

Form **990**  
 Department of the Treasury  
 Internal Revenue Service

# Return of Organization Exempt From Income Tax

OMB No 1545-0047

**Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)**

# 2013

**Open to Public Inspection**

Do not enter Social Security numbers on this form as it may be made public. By law, the IRS generally cannot redact the information on the form.  
 Information about Form 990 and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990)

**A For the 2013 calendar year, or tax year beginning 01-01-2013, 2013, and ending 12-31-2013**

- B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Terminated  
 Amended return  
 Application pending

**C** Name of organization  
 ENTERPRISE COMMUNITY PARTNERS INC

Doing Business As

Number and street (or P O box if mail is not delivered to street address) Room/suite  
 11000 broken land parkway Suite 700

City or town, state or province, country, and ZIP or foreign postal code  
 COLUMBIA, MD 21044

**D** Employer identification number  
 52-1231931

**E** Telephone number  
 (410) 964-1230

**G** Gross receipts \$ 69,285,325

**F** Name and address of principal officer  
 terr ludwig ceo  
 11000 broken land parkway700  
 columbia,MD 21044

**H(a)** Is this a group return for subordinates?  Yes  No

**H(b)** Are all subordinates included?  Yes  No  
 If "No," attach a list (see instructions)

**H(c)** Group exemption number ▶

**I** Tax-exempt status  501(c)(3)  501(c) ( ) (insert no )  4947(a)(1) or  527

**J** Website: ▶ [www.enterprisecommunity.org](http://www.enterprisecommunity.org)

**K** Form of organization  Corporation  Trust  Association  Other ▶

**L** Year of formation 1980

**M** State of legal domicile  
 MD

**Part I Summary**

<b>Activities &amp; Governance</b>	<b>1</b> Briefly describe the organization's mission or most significant activities TO CREATE OPPORTUNITIES FOR LOW- AND moderate-income people through affordable housing in diverse, THRIVING COMMUNITIES		
	<b>2</b> Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets		
<b>Revenue</b>	<b>3</b> Number of voting members of the governing body (Part VI, line 1a)	<b>3</b>	25
	<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)	<b>4</b>	22
	<b>5</b> Total number of individuals employed in calendar year 2013 (Part V, line 2a)	<b>5</b>	251
	<b>6</b> Total number of volunteers (estimate if necessary)	<b>6</b>	71
	<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12	<b>7a</b>	0
	<b>b</b> Net unrelated business taxable income from Form 990-T, line 34	<b>7b</b>	
	<b>8</b> Contributions and grants (Part VIII, line 1h)	<b>Prior Year</b>	<b>Current Year</b>
<b>9</b> Program service revenue (Part VIII, line 2g)	45,074,369	53,644,487	
<b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)	12,018,596	10,743,848	
<b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	641,584	522,984	
<b>12</b> Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	4,533,757	3,823,398	
<b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1–3)	62,268,306	68,734,717	
<b>14</b> Benefits paid to or for members (Part IX, column (A), line 4)	14,372,617	14,692,266	
<b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	0	0	
<b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e)	24,909,708	25,626,420	
<b>b</b> Total fundraising expenses (Part IX, column (D), line 25) ▶ 1,743,482	0	0	
<b>17</b> Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	17,468,920	18,010,708	
<b>18</b> Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	56,751,245	58,329,394	
<b>19</b> Revenue less expenses Subtract line 18 from line 12	5,517,061	10,405,323	
<b>Net Assets or Fund Balances</b>		<b>Beginning of Current Year</b>	<b>End of Year</b>
	<b>20</b> Total assets (Part X, line 16)	206,179,000	241,632,111
	<b>21</b> Total liabilities (Part X, line 26)	8,105,990	26,964,748
<b>22</b> Net assets or fund balances Subtract line 21 from line 20	198,073,010	214,667,363	

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here**

\*\*\*\*\*  
 Signature of officer  
 Date 2014-07-14

craig mellendick vp  
 Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name Preparer's signature Date Check  if self-employed PTIN

Firm's name ▶ COHNREZNICK LLP Firm's EIN ▶

Firm's address ▶ 7501 WISCONSIN AVENUE SUITE 400E Phone no (301) 652-9100  
 BETHESDA, MD 208146583

May the IRS discuss this return with the preparer shown above? (see instructions)  Yes  No

**Part III Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III  Yes  No

**1** Briefly describe the organization's mission

TO CREATE OPPORTUNITIES FOR LOW AND MODERATE-INCOME PEOPLE THROUGH AFFORDABLE HOUSING AND DIVERSE, THRIVING COMMUNITIES ENTERPRISE PROVIDES DEVELOPMENT CAPITAL AND EXPERTISE TO CREATE DECENT, AFFORDABLE HOMES AND TO REBUILD COMMUNITIES SERVICES PROVIDED BY THE ORGANIZATION TO COMMUNITY ORGANIZATIONS INCLUDE GRANTS FOR THEIR OPERATIONS, SHORT-TERM LOANS RANGING FROM WORKING CAPITAL LINES TO PREDEVELOPMENT, ACQUISITION AND CONSTRUCTION LOANS, TECHNICAL SERVICES AND TRAINING PROGRAMS, AND RESEARCH AND INFORMATION SERVICES

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?  Yes  No

If "Yes," describe these new services on Schedule O

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services?  Yes  No

If "Yes," describe these changes on Schedule O

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

**4a** (Code ) (Expenses \$ 49,398,386 including grants of \$ 14,692,264 ) (Revenue \$ 10,743,848 )  
Enterprise and its subsidiaries have raised and invested more than \$16 billion in equity, grants, and loans to create nearly 320,000 affordable homes

**4b** (Code ) (Expenses \$ including grants of \$ ) (Revenue \$ )

**4c** (Code ) (Expenses \$ including grants of \$ ) (Revenue \$ )


















**4d** Other program services (Describe in Schedule O )  
(Expenses \$ including grants of \$ ) (Revenue \$ )

**4e** Total program service expenses 49,398,386

**Part IV Checklist of Required Schedules**

	Yes	No
<b>1</b> Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i> <input checked="" type="checkbox"/>	Yes	
<b>2</b> Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)? <input checked="" type="checkbox"/>	Yes	
<b>3</b> Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i> <input checked="" type="checkbox"/>		No
<b>4 Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i> <input checked="" type="checkbox"/>	Yes	
<b>5</b> Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		
<b>6</b> Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i> <input checked="" type="checkbox"/>		No
<b>7</b> Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i> <input checked="" type="checkbox"/>		No
<b>8</b> Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i> <input checked="" type="checkbox"/>		No
<b>9</b> Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i> <input checked="" type="checkbox"/>	Yes	
<b>10</b> Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i> <input checked="" type="checkbox"/>		No
<b>11</b> If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
<b>a</b> Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i> <input checked="" type="checkbox"/>	Yes	
<b>b</b> Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i> <input checked="" type="checkbox"/>		No
<b>c</b> Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i> <input checked="" type="checkbox"/>	Yes	
<b>d</b> Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i> <input checked="" type="checkbox"/>		No
<b>e</b> Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i> <input checked="" type="checkbox"/>	Yes	
<b>f</b> Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i> <input checked="" type="checkbox"/>	Yes	
<b>12a</b> Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i> <input checked="" type="checkbox"/>		No
<b>b</b> Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i> <input checked="" type="checkbox"/>	Yes	
<b>13</b> Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		No
<b>14a</b> Did the organization maintain an office, employees, or agents outside of the United States?		No
<b>b</b> Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		No
<b>15</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		No
<b>16</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		No
<b>17</b> Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I (see instructions)</i> <input checked="" type="checkbox"/>	Yes	
<b>18</b> Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i> <input checked="" type="checkbox"/>	Yes	
<b>19</b> Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i> <input checked="" type="checkbox"/>		No
<b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
<b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

**Part IV Checklist of Required Schedules** *(continued)*

<b>21</b>	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i> . . . . . 	<b>21</b>	Yes	
<b>22</b>	Did the organization report more than \$5,000 of grants or other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i> . . . . . 	<b>22</b>		No
<b>23</b>	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i> . . . . . 	<b>23</b>	Yes	
<b>24a</b>	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> . . . . .	<b>24a</b>		No
<b>b</b>	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? . . . . .	<b>24b</b>		
<b>c</b>	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? . . . . .	<b>24c</b>		
<b>d</b>	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? . . . . .	<b>24d</b>		
<b>25a</b>	<b>Section 501(c)(3) and 501(c)(4) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> . . . . . 	<b>25a</b>		No
<b>b</b>	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i> . . . . . 	<b>25b</b>		No
<b>26</b>	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If so, complete Schedule L, Part II</i> . . . . . 	<b>26</b>		No
<b>27</b>	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> . . . . . 	<b>27</b>		No
<b>28</b>	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
<b>a</b>	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i> . . . . . 	<b>28a</b>		No
<b>b</b>	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i> . . . . . 	<b>28b</b>		No
<b>c</b>	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i> . . . . . 	<b>28c</b>	Yes	
<b>29</b>	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> . . . . . 	<b>29</b>	Yes	
<b>30</b>	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i> . . . . . 	<b>30</b>		No
<b>31</b>	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i> . . . . .	<b>31</b>		No
<b>32</b>	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> . . . . .	<b>32</b>		No
<b>33</b>	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> . . . . . 	<b>33</b>	Yes	
<b>34</b>	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> . . . . . 	<b>34</b>	Yes	
<b>35a</b>	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	<b>35a</b>	Yes	
<b>b</b>	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . . 	<b>35b</b>	Yes	
<b>36</b>	<b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . . 	<b>36</b>		No
<b>37</b>	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> 	<b>37</b>		No
<b>38</b>	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? <b>Note.</b> All Form 990 filers are required to complete Schedule O . . . . .	<b>38</b>	Yes	

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
<b>1a</b>	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable. <b>1a</b> 224		
<b>1b</b>	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable. <b>1b</b> 0		
<b>1c</b>	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	Yes	
<b>2a</b>	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return. <b>2a</b> 251		
<b>2b</b>	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <b>Note.</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions).	Yes	
<b>3a</b>	Did the organization have unrelated business gross income of \$1,000 or more during the year?		No
<b>3b</b>	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O.		
<b>4a</b>	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		No
<b>b</b>	If "Yes," enter the name of the foreign country: _____ See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
<b>5a</b>	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		No
<b>5b</b>	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		No
<b>5c</b>	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		
<b>6a</b>	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		No
<b>6b</b>	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
<b>7 Organizations that may receive deductible contributions under section 170(c).</b>			
<b>a</b>	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	Yes	
<b>7b</b>	If "Yes," did the organization notify the donor of the value of the goods or services provided?	Yes	
<b>7c</b>	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		No
<b>7d</b>	If "Yes," indicate the number of Forms 8282 filed during the year. <b>7d</b>		
<b>7e</b>	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		No
<b>7f</b>	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		No
<b>7g</b>	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
<b>7h</b>	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
<b>8</b>	<b>Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.</b> Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		
<b>9</b>	<b>Sponsoring organizations maintaining donor advised funds.</b>		
<b>9a</b>	Did the organization make any taxable distributions under section 4966?		
<b>9b</b>	Did the organization make a distribution to a donor, donor advisor, or related person?		
<b>10 Section 501(c)(7) organizations.</b>	Enter		
<b>10a</b>	Initiation fees and capital contributions included on Part VIII, line 12. <b>10a</b>		
<b>10b</b>	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities. <b>10b</b>		
<b>11 Section 501(c)(12) organizations.</b>	Enter		
<b>11a</b>	Gross income from members or shareholders. <b>11a</b>		
<b>11b</b>	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them). <b>11b</b>		
<b>12a</b>	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?		
<b>12b</b>	If "Yes," enter the amount of tax-exempt interest received or accrued during the year. <b>12b</b>		
<b>13</b>	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>13a</b>	Is the organization licensed to issue qualified health plans in more than one state? <b>Note.</b> See the instructions for additional information the organization must report on Schedule O. <b>13a</b>		
<b>13b</b>	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans. <b>13b</b>		
<b>13c</b>	Enter the amount of reserves on hand. <b>13c</b>		
<b>14a</b>	Did the organization receive any payments for indoor tanning services during the tax year?		No
<b>14b</b>	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.		

