse, Inc.	Syracuse
Disabled in Action of Metropolitan New York	New York
Dominican Sisters of Sparkill	Sparkill
Eastside Neighbors in Partnership, Inc.	Syracuse
Elmira First Time Homebuyer Program	Elmira
Empire State Coalition	New York
Empire State Housing Alliance	Rochester
Encore Community Services, Inc.	New York
Enthrone	Far Rockaway
Episcopal Diocese of New York, New York	New York
Erasmus Neighborhood Federation, Inc.	Brooklyn
ETC Housing Corporation	Plattsburgh
Ewing Planning Services	Brooklyn
Fair Housing in Huntington	Huntington

Fairness in Rural Lending	Rochester
Family of Woodstock, Inc.	Kingston
Family Promise - Stony Creek, New York	Stony Creek
Family Resource Center	Peekskill
Fannie Lou Hamer PAC	Hempstead
Federation of Organizations for the NY State Mentally Disabled, Inc.	West Babylon
FEGS - Bronx	Bronx
FEGS - Copiague	Copiague
Fifth Avenue Committee, Inc.	Brooklyn
Fifth Avenue Presbyterian Church of New York	New York
Fillmore Leroy Area Residents	Buffalo
Finger Lakes Addictions Counseling and Referral Agency, Inc.	Clifton Springs
Finger Lakes Independence Center	Ithaca
Fire Lotus Film Group	New York
Flatbush Development Corporation	Brooklyn
Food Bank of the Southern Tier	Elmira
Fordham University Office of Government and Urban Affairs	Bronx
Fortune Society - New York	New York
Fox House	New York
Franciscan Friars of the Atonement	Garrison
Geel Community Services, Inc.	Bronx
Genesee Valley Rural Preservation Council	Mount Morris
Genesis Apartments	Brooklyn
Glenn Gardens Tenants Association (GGTA)	New York
Goddard Riverside Community Center	New York
Gray Panthers NYC Network	New York
Greater Rochester Housing Partnership	Rochester
Greater Syracuse Tenants Network	Syracuse
Greater Upstate Law Project, Inc.	Rochester
Greek Orthodox Archdiocese of America	New York
Greenburgh Health Center, Inc.	White Plains
Greenhope Services for Women	New York
Group 14621	Rochester
Habitat for Humanity - New York City	New York
Habitat for Humanity of Broome County	Binghamton
Habitat for Humanity of New York State	Endicott
Harlem Tenants Council, Inc.	New York
HDSW (Human Development Services of Westchester)	Mamaroneck
Heart of the City Neighborhoods, Inc.	Buffalo
HELP Bronx, Crotona Park North	Bronx
HELP Bronx, Morris Avenue	Bronx

HELP Harbor	Harbor
HELP Haven	Haven
HELP Suffolk	Suffolk
HELP USA	New York
Heritage Health & Housing	New York
Hispanics United of Buffalo, Inc.	Buffalo
Holy Name Province, Order of Friars Minor	New York
Home Headquarters, Inc.	Syracuse
HOME, Inc. of Buffalo	Buffalo
Homeless & Travelers Aid Society	Albany
Homeless Services Network	Rochester
Hope Mobile Mission	Bellport
Hour Children	Long Island City
Housing & Community Development Consulting	Brooklyn
Housing and Services, Inc.	New York
Housing First!	New York
Housing Here and Now	Brooklyn
Housing Opportunities, Inc.	Rochester
Housing Resources of Columbia County, Inc.	Hudson
Hudson Planning Group	New York
Hudson River Community Health	Peekskill
Hudson River Housing	Poughkeepsie
Hudson River Housing, Inc.	Poughkeepsie
Human Development Services of Westchester	Mamaroneck
Hunger Action Network of New York State	New York
Huntington Township Housing Coalition	Huntington
IFCA (Interfaith Council for Action)	Ossining
Immaculate Conception	Jamaica
Independent Living Center of the Hudson Valley	Troy
Interfaith Assembly on Homelessness and Housing	New York
Interfaith Council for Action	Ossining
Interreligious Council of Central New York	Syracuse
Inwood House	New York
Jamaica Housing Improvement, Inc.	Jamaica
JCTOD Outreach, Inc.	Utica
Jericho Project	Bronx
Jewish Association of Services for the Aged, Housing Development Services	Far Rockaway
Johnstown Public Housing Agency and Housing Rehabilitation Office	Johnstown
Kensington-Bailey Neighborhood Housing Services, Inc.	Buffalo
Keuka Housing Council	Penn Yan
Kimmel Housing Development Foundation	Westbury

Kingston Cares	Kingston
La Fuerza Unida, Inc.	Glen Cove
Ladies of Charity	Elmira
Lakeview Mental Health Services	Ithaca
Lawrence Blau & Associates	Ossining
Lenox Hill Neighborhood House	New York
Leviticus 25:23 Alternative Fund, Inc.	Elmsford
Local Initiatives Support Corporation, New York City	New York
Long Island Advocacy Center, Inc.	New Hyde Park
Long Island Center for Independent Living	Levittown
Long Island Coalition for the Homeless	Garden City
Long Island Council of Churches	Hempstead
Long Island Housing Services, Inc.	Bohemia
Long Island Progressive Coalition	Massapequa
Long Life Information and Referral Network	Brooklyn
Lovejoy District Neighborhood Services	Buffalo
Magnusson Architecture & Planning, PC	New York
Mallin & Goldstein, P.C.	New York
Maria College	Albany
Marianists	Rockaway Park
Marine Drive Resident Council	Buffalo
MBD Community Housing Corporation	Bronx
McAuley Residence	Albany
Mental Health America of Dutchess County	Poughkeepsie
Mental Health Association in Orange County, Inc.	Goshen
Mental Health Association of Columbia-Greene Counties	Hudson
Mental Health Association of Nassau County	Hempstead
Mid Hudson Valley Homeless Management Information System	Kingston
Mid-Hudson Coalition for Economic Justice	New Paltz
Millhouse Funding, LLC	New York
Minority Task Force on AIDS	New York
Mitchel Resident Association	New York
Mitchell-Lama Residents Coalition	New York
Mohawk Opportunities, Inc.	Schenectady
Montefiore Lead Safe House	Bronx
Mount Vernon United Tenants	Mt. Vernon
Multi-Talents, Inc.	Freeport
N.E.R.V.E. Inc.	New York
NAMI - FAMILYA of Rockland County, Inc.	Orangeburg
NAMI of Buffalo and Erie County	Buffalo
NAMI of Ontario, Yates, and Seneca Counties	Geneva

NAMI of Rochester	Rochester
NAMI Queens/Nassau	Lake Success
Nassau County Coalition Against Domestic Violence	Bethpage
Nassau-Suffolk Coalition For the Homeless	Garden City
National Coalition for the Homeless -New York	Medford
National Student Partnerships - Bronx	Bronx
Nativity of BVM Social Justice Ministry	Williamsville
Nazareth Housing, Inc.	New York
NCS Community Development Corporation	Rochester
Neighborhood Coalition for Shelter	New York
Neighborhood Housing Services of Jamaica	Jamaica
Neighborhood Housing Services of New York City	New York
Neighborhood Housing Services of Rochester, Inc.	Rochester
Neighborhood Housing Services of South Buffalo	Buffalo
Neighborhood Housing Services of Staten Island, Inc.	Staten Island
Neighborhood Preservation Coalition of New York State	Albany
Neighbors Helping Neighbors, Inc.	Brooklyn
Neighbors Together	Brooklyn
New Berlin Housing & Preservation, Inc.	New Berlin
New Destiny Housing Corporation	New York
New Light Baptist Church of Greater New York	New York
New York Association on Independent Living	Albany
New York City AIDS Housing Network	Brooklyn
New York City Department of Housing Preservation and Development	New York
New York City Housing Authority	New York
New York City Jobs with Justice	New York
New York State Association for Affordable Housing	Bronx
New York State Developmental Disabilities Planning Council	Albany
New York State Division of Housing & Community Redevelopment	Syracuse
New York State Rural Housing Coalition, Inc.	Albany
New York State Tenants & Neighbors	New York
New York Universal Living Wage Warriors	Medford
NHS of Northern Queens	Woodside
Niagara Falls Neighborhood Housing Services, Inc.	Niagara Falls
Nontraditional Employment for Women	New York
North American Federation of Temple Youth	New York
North East Block Club Alliance	Rochester
North Fork Housing Alliance	Greenport
Northeast Block Club Alliance, Inc.	Rochester
Northwest Community Services	Rochester
Northwest Queens Housing	New York

NTEU	Long Beach
OakMar Resources, LLC	New York
Office of Mental Retardation and Developmental Disabilities, Office of Housing Initiatives	Albany
Opportunities for Chenango, Inc.	Norwich
Orthodox Church in America	Syosset
Our Lady of Mercy Life Center	Guilderland
Our Lady of Peace	Lynnbrook
Outreach Project	Bellfort
Park Avenue Christian Church	New York
Parkside Community Association	Buffalo
Partnership for the Homeless	New York
Partnership for the Public Good	Buffalo
Past Regents Chapter, Diocese of Rochester (NY)	Elmira
Patchogue-Medford Youth and Community Services	Patchogue
PathStone Corporation	Rochester
Pax Christi	Bronx
Pax Christi Metro New York	New York
People, Inc.	Williamsville
Persephone	New York
Petra Foundation	New York
PFA	Long Beach
Picture the Homeless	New York
Planners Network - Hunter College Urban Affairs & Planning	New York
Pratt Institute Center for Community and Environmental Development	Brooklyn
Providence Housing Development Corporation	Rochester
PSCH (Promoting Specialized Care and Health)	Flushing
Queens Council	Far Rockaway
Rabbinical Assembly	New York
RCAL	Kingston
RCDC Housing, Inc.	Monsey
Reaching-Out Community Services	Brooklyn
Regional Center for Independent Living	Rochester
Regional Economic Community Action Program, Inc.	Middletown
Regional Food Bank of Northeastern New York	Latham
Regional Plan Association	New York
Religious of the Sacred Heart of Mary - Eastern American Province Provincial Team	Tarrytown
Rensselaer County Housing Resources	Troy
Richman Housing Resources, LLC	New York
Rochester Area Interfaith Hospitality Network	Rochester
Rockland Housing Action Coalition, Inc.	Nanuet

Rolling Green Unified Neighbors	Syracuse
Rural and Migrant Ministry of Oswego County, Inc.	Richland
Rural Opportunities, Inc.	Rochester
Rural Revitalization Corporation	Salamanc
Rural Ulster Preservation Company	Kingston
Saint Peter Damian Fraternity Secular Franciscan Order	Wallkill
Saint Peter's Lutheran Church	New York
Samaritan Center	Elmira
Samaritan/Forbell	Flushing
Schenectady Inner City Ministry	Schenectady
SCO Family of Services	Jamaica
Seaman's Society for Children and Families	Staten Island
Secretary to the Metropolitan Development Association	Syracuse
Selfhelp Community Services	New York
Services For The Underserved	Brooklyn
Shandaken Area Revitalization Plan, Inc. (SHARP)	Phoenicia
Shelters of Saratoga	Saratoga Springs
Sisters of Charity of New York	Bronx
Sisters of Mercy of the Americas, Brooklyn	Brooklyn
Sisters of Mercy Regional Community, Albany	Albany
Sisters of Mercy Regional Community, Buffalo	Buffalo
Sisters of Mercy, Rochester	Rochester
Sisters of Saint Joseph	Brentwood
Sisters of St. Francis of Holy Name	Stella Niagara
Sisters of St. Joseph of Carondelet, Latham	Latham
Social Action, Corpus Cristi Parish	Clifton Park
Social Justice Ministry, Our Lady of Fatima Church	Schenectady
Social Science Associates	Utica
Society of Jesus (Jesuits), New York Provence	New York
Society of St. Vincent de Paul, Bethpage	Bethpage
Society of St. Vincent de Paul, Diocse of Rockville Centre	Bethpage
Sojourner House	Rochester
Southern Hills Preservation Corporation	Tully
Southern Tier AIDS Program	Johnson City
Southside Community Mission	Brooklyn
Southside United HDFC	Brooklyn
St. Christopher Ottilie	Dix Hills
St. James Mercy Health	Hornell
St. Joseph University Parish Social Justice Committee	Buffalo
St. Joseph's Church	Albany
St. Lawrence County Housing Council, Inc.	Canton

St. Mary Magdalene Roman Catholic Church Social Justice Committee	Springfield Gardens
St. Mary's Food Pantry	New York
St. Mary's Social Justice Ministry Committee	Rochester
St. Nicks Alliance	Brooklyn
St. Paul's Center for Homeless Mothers and their Children	Rensselaer
St. Peter's Hospital	Albany
St. Vincent de Paul	Bethpage
St. Vincent de Paul	Brookhaven
St. Vincent de Paul NY	New York
Staten Island Center for Independent Living	Staten Island
STEL, Inc. (Southern Tier Environments for Living)	Dunkirk
Steuben Church People Against Poverty, Inc.	Bath
Steuben County Rural Ministry	Canisteo
Stop Family Violence	New York
Stryker's Bay Neighborhood Council	New York
Suffolk Community Council, Inc.	Hauppauge
Supportive Housing Network of New York	Albany
Sustainable Long Island	Bethpage
Synod of the Northeast of the Presbyterian Church	East Syracuse
Syracuse Habitat for Humanity, Inc.	Liverpool
Syracuse Model Neighborhood Corporation	Syracuse
Telesis Corporation	Brooklyn
Tempro Development Corporation, Inc.	Rochester
Tenants and Neighbors	New York
The Addictions Care Center of Albany, Inc.	Albany
The Ader Group	Monsey
The Bridge, Inc.	New York
The Doe Fund, Inc.	New York
The Fortune Society	Brooklyn
The Institute for Community Living, Inc.	New York
The National Church Nurses Auxiliary Convention	Bronx
The Partnership for the Homeless	New York
The Preservation Company, Inc.	Peekskill
The Rabbinical Assembly	New York
The Staten Island Center for Independent Living	Staten Island
Thorpe Family Residence, Inc.	Bronx
Tompkins County (NY) Living Wage Coalition	Ithaca
Tompkins County (NY) Workers' Rights Center	Ithaca
Tri-County Housing Council	Big Flats
Two Plus Four Construction Company	East Syracuse
Union for Reform Judaism	New York

Union of Families	Rochester
Unique People Services	Bronx
United Auto Workers Local 1981(National Writers Union)	New York
United Auto Workers Local 2300	Ithaca
United Auto Workers Local 259	New York
United Auto Workers Local 3030 (Graphics Artist Guild)	New York
United Auto Workers Local 338	Jamestown
United Auto Workers Local 340	Huntington
United Auto Workers Local 365	Brooklyn
United Auto Workers Local 424	Buffalo
United Auto Workers Local 465	Massena
United Auto Workers Local 481	Pavilion
United Auto Workers Local 508	Buffalo
United Auto Workers Local 55	Buffalo
United Auto Workers Local 624	East Syracuse
United Auto Workers Local 686	Lockport
United Auto Workers Local 774	Buffalo
United Auto Workers Local 846	Buffalo
United Jewish Appeal Federation of New York	New York
United Methodist Church, Albany Area Conference	Albany
United Mine Workers of America Local 717	Ilion
United Spinal Association (formerly known as Eastern Paralyzed Veterans Association)	Jackson Heights
United Tenants of Albany	Albany
United Way of Seneca County	Waterloo
Unity Health System	Rochester
Unity House of Troy, Inc.	Troy
Universal Community Development Corporation	Mount Vernon
University Heights Community Development Association, Inc.	Buffalo
University Neighborhood Housing Program	Bronx
Urban Architectural Initiatives	New York
Urban Green Equities	New York
Urban Justice Center	New York
Urban Pathways, Inc.	New York
Ursuline Sisters of Tildonk	Jamaica
Utica Citizens in Action	Utica
Villa Mary Immaculate	Albany
Village of Alfred	Alfred
Village of Hempstead	Hempstead
Violence Intervention Program	New York
Volunteers of America, Greater New York	New York