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI . . . . . [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a (25), 1b (22), 2 (No), 3 (No), 4 (Yes), 5 (No), 6 (No), 7a (No), 7b (No), 8a (Yes), 8b (Yes), 9 (No).

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a (No), 10b, 11a (Yes), 12a (Yes), 12b (Yes), 12c (Yes), 13 (Yes), 14 (Yes), 15a (Yes), 15b (Yes), 16a (No), 16b.

Section C. Disclosure

Table with 3 columns: Question, Yes, No. Rows include: 17 (List of states), 18 (Check all that apply: Own website, Another's website, Upon request, Other), 19 (Describe in Schedule O), 20 (State name, address, phone number).







**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512-514	
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1a</b>	Federated campaigns . . . . . <b>1a</b>					
	<b>b</b>	Membership dues . . . . . <b>1b</b>					
	<b>c</b>	Fundraising events . . . . . <b>1c</b>	1,035,008				
	<b>d</b>	Related organizations . . . . . <b>1d</b>	3,700,000				
	<b>e</b>	Government grants (contributions) <b>1e</b>	27,087,797				
	<b>f</b>	All other contributions, gifts, grants, and similar amounts not included above <b>1f</b>	21,821,682				
	<b>g</b>	Noncash contributions included in lines 1a-1f \$	21,106				
	<b>h</b>	<b>Total.</b> Add lines 1a-1f . . . . .	53,644,487				
<b>Program Service Revenue</b>	<b>2a</b>	AFFILIATE SERVICES	531390	5,599,271	5,599,271		
	<b>b</b>	TRAINING PROGRAMS	531390	2,799,571	2,799,571		
	<b>c</b>	OTHER INCOME	531390	1,781,762	1,781,762		
	<b>d</b>	FLOW THRU FROM LAFITTE REDEVELOPMENT LLC	531390	563,244	563,244		
	<b>e</b>						
	<b>f</b>	All other program service revenue					
	<b>g</b>	<b>Total.</b> Add lines 2a-2f . . . . .	10,743,848				
<b>Other Revenue</b>	<b>3</b>	Investment income (including dividends, interest, and other similar amounts) . . . . .		522,984		522,984	
	<b>4</b>	Income from investment of tax-exempt bond proceeds . . . . .		0			
	<b>5</b>	Royalties . . . . .		4,168,970		4,168,970	
	<b>6a</b>	Gross rents	(i) Real				
			(ii) Personal				
			<b>b</b> Less rental expenses				
			<b>c</b> Rental income or (loss)	0	0		
	<b>d</b>	Net rental income or (loss) . . . . .		0			
	<b>7a</b>	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other				
			<b>b</b> Less cost or other basis and sales expenses				
			<b>c</b> Gain or (loss)				
	<b>d</b>	Net gain or (loss) . . . . .		0			
	<b>8a</b>	Gross income from fundraising events (not including \$ 1,035,008 of contributions reported on line 1c) See Part IV, line 18 . . . . .					
	<b>a</b>		205,036				
<b>b</b>	Less direct expenses . . . . . <b>b</b>		550,608				
<b>c</b>	Net income or (loss) from fundraising events . . . . .		-345,572		-345,572		
<b>9a</b>	Gross income from gaming activities See Part IV, line 19 . . . . .						
<b>a</b>							
<b>b</b>	Less direct expenses . . . . . <b>b</b>						
<b>c</b>	Net income or (loss) from gaming activities . . . . .		0				
<b>10a</b>	Gross sales of inventory, less returns and allowances . . . . .						
<b>a</b>							
<b>b</b>	Less cost of goods sold . . . . . <b>b</b>						
<b>c</b>	Net income or (loss) from sales of inventory . . . . .		0				
Miscellaneous Revenue		Business Code					
<b>11a</b>							
<b>b</b>							
<b>c</b>							
<b>d</b>	All other revenue . . . . .						
<b>e</b>	<b>Total.</b> Add lines 11a-11d . . . . .		0				
<b>12</b>	<b>Total revenue.</b> See Instructions . . . . .		68,734,717	10,743,848		4,346,382	

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX

<b>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</b>		<b>(A)</b> Total expenses	<b>(B)</b> Program service expenses	<b>(C)</b> Management and general expenses	<b>(D)</b> Fundraising expenses
<b>1</b>	Grants and other assistance to governments and organizations in the United States. See Part IV, line 21	14,692,266	14,692,266		
<b>2</b>	Grants and other assistance to individuals in the United States. See Part IV, line 22	0			
<b>3</b>	Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16	0			
<b>4</b>	Benefits paid to or for members	0			
<b>5</b>	Compensation of current officers, directors, trustees, and key employees	8,874,849	7,368,789	1,034,794	471,266
<b>6</b>	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0			
<b>7</b>	Other salaries and wages	12,214,175	9,783,651	1,418,407	1,012,117
<b>8</b>	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	0			
<b>9</b>	Other employee benefits	4,537,396	3,757,579	442,661	337,156
<b>10</b>	Payroll taxes	0			
<b>11</b>	Fees for services (non-employees)				
<b>a</b>	Management	0			
<b>b</b>	Legal	0			
<b>c</b>	Accounting	0			
<b>d</b>	Lobbying	0			
<b>e</b>	Professional fundraising services. See Part IV, line 17	0			
<b>f</b>	Investment management fees	0			
<b>g</b>	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	0			
<b>12</b>	Advertising and promotion	0			
<b>13</b>	Office expenses	678,271	630,843	22,873	24,555
<b>14</b>	Information technology	0			
<b>15</b>	Royalties	0			
<b>16</b>	Occupancy	2,111,966	1,660,283	287,849	163,834
<b>17</b>	Travel	1,439,735	1,319,534	28,102	92,099
<b>18</b>	Payments of travel or entertainment expenses for any federal, state, or local public officials	0			
<b>19</b>	Conferences, conventions, and meetings	814,673	812,866	1,169	638
<b>20</b>	Interest	0			
<b>21</b>	Payments to affiliates	0			
<b>22</b>	Depreciation, depletion, and amortization	1,044,602	259,414	779,680	5,508
<b>23</b>	Insurance	0			
<b>24</b>	Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
<b>a</b>	PROFESSIONAL AND CONTRACT SERV	10,533,415	7,173,834	3,196,844	162,737
<b>b</b>	MISCELLANEOUS	1,784,133	1,591,185	169,468	23,480
<b>c</b>	MARKETING	348,842	348,142		700
<b>d</b>	DIRECT FUNDRAISING	-550,608			-550,608
<b>e</b>	All other expenses	-194,321		-194,321	
<b>25</b>	<b>Total functional expenses.</b> Add lines 1 through 24e	58,329,394	49,398,386	7,187,526	1,743,482
<b>26</b>	<b>Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

		(A)		(B)
		Beginning of year		End of year
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	10,947,242	<b>1</b>	20,641,762
	<b>2</b> Savings and temporary cash investments . . . . .	8,897,570	<b>2</b>	7,553,597
	<b>3</b> Pledges and grants receivable, net . . . . .	8,570,892	<b>3</b>	11,963,784
	<b>4</b> Accounts receivable, net . . . . .	5,106,443	<b>4</b>	6,042,027
	<b>5</b> Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L . . . . .	0	<b>5</b>	0
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L . . . . .	0	<b>6</b>	0
	<b>7</b> Notes and loans receivable, net . . . . .	4,902,684	<b>7</b>	22,922,111
	<b>8</b> Inventories for sale or use . . . . .	0	<b>8</b>	0
	<b>9</b> Prepaid expenses and deferred charges . . . . .	181,120	<b>9</b>	235,635
	<b>10a</b> Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	<b>10a</b> 10,132,245		
	<b>b</b> Less accumulated depreciation . . . . .	<b>10b</b> 5,834,159	4,011,057	<b>10c</b> 4,298,086
	<b>11</b> Investments—publicly traded securities . . . . .	20,751,306	<b>11</b>	13,118,421
	<b>12</b> Investments—other securities See Part IV, line 11 . . . . .	37,365	<b>12</b>	653
	<b>13</b> Investments—program-related See Part IV, line 11 . . . . .	136,828,500	<b>13</b>	146,199,362
	<b>14</b> Intangible assets . . . . .	0	<b>14</b>	0
	<b>15</b> Other assets See Part IV, line 11 . . . . .	5,944,821	<b>15</b>	8,656,673
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 34) . . . . .	206,179,000	<b>16</b>	241,632,111	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	6,435,473	<b>17</b>	6,525,948
	<b>18</b> Grants payable . . . . .	0	<b>18</b>	0
	<b>19</b> Deferred revenue . . . . .	0	<b>19</b>	0
	<b>20</b> Tax-exempt bond liabilities . . . . .	0	<b>20</b>	0
	<b>21</b> Escrow or custodial account liability Complete Part IV of Schedule D . . . . .	1,670,517	<b>21</b>	2,881,687
	<b>22</b> Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L . . . . .	0	<b>22</b>	0
	<b>23</b> Secured mortgages and notes payable to unrelated third parties . . . . .	0	<b>23</b>	0
	<b>24</b> Unsecured notes and loans payable to unrelated third parties . . . . .	0	<b>24</b>	0
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D . . . . .	0	<b>25</b>	17,557,113
	<b>26 Total liabilities.</b> Add lines 17 through 25 . . . . .	8,105,990	<b>26</b>	26,964,748
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.</b>			
	<b>27</b> Unrestricted net assets . . . . .	159,207,040	<b>27</b>	164,255,125
	<b>28</b> Temporarily restricted net assets . . . . .	38,865,970	<b>28</b>	50,412,238
	<b>29</b> Permanently restricted net assets . . . . .	0	<b>29</b>	0
	<b>Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.</b>			
	<b>30</b> Capital stock or trust principal, or current funds . . . . .		<b>30</b>	
	<b>31</b> Paid-in or capital surplus, or land, building or equipment fund . . . . .		<b>31</b>	
	<b>32</b> Retained earnings, endowment, accumulated income, or other funds . . . . .		<b>32</b>	
<b>33</b> Total net assets or fund balances . . . . .	198,073,010	<b>33</b>	214,667,363	
<b>34</b> Total liabilities and net assets/fund balances . . . . .	206,179,000	<b>34</b>	241,632,111	

**Part XI Reconciliation of Net Assets**

Check if Schedule O contains a response or note to any line in this Part XI

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	68,734,717
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	58,329,394
<b>3</b>	Revenue less expenses Subtract line 2 from line 1	<b>3</b>	10,405,323
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	<b>4</b>	198,073,010
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	6,189,030
<b>10</b>	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	<b>10</b>	214,667,363

**Part XII Financial Statements and Reporting**

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
<b>1</b>	Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
<b>2a</b>	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		No
<b>2b</b>	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	Yes	
<b>2c</b>	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
<b>3a</b>	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
<b>3b</b>	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	Yes	

**Additional Data**

**Software ID:**  
**Software Version:**  
**EIN:** 52-1231931  
**Name:** ENTERPRISE COMMUNITY PARTNERS INC

**Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
Terri L Ludwig trustee, PRESIDENT & CEO	40 0	X		X				493,610	50,690	
bill beckmann trustee	1 0	X								
RENATA SIMRIL trustee	1 0	X								
raymond christman trustee	1 0	X								
sheila crowley trustee	1 0	X								
ronald grzywinski trustee	1 0	X								
edward norton trustee	1 0	X								
nicolas retsinas trustee	1 0	X								
jonathan fp rose trustee	1 0	X								
tony salazar trustee	1 0	X								
J ronald terwilliger trustee, chairman	1 0	X								
rev reginald williams trustee	1 0	X								
CHARLES r WERHANE TRUSTEE	1 0 39 0	X						818,079	119,780	
adam r flatto trustee	1 0	X								
dora leong gallo trustee	1 0	X								
priscilla almodovar trustee	1 0	X								
gregory baer trustee	1 0	X								
maria barry trustee	1 0	X								
joseph brown trustee	1 0	X								
rck lazio trustee	1 0	X								
michael slocum trustee	1 0	X								
richard coles trustee	1 0	X								
RAPHAEL BOSTIC TRUSTEE	1 0	X								
LANCE FORS TRUSTEE	1 0	X								
JOHN M REILLY TRUSTEE	1 0	X								



**Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
katherine w swenson vice president	40 0			X				162,923		31,912
edward d rosenthal vice president	40 0			X				161,843		26,631
anthony joseph dispigno senior vice president	40 0			X				300,304		43,190
robert s grossinger vice president	40 0			X				200,832		14,548
Andrew Edward Geer vice president	40 0			X				173,001		38,234
Melinda J Pollack vice president	40 0			X				175,338		31,968
oyeshola olatoye VICE PRESIDENT	40 0			X				204,152		38,243
MARY JO BARRANCO VICE PRESIDENT	40 0			X				196,562		39,716
TIFFANY MANUEL VICE PRESIDENT	40 0			X				164,640		36,942
benjamin nichols vice president	40 0			X				125,952		31,836
thomas osboda vice president	40 0			X				172,579		9,240
victoria sUSAN shire vice president	40 0			X				137,742		36,685
diane yental vice president	40 0			X				133,350		31,718
maryann Leshin vice president	40 0			X				154,608		33,856
kim weaver-mcdonald vice president	40 0			X						
DORIS W KOO senior advisor	40 0					X		175,510		15,371
jacqueline waggoner DRM & DEputy director	40 0					X		176,633		15,279
jon searles deputy director & PR Director	40 0					X		174,935		13,441
andrew jakabovics senior director	40 0					X		165,394		15,473
angela boyd director-relationship mgmt	40 0					X		152,147		11,531
christine cartales vice president	40 0						X	194,071	0	0

**SCHEDULE A**  
(Form 990 or 990EZ)

**Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

- ▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.
- ▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

**2013**

**Open to Public Inspection**

Department of the Treasury  
Internal Revenue Service

**Name of the organization**  
ENTERPRISE COMMUNITY PARTNERS INC

**Employer identification number**  
52-1231931

**Part I Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 11, check only one box )

- 1  A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2  A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E )
- 3  A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4  A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state \_\_\_\_\_
- 5  An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II )
- 6  A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7  An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II )
- 8  A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II )
- 9  An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2)**. (Complete Part III )
- 10  An organization organized and operated exclusively to test for public safety See **section 509(a)(4)**.
- 11  An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3)**. Check the box that describes the type of supporting organization and complete lines 11e through 11h  
  - a  Type I b  Type II c  Type III - Functionally integrated d  Type III - Non-functionally integrated
- e  By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)
- f If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box
- g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?  
  - (i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization?
  - (ii) A family member of a person described in (i) above?
  - (iii) A 35% controlled entity of a person described in (i) or (ii) above?
- h Provide the following information about the supported organization(s)

	Yes	No
<b>11g(i)</b>		No
<b>11g(ii)</b>		No
<b>11g(iii)</b>		No

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization in col (i) listed in your governing document?		(v) Did you notify the organization in col (i) of your support?		(vi) Is the organization in col (i) organized in the U S ?		(vii) Amount of monetary support
			Yes	No	Yes	No	Yes	No	
<b>Total</b>									



**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**  
 (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	28,958,000	30,253,043	44,273,272	45,074,369	53,644,487	202,203,171
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge						0
<b>4 Total.</b> Add lines 1 through 3	28,958,000	30,253,043	44,273,272	45,074,369	53,644,487	202,203,171
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						14,724,992
<b>6 Public support.</b> Subtract line 5 from line 4						187,478,179

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
<b>7</b> Amounts from line 4	28,958,000	30,253,043	44,273,272	45,074,369	53,644,487	202,203,171
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	2,847,000	5,111,324	6,653,836	5,536,575	4,691,954	24,840,689
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on						0
<b>10</b> Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						0
<b>11 Total support</b> (Add lines 7 through 10)						227,043,860

**12** Gross receipts from related activities, etc (see instructions) **12** 50,847,308

**13 First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and **stop here**

**Section C. Computation of Public Support Percentage**

<b>14</b> Public support percentage for 2013 (line 6, column (f) divided by line 11, column (f))	<b>14</b>	82.574 %
<b>15</b> Public support percentage for 2012 Schedule A, Part II, line 14	<b>15</b>	83.437 %

**16a 33 1/3% support test—2013.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

**b 33 1/3% support test—2012.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

**17a 10%-facts-and-circumstances test—2013.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization

**b 10%-facts-and-circumstances test—2012.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization

**18 Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6 Total.</b> Add lines 1 through 5						
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
<b>c</b> Add lines 7a and 7b						
<b>8 Public support</b> (Subtract line 7c from line 6 )						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
<b>9</b> Amounts from line 6						
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
<b>c</b> Add lines 10a and 10b						
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)						
<b>14 First five years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and <b>stop here</b> <input type="checkbox"/>						

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2013 (line 8, column (f) divided by line 13, column (f))	<b>15</b>	
<b>16</b> Public support percentage from 2012 Schedule A, Part III, line 15	<b>16</b>	

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for <b>2013</b> (line 10c, column (f) divided by line 13, column (f))	<b>17</b>	
<b>18</b> Investment income percentage from <b>2012</b> Schedule A, Part III, line 17	<b>18</b>	

- 19a 33 1/3% support tests—2013.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization
- b 33 1/3% support tests—2012.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

**Part IV** **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

**Facts And Circumstances Test**

Return Reference

Explanation

SCHEDULE C (Form 990 or 990-EZ)

Political Campaign and Lobbying Activities

OMB No 1545-0047

2013

Open to Public Inspection

Department of the Treasury Internal Revenue Service

For Organizations Exempt From Income Tax Under section 501(c) and section 527
Complete if the organization is described below. Attach to Form 990 or Form 990-EZ.
See separate instructions. Information about Schedule C (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

If the organization answered "Yes" to Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
Section 527 organizations Complete Part I-A only

If the organization answered "Yes" to Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes" to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, Part V, line 35c (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV
2 Political expenditures
3 Volunteer hours

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955
2 Enter the amount of any excise tax incurred by organization managers under section 4955
3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year?
4a Was a correction made?
b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities
2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities
3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b
4 Did the filing organization file Form 1120-POL for this year?
5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments

Table with 5 columns: (a) Name, (b) Address, (c) EIN, (d) Amount paid from filing organization's funds, (e) Amount of political contributions received and promptly and directly delivered to a separate political organization.

**Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

- A** Check  if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)
- B** Check  if the filing organization checked box A and "limited control" provisions apply

<b>Limits on Lobbying Expenditures</b> (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
<b>1a</b>	Total lobbying expenditures to influence public opinion (grass roots lobbying)	25,385													
<b>b</b>	Total lobbying expenditures to influence a legislative body (direct lobbying)	559,487													
<b>c</b>	Total lobbying expenditures (add lines 1a and 1b)	584,872													
<b>d</b>	Other exempt purpose expenditures	57,744,520													
<b>e</b>	Total exempt purpose expenditures (add lines 1c and 1d)	58,329,392													
<b>f</b>	Lobbying nontaxable amount Enter the amount from the following table in both columns	1,000,000													
<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">If the amount on line 1e, column (a) or (b) is:</th> <th style="text-align: left;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	Over \$17,000,000	\$1,000,000		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000														
Over \$17,000,000	\$1,000,000														
<b>g</b>	Grassroots nontaxable amount (enter 25% of line 1f)	250,000													
<b>h</b>	Subtract line 1g from line 1a If zero or less, enter -0-														
<b>i</b>	Subtract line 1f from line 1c If zero or less, enter -0-														
<b>j</b>	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												

**4-Year Averaging Period Under Section 501(h)**  
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

**Lobbying Expenditures During 4-Year Averaging Period**

Calendar year (or fiscal year beginning in)	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) Total
<b>2a</b> Lobbying nontaxable amount	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<b>b</b> Lobbying ceiling amount (150% of line 2a, column(e))					6,000,000
<b>c</b> Total lobbying expenditures	699,288	645,324	877,469	584,872	2,806,953
<b>d</b> Grassroots nontaxable amount	250,000	250,000	250,000	250,000	1,000,000
<b>e</b> Grassroots ceiling amount (150% of line 2d, column(e))					1,500,000
<b>f</b> Grassroots lobbying expenditures	25,931	24,596	26,718	25,385	102,630

**Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

For each "Yes" response to lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.