Volunteers of America, Western New York	Rochester
West Side Campaign Against Hunger	New York
Westchester Community Opportunity Program, Inc.	Elmsford
Westchester Disabled On the Move Inc.	Yonkers
Westchester Housing Fund	Hawthorne
Westchester Progressive Forum	White Plains
Westgate Tenants Association	New York
Westhab, Inc.	Elmsford
WestHELP, Greenburgh	Greenburgh
WestHELP, Mt. Vernon	Mt. Vernon
Westside Neighborhood Housing Services, Inc.	Buffalo
Wilson Commencement Park	Rochester
WIN Program	Hawthorne
WinnDevelopment	Rochester
Women in Need	New York
Women of Reform Judaism	New York
Women's City Club of NY	New York
Women's Housing and Economic Development Corporation	Bronx
Workmen's Circle / Arbeter Ring	New York
WSFSSH (West Side Federation for Senior and Supportive Housing)	New York
Wyandanch Community Development Corporation	Wyandanch
Wyandanch Homes and Properties, Inc.	Wyandanch
YWCA - Allegany	Allegany
YWCA of Binghamton	Binghamton
YWCA of Jamestown	Jameston
YWCA of White Plains and Central Westchester	White Plains

North Carolina

Organization	*City*
Affordable Housing Management, Inc.	Greensboro
Affordable Rentals, Inc.	Chapel Hill
Alamance County Interagency Council for Homeless Assistance	Burlington
ALFA	Hickory
AltruEnergy	Charlotte
ARC of North Carolina	Raleigh
Asheville Homeless Network	Asheville
Asheville-Buncombe Homeless Coalition	Asheville
Baptist Peace Fellowship of North America	Charlotte
Black Creek United Methodist Women	Black Creek
Blue Springs Community Development Corporation	Raeford
Brick Capital Community Development Corporation	Sanford

Building Together Ministries	Raleigh
Carney & Co. Realtor Team	Greenville
Catholic Charities	Raleigh
Catholic Diocese of Charlotte Housing Corporation	Charlotte
Center for Homeownership	Winston-Salem
CenterPoint Human Services	Winston-Salem
Charlotte Emergency Housing	Charlotte
Chatham County Affordable Housing Coalition	Pittsboro
Christian Women of Elegance	Charlotte
CICNC	Raleigh
City of Wilmington Community Development Office	Wilmington
Coalition to Reduce Poverty in Brunswick County	Southport
Coastal Community Action, Inc.	Newport
Community Housing Development Corporation of North Carolina	Charlotte
Community Investment Corporation of North Carolina	Raleigh
Countywide Community Development Corporation	Leland
Cumberland County Community Development Office	Fayetteville
Davidson Housing Coalition	Davidson
DHIC, Inc.	Raleigh
disAbility Resource Center	Wilmington
Downtown Housing Improvement Corporation	Raleigh
Durham Affordable Housing Coalition	Durham
Durham Housing Authority	Durham
East Carolina Behavioral Health	Greenville
East Tarboro-Pineville Community Development Corporation	Tarboro
El Pueblo, Inc.	Raleigh
Eliada Homes, Inc.	Asheville
Empowerment, Inc.	Chapel Hill
Evergreen Construction Company	Raleigh
Family Care Center of Catawba Valley	Hickory
Family Promise of Cabarrus County	Kannapolis
Family Promise of Moore County	Aberdeen
Family Service of the Piedmont	Jamestown
Fitch Development Group, Inc.	Winston-Salem
Flynn Christian Fellowship Home	Morganton
Flynn Homes	Asheville
Four Seasons Alliance for the Mentally Ill	Hendersonville
Friends, Inc.	Belmont
Genesis Home	Durham
Golcr-Depot Street Renaissance Corporation	Winston-Salem
Good Shepherd Center	Wilmington

Greensboro Housing Coalition	Greensboro
Guilford Interfaith Hospitality Network	High Point
Habitat for Humanity of Avery County	Newland
Habitat for Humanity of Catawba Valley	Hickory
Habitat for Humanity of Forsyth County	Winston-Salem
Habitat for Humanity of Henderson County	Hendersonville
Habitat for Humanity of Orange County, North Carolina	Chapel Hill
Habitat for Humanity of Swain/Qualla	Bryson City
Habitat for Humanity of Wake County	Raleigh
Healing With Care, Inc.	Durham
Helpmate, Inc.	Asheville
Henley & Associates, LLC	Raleigh
Hertford County Quality of Life Association	Murfreesboro
Hickory Housing Authority	Hickory
Hidden Voices	Cedar Grove
High Point Housing Authority	High Point
Hinton Rural Life Center	Hayesville
Hispanic Task Force	Sanford
Homeless Coalition of Fayetteville	Fayetteville
Homes for Independence	Fayetteville
Hospitality House	Boone
Hospitality House of Asheville	Asheville
Housing Assistance Corporation	Hendersonville
Housing Partnership of Winston-Salem/Forsyth Count	Winston-Salem
Housing Works, Inc.	Research Triangle Park
IDA and Asset Building Collaborative of NC	Raleigh
Johnston County Planning Department	Smithfield
Joy A. Shabazz Center for Independent Living	Greensboro
Lexington Housing Community Development Corporation	Lexington
Lumbee Revitalization and Community Development Corporation	Pembroke
Lumbee Tribe of NC	Pembroke
Lutheran Services for the Aging, Inc.	Salisbury
Mecklenburg County Department of Social Services	Charlotte
Meeting Place Mission	Morganton
Mending Hearts, Inc.	Pineville
Men's Shelter of Charlotte	Charlotte
Mercy Housing Southeast	Belmont
Morganton Housing Authority	Morganton
Mountain Projects, Inc.	Waynesville
NAMI of Cumberland County	Old Fort
NAMI of North Carolina	Raleigh

NAMI of Southport	Southport
National Student Partnerships - Durham	Durham
Nehemiah Community Development Corporation of North Carolina	Ellenboro
Neuse River Community Development Corporation	New Bern
New Directions For Downtown, Inc.	Durham
New Hanover County Planning Dept	Wilmington
News...from our Shoes	Raleigh
North Carolina Coalition Against Domestic Violence	Durham
North Carolina Coalition to End Homelessness	Raleigh
North Carolina Division of Community Assistance	Raleigh
North Carolina Housing Coalition	Raleigh
North Carolina Housing Foundation, Inc.	Winston-Salem
North Carolina Justice and Community Development Center	Raleigh
North Carolina Smart Growth Alliance	Carrboro
North Carolina Statewide Independent Living Council	Raleigh
North Carolina Synod Office of Public Policy Advocacy	Raleigh
North Carolina Waste Awareness and Reduction Network	Durham
Northampton County Faith Community Enterprise	Woodland
Northwestern Regional Housing Authority	Boone
Olive Hill Community Economic Development Corporation, Inc.	Morganton
Onslow Women's Center	Jacksonville
Orange Community Housing and Land Trust	Carrboro
Outer Banks CDC	Kill Devil Hills
Pathways For The Future	Sylva
REACH of Haywood County, Inc.	Waynesville
Rebuilding Broken Places Community Development Corporation	Goldsboro
Renewable Energy Development, LLC	Waynesville
River City Community Development Corporation	Elizabeth City
Roanoke-Chowan Services for Abused Families with Emergencies (RC SAFE)	Ahoskie
Rocky Mount/Edgecombe Community Development Corporation	Rocky Mount
Salisbury Community Development Corporation	Salisbury
Sampson County Community Development Corporation	Clinton
Sandhills Interfaith Hospitality Network	Aberdeen
Save Haven of Pender, Inc.	Burgaw
Self-Help, Durham	Durham
Self-Help, Greenville	Greenville
Serenity House, Inc.	Concord
SHARE of North Carolina, Inc.	Greensboro
Shelter Home of Caldwell County	Lenoir
Sisters of Mercy, North Carolina	Belmont
Sisters of Mercy, South Central	Belmont

Southern Rural Development Initiative	Raleigh
Southland Partners, LLC	Matthews
St. Brendan Catholic Church	Charlotte
The Arc of High Point	High Point
The Arc of Johnston County	Clayton
The Arc of Moore County	Southern Pines
The Arc of North Carolina	Raleigh
The Arc of Vance County	Henderson
The Riddle Institute	Morganton
The Women's Center	Chapel Hill
Triangle Residential Options for Substance Abusers (TROSA)	Durham
TRO, Inc.	New Bern
UJAMMA, Inc.	Charlotte
United Auto Workers Local 5285	Mount Holly
United Family Services	Charlotte
United Parents Against Lead of North Carolina, Inc	Whitakers
United Way of North Carolina	Raleigh
Uptown Men's Shelter	Charlotte
Urban Ministries of Wake County, Inc.	Raleigh
Urban Ministry Center	Charlotte
UUCC Affordable Housing & Homeless Action	Charlotte
VIA Community Development, LLC	Waynesville
Vision Credit Education, Inc.	Chapel Hill
Volunteers of America Durham Maple Court	Durham
Wake County Department of Social Services	Zebulon
Wake County Housing & Community Revitalization	Raleigh
Wake County Human Services	Zebulon
Wake Housing and Homeless Coalition	Raleigh
Weaver-Kirkland Housing, LLC	Greensboro
Wesley Shelter	Wilson
Western Alliance Center for Independent Living	Ashjeville
Western Carolina Community Action, Inc.	Hendersonville
Women In Action	Durham
Women's Center of Fayetteville	Fayettville
Youth Focus, Inc.	Greensboro

North Dakota

Organization	*City*
Abused Persons Outreach Center	Valley City
Affordable Housing Developers, Inc.	Bismarck
ARC of Bismarck	Bismarck

ARC of North Dakota	Grand Forks
Beyond Shelter, Inc.	Fargo
Catholic Family Service, Fargo	Fargo
Community Action and Development Program, Inc.	Dickinson
Community Action Opportunities, Inc.	Minot
Community Action Program Region VII, Inc.	Bismarck
Dakota Center for Independent Living	Bismarck
Dakota Prairie Community Action Agency	Devils Lake
Domestic Violence Crisis Center, Inc.	Minot
Easter Seals Goodwill of North Dakota, Inc.	Grand Forks
Eastern Dakota Housing Alliance	Fargo
Fargo City Commission	Fargo
Fargo Housing and Redevelopment Authority	Fargo
Fargo Planning and Development Department	Fargo
Freedom Resource Center	Fargo
Grand Forks Housing Authority	Grand Forks
Homeless Health Services	Fargo
Housing Alliance of North Dakota	Minot
Housing Authority of Cass County	West Fargo
Independence, Inc., CIL	Minot
Lutheran Social Services of North Dakota	Fargo
Mental Health Association in North Dakota	Bismarck
North Dakota Coalition for Homeless People	Bismarck
North Dakota Conferenee of Social Welfare	Bismarck
North Dakota Council on Abused Women's Services	Bismarck
North Dakota Fair Housing Council	Bismarck
North Dakota Family Voices	Edgeley
North Dakota Rural Development Council	Bismarck
North Park Homes	Dickinson
People First of North Dakota	Bismarck
Presentation Partners in Housing	Fargo
Ruth Meiers Hospitality House	Bismarck
Sisters of the Presentation, Fargo	Fargo
Tri County Regional Development Council	Williston
Turtle Mountain Housing Authority	Belcourt
Youthworks, Mountain Plains	Bismarck
YWCA of Fargo-Moorhead	Fargo

Ohio

Organization	*City*
ABC Management Company	Cleveland
ABCD, Inc.	Canton
Access Center for Independent Living	Dayton
ACCESS, Inc.	Akron
Adams-Brown Counties Economic Opportunities, Inc.	Georgetown
Affordable Housing Trust For Columbus and Franklin County	Columbus
Akron Area Association of Churches	Akron
Akron Area Board of Realtors	Akron
Akron Community Health Resources	Akron
Akron Health Department	Akron
Akron Metropolitan Housing Authority	Akron
Akron Planning Department	Akron
Akron-Summit Community Action Agency, Inc.	Akron
Alliance Area Habitat for Humanity	Alliance
Alliance for Children and Families, Ohio	Alliance
Alpha Phi Alpha Homes	Akron
Amethyst, Inc.	Columbus
Area Agency on Aging	Columbus
ArtSafe	Columbus
Avondale/Walnut Hills Redevelopment Foundation, In	Cincinnati
Battered Women's Shelter	Akron
Bellaire-Puritas Development Corporation	Cleveland
Bethany House Services	Cincinnati
Bridgeway Incorporated	Cleveland
Broad Street Bully Productions	Cleveland
Buckeye Community Hope Foundation	Ravenna
Cambridge Management Corporation	Cambridge
Carroll County Department of Job and Family Services	Carrollton
Carver Park Local Advisory Council	Cleveland
Catholic Charities	Toledo
Catholic Charities Health & Human Services	Cleveland
Catholic Charities Housing Opportunities	Youngstown
Catholic Charities of Ashtabula County	Ashtabula
Catholic Social Services of Summit County	Akron
Center for Independent Living Options	Cincinnati
Cincinnati Metropolitan Housing Authority	Cincinnati
Clemont County Community Services	Bataria
Clermont Counseling Center	Amelia

Cleveland City Council	Cleveland
Cleveland Housing Network	Cleveland
Cleveland Neighborhood Development Corporation	Cleveland
Cleveland Tenants Organization	Cleveland
Cleveland-Cuyahoga Counties Office of Homeless Services	Cleveland
Clinton County Community Action Program, Inc.	Wilmington
Coalition on Homelessness and Housing in Ohio	Columbus
Cogswell Hall	Cleveland
Coleman Professional Services	Kent
Columbiana County Mental Health Center	Lisbon
Columbus AIDS Task Force	Columbus
Columbus Coalition for the Homeless	Columbus
Columbus Health Care for the Homeless	Columbus
Columbus Housing Partnership	Columbus
Columbus Public Schools Project Connect	Columbus
Community Action Commission of Fayette County	Washington Court House
Community Action Harmony House	Mansfield
Community Building Partnership	Canton
Community Health Center	Akron
Community Mediation Services of Central Ohio	Columbus
Community Properties of Ohio Management Services	Columbus
Community Research Partners	Columbus
Community Revitalization Agency	Cincinnati
Community Services of Stark County, Inc.	Canton
Community Shelter Board	Columbus
Community Support Services, Inc.	Akron
Congregation of Sisters of Saint Joseph	Cleveland
Consortium for Economic and Community Development	Cleveland
Corporation for Ohio Appalachian Development	Athens
Corporation for Supportive Housing - Ohio Office	Columbus
Council for Economic Opportunities in Greater Cleveland	Cleveland
County Corp	Dayton,
Crisilis Development Company, LLC	New Albany
Crossroads	Clyde
Cuyahoga County Board of Commissioners	Cleveland
Daybreak	Dayton
Del-Mor Dwellings Corporation	Delaware
Diocesan Social Action Office of Cleveland	Cleveland
Dominican Sisters of Hope-Cincinnati	Cincinnati
Drop Inn Center	Cincinnati
East Akron Neighborhood Development Corporation	Akron

Ecumenical Shelter Network of Lake County, Inc.	Painesville
Eden, Inc.	Cleveland
Emerald Development and Economic Network, Inc.	Cleveland
Emergency Assistance Services, Catholic Charities	Cleveland
Emmanuel Community Care Center	Gerard
Environmental Health Watch	Cleveland
Episcopal Community Services Foundation	Cincinnati
Episcopal Diocese of Ohio	Cleveland
Episcopal Retirement Homes	Cincinnati
Equal Justice Foundation	Columbus
EVE, Incorporated	Marietta
Every Women's House	Wooster
Extended Housing, Inc.	Painesville
F.A.C.E.S. of Stark County	Canton
Fair Housing Advocates Association	Akron
Fair Housing Center	Toledo
Fair Housing Contact Service	Akron
Fairfield Homes, Inc.	Lancaster
Famicos Foundation	Cleveland
Family & Community Services	Stow
Family & Community Services of Portage County, Inc.	Kent
Family House	Toledo
Family Promise of Mahoning Valley	Girard
Federation for Community Planning	Cleveland
Fifth Third Bank	Findlay
Finance Fund	Columbus
Findlay Hope House for the Homeless, Inc.	Findlay
Forest City Residential Group	Cleveland
Founders Path, Inc.	Cleveland
Franciscan Friars, St. John Baptist Province	Cincinnati
Franciscan Sisters of St. Francis, Sylvania	Sylvania
Friends of the Homeless, Inc.	Columbus
Glenville Development Corporation	Cleveland
Graceworks Housing Services	Dayton
Greater Akron Committee for Better Housing	Fairlawn
Greater Cincinnati Coalition for the Homeless	Cincinnati
Greater Toledo Housing Coalition	Toledo
Greene County Department of Development	Xenia
H.M. Life Opportunity Services	Akron
Habitat for Humanity - Defiance County, Ohio	Defianee
Habitat for Humanity International - MidAmerica Region	North Hampton

Habitat for Humanity of Cincinnati	Cincinnati
Habitat for Humanity of Dayton	Dayton
Hancock County Alcohol, Drug Addiction and Mental Health Services Board	Findlay
Harmony House Homeless Services, Inc.	Mansfield
Harvard Community Services Center	Cleveland
Health Care for the Homeless	Columbus
Heartland Developers	Shaker Heights
Help End Lead Poisoning (HELP) Coalition of Ohio	Columbus
HELP Foundation, Inc.	Cleveland
HHWP Community Action Commission	Findlay
Hocking Metropolitan Housing Authority	Logan
Homebuilders Association of Greater Akron	Akron
Homeless Services	Canton
Homes on the Hill CDC	Columbus
Housing Opportunities Made Equal (HOME)	Cincinnati
Housing Solutions of Greene County, Inc.	Xenia
Hu Ani and Associates, Inc.	East Cleveland
Humility of Mary Housing Ministry	Akron
Humility of Mary Housing, Inc.	Akron
Hunger Network in Ohio	Columbus
Hutton House Shelter	Steubenville
ICAN Housing Solutions	Canton
Innovative Housing Solutions	Dayton
Interfaith Hospitality Network - Springfield, Ohio	Springfield
Interfaith Hospitality Network of Greater Cincinnati	Cincinnati
Interfaith Hospitality Network of Greater Cleveland	Shaker Heights
Interfaith Hospitality Network of Springfield	Springfield
Interfaith Hospitality Network of Toledo	Toledo
Jackson-Vinton Community Action, Inc.	Wellston
Jefferson County Coalition on Housing and Homelessness	Steubenville
Jefferson County Community Action Council, Inc.	Steubenville
Jireh Services, Inc.	Columbus
Joseph House	Cincinnati
Jurisdiction-wide Resident Advisory Board	Cincinnati
Justice Watch	Cincinnati
Koenig & Associates, Inc.	Dublin
Lake County Committee on Family violence, Inc.	Painesville
Lancaster Fairfield Community Action Agency	Lancaster
League of Women Voters of the Akron Area	Akron
LEAP/ CIL (Linking Employment Abilities & Potential/Center for Independent Living)	Sandusky

Legacy III, Inc.	Akron
Licking County Coalition for Housing	Newark
Lifeline for the Empowerment & Development of Consumers, Inc.	Painesville
LifeSpan, Inc.	Hamilton
Lighthouse Youth Services	Cincinnati
Lima Allen County Housing Consortium	Findlay
Lima/ Allen Council on Community Affairs	Lima
Local Initiatives Support Corporation, Toledo	Toledo
Logan-Belle Home and Neighborhood Development, Inc.	Bellefontaine
Lorain County Community Action Agency, Inc.	Lorain
Lorain County Task Force for the Homeless	Lorain
Love Funding Corporation	Cleveland
Mary Magdalen House	Cincinnati
Maumee Valley Habitat for Humanity	Toledo
May Dugan Center	Cleveland
McKinley Hall	Springfield
Mental Health & Recovery Services Board of Seneca	Tiffin
MEOAG Inc.	Zanesville
Metropolitan Strategy Group	Cleveland
Miami Purchase Preservation Fund	Cincinnati
Miami Valley Fair Housing Center, Inc.	Dayton
Miami Valley In-Ovations, Inc.	Dayton
Millennia Housing Management, Ltd.	Cleveland
Miracit Development Corporation	Columbus
Mosyjowski & Associates Engineers	Hartville
Moundbuilders Guidance Center	Newark
NAMI of Marion/Crawford Counties	Marion
National Organization for Women, Columbus Chapter	Columbus
Neighborhood Capital Corporation	Cleveland
Neighborhood Development Corporations Association	Cincinnati
Neighborhood Development Services (NDS)	Ravenna
Neighborhood House Association	Lorain
Neighborhood House Association of Lorain County, Inc.	Lorain
Neighborhood Housing Partnership of Greater Springfield, Inc	Springfield
Neighborhood Housing Services of Cleveland, Inc.	Cleveland
Neighborhood Housing Services of Hamilton, Inc.	Hamilton
Neighborhood Properties, Inc.	Toledo
Neighborhoods In Partnership, Inc.	Toledo
New Home Development	Bryan
New Home Development Company, Inc.	Defiance
New Housing Opportunities, Incorporated	Lebanon

New Sunrise Properties, Inc.	Elyria
North River Development Corporation	Cleveland
Northeast Ohio Coalition for the Homeless	Cleveland
Northeastern Neighborhood Development Corporation	Cleveland
Northwest Ohio Development Agency	Toledo
Northwestern Ohio Community Action Commission	Defiance
Oberer Residential Construction	Dayton
Oberlin City Council	Oberlin
Oberlin Community Services	Oberlin
Ohio Capital Corporation for Housing	Columbus
Ohio CDC Association	Columbus
Ohio Community Development Finance Fund	Columbus
Ohio Council of Behavioral Healthcare Providers	Columbus
Ohio Council of Churches	Columbus
Ohio Multi County Development Corporation	Akron
Ohio Partners for Affordable Energy	Findlay
Ohio Poverty Law Center	Columbus
Ohio Public Interest Research Group	Oberlin
Ohio West Area United Methodist Church	Worthington
Onyx Community Development Corporation	Toledo
Onyx, Inc.	Toledo
Operation Safety Net - The Sciots County Homeless Shelter	Portsmouth
Oriana House	Akron
Over-the-Rhine Housing Network	Cincinnati
Paralyzed Veterans of America, Buckeye Chapter	Euclid
Partnership for Income-Restricted Housing	Warrensville Heights
Pike Metropolitan Housing Authority	Pikcton
PolicyWorks	Columbus
Portage Area Development Corporation	Ravenna
Portage Area Transitional Housing	Ravenna
Preble County Mental Health & Recovery Board	Eaton
Project HOPE: Youngstown City Schools	Youngstown
Project Woman	Springfield
Race Street Tenant Organization Cooperative (ReSTOC)	Cincinnati
RCS Construction	Celina
Residential Capital Corp.	Columbus
Richland County Homeless Coalition	Mansfield
Riverview Apartments	Proctorville
Sai, Heather & Associates Corp.	Cleveland
Saint Rita Parish Social Concerns Committee	Cleveland
Saint Vincent DePaul Society	Tiffin

Salvation Army PASS Program	Cleveland
Sawmill Road Management Company	Springfield
Schoonover Boyer & Associates	Columbus
Sisters of Charity	Mt. St. Joseph
Sisters of Charity in Cincinnati	Mt. St. Joseph
Sisters of Charity of St. Augustine	Richfield
Sisters of Mercy Regional Community, Cincinnati	Cincinnati
Sisters of St. Francis of Tiffin, Ohio	Tiffin
Snyder & Snyder Realty	Akron
Society for Equal Access, ILC	New Philadelphia
Someplace Safe, Inc.	Warren
South Lorain Community Development Corporation	Lorain
Southeastern Ohio Center for Independent Living	Logan
St. Francis St. Joseph Catholic Worker House	Cincinnati
St. Mary Development Corporation	Dayton
St. Mary School	Columbus
St. Vincent Hotel, Inc.	Dayton
Stark County Housing Trust Fund	Canton
Stemen, Mertens, Stickler, CPAs & Associates	Columbus
STEPS (Substance Abuse, Treatment, Education and Prevention)	Wooster
Stock Development Company	Columbus
Stockyard Redevelopment Organization	Cleveland
Summit City Housing Network	Akron
Summit County Children's Services Board	Akron
Supports to Encourage Low-Income Families	Hamilton
Sylvania Franciscans	Sylvania
The ABCD, Inc.	Canton
The Ability Center of Greater Toledo	Sylvania
The Affordable Housing Advocates	Cincinnati
The Affordable housing Trust for Columbus and Franklin County	Columbus
The American Association of Service Coordinators	Powell
The Indigo Drum	Whitehall
The NOAH Project	Crestline
The NRP Group LLC	Cleveland
The Other Place	Dayton
The Salvation Army	Newark
TNK Community Development, Inc.	Akron
Toledo Lucas County Homelessness Board	Toledo
Toledo Metropolitan Ministries	Toledo
Tom Geiger Guest House, Inc.	Cincinnati
Transitional Living, Inc.	Hamilton

Tri-County CAC	Bellefontaine
Tri-County Independent Living Center	Akron
Trumbull County Mental Health and Recovery Board	Warren
United Auto Workers Local 101	Elyria
United Auto Workers Local 105	Wapakoneta
United Auto Workers Local 1112	Lordstown
United Auto Workers Local 118	Cuyahoga Falls
United Auto Workers Local 12	Toledo
United Auto Workers Local 122	Twinsburg
United Auto Workers Local 128	Troy
United Auto Workers Local 14	Toledo
United Auto Workers Local 161	Canton
United Auto Workers Local 169	Kent
United Auto Workers Local 1714	Lordstown
United Auto Workers Local 176	Hamilton
United Auto Workers Local 2000	Avon Lake
United Auto Workers Local 211	Defiance
United Auto Workers Local 217	Cleveland
United Auto Workers Local 2332	Cincinnati
United Auto Workers Local 294	Akron
United Auto Workers Local 336	Fostoria
United Auto Workers Local 366	Findlay
United Auto Workers Local 393	Sandusky
United Auto Workers Local 402	Springfield
United Auto Workers Local 420	Bedford
United Auto Workers Local 425	Lorain
United Auto Workers Local 486	Cleveland
United Auto Workers Local 493	Bellevue
United Auto Workers Local 497	Port Clinton
United Auto Workers Local 533	Fostoria
United Auto Workers Local 538	Cleveland
United Auto Workers Local 549	Mansfield
United Auto Workers Local 573	Twinsburg
United Auto Workers Local 70	Cleveland
United Auto Workers Local 86	Napoleon
United Auto Workers Local 863	Sharonville
United Auto Workers Local 91	Cleveland
United Auto Workers Local 913	Sandusky
United Auto Workers Local 969	Columbus
United Church of Christ, Cleveland	Cleveland
United Steel Workers of America - Local 8530	Shelby

United Way of Greater Cincinnati	Cincinnati
United Way of Portage County, Inc.	Ravenna
United Way of Richland County	Mansfield
Universal Health Care Action Network	Cleveland
Urban Gardener	Columbus
Vistula Management Company	Toledo
Volunteers of America	Marblehead
Volunteers of America Crossroads	Castalia
Volunteers of America, NE and Central Ohio	Mansfield
Volunteers of America, Ohio River Valley	Cincinnati
W. S. O. S. Community Action Commission, Inc.	Fremont
Warren County Balanced Housing Corp.	Lebanon
Wayne County Housing Coalition	Wooster
Wayne Metropolitan Housing Authority	Wooster
Welfare Rights Coalition	Cincinnati
Westside Neighborhood Development Corporation	Akron
Westside Rental Housing Collaborative	Cleveland
Wings Enrichment Center	Marysville
Women's Connection	Cincinnati
YMCA of Greater Cleveland	Cleveland
YWCA Columbus	Columbus
YWCA Interfaith Hospitality Network of Columbus	Columbus
YWCA of Greater Cleveland	Cleveland
Zanesville Metropolitan Housing Authority	Zanesville

Oklahoma

Organization	*City*
12 & 12	Tulsa
Atoka Housing Authority	Atoka
BenchMark Lending Firm	Oklahoma City
Broken Bow Housing Authority	Broken Bow
CarePoint, Inc.	Oklahoma City
Carl Albert Mental Health Center	McAlester
Commerce Housing Authority	Commerce
Community Action Project of Tulsa County	Tulsa
Community Outreach Centers, Inc.	Salina
Cookson Hills Community Action Foundation, Inc.	Tahlequah
Crossroads, Inc.	Tulsa
Daily Living Centers	Oklahoma City
Debruler, Inc.	Edmond
Family and Children's Services	Tulsa

Gospel Rescue Mission	Muskogee
Grace Rescue Mission	Oklahoma City
Great Plains Improvement Foundation Community Action Agency, Inc.	Lawton
Habitat for Humanity of Ardmore	Ardmore
Homeless Alliance	Oklahoma City
Housing Authority of Ponca City	Ponca City
Housing Authority of the Cherokee Nation	Tahlequah
Idabel Housing Authority	Idabel
Independent Opportunities, Inc.	Tulsa
Jesus House	Oklahoma City
Latino Community Development Agency	Oklahoma City
Lawton Housing Authority	Lawton
Little Dixie Community Action Agency	Hugo
Mental Health Association	Broken Arrow
Mental Health Association in Tulsa	Tulsa
Metropolitan Fair Housing Council of Greater Oklahoma City	Oklahoma City
Mission of Hope - Central Oklahoma Community Action Agency	Stillwater
NAMI of Oklahoma	Oklahoma City
Needful Provision, Inc.	Tahlequah
North Central Oklahoma CoC Steering Committee	Ponca City
Oklahoma Chapter of the National Association of Housing and Redevelopment Officials	Muskogee
Oklahoma Department of Mental Health and Substance Abuse Services	Oklahoma City
Oklahoma Homeless Network	Tulsa
OmniOk Inc.	Tulsa
Opportunities, Inc.	Watonga
ORO Development Corporation	Oklahoma City
Parkside	Tulsa
Sisters of Benedict	Piedmont
St. Charles Social Justice Committee	Oklahoma City
Tecumseh Housing Authority	Tecumseh
The Mental Health Association in Tulsa	Tulsa
Transition House, Inc.	Norman
Travelers Aid Society of Oklahoma City	Oklahoma City
Tulsa CARES	Tulsa
Tulsa Center for Behavioral Health	Tulsa
Tulsa Housing Authority	Tulsa
United Auto Workers Local 1999	Oklahoma City
United Auto Workers Local 286	Oklahoma City
Vintage Housing, Inc.	Tulsa
Volunteers of America, Oklahoma	Tulsa

Weleetka Housing Authority	Weleetka
Wetumka Housing Authority	Wetumka
Women's Crisis Services	Poteau

Oregon

Organization	*City*
Affordable Neighborhood Strategies	Portland
Ainsworth United Church of Christ	Portland
Aloha United Methodist Church	Aloha
American Planning Association, Oregon Chapter	Portland
Archdiocese of Portland	Portland
Association for Portland Progress	Portland
Bienestar	Hillsboro
Bilal Mosque Association	Aloha
Bridgeport United Church of Christ	Portland
CASA of Oregon	Newberg
Cascade AIDS Project	Portland
Cascadia Behavioral Healthcare	Portland
Cedar Siani Park	Portland
Center for Non-Profit Legal Services	Medford
Central City Concern	Portland
Central Pacific Conference, United Church of Christ	Portland
Church of Scientology	Portland
City Club of Portland	Portland
City of Bend	Bend
City of Cornelius	Cornelius
City of Hillsboro	Hillsboro
City of Salem Housing Authority	Salem
Clackamas United Church of Christ	Milwaukie
Columbia Housing, HCDC, City of Portland	Portland
Community Action	Hillsboro
Community Alliance of Tenants	Portland
Community Connection of Northeast Oregon, Inc.	La Grande
Community Development Law Center	Portland
Community Housing Fund	Beaverton
Community Partners for Affordable Housing, Inc.	Tigord
Congregation Neveh Shalom	Portland
Coos-Curry Housing Authority	North Bend
Corvallis Neighborhood Housing Services	Corvallis
Covenant Five Campus Ministry at Portland State University	Portland
Dignity Village	Portland