	(a)		(b)
	Yes	No	Amount
<b>1</b> During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
<b>a</b> Volunteers?			
<b>b</b> Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
<b>c</b> Media advertisements?			
<b>d</b> Mailings to members, legislators, or the public?			
<b>e</b> Publications, or published or broadcast statements?			
<b>f</b> Grants to other organizations for lobbying purposes?			
<b>g</b> Direct contact with legislators, their staffs, government officials, or a legislative body?			
<b>h</b> Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
<b>i</b> Other activities?			
<b>j</b> Total Add lines 1c through 1i			
<b>2a</b> Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
<b>b</b> If "Yes," enter the amount of any tax incurred under section 4912			
<b>c</b> If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
<b>d</b> If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

**Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

	Yes	No
<b>1</b> Were substantially all (90% or more) dues received nondeductible by members?	<b>1</b>	
<b>2</b> Did the organization make only in-house lobbying expenditures of \$2,000 or less?	<b>2</b>	
<b>3</b> Did the organization agree to carry over lobbying and political expenditures from the prior year?	<b>3</b>	

**Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."**

<b>1</b> Dues, assessments and similar amounts from members	<b>1</b>	
<b>2</b> Section 162(e) nondeductible lobbying and political expenditures <b>(do not include amounts of political expenses for which the section 527(f) tax was paid).</b>		
<b>a</b> Current year	<b>2a</b>	
<b>b</b> Carryover from last year	<b>2b</b>	
<b>c</b> Total	<b>2c</b>	
<b>3</b> Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	<b>3</b>	
<b>4</b> If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	<b>4</b>	
<b>5</b> Taxable amount of lobbying and political expenditures (see instructions)	<b>5</b>	

**Part IV Supplemental Information**

Provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, Part II-A (affiliated group list), Part II-A, line 2, and Part II-B, line 1 Also, complete this part for any additional information

Return Reference	Explanation



SCHEDULE D (Form 990)

Supplemental Financial Statements

OMB No 1545-0047

2013

Open to Public Inspection

Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b

Attach to Form 990. See separate instructions. Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury Internal Revenue Service

Name of the organization ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

Table with 3 columns: Line number, (a) Donor advised funds, (b) Funds and other accounts. Includes rows for total number at end of year, aggregate contributions, aggregate grants, aggregate value, and questions about donor advised funds and grant purposes.

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

Table with 3 columns: Line number, Description, and Held at the End of the Year (2a-2d). Includes questions about purpose of easements, monitoring, and expenses.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

Table with 3 columns: Line number, Description, and Amount. Includes questions about reporting art and historical treasures.



**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** *(continued)*

**3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

- a**  Public exhibition
- b**  Scholarly research
- c**  Preservation for future generations
- d**  Loan or exchange programs
- e**  Other

**4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

**5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

**1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No

**b** If "Yes," explain the arrangement in Part XIII and complete the following table

	Amount
<b>1c</b> Beginning balance	
<b>1d</b> Additions during the year	
<b>1e</b> Distributions during the year	
<b>1f</b> Ending balance	

**2a** Did the organization include an amount on Form 990, Part X, line 21?  Yes  No

**b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

**Part V Endowment Funds.** Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
<b>1a</b> Beginning of year balance . . . . .					
<b>b</b> Contributions . . . . .					
<b>c</b> Net investment earnings, gains, and losses					
<b>d</b> Grants or scholarships . . . . .					
<b>e</b> Other expenditures for facilities and programs . . . . .					
<b>f</b> Administrative expenses . . . . .					
<b>g</b> End of year balance . . . . .					

**2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

- a** Board designated or quasi-endowment ▶
  - b** Permanent endowment ▶
  - c** Temporarily restricted endowment ▶
- The percentages in lines 2a, 2b, and 2c should equal 100%

**3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by

	Yes	No
<b>(i)</b> unrelated organizations . . . . .	<b>3a(i)</b>	
<b>(ii)</b> related organizations . . . . .	<b>3a(ii)</b>	
<b>b</b> If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R? . . . . .	<b>3b</b>	

**4** Describe in Part XIII the intended uses of the organization's endowment funds

**Part VI Land, Buildings, and Equipment.** Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
<b>1a</b> Land . . . . .				
<b>b</b> Buildings . . . . .				
<b>c</b> Leasehold improvements . . . . .		1,751,090	905,369	845,721
<b>d</b> Equipment . . . . .		2,312,425	1,517,267	795,158
<b>e</b> Other . . . . .		6,068,730	3,411,523	2,657,207
<b>Total.</b> Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . . .				4,298,086



**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return** Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

<b>1</b>	Total revenue, gains, and other support per audited financial statements . . . . .		<b>1</b>	
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
<b>a</b>	Net unrealized gains on investments . . . . .	<b>2a</b>		
<b>b</b>	Donated services and use of facilities . . . . .	<b>2b</b>		
<b>c</b>	Recoveries of prior year grants . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII ) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line <b>1</b>			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII ) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	
<b>5</b>	Total revenue Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12 ) . . . . .		<b>5</b>	

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.** Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

<b>1</b>	Total expenses and losses per audited financial statements . . . . .		<b>1</b>	
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25			
<b>a</b>	Donated services and use of facilities . . . . .	<b>2a</b>		
<b>b</b>	Prior year adjustments . . . . .	<b>2b</b>		
<b>c</b>	Other losses . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII ) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line <b>1</b> :			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII ) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	
<b>5</b>	Total expenses Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18 ) . . . . .		<b>5</b>	

**Part XIII Supplemental Information**

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation
PART IV LINE 2B	The organization holds assets, primarily cash and cash equivalents, for third parties pursuant to fiscal agency and similar contractual arrangements The assets held are classified as restricted and the related liability is included in funds held for others
PART X LINE 1	ENTERPRISE COMMUNITY PARTNERS, INC DID NOT HAVE ANY UNRELATED BUSINESS INCOME DURING THE YEAR ENDED DECEMBER 31, 2013 ACCORDINGLY, NO PROVISION OR BENEFIT FROM INCOME TAXES HAS BEEN RECORDED
PART X LINE 2	FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012, THE ORGANIZATION DID NOT IDENTIFY ANY UNCERTAIN TAX POSITIONS THAT QUALIFY FOR EITHER RECOGNITION OR DISCLOSURE IN THE COMBINED FINANCIAL STATEMENTS



SCHEDULE G (Form 990 or 990-EZ)

Supplemental Information Regarding Fundraising or Gaming Activities

OMB No 1545-0047

2013

Open to Public Inspection

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

Attach to Form 990 or Form 990-EZ. See separate instructions.

Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

Department of the Treasury Internal Revenue Service

Name of the organization ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number 52-1231931

Part I Fundraising Activities. Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a Mail solicitations, b Internet and email solicitations, c Phone solicitations, d In-person solicitations, e Solicitation of non-government grants, f Solicitation of government grants, g Special fundraising events

2a Did the organization have a written or oral agreement with any individual... Yes No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization

Table with 6 columns: (i) Name and address of individual or entity (fundraiser), (ii) Activity, (iii) Did fundraiser have custody or control of contributions?, (iv) Gross receipts from activity, (v) Amount paid to (or retained by) fundraiser listed in col (i), (vi) Amount paid to (or retained by) organization. Includes entry for SOCIAL CAPITAL PARTNERSHIPS.

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing

**Part II Fundraising Events.** Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events
		<u>NY EVENT</u> (event type)	<u>LA SOCIAL</u> (event type)	<u>1</u> (total number)	(add col (a) through col (c))
<b>Revenue</b>	<b>1</b> Gross receipts . . . . .	854,704	217,215	168,125	1,240,044
	<b>2</b> Less Contributions . . . . .	724,668	172,365	137,975	1,035,008
	<b>3</b> Gross income (line 1 minus line 2) . . . . .	130,036	44,850	30,150	205,036
<b>Direct Expenses</b>	<b>4</b> Cash prizes . . . . .				
	<b>5</b> Noncash prizes . . . . .		2,180		2,180
	<b>6</b> Rent/facility costs . . . . .	157,345	86,228	95,340	338,913
	<b>7</b> Food and beverages . . . . .				
	<b>8</b> Entertainment . . . . .				
	<b>9</b> Other direct expenses . . . . .	187,295	13,310	8,910	209,515
	<b>10</b> Direct expense summary Add lines 4 through 9 in column (d) . . . . . ▶				
<b>11</b> Net income summary Subtract line 10 from line 3, column (d) . . . . . ▶					-345,572

**Part III Gaming.** Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col (a) through col (c))
		<b>1</b> Gross revenue . . . . .			
<b>Direct Expenses</b>	<b>2</b> Cash prizes . . . . .				
	<b>3</b> Non-cash prizes . . . . .				
	<b>4</b> Rent/facility costs . . . . .				
	<b>5</b> Other direct expenses . . . . .				
	<b>6</b> Volunteer labor . . . . .	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
<b>7</b> Direct expense summary Add lines 2 through 5 in column (d) . . . . . ▶					
<b>8</b> Net gaming income summary Subtract line 7 from line 1, column (d) . . . . . ▶					

**9** Enter the state(s) in which the organization operates gaming activities \_\_\_\_\_

**a** Is the organization licensed to operate gaming activities in each of these states? . . . . .  Yes  No

**b** If "No," explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**10a** Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? . . . . .  Yes  No

**b** If "Yes," explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Does the organization operate gaming activities with nonmembers?  Yes  No

**12** Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming?  Yes  No

**13** Indicate the percentage of gaming activity operated in

<b>a</b> The organization's facility	<b>13a</b>	%
<b>b</b> An outside facility	<b>13b</b>	%

**14** Enter the name and address of the person who prepares the organization's gaming/special events books and records

Name ▶ .....

Address ▶ .....

**15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue?  Yes  No

**b** If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ \_\_\_\_\_ and the amount of gaming revenue retained by the third party ▶ \$ \_\_\_\_\_

**c** If "Yes," enter name and address of the third party

Name ▶ .....

Address ▶ .....

**16** Gaming manager information

Name ▶ .....

Gaming manager compensation ▶ \$ .....

Description of services provided ▶ .....

Director/officer       Employee       Independent contractor

**17** Mandatory distributions

**a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license?  Yes  No

**b** Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ \_\_\_\_\_

**Part IV Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

Return Reference	Explanation
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Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

OMB No 1545-0047

2013

Open to Public Inspection

Complete if the organization answered "Yes," to Form 990, Part IV, line 21 or 22.

Attach to Form 990

Information about Schedule I (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury Internal Revenue Service

Name of the organization ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number 52-1231931

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Governments and Organizations in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC Code section if applicable, (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation (book, FMV, appraisal, other), (g) Description of non-cash assistance, (h) Purpose of grant or assistance. Row 1 contains 'See Additional Data Table'.

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table . . . . . 222
3 Enter total number of other organizations listed in the line 1 table . . . . . 5



**Part III Grants and Other Assistance to Individuals in the United States.** Complete if the organization answered "Yes" to Form 990, Part IV, line 22.  
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance

**Part IV Supplemental Information.** Provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

Return Reference	Explanation
Grant monitoring process	<p>HUD Section 4 Program The majority of pass through funding utilized by Enterprise is through the Section 4 program, a capacity building program administered by the Department of Housing &amp; Urban Development Each year since the early 1990s, Congress has appropriated funds to the Section 4 program Eligible applicants for this funding have been limited to Habitat for Humanity, Local Initiatives Support Corporation, and Enterprise Community Partners Of each annual award received a portion of the funds is restricted to use within rural areas of the country Eligible activities under the Section 4 program are capacity building activities, provided directly to CDCs and CHDOs by Enterprise staff, consultants, trainings and grants, predevelopment activities via grants and loans, and other activities authorized by the secretary of HUD After receipt of the award, Enterprise's senior management allocates funding to initiatives and markets through an allocation process After funds are allocated, specific work plans and detailed budgets are developed and submitted to HUD for approval Once work plans are approved, funds can be committed and drawn Coding expenses and time to a specific work plan draws funds utilized internally Pass through funding in a work plan is awarded to organizations through a RFP process, or in unique situations, through a sole source process After the grantee selection process is complete, a grant request package is submitted to Grants and Contracts Management for processing Some work plans include funding for predevelopment and working capital loans These loans are administered by Enterprise Community Loan Fund Privately Funded Grants Enterprise receives funds from various private funding sources Some funders include Citi Foundation, Bank of America, Kresge Foundation, etc Many of the private funders restrict the uses of their funds to specific programs, geography or uses Enterprise program staff determines the most appropriate use of these funds within their specific program areas Typical uses of private funding include staff time, pass through grants and consultants Pass Through Grant Process Once an organization has been selected to receive a grant, a grant request is completed and submitted to Grants and Contracts Management We utilize the "cloud" based Salesforce system whereby Enterprise field staff enter and upload all required information into a grant request A grant request consists of work plan, budget, organizational due diligence documents such as financial audits, financial assessment, etc Field staff initiate a workflow process in Salesforce to request and document approvals from program staff, funding managers, and Grants and Contracts Management staff Grants and Contracts Management utilize Salesforce and complementary software to generate the grant agreement and documents are reviewed for compliance with funder program and budget requirements The organization's status is also checked on "Charity Check" and against the federal government's System for Award Management After compliance review is complete, a grant agreement is emailed via an Adobe-Flash supported link to Salesforce to the organization with instructions to print out two copies, sign both copies and return to Enterprise for counter signature We accept either scanned copies of the signed originals or hard copies Upon receipt, one original fully executed copy of the grant agreement is mailed back to the organization, and one original agreement is maintained at Enterprise's headquarters To receive grant funds, the organization must complete and submit a disbursement request form which contains a narrative progress report and a line item budget to actual form which lists the expenses that were incurred during the requested timeframe or pursuant to the terms of the specific grant award The disbursement request is reviewed and approved for payment by the program staff and then forwarded to Contracts Administration via a Salesforce workflow process, and reviewed for compliance and validation Once Contracts verifies that all documentation is in order, project codes are correct and that there is available funding, the disbursement request is forwarded via hard copy to Accounting for payment</p>

**Additional Data**

**Software ID:**  
**Software Version:**  
**EIN:** 52-1231931  
**Name:** ENTERPRISE COMMUNITY PARTNERS INC

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
ENTERPRISE LOUISIANA LOAN FUND 643 Magazine Street New Orleans, LA 70130	47-1718653	501(c)(3)	703,926				CAPACITY BUILDING
THE SAN FRANCISCO FOUNDATION 225 Bush Street San Francisco, CA 94104	01-0679337	501(c)(3)	500,000				CAPACITY BUILDING
A COMMUNITY OF FRIENDS 3701 Wilshire Boulevard Los Angeles, CA 90010	95-4203106	501(c)(3)	386,668				CAPACITY BUILDING
INTERFAITH HOUSING DEVELOP CORP 1111 North Wells Street CHICAGO, IL 60610	36-3869736	501(c)(3)	382,000				CAPACITY BUILDING
HOME PARTNERSHIP OF CECIL COUNTY INC 626 Towne Center Drive Joppa, MD 21085	20-1630777	501(c)(3)	315,000				CAPACITY BUILDING
CAMBA HOUSING VENTURES INC 1720 Church Avenue Brooklyn, NY 11226	55-0881162	501(c)(3)	280,570				CAPACITY BUILDING
HISPANIC HOUSING DEVELOPMENT CORPORATION 325 N Wells CHICAGO, IL 60654	36-2889871	501(c)(3)	276,000				CAPACITY BUILDING
PROVIDENCE COMMUNITY HOUSING 1050 South Jefferson Davis Parkway New Orleans, LA 70125	20-4627275	501(c)(3)	270,621				CAPACITY BUILDING
CENTER FOR URBAN COMMUNITY SERVICES INC 198 East 121st Street NEW YORK, NY 10035	13-3687891	501(c)(3)	254,255				CAPACITY BUILDING
ENTERPRISE HOME OWNERSHIP PART 600 Wilshire Boulevard Los Angeles, CA 90017	31-1737642	501(c)(3)	250,000				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
NEIGHBORHOOD PROGRESS INC 1956 WEST 25 STREET CLEVELAND, OH 44113	34-1611055	501(c)(3)	244,800				CAPACITY BUILDING
GREEN COAST ENTERPRISES 2725 South Broad Street New Orleans, LA 70125	26-0488032	501(c)(3)	200,000				CAPACITY BUILDING
JUBILEE HOUSING INC 1640 Columbia Road NW Washington, DC 20009	52-0986261	501(c)(3)	190,727				CAPACITY BUILDING
FOUNDATION COMMUNITIES INC 3036 South 1st Street Austin, TX 78704	74-2563260	501(c)(3)	184,975				CAPACITY BUILDING
LUCHA CONTRA EL SIDA INC Urb Valencia San Juan, PR 00923	66-0514937	501(c)(3)	182,605				CAPACITY BUILDING
HOUSING ASSISTANCE COUNCIL 1025 VERMONT AVENUE NW Washington, DC 20005	52-0939288	501(c)(3)	174,299				CAPACITY BUILDING
MERCY HOUSING LAKEFRONT 120 South LaSalle Street CHICAGO, IL 60603	36-3453183	501(c)(3)	165,400				CAPACITY BUILDING
FORDHAM BEDFORD HOUSING CORPORATION 2751 GRAND CONCOURSE BRONX, NY 10468	13-3010578	501(c)(3)	132,965				CAPACITY BUILDING
CAMBA INC 1720 Church Avenue Brooklyn, NY 11226	11-2480339	501(c)(3)	128,667				CAPACITY BUILDING
LITTLE TOKYO SERVICE CENTER CDC 231 EAST THIRD STREET Los Angeles, CA 90013	95-3451280	501(c)(3)	127,839				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
ABODE COMMUNITIES 701 East 3rd Street Los Angeles, CA 90013	95-6377511	501(c)(3)	124,700				CAPACITY BUILDING
PROJECT INTERCONNECTIONS INC 2198 Dresden Drive Chamblee, GA 30341	58-1899845	501(c)(3)	123,000				CAPACITY BUILDING
SATELLITE HOUSING 1521 University Avenue Berkeley, CA 94703	94-3031375	501(c)(3)	119,379				CAPACITY BUILDING
GREEN EXTREME HOMES COMMUNITY DEVELOPMENT CORPORAT 2320 King Arthur Boulevard Lewisville, TX 75056	45-3642906	501(c)(3)	118,371				CAPACITY BUILDING
MHANY MANAGEMENT INC 2-4 Nevins Street Brooklyn, NY 11217	72-1303737	501(c)(3)	116,433				CAPACITY BUILDING
PATH VENTURES 340 North Madison Avenue Los Angeles, CA 90004	20-1892523	501(c)(3)	110,902				CAPACITY BUILDING
ENTERPRISE COMMUNITY LOAN FUND 11000 Broken Land Parkway Ste 700 Columbia, MD 21044	52-0192004	501(c)(3)	110,000				CAPACITY BUILDING
WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION 7530 Santa Monica Boulevard WEST HOLLYWOOD, CA 90046	95-4122368	501(c)(3)	109,279				CAPACITY BUILDING
PHI One Trinity Drive East Dillsburg, PA 170198522	23-1381404	501(c)(3)	105,600				CAPACITY BUILDING
PATHSTONE DEVELOPMENT CORPORATION 7 Prince Street Rochester, NY 14607	16-1265765	501(c)(3)	105,000				CAPACITY BUILDING