Ecumenical Ministries of Oregon	Portland
Elders in Action	Portland
Enterprise Foundation, Portland	Portland
Eugene-Springfield Jobs With Justice	Eugene
Eugene-Springfield Solidarity Network	Eugene
Faith United Methodist Church	Troutdale
First Congregational United Church of Christ of Portland	Portland
First Immanuel Lutheran Church of Portland	Portland
First Unitarian Church of Portland	Portland
First United Methodist Church of Portland	Portland
Forest Grove United Methodist Church	Cornelius
Friendly House, Inc.	Portland
Goose Hollow Family Shelter	Portland
Gray Panthers	Portland
H&W Mechanical, Inc.	Tigard
Habitat for Humanity of Bend	Bend
Habitat for Humanity of Oregon	Portland
Hacienda Community Development Corporation	Portland
Havurah Shalom	Portland
HomePDX	Portland
Homestead Capital	Portland
Housing And Community Services Agency of Lane County	Eugene
Housing Authority of Clackamas County	Oregon City
Housing Authority of Douglas County Oregon	Roseburg
Housing Authority of Malheur County	Ontario
Housing Authority of Portland	Portland
Housing Authority of Washington County	Hillsboro
Housing Authority of Yamhill County	McMinnville
Housing Development Center	Portland
Housing Land Advocates	Portland
Human Solutions, Inc.	Portland
Innovative Housing, Inc.	Portland
Interfaith Committee on Homelessness	Forest Grove
Interfaith Hospitality Network of Western Washington County	Hillsboro
Klamath Housing Authority	Klamath Falls
Lake Oswego United Church of Christ	Lake Oswego
Lane County Law & Advocacy Center	Eugene
LCG Pence Construction, LLC	Portland
Mainstream Housing, Inc.	Eugene
Medford Congregational United Church of Christ	Medford
Metanoia Peace Community United Methodist Church	Portland

Metro East Portland Interfaith Hospitality Network	Portland
Mid Columbia Community Action	The Dalles
Mid-Willamette Valley Community Action Agency	Salem
Multnomah County Office of School and Community Partnerships	Portland
Murray Hills Christian Church	Beaverton
NAMI - Florence	Florence
Neighborhood Economic Development Corporation	Eugene
Neighborhood Partnership Fund	Portland
Neighborhood Partnerships	Portland
Neighborhoods, Housing & Community Development, City of Eugene	Eugene
Network for Oregon Affordable Housing	Portland
Northwest Housing Alternatives	Milwaukie
Northwest Oregon Housing Authority	Warrenton
Northwest Pilot Project	Portland
Office of Justice & Peace/Campaign for Human Development	Portland
Options for Southern Oregon	Grant's Pass
Oregon Action	Medford
Oregon Advocacy Center	Portland
Oregon Center for Public Policy	Silverton
Oregon Coalition on Housing and Homelessness	Salem
Oregon Department of Housing and Community Services	Salem
Oregon Farm Worker Ministry	Portland
Oregon Food Bank	Portland
Oregon Health & Science University	Portland
Oregon Housing Acquisition Project	Portland
Oregon Housing and Community Services	Salem
Oregon Islamic Chaplains Organization	Portland
Oregon Law Center	Portland
Oregon Opportunity Network	Portland
Oregon Rehabilitation Housing Association	Salem
Oregon-Idaho Conference of the United Methodist Church	Portland
Pendleton First United Methodist Church	Pendleton
Portland Bureau of Housing and Community Development	Portland
Portland City Council	Portland
Portland Collective Housing Syndicate	Portland
Portland Community Reinvestment Initiatives	Portland
Portland Development Commission	Portland
Portland Habilitation Center	Portland
Portland Housing Center	Portland
Portland Schools Alliance	Portland
Proud Ground	Portland

REACH Community Development, Inc.	Portland
Recovery Association Project	Portland
Reedville Church	Aloah
Reedville Presbyterian Church	Aloha
Reedwood Friends Church	Portland
ROSE Community Development	Portland
Salem Interfaith Hospitality Network	Salem
Sextant Consultants	Portland
Sheltercare	Eugene
Shiels Obletz Johnsen, Inc.	Portland
Sisters of the Holy Names	Portland
Sisters Of The Road	Portland
Sisters of the Road Café, Inc.	Portland
Society of Jesus (Jesuits), Oregon Province	Portland
Society of St. Vincent de Paul, Portland	Portland
Southern Oregon Economic Development Corporation	Medford
Spiritual City Club	Portland
Sponsors, Inc.	Eugene
St. Ignatius Parish	Portland
St. Mary's Cathedral	Portland
St. Mathew Catholic Church	Hillsboro
St. Vincent de Paul Society of Lane County	Eugene
Stand for Children	Portland
Street Roots	Portland
The Housing Authority of the County of Umatilla	Hermiston
The Nielson Group, LLC	Portland
TRAC Construction Company, LLC	Portland
Transition Projects, Inc.	Portland
Trinity Episcopal Cathedral	Portland
Tualatin United Methodist Church	Tualatin
Tualatin Valley Housing Partners	Beaverton
Umpqua Community Action Network	Roseburg
Unitarian Universalist Community Church	Hillsboro
United Auto Workers Local 492	Portland
United Methodist Church, Metro Portland District	Portland
Vermont Hills United Methodist Church	Portland
Washington County Housing Advocates	Beaverton
West Valley Housing Authority	Dallas
Westminster Presbyterian Church	Portland
William Temple House	Portland
Windermere Community Realty	Portland

Womenspace	Eugene
Yamhill Community Development Corporation	McMinnville
YWCA of Greater Portland	Portland
Zimmerman Community Center	Portland

Pennsylvania

Organization	*City*
1260 Housing Development Corporation	Philadelphia
A New Life Consumer Center	Philadelphia
ACHIEVEability	Philadelphia
Action Housing, Inc.	East Pittsburgh
Adams County Interfaith Housing	Gettysburg
Adams County Office for Aging	Gettysburg
Advanced Living Communities	Lansdale
Aging and Adult Services of Lehigh County	Allentown
Allegheny County Housing Authority	Pittsburgh
Allegheny Health Choices, Inc.	Pittsburgh
Allegheny Unitarian Universalist Church	Pittsburgh
Allegheny Valley Association of Churches	Natrona Heights
Allentown Housing Authority	Allentown
Alliance for Better Housing	Kennett Square
Alliance for Building Communities	Allentown
Alliance for Building Communities of Monroe County	Stroudsburg
American Baptist Churches U.S.A	Valley Forge
American Credit Alliance, Inc.	Morrisville
American Friends Service Committee	Philadelphia
APM Housing	Philadelphia
ARC of Butler County	Butler
ARC of Elk County	St. Mary's
ARC of Greater Pittsburgh	Pittsburgh
ARC of Philadelphia	Philadelphia
Asociación for Puertorriqueños En Marcha Incorporated	Philadelphia
Augustinians	Villanova
BCM Affordable Housing	Paoli
Benedictine Sisters of Erie Pennsylvania	Erie
Berger Associates Realty	Narberth
Bloomfield-Garfield Corporation	Pittsburgh
Blueprint to End Homelessness	Philadelphia
Bucks County Housing Group	Wrightstown
Bucks County Opportunity Council, Inc.	Doylestown
Cadcom	Norristown

Calcutta House	Philadelphia
Capital Access Incorporation	Philadelphia
Carlisle Housing Opportunities Corporation	Carlisle
Catherine McAuley Center	Scranton
Catholic Social Services, Diocese of Scranton	Scranton
Center for Independent Living of Central Pennsylvania	Camp Hill
Central Pennsylvania Food Bank	Harrisburg
Chamber of Business and Industry Centre County	State College
Christ United Methodist Church	Mountaintop
Citizens Budget Campaign of Western PA	Pittsburgh
Clinton County Housing Authority	Lock Haven
Columbia County Housing Corporation	Bloomsburg
Columbia County Redevelopment Authority	Bloomsburg
Columbus Property Management & Development	Philadelphia
Commission of Justice, Sisters of Saint Joseph	Philadelphia
Commonwealth Housing Development Corporation	Glenside
Community Action Agency of Armstrong County	Kittanning
Community Action Association of Pennsylvania	Harrisburg
Community Action Commission	Harrisburg
Community Action Committee of the Lehigh Valley	Bethlehem
Community Action Development Commission	Norristown
Community First Fund	Lancaster
Community Health Network, Healthcare for the Homeless Program	Erie
Community Human Services	Pittsburgh
Crawford County Coalition on Housing Needs, Inc.	Meadville
Crawford County Mental Health Awareness Program, Inc. (CHAPS)	Meadville
Crest Manor Resident Council	Willow Grove
Crispus Attucks Associates, Inc.	York
Cumberland County Redevelopment Authority	Carlisle
Department of Human Services	Pittsburgh
Depaul USA	Philadelphia
Depression and Bipolar Support Alliance Pennsylvania	Erie
Diamond & Associates	Philadelphia
Dignity Housing	Philadelphia
Disability Rights Network of Pennsylvania	Harrisburg
Drueding Center/Project Rainbow	Philadelphia
East End Neighborhood Forum	Pittsburgh
ELCA Pastor	York
Episcopal Community Services	Philadelphia
Episcopal Diocese of Central Pennsylvania, Harrisburg	Harrisburg
Erie County/Corry Housing Authorities	Corry

Erie Tenant Council	Erie
Evangelical Lutheran Church in America	Altoona
Family Links	Pittsburgh
Family Promise of Harrisburg Capital Region	Harrisburg
Fayette County Community Action Agency	Uniontown
Fayette County Community Action Corporation	Uniontown
Fayette County MH/MR Program	Uniontown
Friendship Community	Lititz
Futures Community Support Services	Towanda
Greater Philadelphia Food Bank	Philadelphia
Green Innovation	Philadelphia
Grundy Hall Retirement Homes	Doylestown
Habitat for Humanity Allegheny Valley	Natrona Heights
Habitat for Humanity of Bucks County	New Britain
Habitat for Humanity of Cambria County	Johnston
Habitat for Humanity of Lackawanna County	Scranton
Habitat for Humanity of Lehigh Valley	Allentown
Habitat for Humanity of Williamsport/Lycoming	Williamsport
Harrisburg Friends	Harrisburg
Healthy Adams County, Inc., Housing Task Force	Gettysburg
HEARTH	Pittsburgh
HELP Philadelphia	Philadelphia
Homeless Advocacy Project	Philadelphia
Horizon House, Inc.	Philadelphia
House of Healing	Erie
Housing Alliance of Pennsylvania	Glenside
Housing and Neighborhood Development Services (HANDS)	Erie
Housing Association & Development Corporation	Allentown
Housing Association and Development Corporation	Allentown
Housing Association of Delaware Valley	Philadelphia
Housing Authority of Indiana County	Indiana
Housing Authority of the County of Dauphin	Steelton
Housing Consortium for Disabled Individuals	Philadelphia
Housing Development Corporation	Lancaster
Housing Opportunities of Beaver County	Beaver
Impact Services Corporation	Philadelphia
Indiana County Office Of Planning & Development	Indiana
Interfaith Hospitality Network of the Main Line	Norristown
Interfaith Hospitality Network of the South Hills	Washington
Interfaith Hospitality Network, NW Philadelphia	Philadelphia
Interfaith Housing Alliance	Ambler

Interfaith Housing Development Corporation of Bucks County	Roslyn
J and K Siding	Macungie
Jeri E. Stumpf & Associates, Inc.	Willow Street
JEVS Human Services	Philadelphia
Joshua Achievement Center	Philadelphia
Just For Jesus Ministries	Brockway
Just Harvest	Pittsburgh
Lackawanna Neighbors, Inc.	Scranton
Ladies of Bethany-Bethany Community	Pittsburgh
Lancaster Area Habitat for Humanity	Lancaster
Lancaster County Coalition to End Homelessness	Lancaster
Lead Safe Pittsburgh Coalition	Pittsburgh
Lehigh County Conference of Churches	Allentown
Lehigh Valley Coalition on Affordable Housing	Bethlehem
Liberty Resources, Inc.	Bensalem
Lutheran Settlement House	Philadelphia
Lutheran Social Services of South Central Pennsylvania	York
M & T Bank	Mechanicsburg
McKeesport Collaborative	McKeesport
Medical Mission Sisters	Philadelphia
Mental Health Association of Allegheny County	Pittsburgh
Mental Health Association of Northwestern Pennsylvania	Erie
Mental Health Association of Southeastern Pennsylvania	Philadelphia
Mental-Health-Advocate.US	Erie
Mercer County Community Action Agency	Sharon
Missionary Sisters of the Holy Rosary	Bryn Mawr
Mistick Construction	Pittsburgh
Mon Valley Initiative	Homestead
Monroe County Affordable Housing Coalition	Stroudsburg
Montgomery County Community Action Development Commission	Norristown
Mother Earth, Father Time US	Erie
Mullin & Lonergan Associates, Inc.	Camp Hill
NAMI PA, Main Line	Merion Station
National Resource Center on Domestic Violence	Harrisburg
National Student Partnerships - Pittsburgh	Pittsburgh
Nazareth Housing Services	Pittsburgh
Neighborhood Housing Services of the Lehigh Valley	Allentown
Network for Fairness	Pittsburgh
New Kensington Community Development Corporation	Philadelphia
NHS of the Lehigh Valley, Inc.	Allentown
North County Conservancy	Philadelphia

North Hills Affordable Housing	Pittsburgh
Northeast Pennsylvania Center for Independent Living	Scranton
Northeastern Pennsylvania Synod, ELCA	Wescosville
Northern Cambria Community Development Corporation	Northern Cambria
Northern Tier Community Action Corporation	Emporium
Northside Coalition for Fair Housing	Pittsburgh
Northwest Philadelphia Interfaith Hospitality Network	Philadelphia
OPEN MINDS	Gettysburg
Overington House	Philadelphia
PANPHA, an Association of Non-Profit Senior Services	Mechanicsburg
Penn Foundation, Inc.	Sellersville
Pennrose Properties, LLC	Philadelphia
Pennsylvania Association of Housing & Redevelopment Agencies	Pittsburgh
Pennsylvania Coalition to End Homelessness	Pittsburgh
Pennsylvania Council of Churches	Harrisburg
Pennsylvania Statewide Independent Living Council	Lords Valley
Pennsylvania Works!	Harrisburg
PenTrans	Philadelphia
People's Emergency Center	Philadelphia
Perry Housing Partnership	Shermans Dale
Philadelphia Area Jobs with Justice	Philadelphia
Philadelphia Association of Community Development Corporations	Philadelphia
Philadelphia Committee to END Homelessness	Philadelphia
Philadelphia Health Management Corporation	Philadelphia
Philadelphia Housing Authority	Philadelphia
Pittsburgh Habitat for Humanity	Duquesne
Pittsburgh Partnership for Neighborhood Development	Pittsburgh
Project Development & Consulting Associates	Huntingdon Valley
Project H.O.M.E.	Philadelphia
Project of Easton, Inc.	Easton
Raise of Hope, Inc.	Philadelphia
Redevelopment Authority	Allentown
Redevelopment Authority of Somerset County	Somerset
Redevelopment Authority of the City of Bethlehem	Bethlehem
Regeneration Project	Philadelphia
Resources for Human Development	Philadelphia
Ridge Center	Philadelphia
Right-Sized-Homes, LLC	Merion Station
Rural Opportunities, Inc.	Harrisburg
Saint Vincent dePaul	Bethlehem
Salisbury Behavioral Health, Inc.	Allentown