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REACH COMMUNITY DEVELOPMENT 4150 SW Moody Ave PORTLAND, OR 97239	93-0813981	501(c)(3)	103,950				CAPACITY BUILDING
UNIVERSITY NEIGHBORHOOD HOUSING PROGRAM 2751 GRAND CONCOURSE BRONX, NY 104683001	13-3206603	501(c)(3)	100,000				CAPACITY BUILDING
MAKAH INDIAN TRIBE OF THE MAKAH INDIAN RESERVATION PO Box 115 Neah Bay, WA 98357	91-0492517		100,000				CAPACITY BUILDING
EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION 310 8th Street Oakland, CA 94607	51-0171851	501(c)(3)	100,000				CAPACITY BUILDING
CAPITOL HILL HOUSING FOUNDATION 1402 Third Avenue Seattle, WA 98101	27-1682190	501(c)(3)	100,000				CAPACITY BUILDING
HEARTLAND HOUSING INC 208 S LaSalle CHICAGO, IL 60604	36-3642952	501(c)(3)	99,788				CAPACITY BUILDING
ST BERNARD PROJECT 8324 Parc Place Chalmette, LA 70043	26-2189665	501(c)(3)	96,772				CAPACITY BUILDING
LA PLATA HOMES FUND 124 E 9th Street DURANGO, CO 81301	80-0266636	501(c)(3)	95,561				CAPACITY BUILDING
EAST LA COMMUNITY CORPORATION 530 South Boyle Avenue Los Angeles, CA 90033	95-4531076	501(c)(3)	93,314				CAPACITY BUILDING
PROJECT HOMECOMING INC 2221 Filmore Ave New Orleans, LA 70122	32-0312933	501(c)(3)	91,421				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
NEIGHBORHOOD HOUSING SERVICES OF CHICAGO INC 1279 N Milwaukee Avenue CHICAGO, IL 60622	23-7443009	501(c)(3)	88,697				CAPACITY BUILDING
SUMMECH COMMUNITY DEV CORP 633 Pryor Street SW Atlanta, GA 30312	58-1895918	501(c)(3)	85,647				CAPACITY BUILDING
CLEVELAND HOUSING NETWORK INC 2999 PAYNE AVENUE CLEVELAND, OH 44114	34-1346763	501(c)(3)	85,590				CAPACITY BUILDING
ATLANTA CLT COLLABORATIVE INC 3235 Peachtree Road Atlanta, GA 303053609	90-0605040	501(c)(3)	85,500				CAPACITY BUILDING
QUEST 35 INC 878 Rock Street NW Atlanta, GA 303140208	58-2634738	501(c)(3)	82,077				CAPACITY BUILDING
DETROIT SHOREWAY COMMUNITY DEV ORG 6516 Detroit Avenue CLEVELAND, OH 44102	23-7376130	501(c)(3)	81,570				CAPACITY BUILDING
GEORGIA TECH RESEARCH CORPORATION 505 Tenth Street Atlanta, GA 30332	58-0603146	501(c)(3)	80,000				CAPACITY BUILDING
OFFICE OF RURAL & FARMWORKER HOUSING 1400 Summitview Ave 203 Yakima, WA 98902	91-1218499	501(c)(3)	79,078				CAPACITY BUILDING
LINC HOUSING CORPORATION 110 Pine Avenue Suite 500 Long Beach, CA 90802	33-0578620	501(c)(3)	75,000				CAPACITY BUILDING
GULF COAST HOUSING PARTNERSHIP INC 1610-A Oretha Castle Haley Boulevard New Orleans, LA 70113	20-4216595	501(c)(3)	75,000				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
MERCY HOUSING INC SOUTHEAST 260 Peachtree Street Atlanta, GA 30303	56-1993872	501(c)(3)	75,000				CAPACITY BUILDING
VALDOSTA-LOWNDES COUNTY HABITAT FOR HUMANITY INC 2010 East Cypress Street Valdosta, GA 31601	58-1743206	501(c)(3)	71,402				CAPACITY BUILDING
CATHEDRAL SQUARE CORPORATION 412 FARRELL STREET SOUTH BURLINGTON, VT 05403	03-0264362	501(c)(3)	70,763				CAPACITY BUILDING
THUNDER VALLEY COMMUNITY DEVELOPMENT CORPORATION PO Box 290 Porcupine, SD 57772	20-8090454	501(c)(3)	70,624				CAPACITY BUILDING
TAPESTRY DEVELOPMENT GROUP 321 W Hill Street Decatur, GA 30030	27-2814156	501(c)(3)	69,390				CAPACITY BUILDING
LOW INCOME HOUSING INSTITUTE 2407 First Ave Suite 200 Seattle, WA 981211311	94-3155150	501(c)(3)	68,347				CAPACITY BUILDING
TARRANT COUNTY HOUSING PARTNERSHIP INC 3204 Collinsworth Fort Worth, TX 76107	75-2399903	501(c)(3)	67,659				CAPACITY BUILDING
THE BURTON FOUNDATION PO Box 6643 Elgin, IL 60121	36-3839126	501(c)(3)	65,000				CAPACITY BUILDING
THE RESURECTION PROJECT 1818 S Paulina CHICAGO, IL 60608	36-3576073	501(c)(3)	65,000				CAPACITY BUILDING
ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHP INC 235 PEACHTREE STREET NE Atlanta, GA 30303	58-1946632	501(c)(3)	64,977				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
SOUTH MISSISSIPPI HOUSING AND DEVELOPMENT CORPORAT PO Box 2099 GULFPORT, MS 39505	20-5640452	501(c)(3)	63,600				CAPACITY BUILDING
COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH 1535 A Fred Jackson Way Richmond, CA 94801	68-0235719	501(c)(3)	63,500				CAPACITY BUILDING
SERVICES FOR THE UNDERSERVED INC 305 Seventh Avenue 10th FL NEW YORK, NY 10001	91-1918247	501(c)(3)	62,500				CAPACITY BUILDING
EMPIRE HOMES OF MARYLAND INC 1800 N CHARLES STREET BALTIMORE, MD 21201	20-3521473	501(c)(3)	61,940				CAPACITY BUILDING
INTERIM COMMUNITY DEVELOPMENT ASSOC 310 Maynard Avenue South Seattle, WA 98104	91-1071277	501(c)(3)	61,900				CAPACITY BUILDING
ROBISON JEWISH HOME 6125 SW Boundary Street PORTLAND, OR 972211019	93-0386852	501(c)(3)	60,347				CAPACITY BUILDING
COALFIELD DEVELOPMENT CORPORATION PO Box 1133 Wayne, WV 25570	26-3836207	501(c)(3)	59,500				CAPACITY BUILDING
DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION 594 Columbia Road Dorchester, MA 02125	04-2681632	501(c)(3)	58,577				CAPACITY BUILDING
HABITAT FOR HUMANITY OF THE CHESAPEAKE INC 3741 Commerce Drive BALTIMORE, MD 212271664	52-1226188	501(c)(3)	57,480				CAPACITY BUILDING
PALLADIA INC 2006 MADISON AVENUE NEW YORK, NY 10035	23-7089380	501(c)(3)	55,300				CAPACITY BUILDING



**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

(a) Name and address of organization or government	(b) EIN	(c) IRC Code section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
RENAISSANCE HOUSING DEVELOPMENT CORPORATION 2111 Champa Street DENVER, CO 80205	84-1322816	501(c)(3)	55,000				CAPACITY BUILDING
JERICO ROAD EPISCOPAL HOUSING INITIATIVE 2919 St Charles Avenue New Orleans, LA 70115	20-8419678	501(c)(3)	54,305				CAPACITY BUILDING
PARK HEIGHTS RENAISSANCE INC 3939 Reisterstown Road BALTIMORE, MD 21215	77-0673126	501(c)(3)	54,269				CAPACITY BUILDING
BELLWETHER HOUSING 1651 Bellevue Avenue Seattle, WA 981222014	91-1116960	501(c)(3)	54,144				CAPACITY BUILDING
COMMONBOND COMMUNITIES 328 Kellogg Blvd W St Paul, MN 55102	41-1260469	501(c)(3)	52,744				CAPACITY BUILDING
UNIVERSITY OF DETROIT MERCY 4001 W McNichols Road Detroit, MI 48221	38-1360586	501(c)(3)	52,317				CAPACITY BUILDING
MONTGOMERY HOUSING PARTNERSHIP INC 12200 Tech Road SILVER SPRING, MD 20904	52-1631939	501(c)(3)	51,004				CAPACITY BUILDING
MERCY HOUSING NORTHWEST 2505 Third Avenue Seattle, WA 98121	91-1546525	501(c)(3)	50,351				CAPACITY BUILDING
FIRST COMMUNITY HOUSING INC 75 East Santa Clara Street San Jose, CA 95113	77-0119210	501(c)(3)	50,180				CAPACITY BUILDING
ST NICKS ALLIANCE 2 Kingland Avenue Brooklyn, NY 11211	51-0192170	501(c)(3)	50,000				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

(a) Name and address of organization or government	(b) EIN	(c) IRC Code section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
LAWNDALE CHRISTIAN DEVELOPMENT CORPORATION 3843 WEST OGDEN AVENUE CHICAGO, IL 606232451	36-3573036	501(c)(3)	50,000				CAPACITY BUILDING
HELLO HOUSING 1901 Royal Oaks Drive Sacramento, CA 95815	14-1870357	501(c)(3)	50,000				CAPACITY BUIDLING
PRESBYTERIAN APARTMENTS INC 322 N Second Street Harrisburg, PA 171011302	23-1660433	501(c)(3)	50,000				CAPACITY BUIDLING
AVESTA HOUSING DEVELOPMENT CORPORATION 307 CUMBERLAND AVENUE PORTLAND, ME 04101	01-0315296	501(c)(3)	50,000				CAPACITY BUIDLING
CARRFOUR SUPPORTIVE HOUSING INC 1398 Southwest 1st Street Miami, FL 33135	65-0387766	501(c)(3)	50,000				CAPACITY BUIDLING
COMMUNITY RESOURCE & HOUSING DEVELOPMENT CORPORATI 7305 Lowell Boulevard Westminster, CO 80030	23-7102834	501(c)(3)	50,000				CAPACITY BUIDLING
CHRISTIAN CHURCH HOMES OF NORTHERN CALIFORNIA 303 Hegenberger Road Oakland, CA 94621	94-6077407	501(c)(3)	50,000				CAPACITY BUIDLING
LUTHERAN SOCIAL SERVICES HOUSING INC 1325 11th Street S Fargo, ND 58103	26-2358686	501(c)(3)	50,000				CAPACITY BUIDLING
ABILITY HOUSING OF NORTHEAST FLORIDA INC 76 S Laura Street Jacksonville, FL 322023436	59-3087085	501(c)(3)	50,000				CAPACITY BUIDLING
PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION INC PO Box 11348 Atlanta, GA 30310	58-2553480	501(c)(3)	49,670				CAPACITY BUILDING

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FAMICOS FOUNDATION INC 1325 Ansel Road CLEVELAND, OH 44106	34-1053534	501(c)(3)	49,627				CAPACITY BUIDLING
NEZ PERCE TRIBAL HOUSING AUTHORITY 111 Veterans Drive Lapwai, ID 83540	82-0262257		48,613				CAPACITY BUILDING
SAINT PAUL RIVERFRONT CORPORATION 25 Sixth Street West Saint Paul, MN 551021303	36-3350557	501(c)(3)	48,000				CAPACITY BUIDLING
SICANGU WICOTI AWAYANKAPE CORPORATION PO Box 69 Rosebud, SD 57570	46-0278706	501(c)(3)	47,791				CAPACITY BUIDLING
COMMUNITY LEAGUE OF THE HEIGHTS INC 500 WEST 159TH STREET NEW YORK, NY 10032	13-2564241	501(c)(3)	46,711				CAPACITY BUIDLING
COLOR COUNTRY COMMUNITY HOUSING INC 139 NO 100 W ST GEORGE, UT 84770	87-0617908	501(c)(3)	46,600				CAPACITY BUIDLING
ROC USA LLC 7 Wall Street Concord, NH 03301	35-2319441		46,036				CAPACITY BUILDING
GRACE ENGLISH EVANGELICAL LUTHERAN CONGREGATION I 9 Calle Rodriguez Serra 3A San Juan, PR 00907	66-0527275	501(c)(3)	45,685				CAPACITY BUIDLING
BURTEN BELL CARR DEVELOPMENT INC 7201 KINSMAN ROAD CLEVELAND, OH 44104	34-1657533	501(c)(3)	45,500				CAPACITY BUILDING
1260 HOUSING DEVELOPMENT CORPORATION 2042-48 ARCH STREET PHILADELPHIA, PA 19103	23-2536730	501(c)(3)	45,000				CAPACITY BUILDING

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MENTAL HEALTH SERVICES FOR HOMELESS PERSONS INC 1744 PAYNE AVENUE CLEVELAND, OH 44114	34-1607734	501(c)(3)	44,251				CAPACITY BUILDING
SACRAMENTO NEIGHBORHOOD HOUSING SERVICES INC 2400 Alhambra Boulevard Sacramento, CA 95817	68-0118032	501(c)(3)	44,015				CAPACITY BUILDING
RED LAKE HOMELESS SHELTER INC PO Box 280 Red Lake, NM 56671	84-1661929	501(c)(3)	42,798				CAPACITY BUILDING
HARMONY NEIGHBORHOOD DEVELOPMENT 3301 LaSalle Street New Orleans, LA 70115	72-1436907	501(c)(3)	41,991				CAPACITY BUILDING
HOUSING AUTHORITY CITY OF TACOMA 902 SOUTH L STREET TACOMA, WA 98405	91-6000980	501(c)(3)	40,631				CAPACITY BUILDING
MOUNTAIN HOUSING OPPORTUNITIES 64 Clingman Avenue Asheville, NC 28801	58-1816998		40,625				CAPACITY BUILDING
GREENWOOD LEFLORE CARROLL ECONOMIC DEVELOPMENT FOU 402 Highway 82 Bypass Greenwood, MS 389350026	64-0640864		40,625				CAPACITY BUILDING
GRANDMONT ROSEDALE DEVELOPMENT CORPORATION 19800 Grand River Detroit, MI 48223	38-2885952	501(c)(3)	40,000				CAPACITY BUILDING
THE CENTER FOR WORKING FAMILIES INC 477 Windsor Street Atlanta, GA 30312	43-2071145	501(c)(3)	40,000				CAPACITY BUILDING
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING PO BOX 23206 TIGARD, OR 972813206	93-1155559	501(c)(3)	40,000				CAPACITY BUILDING

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WOMEN'S HOUSING & ECONOMIC DEVELOPMENT CORPORATION 50 EAST 168TH STREET BRONX, NY 10452	11-3099604	501(c)(3)	40,000				CAPACITY BUILDING
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION 801 N Pitt Street Alexandria, VA 22314	84-1650039	501(c)(3)	40,000				CAPACITY BUILDING
NUESTRA COMUNIDAD DEVELOPMENT CORPORATION 56 WARREN STREET ROXBURY, MA 02119	04-2741543	501(c)(3)	39,965				CAPACITY BUILDING
LAC COURTE OREILLES HOUSING AUTHORITY 13416 W Trepania Road HAYWARD, WI 54843	39-1151377		39,010				CAPACITY BUILDING
ATLANTA REGIONAL HOUSING PARTNERS 2619 Charles Gate Avenue Decatur, GA 30030	27-0344659	501(c)(3)	38,000				CAPACITY BUILDING
BICKERDIKE REDEVELOPMENT CORPORATION 2550 WEST NORTH AVENUE CHICAGO, IL 606475216	23-7087890	501(c)(3)	37,500				CAPACITY BUILDING
SO OTHERS MIGHT EAT 71 O Street NW Washington, DC 20001	23-7098123	501(c)(3)	37,480				CAPACITY BUILDING
HANCOCK RESOURCE CENTER 454 Highway 90 Waveland, MS 39576	26-3648017	501(c)(3)	36,880				CAPACITY BUILDING
SALEM-KEIZER CDC PO Box 7364 Salem, OR 97303	94-3169033	501(c)(3)	36,300				CAPACITY BUILDING
HO-CHUNK HOUSING & COMMUNITY DEVELOPMENT AGENCY PO Box 730 Tomah, WI 546600730	39-1979807	501(c)(3)	36,131				CAPACITY BUILDING

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EDEN HOUSING INC 22645 Grand Street HAYWARD, CA 94541	23-1716750	501(c)(3)	35,843				CAPACITY BUILDING
THE HOUSING TRUST OF SANTA CLARA COUNTY INC 95 S Market Street San Jose, CA 95113	77-0545135	501(c)(3)	35,594				CAPACITY BUILDING
CENTRAL DALLAS COMMUNITY DEVELOPMENT CORPORATION 511 N Akard DALLAS, TX 75218	75-2948028	501(c)(3)	35,000				CAPACITY BUILDING
SOUTHWESTERN REGIONAL HOUSING AND COMMUNITY DEVELOPMENT 109 E Pine 5 Deming, NM 88030	31-1788086	501(c)(3)	35,000				CAPACITY BUILDING
LIVABLE COMMUNITIES COALITION INC 10 Peachtree Place Suite 610 Atlanta, GA 30309	20-3363431	501(c)(3)	34,000				CAPACITY BUILDING
AKWESASNE HOUSING AUTHORITY INC 378 State Route 37 hogansburg, NY 13655	16-1387585		33,864				CAPACITY BUILDING
PRESERVATION OF AFFORDABLE HOUSING INC 40 Court Street Suite 650 Boston, MA 02108	31-1616634	501(c)(3)	33,712				CAPACITY BUILDING
REAL ESTATE ALLIANCE PARTNERS LLC 633 Pryor Street SW Atlanta, GA 30312	27-0354657		33,250				CAPACITY BUILDING
AIDS INTERFAITH RESIDENTIAL SERVICES INC 1800 N CHARLES STREET BALTIMORE, MD 21201	52-1576701	501(c)(3)	32,000				CAPACITY BUILDING
GEORGIA STAND 633 Pryor Street SW Atlanta, GA 30312	58-2661528	501(c)(3)	32,000				CAPACITY BUILDING

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MI CASA INC 6230 3rd Street NW Washington, DC 20011	52-1796840	501(c)(3)	31,715				CAPACITY BUILDING
ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING 2704 N PERSHING DRIVE ARLINGTON, VA 22201	54-1515133	501(c)(3)	31,714				CAPACITY BUILDING
CITY FIRST HOMES INC 1436 U Street NW Washington, DC 20009	26-2335395	501(c)(3)	31,714				CAPACITY BUILDING
AHC INC 2230 S NORTH FAIRFAX DRIVE ARLINGTON, VA 22201	54-1026365	501(c)(3)	31,714				CAPACITY BUILDING
RESTORE NEIGHBORHOOD LOS ANGELES INC 315 W 9th Street Los Angeles, CA 90015	26-4142930	501(c)(3)	30,000				CAPACITY BUILDING
GULF COAST RENAISSANCE CORPORATION 11975-H SEAWAY ROAD GULFPORT, MS 39503	20-8181931	501(c)(3)	30,000				CAPACITY BUILDING
SANTO DOMINGO TRIBAL HOUSING AUTHORITY PO Box 10 Santo Domingo Pueblo, NM 87052	85-0194331	501(c)(3)	29,295				CAPACITY BUILDING
SELFHELP COMMUNITY SERVICES INC 520 Eighth Avenue NEW YORK, NY 10018	13-1624178	501(c)(3)	28,333				CAPACITY BUILDING
DOWNTOWN EMERGENCY SERVICE CENTER 515 THIRD AVENUE Seattle, WA 981042304	91-1275815	501(c)(3)	28,250				CAPACITY BUILDING
COMPASS HOUSING ALLIANCE 77 S Washington St 5th Floor Seattle, WA 98104	91-0578229	501(c)(3)	27,500				CAPACITY BUILDING

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POHL REAL ESTATE LLC 3571 Stone Ridge Drive Douglasville, GA 30134	26-4739651		27,471				CAPACITY BUILDING
TRIPLE C HOUSING INC 1 Distribution Way Monmouth Junction, NJ 08852	22-2350429	501(c)(3)	27,056				CAPACITY BUILDING
HRCA HOUSING FOR THE ELDERLY INC Jack Satter House Revere, MA 02151	04-2543731	501(c)(3)	26,348				CAPACITY BUILDING
JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION 31 Germania Street Jamaica Plain, MA 02130	04-2652919	501(c)(3)	26,123				CAPACITY BUILDING
CHINATOWN COMMUNITY DEVELOPMENT CENTER 1525 Grant Avenue San Francisco, CA 94133	95-2514053	501(c)(3)	26,075				CAPACITY BUILDING
LOWER EAST SIDE PEOPLES MUTUAL HOUSING ASSOCIATION 228 East 3rd Street NEW YORK, NY 10009	13-3570544	501(c)(3)	26,023				CAPACITY BUILDING
HOMES FOR AMERICA INC 318 Sixth Street Annapolis, MD 21403	52-1901220	501(c)(3)	25,994				CAPACITY BUILDING
MAKE IT RIGHT FOUNDATION 912 Magazine Street New Orleans, LA 70130	26-0723027	501(c)(3)	25,089				CAPACITY BUILDING
HOUSING VISIONS UNLIMITED INC 1201 E Fayette Street Syracuse, NY 13210	16-1598458	501(c)(3)	25,000				CAPACITY BUILDING
NORTHERN HOMES COMMUNITY DEVELOPMENT CORPORATION PO Box 86 Boyne City, MI 49712	38-3395829	501(c)(3)	25,000				CAPACITY BUILDING



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FIFTH AVENUE COMMITTEE INC 621 DeGraw Street Brooklyn, NY 11217	11-2475743	501(c)(3)	25,000				CAPACITY BUILDING
GENESIS FUND INC PO Box 609 Damariscotta, ME 04543	01-0461436	501(c)(3)	25,000				CAPACITY BUILDING
PARTNERSHIP FOR SOUTHERN EQUITY 925 B Peachtree Street NE Atlanta, GA 30309	27-4424115	501(c)(3)	25,000				CAPACITY BUILDING
RESOURCES FOR COMMUNITY DEVELOPMENT 2220 Oxford Street Berkeley, CA 94704	94-2952466	501(c)(3)	25,000				CAPACITY BUILDING
ATHENS LAND TRUST INC 685 N Pope Street Athens, GA 30601	58-2154133	501(c)(3)	25,000				CAPACITY BUILDING
COMUNILIFE INC 214 W 29th Street NEW YORK, NY 10001	13-3530299	501(c)(3)	25,000				CAPACITY BUILDING
THE PACES FOUNDATION INC 2730 Cumberland Boulevard Smyrna, GA 30080	58-1949667	501(c)(3)	25,000				CAPACITY BUILDING
VANNGUARD URBAN IMPROVEMENT ASSN INC 613-619 Throop Avenue Brooklyn, NY 11216	11-2442042	501(c)(3)	25,000				CAPACITY BUILDING
MERCY HOUSING CALIFORNIA 1360 Mission Street San Francisco, CA 94103	94-3081666	501(c)(3)	25,000				CAPACITY BUILDING
OVER THE RAINBOW 2040 Brown Avenue Evanston, IL 60201	51-0174945	501(c)(3)	25,000				CAPACITY BUILDING