School Sisters of St. Francis, Bethlehem	Bethlehem
Schuylkill Community Action	Pottsville
SEDA - Council of Governments Housing Development Committees	Lewisburg
Self Determination Housing Project of Pennsylvania	Glenside
Self-Determination Housing Project of PA	Downington
Sisters of Mercy - Erie	Erie
Sisters of Mercy of the Americas, Erie, PA	Erie
Sisters of Mercy Regional Community of Merion	Merion
Sisters of Mercy Regional Community, Dallas, PA	Dallas
Sisters of Mercy Regional Community, Pittsburgh	Pittsburgh
Sisters of Saint Joseph General Council	Philadelphia
Sisters of St. Joseph of NW Province	Erie
Sisters of the Holy Redeemer	Huntington Valley
Snyderville Community Development Corporation	Philadelphia
Social Housing and Economical Development	Philadelphia
Southern Pennsylvania District Office, Church of the Brethren	New Oxford
Southwestern PA AIDS Planning Coalition	Pittsburgh
Southwestern Pennsylvania Synod, Evangelical Lutheran Church in America	Pittsburgh
Southwestern Pennsylvania Alliance of HUD Tenants (Housing Alliance of Pennsylvania)	Pittsburgh
St. John's Hospice	Philadelphia
St. Margaret Peace and Justice Committee	Narberth
St. Vincent's Parish Philadelphia	Philadelphia
State College Community Land Trust	State College
Steeleworks	Philadelphia
Synod of the Trinity, Presbyterian Church	Camp Hill
Tableland Services, Inc.	Somerset
Tenants Action Group	Philadelphia
The Affordable Housing Group	Philadelphia
The Time Is Now To Make A Change	Philadelphia
Thomas Merton Center	Pittsburgh
Three Rivers Center for Independent Living	Pittsburgh
Trehab	Montrose
Trehab Center, Inc.	Montrose
Tri-County Patriots for Independent Living	Washington
UCP of Western Pennsylvania	Greensburg
United Auto Workers Local 204	Derry
United Auto Workers Local 482	Williamsport
United Auto Workers Local 544	Dravosburg
United Auto Workers Local 56	Bradenville
United Cerebral Palsy of Pennsylvania	Harrisburg

United Christian Ministries	Osceola
United Independent Union Local 19	Philadelphia
United Independent Union Local 238	Philadelphia
United Neighborhood Centers	Scranton
United Steelworkers of America	Pittsburgh
United Way of Southeast Delaware County	Chester
Uptown Community Action Group	Pittsburgh
Urban League of Pittsburgh	Pittsburgh
V.I.S.I.O.N. (Volunteers in Service in Our Neighborhoods)	Wilkes Barre
Venturi, Scott, Brown & Associates, Inc.	Philadelphia
Victory House	Bethlehem
Voices For Independence	Erie
Vote for Homes!	Philadelphia
Warren-Forest Counties Economic Opportunity Council	Warren
We Help, Inc.	Clearfield
Westmoreland Community Action	Greensburg
Westmoreland Human Opportunities, Inc.	Greensburg
Women Against Abuse, Inc.	Philadelphia
Women's Association for Women's Alternatives	Philadelphia
Women's Community Revitalization Project	Philadelphia
Women's Resources of Monroe County	Delaware Water Gap
Woodstock Family Center	Philadelphia
York Habitat for Humanity, Inc.	York
York Housing Development Corporation	York
YWCA of Titusville	Titusville
Zulu Nation Citywide Youth Movement, Inc.	Philadelphia

Puerto Rico

Organization	*City*
Casa Renuevo de Amor Para Ti Mujer, Inc.	Yabucoa
Coalición dc Apoyo a Personas en Hogar de San Juan	San Juan
Estancia Corazon Incorporated	Mayaguez
Foudita de Jesus	San Juan
Fundacion De Desarrollo Comunal De PR Incorporated	Caguas
Incore Incoprorated	Caguas
La Fondita de Jesus	San Juan
Puerto Rico Community Foundation	San Juan
Rural Opportunities, Inc.	Trujillo Alto
San Juan Neighborhood Housing Services	San Juan
United Auto Workers Local 103	Candvana

Rhode Island

Organization	*City*
Advent House, Inc.	Providence
Amos House	Providence
Barbara Sokoloff Associates	Providence
Blackstone Valley Community Action Program, Inc.	Pawtucket
Bristol Town Council	Bristol
Childhood Lead Action Project	Providence
City of Warwick, Rhode Island	Warwick
Coalition for Consumer Justice	Providence
Comprehensive Community Action Plan (CCAP)	Cranston
Corporation for Supportive Housing - Rhode Island Office	Providence
Creating Safe Havens	Woonsocket
Crossroads Rhode Island	Providence
East Bay Coalition for the Homeless	Riverside
East Bay Community Development Corporation	Bristol
East Greenwich Academy Foundation	East Greenwich
Elmwood Foundation for Architectural & Historic Preservation	Providence
Episcopal Diocese of Rhode Island, Providence	Providence
Family Service of Rhode Island	Providence
Feinstein Institute	Providence
Fellowship Health Resources, Inc.	Lincoln
Fund for Community Progress	Providence
Galilee Mission to Fishermen, Inc.	Narragansett
Gateway Healthcare, Inc.	Pawtucket
Habitat for Humanity of South County	Shannock
HELP Lead Safe Center	Providence
Homeless Action for Necessary Development	Providence
House of Hope Community Development Corporation	Warwick
Housing Action Coalition of RI	Pawtucket
Housing Network of Rhode Island	Pawtucket
HousingWorks RI	Providence
Kent Center for Human and Organizational Development	Warwick
Life and Family Ministry	Providence
McAuley House	Providence
Mental Health Association of Rhode Island	Pawtucket
Mount Hope Neighbor Land Trust	Providence
National Alliance for the Mentally Ill of Rhode Island	Providence
New Hope Emergency Shelter	Pawtucket
New Shoreham Town Council	Block Island

Omni Development Corporation	Providence
Opportunities Unlimited for People with Differing Abilities, Inc.	Cranston
Organized Parents Against Lead	Providence
People to End Homelessness	North Scituate
Peoples Redevelopment Corporation	Providence
Poverty Institute, Rhode Island College School of Social Work	Providence
Pro-cap Interim House Emergency Shelter	Providence
Project Basic	Providence
Providence Intown Churches Association	Providence
REACH	Central Falls
Rhode Island Association of Facilities and Services for the Aging	Providence
Rhode Island Coalition for the Homeless	Providence
Rhode Island Council on Alcoholism & Other Drug Dependence	Pawtucket
Rhode Island Parents for Progress	Providence
Rhode Island Public Housing Tenants Association	Lincoln
RI HUD Tenant Project	Providence
Sisters of Mercy Regional Community, Providence	Cumberland
Sisters of St. Joseph of Cluny	Middletown
Smith Hill Community Development Corporation	Providence
Society of St. Vincent de Paul Diocesan Council of Providence	Providence
St. Patrick's Soup Kitchen / Mary House Minstry	Cranston
Star of the Sea	Newport
Statewide Housing Action Coalition	Pawtucket
SWAP, Inc.	Providence
Town of South Kingstown	Wakefield
Travelers Aid Rhode Island	Providence
United Way of Rhode Island	Providence
Visiting Nurse Services of Newport and Bristol Counties	Portsmouth
WARM Center	Westerly
Warwick House of Hope	Warwick
Welcome House of South County	Peace Dale
West Elmwood Housing Development Corporation	Providence
Westbay Community Action, Inc.	Warwick
Woonsocket Housing Authority	Woonsocket
Woonsocket Neighborhood Development Corporation	Woonsocket

South Carolina

Organization	*City*
Abbeville & McCormick Counties Habitat for Humanity, Inc.	McCormick
Affordable Housing Coalition of South Carolina	Lexington
Aiken County Habitat for Humanity	Aiken
Allen Temple CEDC	Greenville
Beaufort Housing Authority	Beaufort
Berean Community Development Corporation	Dillon
Catawba Community Mental Health Foundation	Rock Hill
Central Carolina Habitat for Humanity	Columbia
Charleston Housing Trust Fund	Charleston
City of Charleston Housing & Community Development	Charleston
City of Greenville Community Development Office	Greenville
City of Marion	Marion
Clover Commons Foundation	Rock Hill
Community Development and Improvement Corporation	Aiken
Community Development Department, City of Spartanburg	Spartanburg
Community Development Division, City of Greenville	Greenville
Community Food Bank of the Piedmont	Mauldin
Community Housing	Fort Mill
Crisis Ministries	Charleston
Department of Planning and Neighborhoods	Charleston
Diocese of Charleston	Charleston
Douglas Company	Aynon
Evangelical Lutheran Church in America	Columbia
Fairfax Community Outreach, Inc.	Allendale
Five Rivers Community Development Corporation	Georgetown
Florence Department of Community Services	Florence
Grand Strand Housing, Inc.	Myrtle Beach
Green Party of South Carolina	Columbia
Greenville Area Interfaith Hospitality Network	Greenville
Habitat for Humanity Georgetown County	Georgetown
Habitat for Humanity of Charleston	Charleston
Habitat for Humanity of Cherokee County	Gaffney
Habitat for Humanity of Dorchester	Summerville
Habitat for Humanity of East Cooper	Mount Pleasant
Habitat for Humanity of Edgefield County	Edgefield
Habitat for Humanity of Horry County, Inc.	Myrtle Beach
Habitat for Humanity of Pickens County	Pickens
Hilton Head Regional Habitat for Humanity	Bluffton

Home Alliance, Inc.	Myrtle Beach
Home Patterns, Inc.	Spartanburn
Homeless Coalition of Greenville-Laurens	Mauldin
Homes of Hope	Greenville
Housing Authority of Florence	Florence
Housing Authority of Fort Mill	Fort Mill
Housing Authority of Myrtle Beach	Myrtle Beach
Housing Authority of the City of Aiken	Aiken
Interdenominational Ministerial Alliance	Charleston
Interfaith Hospitality Network of Greenville	Greenville
Lowcountry Community Development Corporation	Hilton Head Island
Lowcountry Habitat for Humanity	Beaufort
Lowcountry Housing Trust	Charleston
Lutheran Advocacy and Public Policy Office of South Carolina	Columbia
Mental Health Association of Oconee County	Walhalla
Mt. Zion Community Development Foundation	Spartanburg
Myrtle Beach City Council	Myrtle Beach
NAMI of the Pee Dee	Florence
Nehemiah Community Revitalization Corporation	Greenville
Palmetto Development Group	Columbia
Regency Development Associates, Inc.	Columbia
Reynolds House Foundation	Rock Hill
Ryan White HIV Care Program	Charleston
Santee-Lynches Community Development Corporation	Sumter
South Carolina African American Chamber of Commerce	Florence
South Carolina Appleseed Legal Justice Center	Columbia
South Carolina Campaign to End AIDS (SC-C2EA)	Columbia
South Carolina Coalition Against Domestic Violence	Columbia
South Carolina Synod, Evangelical Lutheran Church in America, Columbia	Columbia
South Sumter Resource Center	Sumter
Spartanburg County Community & Economic Development	Spartanburg
Spartanbury Interfaith Hospitality Network	Spartanburg
Sumter County Community Development Corporation	Sumter
The Wellness Council for SC	Myrtle Beach
Trinity Housing	Columbia
United Methodist Relief Center	Mt. Pleasant
United Way of the Midlands	Columbia
Upstate Homeless Coalition of South Carolina	Greenville
Victory Plus Inc.	Greer
Waccamaw Housing, Inc.	Myrtle Beach
Waterec Community Actions, Inc.	Sumter

Wilson Consulting Associates	Rock Hill
World Bible Fund	Isle of Palms

South Dakota

Organization	*City*
Aberdeen Housing Authority	Aberdeen
American Indian Services	Sioux Falls
Black Hills Workshop	Rapid City
Brookings Housing & Redevelopment Commission	Brookings
Cangleska, Inc.	Kyle
Crow Creek Housing Authority	Fort Thompson
DakotAbilities	Sioux Falls
Development for the Disabled	Rapid City
Flandreau Santee Sioux Housing Authority	Flandreau
Geddes Community Industrial Development Corporation	Geddes
Home Ownership Assistance Program	Watertown
Hot Springs Housing Authority	Hot Springs
Kennebec Housing Authority and Redevelopment Commission	Kennebec
Lemmon Housing and Redevelopment Commission	Lemmon
Lemmon Housing Authority	Lemmon
Mobridge Housing Authority	Mobridge
Neighborworks Dakota Home Resources	Deadwood
Northeast South Dakota Community Action Program	Sisseton
Oblate Sisters of the Blessed Sacrament	Marty
Opportunities for Independent Living	Aberdeen
Rapid City Housing Coalition	Rapid City
Sioux Empire Homeless Coalition	Sioux Falls
South Dakota Network Against Family Violence and Sexual Assualt	Sioux Falls
Teton Coalition	Rapid City
Western South Dakota Community Action	Rapid City

Tennessee

Organization	*City*
28th Legislative Community Development Corporation	Chattanooga
Adapt	Bartlett
Advocacy and Resources Corporation	Cookeville
Affordable Housing Community Development Corporation	Jackson
Aid to Distressed Families of Appalachian Counties	Oak Ridge
Amnesty International, Rhodes College Chapter	Memphis
Appalachia Service Project, Inc.	Johnson City

ARC of Tennessee	Nashville
Associated Catholic Charities	Memphis
Association of Peace and Justice Committees	Nashville
Austin Homes Resident Association	Knoxville
Big Apple Fashions	Nashville
Blount County Community Action Agency, Inc.	Maryville
Campus for Human Development	Nashville
Cannon County SAVE	Woodbury
Carey Counseling Center, Inc.	Paris
Catholic Charities of Nashville	Nashville
Catholic Charities of Tennessee	Clarksville
Center for Independent Living of Middle Tennessee	Nashville
Chattanooga Neighborhood Enterprise, Inc.	Chattanooga
Child & Family Tennessee	Knoxville
Clarksville-Montgomery Counties Community Action Agency	Clarksville
Cleveland-Bradley Housing Corporation	Cleveland
Community Development Council	Memphis
Community Relations Committee of Memphis Jewish Federation	Memphis
Cumberland Region Tomorrow	Nashville
Dawn of Hope, Foundation	Johnson City
DCEA Technical Assistance	Morristown
Douglas Cherokee Economic Authority Community Technical Assistance	Morrison
Eastern Eight Community Development Corporation	Johnson City
Empire Corporation of TN	Knoxville
Family Promise of Knoxville	Knoxville
First Tennessee Development District	Johnson City
Foothills Community Development Corporation	Alcoa
Foundations Associates and the Dual Diagnosis Recovery Network	Nashville
Frayser Mental Health Center	Memphis
Freedom Tracks Records	Nashville
Glory 1 Enterprises Community Development Corporation	Memphis
Greater Memphis Interagency Coalition for the Homeless	Memphis
Habitat for Humanity of Blount County	Maryville
Habitat for Humanity of Cumberland County	Crossville
Habitat for Humanity of Hawkins	Rogersville
Habitat for Humanity of Monroe County	Madisonville
Habitat for Humanity of Wilson County	Lebanon
Helen Ross McNabb Center, Inc.	Knoxville
Holy Trinity Council of Catholic Women	Jefferson City
Housing Development Corporation of the Clinch Valley	Oak Ridge
Interfaith Homeless Network of Greater Chattanooga	Chattanooga

Interfaith Hospitality Network of Greater Johnson City	Johnson City
Jacobs Ladder CDC	Memphis
JustFaith	Nashville
Kingsport Housing and Redevelopment Authority	Kingsport
Knox Housing Partnership	Knoxville
Knoxville Area Urban League	Knoxville
Knoxville's Community Development Corporation	Knoxville
Koinonia Community Development Corporation	Chattanooga
LeMoyne Owen College Community Development Corporation	Memphis
Memphis Family Shelter	Memphis
Memphis Interfaith Hospitality Network	Memphis
Mideast Community Action Agency of Roane and Loud	Rockwood
Nashville Area Habitat for Humanity	Nashville
Nashville Homeless Power Project	Nashville
National Council of Catholic Women	Crossville
New Level Community Development Corporation	Nashville
NIA Association	Clarksville
North Memphis CDC	Memphis
Oasis of Hope, Inc.	Cordova
Partners for the Homeless	Memphis
Pinnacle Financial Partners	Nashville
Prevent Child Abuse of Tennessee	Nashville
Residential Resources, Inc.	Nashville
Rhodes College Students Against the Criminalization of Homelessness	Memphis
RVW Estates, LLC	Lewisburg
Serenity Pointe, Inc.	Dunlap
Shelby Residential and Vocational Services	Memphis
Smyrna Housing Authority	Smyrna
South Central Tennessee Development District	Columbia
Southeastern Housing Foundation	Knoxville
Tennessee Alliance for Financial Independence	Nashville
Tennessee Association of Community Action	Mohawk
Tennessee Catholic Public Policy Commission	Nashville
Tennessee Network for Community Economic Development	Nashville
Transitional Living Program	Knoxville
Tying Nashville Together	Nashville
United Auto Workers Local 1853	Spring Hill
United Auto Workers Local 342	Lebanon
United Way of Metropolitan Nashville	Nashville
Upper East Tennessee Human Development Agency, Inc.	Kingsport
Urban Housing Solutions	Nashville

Volunteer Housing Development Corporation	Morristown
Waves, Inc.	Franklin
Westside Community Development Corporation	Chattanooga
YWCA of Greater Memphis	Memphis

Texas

Organization	*City*
A Circle of Ten, Inc.	Jacksonville
AAMA Community Development Corporation	Houston
ABC Behavioral Health, LLC	Dallas
Accessible Housing Resources, Inc.	Corpus Christi
Affordable Housing Centers of America	Houston
AHSTI (Affordable Homes of South Texas, Inc.)	McAllen
Aid to Victims of Domestic Abuse	Houston
AIDS Services of Dallas	Dallas
Alamo Area Council of Governments	San Antonio
Almeda Community Development Corporation	Houston
American Dream Self-Sufficiency Program	Austin
American Youthworks	Austin
Annam Community Development Corporation	Houston
Antioch Community Housing and Development Organization	Houston
ARC of Texas	Austin
Architecture for Humanity Austin Chapter	Austin
ARCIL (A Resource Center for Independent Living)	Round Rock
Association for the Advancement of Mexican Americans Community Development Corporation	Houston
Association of Rural Communities in Texas	Cedar Park
Austin Area Homeless Task Force	Austin
Austin Tenants' Council	Austin
Avenida Guadalupe Association, Inc.	San Antonio
Avenue Community Development Corporation	Houston
Azteca Economic Development & Preservation Corporation	Laredo
Bay Area Homeless Services	Baytown
Big Spring Housing Authority	Big Spring
Blackland Community Development Corporation	Austin
Brazos Valley Affordable Housing Corporation	Bryan
Brownsville Affordable Homeownership Corp.	Brownsville
Builders of Hope Community Development Corporation	Dallas
Capital Area Homeless Alliance	Austin
Caritas of Austin	Austin
Catholic Charities	Laredo

Catholic Charities of Southeast Texas	Beaumont
Catholic Charities Outreach	Coppell
Catholic Family Service	Amarillo
CDC Association of Greater Houston	Houston
CEDI, Inc.	San Antonio
Cen-Tex Certified Development Corporation	Austin
Central Dallas Ministries	Dallas
Central Texas Opportunities, Inc.	Coleman
Christian Light Community Development Corporation	Houston
City of Plainview	Plainview
City of Rockwell Housing Authority	Rockwall
City Wide Community Development Corporation	Dallas
CNRC (Chestnut Neighborhood Revitalization Corporation)	Austin
Coalition for the Homeless of Houston/Harris County	Houston
Coalition of Texas with Disabilities	Austin
Coalition of Working People and the Poor	Houston
Coastal Bend Center for Independent Living	Corpus Christi
Colonias Unidas	Rio Grande City
Community Council of Bowie, Camp, Cass, Marion & Morris Counties	Linden
Community of Hope and Intervention	Dallas
Community Partnership for the Homeless	Austin
Congregation of Divine Providence	San Antonio
Connections Individual and Family Services, Inc.	New Braunfels
Consumer Credit Counseling Service of South Texas	Corpus Christi
Corporation for Supportive Housing - Texas Office	Austin
Covenant Community Capital	Houston
Creative Funding Solutions, Inc.	Missouri City
CrossPoint CDC	Plano
Crossroads Housing Development Corporation	Big Spring
Dallas City Homes, Inc.	Dallas
Day Resource Center for the Homeless	Fort Worth
Del Rio Housing Authority	Del Rio
Denton Affordable Housing Corporation	Denton
Diocese of Beaumont	Beaumont
Disability Assistance of Central Texas, Inc.	Austin
Dominican Sisters of Austin	Austin
Dominican Sisters of Houston	Houston
Eastwood-Broadmoor Area Community Development Corporation	Houston
Education Equals Making Community Connections	Houston
El Paso Collaborative for Community and Economic Development	El Paso
Enterprise Foundation, Austin	Austin

Extra Touch Health Care, Inc.	Houston
Family Eldercare	Austin
Family Promise of Lubbock	Lubbock
Fifth Ward Community Redevelopment Corporation	Houston
Filling in the Gaps (The Fig Tree)	Austin
Food Bank of Abilene	Abilene
Fort Bend Family Promise	Missouri City
Fort Bend Women's Center	Richmond
Fort Worth Housing Authority	Fort Worth
Foundation Communities	Austin
Fowler Christian Apartments	Dallas
Fox Run Tenant Alliance	Victoria
Frisco Housing Authority	Frisco
Galveston Community Development Corporation	Galveston
Give a House to Save a House, Inc.	Big Spring
Golden Triangle Alliance for the Mentally Ill	Beaumont
Good Neighbor Settlement House, Inc.	Brownsville
Greater Houston Development Inc.	Houston
Greater Park Place Community Development Corporation	Houston
Greater Sweethome Community Development Corporation	Forest Hill
Guadalupe Economic Services Corporation	Lubbock
Guadalupe Neighborhood Development Corporation	Austin
Harlingen Community Development Corporation	Harlingen
Healthcare for the Homeless of Houston	Houston
Heights Community Development Corporation	Houston
His Guiding Light Ministries & CrossPoint	Plano
HMC, Inc.	Houston
Holy Cross Church	Sugar Land
Home Sweet Home Community Redevelopment	Houston
House the Homeless	Austin
Housing Authority of Texarkana Texas	Texarkana
Housing Authority of the City of Brownsville	Brownsville
Housing Authority of the City of Fort Worth, Texas	Fort Worth
Housing Opportunities of Fort Worth, Inc.	Fort Worth
Housing Opportunities of Houston, Inc.	Houston
Housing Texas	Austin
HousingWorks Austin	Austin
Houston HELP, Inc.	Houston
Inclusive Communities Project, Inc.	Dallas
Information Referral Resource Assistance, Inc.	McAllen
Interfaith Ministries of Greater Houston	Houston

Islamic Association of North Texas	Richardson
Jean Brooks Community Development Corporation	Houston
Kingdom Community Development Corporation	Houston
La Fe Policy Research and Education Center	San Antonio
Laredo Webb Neighborhood Housing Services	Laredo
Let My People Go / New Beginning Outreach Ministries	Hutchins
Local Initiatives Support Corporation, Houston	Houston
Lord of the Street Episcopal Church & Outreach Mission	Houston
Lower Valley Housing Corporation	Fabens
Lubbock Habitat for Humanity	Lubbock
Lubbock Interfaith Hospitality Network	Lubbock
Megillah Avenue Community Development Corporation	Houston
Mental Health Association in Jefferson County	Beaumont
Metro Dallas Homeless Alliance	Dallas
Metropolitan Christian Council, Detroit-Winston	Houston
Mexican American Unity Council	San Antonio
Midland CDC	Midland
Midland Neighborhood Housing Services, Inc.	Midland
Ministries Outreach	Denton
Miracle of Hope, Inc.	Houston
Missionary Catechists of Devine Providence	San Antonio
Montgomery County Housing Authority	Conroe
Motivation, Education & Training, Inc.	Plainview
Muslim Community Center for Human Services	Richland Hills
NAMI BV-Brenham Chapter	Brenham
National Center on Domestic & Sexual Violence	Austin
National Domestic Violence Hotline	Austin
Near Northside Partners Council Incorporated	Fort Worth
Neighborhood Housing Services of Dimmit County	Carrizo Springs
Neighborhood Housing Services of Fort Worth and Tarrant County, Inc.	Fort Worth
Neighborhood Vitalization Corporation	Waxahachie
New Braunfels Housing Authority	New Braunfels
New Hope Housing, Inc.	Houston
NHSDC, Inc. (Neighborhood Housing Services of Dimmock County, Inc.)	Carrizo Springs
NID-HCA Ephram Neal	Fort Worth
Northside Plaza Community Development Corporation	Houston
Nueces County Community Action Agency	Corpus Christi
Office and Professional Employees 277	Fort Worth
Organization Progressiva de San Elizario	San Elizario
Pampa United Way, Inc.	Pampa
Pan American Community Outreach Partnership Center	Edinburg

PATH - People Attempting To Help	Tyler
Poetic Healings Productions	Austin
Polytechnic CDC	Fort Worth
Project Bravo, El Paso Community Action Agency	El Paso
Proyecto Azteca	San Juan
R & S Contracting	Fulton
Rent To Own Homes	Big Spring
Re-ward Third Ward, Inc.	Houston
RGV Empowerment Zone	Alton
Ripley Arnold Residents Association	Forth Worth
Rural Development and Finance Corporation	San Antonio
Samaritan House	Fort Worth
San Angelo Housing Authority	San Angelo
San Antonio Alternative Housing Corporation	San Antonio
San Antonio Housing Trust	San Antonio
San Antonio Independent Living Services	San Antonio
San Marcos Housing Authority	San Marcos
Sisters of Charity of the Incarnate Word	Houston
Sisters of St. Joseph, El Paso	El Paso
South Arkansas Fights AIDS	El Dorado
South Texas Civil Rights Project	San Juan
Southeast Texas Community Development Corporation	Beaumont
Sunnyside Up, Inc.	Houston
Tarrant County ACCESS for the Homeless	Fort Worth
Tejano Center for Community Concerns	Houston
Telecare Mental Health Services of Texas	Dallas
Texarkana Housing Authority	Texarkana
Texas Alliance for Human Needs	Austin
Texas Association of Community Action Agencies	Austin
Texas Association of Community Development Corporations	Austin
Texas Association of Local Housing Finance Agencies	Austin
Texas Community Development Corporation	Fort Worth
Texas Council on Family Violence	Austin
Texas Department of Family & Protective Services	Corpus Christi
Texas Development Institute	Brownsville
Texas Homeless Network	Austin
Texas Low Income Housing Information Service	Austin
Texas Tenants' Union	Dallas
The Disciples Fund, Inc.	Plano
The Gulf Coast Center	Galveston
The Olevia CDC	Houston

The Samaritan Inn	McKinney
The Sisters Hands, Inc.	Desoto
Trinity Bethel Community Development Corporation	Houston
Trinity Foundation, Inc.	Dallas
Trinity Works	Dallas
TSU BJ-ML SOPA UPEP Program	Houston
TXI Development	Crosby
Unidos Contra Environmental Racism	Houston
Unidos Para La Gente	San Marcus
United Auto Workers Local 119	Dallas
United Auto Workers Local 129	Fort Worth
United Auto Workers Local 218	Hurst
United Auto Workers Local 276	Grand Prairie
United Auto Workers Local 317	Hurst
United Auto Workers Local 514	Italy
United Riverside Rebuilding Corporation	Fort Worth
UPCDC Texas, Inc.	Dallas
Upward Bound Community Development Corporation	Houston
Urban Progress Community Development Corporation	Dallas
Vencinos Unidos, Inc.	Dallas
Visitation House	San Antonia
W.D.D. Corporation	Dallas
Woman, Inc.	Houston
WOMAN, Inc. (Women Opting for More Affordable Housing Now, Inc.)	Houston

Utah

Organization	*City*
AAA Fair Credit Foundation	Salt Lake City
All Saints Episcopal Church	Salt Lake City
Alliance House	Salt Lake City
Altruist	Ogden
Anti-Hunger Action Committee	Salt Lake City
ARC of Utah	Salt Lake City
Assist, Inc.	Salt Lake City
Bringing Hope to Single Moms	Salt Lake City
Catholic Community Services of Utah	Salt Lake City
Catholic Diocese of Salt Lake City	Salt Lake City
Catholic Diocese Peace and Justice Commission	Salt Lake City
Cedar City Presbyterian Church	Cedar City
Centenary United Methodist Church	Salt Lake City
Central Utah Center for Independent Living	Provo

Chavurah B'Yachad	Salt Lake City
Christ United Methodist Church	Salt Lake City
Christian Center of Park City, Utah	Park City
Coalition for Medicaid Consumers and the Medically Underserved	Salt Lake City
Coalition of Religious Communities	Salt Lake City
Communication Workers of America, Local 7704	Salt Lake City
Community Action Partnership of Utah	Salt Lake City
Community Action Services	Provo
Community Development Corporation of Utah	Salt Lake City
Community Housing Services, Inc.	Salt Lake City
Community of Grace Presbyterian Church	Sandy
Community Presbyterian Church	Brigham City
Cornerstone Financial Education	Ogden
Crossroads Urban Center	Salt Lake City
Disability Law Center at The Community Legal Center	Salt Lake City
Disabled Rights Action Committee	Salt Lake City
Division of Housing and Community Development of the State of Utah	Salt Lake City
Family Promise - Salt Lake	Salt Lake City
Far West Bank	Provo
First Presbyterian Church	Salt Lake City
First United Methodist Church	Salt Lake City
Good Samaritan of Ogden	Ogden
Good Shepherd Presbyterian Church	Saint George
Grace Episcopal Church	Saint George
Granger Christian Church (Disciples of Christ)	West Valley City
Greater Salt Lake American Red Cross	Salt Lake City
Green Street Partners, Inc.	Salt Lake City
Habitat for Humanity of Utah County	Orem
Heartspace Ministries	Salt Lake City
Holy Cross Welcome Center for Women	Salt Lake City
Housing Authority of Salt Lake City	Salt Lake City
Housing Authority of Southeastern Utah	Moab
Housing Authority of the County of Salt Lake	Salt Lake City
Interfaith Hospitality Network of Salt Lake	Salt Lake City
International Brotherhood of Electrical Workers, Local 354	Salt Lake City
Islamic Society of Utah	Salt Lake City
Jewish Family Services	Salt Lake City
Justice, Economic Dignity, and Independence for Women	Salt Lake City
League of Women Voters of Utah	Salt Lake City
Legislative Coalition for People with Disabilities	Salt Lake City
Lindon Police	Lindon

Lutheran Social Services of Utah	Salt Lake City
Mercy Housing Utah	Salt Lake City
Mount Benedict Monastery	Ogden
Mount Tabor Lutheran Church	Salt Lake City
Mountainlands Community Housing Trust	Park City
Multi-Ethnic Development Corporation	Salt Lake City
Murray Baptist Church	Murray
Myton City	Myton
NAMI of Utah	Salt Lake City
National Conference for Community and Justice, Utah Region	Salt Lake City
National Council of Jewish Women - Utah Section	Salt Lake City
National Tongan American Society	Salt Lake City
Neighborhood Nonprofit Housing	Logan
NeighborWorks Provo	Provo
New Promise Lutheran Church	St. George
Northern Utah Faith in Action Coalition	Ogden
Ogden Seventh Day Adventist Church	Ogden
Ogden United Church of Christ	Ogden
Olene Walker Housing Trust Fund	Salt Lake City
Our Saviors Lutheran Church	Salt Lake City
Parowan United Methodist Church	Parowan
Peace and Social Concerns Meeting, Religious Society of Friends (Quaker)	Salt Lake City
Presbytery of Utah, Presbyterian Church	Salt Lake City
Rural Collaborative	Park City
Sacred Light of Christ Metropolitan Community Church	Salt Lake City
Salt Lake Branch NAACP	Salt Lake City
Salt Lake City Housing Trust Fund	Salt Lake City
Salt Lake Community Action Program	Salt Lake City
Salt Lake County Homeless Coordinating Council	Salt Lake City
Salt Lake Neighborhood Housing Services	Salt Lake City
Salt Lake Tribune	Salt Lake City
Salt Lake Valley Habitat for Humanity	Salt Lake City
Second Baptist Church	Salt Lake City
Second Baptist Church of Ogden	Ogden
Sellers Management and Development Company	Salt Lake City
Seventh-day Adventist Church of Ogden	Ogden
Share the Future Community Land Trust	Heber
Shepherd of the Hills United Methodist Church	St. George
South Valley Unitarian Universalist Society	Salt Lake City
Sri Lankan Buddhist Faith Community	Holladay
The Episcopal Diocese of Utah	Salt Lake City

The Erin Kimball Foundation, Inc.	St. George
The Spectrum Newspaper	St. George
Trinity African Methodist Episcopal Church	Salt Lake City
United Methodist Church, Rocky Mountain Conference Peace and Justice Ministry	Salt Lake City
United Way Executive Directors Association	Salt Lake City
Utah AFL-CIO	Salt Lake City
Utah Building Construction Trades Council	Salt Lake City
Utah Chapter of National Association Housing & Redevelopment Officials	Ogden
Utah Domestic Violence Advisory Council	Salt Lake City
Utah Housing Coalition	Salt Lake City
Utah HUD Tenants Association	Salt Lake City
Utah Issues	Salt Lake City
Utah Jobs with Justice	Salt Lake City
Utah Manufactured Homeowners Action Group	Murray
Utah Nonprofit Housing Corporation	Salt Lake City
Utah Resident Owned Communities	Salt Lake City
Utah Save Our Section Eight Coalition	Salt Lake City
Utahans Against Hunger	Salt Lake City
Valley Mental Health	Salt Lake City
Voices for Utah Children	Salt Lake City
Volunteers of America, Utah	Salt Lake City
Wasatch Front Unitarian Fellowship	Salt Lake City
Wasatch Homeless Health Care, Inc.	Salt Lake City
Wasatch Presbyterian Church	Wasatch
Wasatch South Support Systems	West Valley City
Wat Dhammagunaram Buddhist Temple	Layton
Weber Housing Authority	Ogden
Westvale Presbyterian Church	West Valley City

Vermont

Organization	*City*
Abuse and Rape Crisis Program/CVOEO	St. Albans
Addison County Community Action Group, Inc.	Middlebury
Addison County Community Trust, Inc.	Vergennes
Another Way, Inc.	Montpelier
Applegate Housing, Inc.	Bennington
Battered Women's Services and Shelter	Montpelier
Benedictine Monks of Weston Priory	Weston
Brattleboro Area Affordable Housing Corporation	Brattleboro
Brattleboro Area Drop-In Center	Brattleboro

Brattleboro Housing and Human Resources Council	Brattleboro
BROC-Community Action in Southwestern Vermont	Rutland
Burlington Free Press	Burlington
Burlington Housing Authority	Burlington
Cathedral Square Corporation	Burlington
Center for Social Change at Springfield College	St. Johnsbury
Central Vermont Community Action Council	Morrisville
Central Vermont Community Land Trust	Barre
Champlain Housing Trust	Burlington
Champlain Valley Office of Economic Opportunity	Burlington
Chittenden Bank	Burlington
City of Burlington	Burlington
City of Burlington, Community and Economic Development Office	Burlington
Committee on Temporary Shelter	Burlington
Community Action Brattleboro Area, Inc.	Brattleboro
Community Health Center, Burlington Homeless Health Care Program	Burlington
Coordinated Statewide Housing Services, CVOEO	Burlington
Disability Rights Vermont	Montpelier
Flynn Ave COOP Homes	Burlington
Gilman Housing Trust, Inc.	Newport
H.O.P.E.	Middlebury
Habitat for Humanity of Green Mountain	Burlington
Healthcare and Rehab Services	Springfield
Housing Initiatives, Inc.	Rutland
Housing Trust of Rutland County, Inc.	Rutland
Housing Vermont	Burlington
Lake Champlain Housing Development Corporation	Burlington
Lamoille Housing Partnership	Morrisville
Montpelier Housing Task Force	Montpelier
Morningside House	Brattleboro
NAMI - Vermont	Waterbury
NeighborWorks of Western Vermont	West Rutland
New Beginnings, Inc., Springfield	Springfield
North American Homeless News Network	Montpelier
North East Kingdom Community Action	Newport
Northgate Residents' Ownership Corporation	Burlington
Opportunities Credit Union	Burlington
Our Place Drop-In Center	Montpelier
Park Place Housing Cooperative	Burlington
RampAnts of Union Church of Proctor	Proctor
Randolph Area Community Development Corporation	Randolph

Rural Vermont	Montpelier
Rutland County Community Land Trust	Rutland
Rutland County Housing Coalition	Rutland
Rutland Housing Authority	Rutland
Rutland Mental Health Services	Rutland
Rutland West Neighborhood Housing Services	West Rutland
Sisters of Mercy of Vermont	Burlington
Southeastern VT Community Action	Westminster
St. Albans Planning & Development	St. Albans
The DREAM Program, Inc.	Winooski
The Vermont General Assembly	Montpelier
Twin Pines Housing Trust	White River Junction
United Counseling Services of Bennington County	Bennington
Upper Valley Housing Coalition	White River Junction
Vermont Affordable Housing Coalition	Burlington
Vermont Center for Independent Living	Montpelier
Vermont Community Loan Fund	Montpelier
Vermont Department of Housing and Community Affairs	Montpelier
Vermont Energy Investment Corporation	Burlington
Vermont Housing and Conservation Board	Montpelier
Vermont Interfaith Action	Burlington
Vermont Legal Aid, Inc.	Burlington
Vermont Low Income Advocacy Council	Brandon
Vermont State Housing Authority	Montpelier
Vermont Tenants, Inc.	Burlington
Voices for Vermont's Children	Montpelier
Washington County Mental Health Services	Montpelier
Westgate Housing	Brattleboro
Windham Housing Trust	Brattleboro
Women Helping Battered Women	Burlington
WomenSafe, Inc.	Middlebury

Virginia

Organization	*City*
A & K Real Estate Services, LLC	Culpeper
Access Independence, Inc.	Winchester
AHOME (Arlington Homeownership Made Easier, Inc.)	Reston
Albermarle Housing Improvement Program	Charlottesville
Alexandria Housing Development Corporation	Alexandria
Amazon Conservation Team	Leesburg
Amherst County Commission Against Domestic Violence	Amherst
Appalachia Service Project of Jonesville	Jonesville
ARC of Northern Shenandoah Valley	Winchester
Arlington County Government	Arlington
Arlington Housing Corporation	Arlington
Arlington Street People's Assistance Network	Arlington
Arnaudo Housing Strategies	Alexandria
Association for Contemporary Catholic Life	Clifton
Bay Aging	Urbana
Better Housing Coalition	Richmond
Blessing Hands Outreach Ministry	Hampton
Blue Ridge Independent Living Center	Roanoke
Brain Injury Association of America	Vienna
Buckingham Housing Development Corporation	Dillwyn
Buyers and Renters Arlington Voice (BRAVO)	Arlington
Calvert Square Advisory Council	Norfolk
Catholic Charities, Diocese of Arlington	Arlington
Catholics for Housing, Inc.	Alexandria
Catholics for Housing, Inc. of Manassas	Manassas
Center for Personal Leadership	Roanoke
Center for Social Welfare Under the American Constitutions	Vienna
Central Virginia Housing Coalition	Fredericksburg
Chesapeake RHA	Chesapeake
CHP (Community Housing Partners)	Christiansburg
City of Charlottesville	Charlottesville
City of Danville	Danville
City of Richmond Human Services Commission	Richmond
Coalition for Housing in Arlington	Arlington
Communities of Faith United for Housing	Reston
Community Alternatives Management Group, Inc. (CAMG)	Virginia Beach
Community Housing Partners Corporation	Christiansburg
Community Lodgings	Alexandria

Consortium of Developmental Disabilities Councils	Warrenton
Council for Affordable and Rural Housing	Alexandria
Culpeper Community Development Corporation	Culpeper
disAbility Resource Center	Fredericksburg
Elderhomes Corporation	Richmond
Empower Hampton Roads	Norfolk
ENDependence Center of Northern Virginia	Arlington
ENDependence Center, Inc.	Norfolk
Family and Children Services	Richmond
Feminist Majority Foundation	Arlington
Fran Lunney Consulting, LLC	Alexandria
Good Shepherd Catholic Church	Alexandria
Habitat for Humanity of Greater Charlottesville	Charlottesville
Habitat for Humanity of Northern Virginia	Arlington
Habitat for Humanity of Richmond	Richmond
Habitat for Humanity Virginia	Richmond
Helping Overcome Poverty's Existence, Inc.	Wytheville
Henrico Community Housing Corporation of Richmond	Richmond
Highland Park Restoration & Preservation Program	Richmond
Hilton Christian Church (Disciples of Christ)	Newport News
Hispanic Committee of Virginia	Falls Church
HNNCSB (Hampton-Newport News Community Services Board)	Hampton
Homestretch, Inc.	Falls Church
Homeward	Richmond
Housing Association of Non-Profit Developers	Arlington
Housing Opportunities Made Economical	Fredericksburg
Hunters Woods Fellowship House Resident Association	Reston
Independence Empowerment Center	Manassas
Interfaith Housing Corporation	Richmond
JABA (Jefferson Area Board for Aging)	Charlottesville
Jackson Center	Richmond
Jackson Ward Association	Richmond
Jovian Systems, Inc.	Reston
Junction Center for Independent Living	Duffield
Legal Aid Justice Center	Charlottesville
Legal Services of Northern Virginia	Alexandria
LINK of Hampton Roads, Inc.	Newport News
Local Initiatives Support Corporation, Richmond	Richmond
Mark of Excellence Community Outreach Center	Fairfax
Mountain Shelter, Inc.	Wytheville, VA
NAMI of Hampton/Newport	Newport News

NAMI of Virginia	Richmond
NAMI-Northern Virginia (National Alliance on Mental Illness)	Reston
Neighborhood Housing Services	Richmond
Neighborhood Recovery and Reinvestment Corporation	Berryville
New River Community Action	Redford
Norfolk Community Service Board	Norfolk
Norfolk Homeless Consortium	Norfolk
Northern Virginia Affordable Housing Alliance	Oakton
Northern Virginia Interfaith Coalition for Justice	Alexandria
Northern Virginia Mental Health Consumers Association	Fairfax
Office of Justice and Peace, Catholic Diocese of Richmond	Richmond
Oregon Hill Home Improvement Council	Richmond
Pathways	Petersburg
Peninsula Habitat for Humanity	Newport News
Peninsula Homeless Intervention & Rehabilitation, Inc.	Newport News
People Incorporated of Southwest Virginia	Abingdon
Piedmont Housing Alliance	Charlottesville
Project HOPE	Radford
Project Mend-A-House	Manassas
Public Housing Association of Residents	Charlottesville
Rappahannock Legal Services	Fredericksburg
Rappahannock United Way	Fredericksburg
Resources for Independent Living, Inc.	Richmond
Reston Interfaith	Reston
Richmond Community Development Alliance	Richmond
Richmond Redevelopment and Housing Authority	Richmond
Roanoke Friends Meeting	Roanoke
Roanoke Valley Interfaith Hospitality Network, Inc.	Salem
Robert Pierre Johnson Housing Development Corporation	Arlington
Rush Homes	Lynchburg
S.E.D., Inc.	Williamsburg
Sheet Metal and Air Conditioning Contractors' National Association, Inc.	Chantilly
Shenandoah Alliance for Shelter	Woodstock
Social Action Linking Together	Vienna
Southampton County Assembly, Inc.	Newsome
Southeast Rural Community Assistance Project	Roanoke
Southside Community Development and Housing Corporation	Richmond
Suffolk Redevelopment and Housing Authority	Suffolk
Tahirih Justice Center	Falls Church
The North American Council for Muslim Women	Great Falls
The Stop Organization	Norfolk

United Auto Workers Local 149	Winchester
United Auto Workers Local 2069	Dublin
United Auto Workers Local 2807	Lebanon
United Auto Workers Local 2999	Strasburg
Valley Associates for Independent Living	Harrisonburg
Vice Mayor Kerry Devine	Fredericksburg
Virginia Beach Community Development Corporation	Virginia Beach
Virginia Coalition to End Homelessness	Arlington
Virginia Housing Coalition	Richmond
Virginia Housing Development Authority	Oakton
Virginia Interfaith Center for Public Policy	Richmond
Virginia Organizing Project	Charlottesville
Virginia Poverty Law Center	Richmond
Virginia State Conference NAACP	Powhatan
Virginia Supportive Housing	Richmond
Wall Street Without Walls	Reston
Wesley Housing Development Corporation	Alexandria
Working People	Alexandria

Washington

Organization	*City*
1000 Friends of Washington	Seattle
Acme Glass Works	Spokane
Affordable Housing Management Association of Washington	Bellevue
AFTRA/SAG Talent Unions	Seattle
Agape Unlimited/Sisyphus II Project	Bremerton
AIDS Housing of Washington	Seattle
Alliance for Retired Americans, Puget Sound	Seattle
Aloha Inn	Seattle
ARC of the Olympic Peninsula	Port Angeles
ARC of Whatcom County	Bellingham
Archdiocesan Housing Authority	Seattle
Bainbridge Unity Coalition	Bainbridge Island
Beacon Development Group	Seattle
Blue Mountain Action Council	Walla Walla
Bread and Roses	Olympia
Bremerton Housing Authority	Bremerton
Building Changes	Seattle
Campbell-Hogue & Associates Inc.	Bellevue
Capitol Hill Housing Foundation	Seattle
Capitol Hill Housing Improvement Program	Seattle

Catholic Charities	Nine Mile Falls
Catholic Community Services	Kent
Catholic Housing Services	Seattle
Child Care Resources	Seattle
Children's Alliance	Seattle
Church Council of Greater Seattle	Seattle
City of Seattle, Office of Housing	Seattle
City of Yakima Housing Authority	Yakima
CoHo Realty	Seattle
COIL Community Economic Development Corporation	Pasco
Coming Home Project	Seattle
Common Ground	Seattle
Community Action Center of Pullman	Pullman
Community Frameworks	Bremerton
Community Living	Yakima
Community Psychiatric Clinic	Seattle
Community Restoration Outreach	Olympia
Community Youth Services	Olympia
Compass Center	Seattle
Compass Health	Everett
Compass Housing Alliance	Seattle
Compliancewiz 24/7, LLC	Mill Creek
Council for the Homeless of Vancouver	Vancouver
Diocese of Yakima Housing Services	Yakoma
Dominican Sisters of Edmonds	Edmonds
Eastside Domestic Violence Program	Bellevue
Environmental Works Community Design Center	Seattle
Episcopal Diocese of Washington, Olympia	Seattle
Fair Budget Action Campaign	Kent
Family Services of King County	Seattle
First Place School	Seattle
Fremont Public Association	Seattle
Friends of Youth	Redmond
Greater Lakes Mental Healthcare	Lakewood
Habitat for Humanity of Snohomish County	Everett
Habitat for Humanity of Washington State	Tacoma
Habitat for Humanity Seattle/South King County	Tukwila
Helping Hand House	Puyallup
Helpline House	Bainbridge Island
Hendricks and Partners	Seattle
Homes for Community Living	Vancouver

Homeward Bound CLT	Port Townsend
Housing Authority of Grant County	Moses Lake
Housing Authority of Island County	Coupeville
Housing Authority of Skagit County	Mount Vernon
Housing Authority Okanogan County	Okanogan
Housing Consortium of Everett and Snohomish County	Everett
Housing Development Consortium of Seattle/King Counties	Seattle
Housing Hope	Everett
Housing Resources Group	Seattle
Inland Empire Residential Resources	Spokane
Intercommunity Mercy Housing	Seattle
Interfaith Hospitality Network of Spokane	Spokane
International District Housing Alliance	Seattle
Islamic Civic Engagement Coalition	Seattle
King County Coalition Against Domestic Violence	Seattle
King County Department of Community and Human Services	Seattle
Kulshan Community Land Trust	Bellingham
La Clinica Self Help Housing	Pasco
Liberty for All	Indianola
Longview Housing Authority	Longview
Lopez Community Land Trust	Lopez Island
Low Income Housing Institute	Seattle
Lower Columbia Community Action Council	Longview
Lower Columbia School Retirees Association	Kelso
Lutheran Alliance to Create Housing (LATCH)	Seattle
Lutheran Public Policy Office of Washington State	Seattle
Mason County Housing Authority	Bremerton
Mason County Shelter	Shelton
Max Hale Center	Bremerton
NAMI Kitsap County	Bremerton
NAMI of South King County	Kent
NAMI of Walla Walla, Washington	Walla Walla
NAMI of Washington	Bellevue
NeighborWorks of Grays Harbor	Aberdeen
Northwest Federation of Community Organizations	Seattle
Northwest Housing Development	Sumner
Office of Rural and Farmworker Housing	Yakima
Okanogan County Community Action Council	Okanogan
OPAL (Of People and Land) Community Land Trust	Eastsound
Operation Nightwatch	Seattle
Oroville Housing Authority	Oroville

Our Lady of the Lake Church	Seattle
Pacific NW Regional Council - NAHRO	Seattle
Parkview Services	Shoreline
Pierce County AIDS Foundation	Tacoma
Pierce County Housing Authority	Tacoma
Plymouth Housing Group	Seattle
Poverty Action	Seattle
Puget Sound Alliance for Retired Americans	Seattle
Real Change Homeless Empowerment Project	Seattle
Reveal Information	Vancouver
ROAR (R.O.A.R. of Washington)	Seattle
Rough Branch Farm	Forks
Rural Resources Community Action	Colville
SafePlace	Olympia
Salem Arms	Spokane
San Juan County Housing Advisory Board	Shaw Island
Seattle Housing Authority	Seattle
Seattle Post-Intelligencer	Seattle
Seattle University Law School	Seattle
Seattle/King County Coalition on Homelessness	Seattle
Second Step Housing	Vancouver
Serenity House of Clallam County	Port Angeles
Shared Housing Services	Tacoma
Sisters of St. Francis of Philadelphia, Kent	Kent
Sisters of St. Joseph of Peace, Western Province	Bellevue
Skagit Affordable Housing Consortium	Burlington
Skagit County Community Action Agency	Mount Vernon
Sojourner Place	Seattle
Sound Thinking	Seattle
South King County Multi-Service Center	Federal Way
SouthEast Effective Development	Seattle
Southwest Washington Agency on Aging	Vancouver
Spokane Baptist Association Homes	Spokane
Spokane Community Housing Association	Spokane
Spokane Housing Authority	Spokane
Spokane Housing Ventures	Spokane
Spokane Low Income Housing Consortium	Spokane
Spokane Neighborhood Action Programs	Spokane
St. James Cathedral	Seattle
St. Joseph Church	Yakima
St. Vincent de Paul	Sequim

Tacoma Area Coalition for Individuals with Disabilities	Tacoma
Tacoma Pierce County Affordable Housing Consortium	Tacoma
Tenants Union of Washington State	Seattle
The Homelessness Project	Seattle
Tim Blair News	Seattle
Transitions	Spokane
Tri County Partners Habitat for Humanity	Kennewick
Triumph Treatment Services	Yakima
United Communities AIDS Network	Olympia
United Way of King County	Seattle
United Way of Pierce County	Tacoma
Vancouver Housing Authority	Vancouver
Volunteers of America Eastern Washington & Northern Idaho	Spokane
WA State Senior Citizens' Lobby	Olympia
Warm for Winter	Seattle
Washington Association of Churches	Seattle
Washington Farmworker Housing Trust	Seattle
Washington Low Income Housing Alliance	Seattle
Washington State Coalition Against Domestic Violence	Seattle
Washington State Coalition for the Homeless	Tacoma
Washington State Council for Affordable and Rural Housing	Bellevue
Washington State Housing Finance Commission	Seattle
Whitman County Community Action Center	Pullman
Yakima County Coalition for the Homeless	Yakima

West Virginia

Organization	*City*
Almost Heaven Habitat for Humanity	Franklin
Appalachia Service Project of Guyan Valley	Brenton
ARC of Harrison County	Fairmont
Bartlett House	Morgantown
Cabell-Huntington Coalition for the Homeless	Huntington
Central Appalachia Empowerment Zone of WV	Clay
Church Women United, West Virginia	Mannington
Clarksburg-Harrison Regional Housing Authority	Clarksburg
Clay Mountain Housing, Inc.	Clay
Community Resource Management	Mannington
Community Works in West Virginia, Inc.	Elkview
Dream Home Community Development Corporation	Grantsville
FAHE	Charleston
Fairmont Community Development Partnership	Fairmont

Family Refuge Center	Lewisburg
Greenbrier Housing Authority	Lewisburg
Habitat for Humanity of the Eastern Panhandle	Martinsburg
Habitat for Humanity of West Virginia	Huntington
Harts Community Development, Inc.	Harts
HomeOwnership Center, Inc.	Elkins
Hopeful Housing, Inc.	Wheeling
Housing Development Corporation, West Virginia	Huntington
Huntington Area Habitat for Humanity	Huntington
Huntington City Mission	Huntington
Huntington Housing Authority	Huntington
Kanawha Institute for Social Research and Action	Dunbar
McDowell Co. Redevelopment Authority	Welch
Mingo County Economic Opportunity Commission, Inc.	Williamson
Multi-Cap, Inc.	Charleston
NAMI of Morgantown, West Virginia	Morgantown
NWVCIL (Northern West Virginia Center for Independent Living)	Morgantown
Office of Behavioral Health Services	Charleston
Pinewood Village Associates	Parkersburg
Point Pleasant Housing Authority	Point Pleasant
Randolph County Affordable Housing & Development Corporation	Elkins
Randolph County Housing Authority	Elkins
Realizing Economic Development through Education	Charleston
Religious Coalition for Community Renewal	Charleston
Southeastern Appalachian Rural Alliance, Inc.	Lewisburg
Stop Abusive Family Environments, Inc.	Welch
Tiskelwatt Neighborhood Development & Advisory Council	Charleston
Upper Kanawha Valley Enterprise Community	Cabin Creek
West Virginia Affordable Housing Trust Fund	Charleston
West Virginia Coalition Against Domestic Violence	Elkview
West Virginia Housing Development Fund	Charleston
YWCA Resolve Family Abuse Program	Charleston

Wisconsin

Organization	*City*
Access to Independence	Madison
Advent Lutheran ELCA	Madison
Affordable Housing Action Alliance	Madison
Affordable Housing in Waukesha	New Berlin
Allied Churches Teaching Self-Empowerment	Milwaukee
Appleton Housing Authority	Appleton

ARC of Outagamie County	Appleton
Avenues West Association	Milwaukee
BASICS in Milwaukee, Inc.	Milwaukee
Beloit Community Development Authority	Beloit
Brenda Halfman	Seymour
Brown County Homeless and Housing Coalition	Green Bay
CAP Services, Inc.	Stevens Point
Carthage College Social Work Club	Franklin
Catholic Association of Racine	Racine
Catholic Community Services, Inc.	Superior
Center Against Sexual and Domestic Abuse	Superior
Centro Hispano of Dane County, Inc.	Madison
City of Madison	Madison
City of Milwaukee	Milwaukee
Clintonville Housing	Clintonville
Closing Costs Assistance Program (C-CAP)	Waukesha
Coalition for Advancement of Fair Housing	Superior
Community Housing Initiative, Inc.	Waukesha
Community Voices In Action	Green Bay
Congregation of Sisters of St. Agnes	Fond du Lac
Coulee Community Action Program	Westby
Council for the Spanish Speaking Incorporated	Milwaukee
Dane County Housing Authority	Monona
Emergency Shelter of the Fox Valley	Appleton
Ezekiel Community Development Corporation	Kenosha
Fair Housing Center of Greater Madison	Madison
Family Services	Green Bay
Franciscan Sisters of Perpetual Adoration	La Crosse
Franklin Energy Services, LLC	Port Washington
Freedom House Ministries, Inc.	Green Bay
Friends of Housing Corporation	Milwaukee
Gesu Parish	Milwaukee
Habitat for Humanity and Goodwill NCW	Menasha
Habitat for Humanity of Dodge County	Beaver Dam
Habitat for Humanity of Grant County	Platteville
Habitat for Humanity of La Crosse	La Crosse
Habitat for Humanity, Greater Fox Cities Area	Menasha
Hartford Community Development Authority	Hartford
HBC Services	Waukesha
Heartland Properties, Inc.	Madison
Hebron House of Hospitality	Waukesha

Homeless Help! Self-Sufficiency Empowerment of Racine	Racine
HOMES Coalition	Madison
Housing Authority of Racine County	Racine
Housing Authority of the City of Cumberland	Cumberland
Housing For All	Milwaukee
Housing Resources, Inc.	Milwaukee
Hunger Task Force of Milwaukee	Milwaukee
Impact Seven, Inc.	Almena
IndependenceFirst	Milwaukee
Independent Living Resources, Inc.	LaCrosse
Integrated Community Services, Green Bay	Green Bay
Interfaith Hospitality Network of Eau Claire	Eau Claire
Juniper Court, Inc.	Francis
Justice, Peace & Integrity of Creation Committee	St. Francis
Kaukauna Housing Authority	Appleton
LaCrosse County Housing Authority	LaCrosse
Lafayette County Housing Authority	Darlington
Layton Boulevard West Neighbors	Milwaukee
League of Women Voters	West Allis
League of Women Voters of Dane County	Madison
League of Women Voters of Greater Green Bay	Green Bay
Lisbon Avenue Neighborhood Development Corporation	Milwaukee
Local Initiatives Support Corporation, Milwaukee	Milwaukee
Madison Area Community Land Trust	Madison
Madison Area Urban Ministry	Madison
Madison Homeless Initiative	Madison
Madison Housing and Redevelopment Commission	Madison
Manitowoc Housing Authority	Manitowoc
Marinette Housing Authority	Marinette
Menomonee Valley Partners, Inc.	Milwaukee
Menomonie Area Bread for the World	Menomonie
Metcalfe Park Residents Association	Milwaukee
Metropolitan Milwaukee Fair Housing Council	Milwaukee
Milwaukee Christian Center	Milwaukee
Milwaukee Mental Health Task Force	Milwaukee
Milwaukee Women's Center	Milwaukee
Monroe County Housing Authority	Sparta
National Association of Working Women (9 to 5)	Milwaukee
Neighborhood Housing Services of Green Bay	Green Bay
Neighborhood Housing Services of Richland County, Inc.	Richland Center
New Concepts	Milwaukee

NEWCAP, Inc.	Oconto
NHS of Richland County	Richland Center
Northeast Milwaukee Industrial Development Corporation	Milwaukee
Northwest Side Community Development Corporation	Milwaukee
Options for Independent Living, Inc.	Green Bay
Partners for Community Development, Inc.	Sheboygan
Peace and Justice Center	Depere
Project Home	Madison
Public Discipleship Group	Madison
Sacred Heart Center	Milwaukee
School Sisters of Notre Dame Global Justice & Peace Commission	Elm Grove
School Sisters of St. Francis in Milwaukee	Milwaukee
Select Milwaukee, Inc.	Milwaukee
Shawano County Housing Authority	Shawano
Sheboygan Housing Authority	Sheboygan
Sinsinawa Dominican Prioress	Sinsinawa
Sisters of Charity of St. Joan Antida, North American Province	Milwaukee
Sisters of Charity of St. Louis	Plattsburgh
Sisters of the Divine Savior	Milwaukee
Social Ministry Committee of Gesu Parish -Milwaukee	Milwaukee
Society of Jesus (Jesuits), Wisconsin Province	Milwaukee
Southeastern Wisconsin Housing Corporation of Racine County	Burlington
Southwestern Wisconsin Community Action Program,	Dodgeville
St. Benedict Community Meal	Milwaukee
St. Francis Bank	New Berlin
St. Mark Catholic Church	Redgranite
St. Norbert Abbey Justice and Peace Committee	De Pere
The Road Home Dane County	Madison
The Wisconsin Partnership for Housing Development, Inc.	Madison
Toward Community Unity in Diversity	Appleton
United Auto Workers Local 100	Milwaukee
United Auto Workers Local 108	Sheboygan
United Auto Workers Local 1102	Green Bay
United Auto Workers Local 115	Milwaukee
United Auto Workers Local 172	Racine
United Auto Workers Local 173	Kenosha
United Auto Workers Local 175	LaCrosse
United Auto Workers Local 180	Racine
United Auto Workers Local 1866	Oak Creek
United Auto Workers Local 241	Racine
United Auto Workers Local 248	West Allis

United Auto Workers Local 291	Oshkosh
United Auto Workers Local 316	La Crosse
United Auto Workers Local 407	West Allis
United Auto Workers Local 438	Oak Creek
United Auto Workers Local 443	Madison
United Auto Workers Local 459	Sheboygan
United Auto Workers Local 469	Milwaukee
United Auto Workers Local 553	Racine
United Auto Workers Local 556	Racine
United Auto Workers Local 557	Racine
United Auto Workers Local 578	Oshkosh
United Auto Workers Local 72	Kenosha
United Auto Workers Local 75	Milwaukee
United Auto Workers Local 82	Racine
United Auto Workers Local 9	Milwaukee
United Auto Workers Local 95	Janesville
United Community Center	Milwaukee
University of Wisconsin Multicultural Student Coalition	Madison
University of Wisconsin-Oshkosh Habitat for Humanity	Oshkosh
Wisconsin Assoc. for Homeless and Runaway Services	Kaukauna
Wisconsin Association of Housing Authorities	Watertown
Wisconsin Citizen Action	Milwaukee
Wisconsin Coalition for Advocacy, Inc.	Milwaukee
Wisconsin Coalition of Independent Living Centers	Madison
Wisconsin Community Action Program Association	Madison
Wisconsin Council for Affordable and Rural Housing	Mt. Horeb
Wisconsin Manufacturers Homeowners Association, Inc.	Marshall
Wisconsin Paralyzed Veterans of America	West Allis
Wisconsin Partnership for Housing Development, Inc.	Madison
Wisconsin Preservation Fund, Inc.	Milwaukee
Wisconsin Province of the Society of Jesus (Jesuits)	Milwaukee
Wisdom	Kenosha
Women and Poverty Public Education Initiative	Madison
Zen Mountain Monastery	Mt. Tremper

Wyoming

Organization	*City*
Cheyenne Crossroads Clinic	Cheyenne
Cheyenne Interfaith Hospitality Network	Cheyenne
Council of Community Services	Gillette
Diversified Services, Inc.	Torrington
Habitat for Humanity of the Greater Teton Area	Jaekson
Habitat for Humanity, The Heart of Wyoming, Inc.	Casper
Human Services Commission of Natrona County	Casper
Interfaith Good Samaritan	Laramie
Northern Arapaho Human Services Commission	Ethete
Park County Tripartite Board	Cody
Poverty Resistance Inc.	Casper
Ramshorn Inn Redevelopment, LLC	Dubois
Volunteers of America, Wyoming	Torrington
Wyoming Church Coalition	Cody
Wyoming Coalition Against Domestic Violence and Sexual Assault	Laramie
Wyoming Coalition for the Homeless	Cheyenne