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WOONSOCKET NEIGHBORHOOD DEVELOPMENT CORPORATION 719 Front Street Woonsocket, RI 02895	22-2907602	501(c)(3)	25,000				CAPACITY BUILDING
PLYMOUTH HOUSING GROUP 2113 3rd Avenue Seattle, WA 981211614	91-1122621	501(c)(3)	25,000				CAPACITY BUILDING
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP 2401 BROADWAY AVENUE SLAYTON, MN 56172	41-1721815	501(c)(3)	25,000				CAPACITY BUILDING
INNER CITY COMMUNITY DEVELOPMENT CORPORATION 4907 SPRING AVENUE DALLAS, TX 75210	75-2137179	501(c)(3)	25,000				CAPACITY BUILDING
COLUMBUS HOUSING PARTNERSHIP INC 562 East Main Street Columbus, OH 43215	31-1208260	501(c)(3)	25,000				CAPACITY BUILDING
SOLID GROUND WASHINGTON 1501 North 45th Street Seattle, WA 981036708	23-7421892	501(c)(3)	25,000				CAPACITY BUILDING
SOUTH BRONX OVERALL ECONOMIC DEVELOPMENT CORPORATI 555 Bergen Avenue BRONX, NY 10453	13-2736022	501(c)(3)	25,000				CAPACITY BUILDING
CASA OF OREGON COMMUNITY & SHELTER ASSISTANCE CORP 20512 SW Roy Rogers Road Sherwood, OR 97140	93-0977842	501(c)(3)	25,000				CAPACITY BUILDING
HOUSING AUTHORITY OF THE CITY OF MILWAUKEE 809 North Broadway Milwaukee, WI 53202	39-1159751		25,000				CAPACITY BUILDING
URBAN PATHWAYS INC 575 8th Ave 9th Floor NEW YORK, NY 10018	13-2933675	501(c)(3)	25,000				CAPACTIY BUILDING

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COMMUNITY DEVELOPMENT COLLABORATIVE OF GREATER COL 110 N 17th Street Columbus, OH 43203	31-1595197	501(c)(3)	25,000				CAPACITY BUILDING
LOWER SIOUX COMMUNITY COUNCIL 39527 Res Hwy 1 Morton, MN 56270	41-0991683	501(c)(3)	25,000				CAPACITY BUILDING
NATIONAL CHURCH RESIDENCES 2335 North Bank Drive Columbus, OH 43220	31-0651750	501(c)(3)	25,000				CAPACITY BUILDING
COMMUNITY HOUSING INITIATIVES INC 14 WEST 21ST STREET SPENCER, IA 51301	42-1416426	501(c)(3)	24,849				CAPACITY BUILDING
NEW MEXICO HOUSING & COMMUNITY DEVELOPMENT CORPORA 1705 N Valley Drive Las Cruces, NM 88007	42-1596718	501(c)(3)	24,722				CAPACITY BUILDING
RENAISSANCE NEIGHBORHOOD DEVELOPMENT CORPORATION 4162 Canal Street New Orleans, LA 70119	20-8947208	501(c)(3)	24,696				CAPACITY BUILDING
LOWER CAPE COD COMMUNITY DEVELOPMENT CORPORATION 3 Main Street Mercantile Unit 7 Eastham, MA 02642	22-3191450	501(c)(3)	24,394				CAPACITY BUILDING
BROADMOOR DEVELOPMENT CORPORATION PO Box 13369 New Orleans, LA 70185	20-4885751	501(c)(3)	24,042				CAPACITY BUILDING
SEATTLE CHINATOWN-INTERNATIONAL DISTRICT PRESERVAT 409 Maynard Avenue South Seattle, WA 98114	91-1645126	501(c)(3)	23,000				CAPACITY BUILDING
LITTLE HAITI HOUSING ASSOCIATION INC 181 Northeast 82nd Street Miami, FL 33138	59-2801211	501(c)(3)	22,500				CAPACITY BUILDING

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SOUTHEAST EFFECTIVE DEVELOPMENT 5117 Rainier Avenue South Seattle, WA 98118	91-0947619	501(c)(3)	22,235				CAPACITY BUILDING
BAILEY HOUSE INC 1751 Park Avenue NEW YORK, NY 10035	13-3165181	501(c)(3)	21,986				CAPACITY BUILDING
NEW ORLEANS NEIGHBORHOOD DEVELOPMENT FOUNDATION 1429 South Rampart Street New Orleans, LA 70113	58-1681468	501(c)(3)	21,928				CAPACITY BUILDING
PUERTO RICO HOUSING & HUMAN DEVELOPMENT TRUST FUND 208 Ponce de Leon Avenue San Juan, PR 009181002	66-0648381	501(c)(3)	21,714				CAPACITY BUILDING
FRONTIER HOUSING INC 5445 Flemingsburg Road Morehead, KY 40351	61-0863958	501(c)(3)	21,201				CAPACITY BUILDING
CATHOLIC CHARITIES HOUSING SERVICES 5301 Tieton Drive Yakima, WA 98908	91-1955616	501(c)(3)	21,000				CAPACITY BUILDING
HABITAT FOR HUMANITYMETRO JACKSON INC PO Box 55634 Jackson, MS 39296	64-0750633	501(c)(3)	20,826				CAPACITY BUILDING
PRESBYTERIAN VILLAGES OF MICHIGAN 26200 Lahser Road Southfield, MI 480337157	38-1387145	501(c)(3)	20,271				CAPACITY BUILDING
PROVIDENCE HOUSING DEVELOPMENT CORP 1136 BUFFALO RD Rochester, NY 14624	22-3311544	501(c)(3)	20,250				CAPACITY BUILDING
NEW YORK MORTGAGE COALITION INC 50 Broad Street NEW YORK, NY 10004	30-0021150	501(c)(3)	20,000				CAPACITY BUILDING

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JEWISH COMMUNITY HOUSING FOR THE ELDERLY 30 Wallingford Road Brighton, MA 02135	04-2609432	501(c)(3)	20,000				CAPACITY BUILDING
CATHOLIC CHARITIES DIOCESE OF METUCHEN 319 Maple Street Perth Amboy, NJ 08861	22-2423496	501(c)(3)	20,000				CAPACITY BUILDING
CENTER FOR NEW YORK CITY NEIGHBORHOODS INC 74 TRINITY PL STE 1302 NEW YORK, NY 10006	83-0506416	501(c)(3)	20,000				CAPACITY BUILDING
FAIRFAX RENAISSANCE DEVELOPMENT CORPORATION 8111 QUINCY AVENUE CLEVELAND, OH 44104	34-1706856	501(c)(3)	20,000				CAPACITY BUILDING
THC AFFORDABLE HOUSING INC 5101 16TH STREET NW Washington, DC 20011	52-1675958	501(c)(3)	20,000				CAPACITY BUILDING
NEW KENSINGTON COMMUNITY DEVELOPMENT CORPORATION 2515 Frankford Avenue PHILADELPHIA, PA 19125	22-2610536	501(c)(3)	20,000				CAPACITY BUILDING
SENIOR HOUSING RESOURCE CORPORATION 56 Bay Street Staten Island, NY 103012563	13-3533031	501(c)(3)	20,000				CAPACITY BUILDING
OPENHOUSE 1800 Market Street San Francisco, CA 94102	94-3337955	501(c)(3)	19,718				CAPACITY BUILDING
JUBILEE BALTIMORE INC 1228 N Calvert Street BALTIMORE, MD 21202	52-1222237	501(c)(3)	19,520				CAPACITY BUILDING
MAKAH TRIBAL HOUSING DEPARTMENT PO Box 88 Neah Bay, WA 98357	91-0492517	501(c)(3)	19,134				CAPACITY BUILDING

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DRUID HEIGHTS COMMUNITY DEVELOPMENT CORPORATION 2140 MCCULLOH STREET BALTIMORE, MD 21217	52-1021726	501(c)(3)	18,990				CAPACITY BUILDING
CORPORACION DEL PROYECTO ENLACE DEL CANO MARTIN PE PO Box 41308 San Juan, PR 009401308	66-0671917	501(c)(3)	18,883				CAPACITY BUILDING
JEWISH COMMUNITY HOUSING CORPORATION 750 Northfield Avenue West Orange, NJ 07052	22-2540505	501(c)(3)	18,875				CAPACITY BUILDING
EL BARRIO'S OPERATION FIGHTBACK INC 413 E 120th Street NEW YORK, NY 10035	13-3248777	501(c)(3)	18,557				CAPACITY BUILDING
TENEMOS QUE RECLAMAR Y UNIDOS SALVAR LA TIERRA-SOU 4331 South Main Street Los Angeles, CA 90037	42-1687057	501(c)(3)	18,189				CAPACITY BUILDING
CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION 587 Washington Street Dorchester, MA 02124	04-2752507	501(c)(3)	17,500				CAPACITY BUILDING
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP 201 Eddy Street San Francisco, CA 94102	94-2761808	501(c)(3)	17,352				CAPACITY BUILDING
CORVALLIS NEIGHBORHOOD HOUSING SERVICES 257 SW Madison Avenue Corvallis, OR 97330	93-1057296	501(c)(3)	17,081				CAPACITY BUILDING
FARMWORKER HOUSING DEVELOPMENT CORPORATION 1274 5th Street 1A WOODBURN, OR 97071	93-1055994	501(c)(3)	17,080				CAPACITY BUILDING
WHITE EARTH RESERVATION TRIBAL COUNCIL PO Box 70 Naytahwaush, MN 56566	41-1737979		17,050				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
HISTORIC EAST BALTIMORE COMMUNITY ACTION COALITION 1212 N Wolfe Street BALTIMORE, MD 21213	52-1903732	501(c)(3)	17,000				CAPACITY BUILDING
HOLLYWOOD COMMUNITY HOUSING CORPORATION 5020 Santa Monica Blvd Los Angeles, CA 90029	95-4198215	501(c)(3)	16,524				CAPACITY BUILDING
BACK BAY MISSION INC 1012 DIVISION STREET BILOXI, MS 39530	64-0431066	501(c)(3)	15,149				CAPACITY BUILDING
H STREET COMMUNITY DEVELOPMENT CORPORATION 501 H Street NE Washington, DC 20002	52-1356903	501(c)(3)	15,000				CAPACITY BUILDING
METRO DALLAS HOMELESS ALLIANCE 2816 Swiss Avenue DALLAS, TX 75204	75-2461679	501(c)(3)	15,000				CAPACITY BUILDING
GREYSTON FOUNDATION 21 PARK AVE YONKERS, NY 10703	13-3717310	501(c)(3)	15,000				CAPACITY BUILDING
CITIZENS HOUSING AND PLANNING COUNCIL OF NEW YORK 42 BROADWAY NEW YORK, NY 10004	13-1782468	501(c)(3)	15,000				CAPACITY BUILDING
HOUSING INITIATIVE PARTNERSHIP 6525 BELCREST ROAD HYATTSVILLE, MD 20782	52-1596171	501(c)(3)	15,000				CAPACITY BUILDING
HOUSING COUNSELING SERVICES 2410 17th Street NW Washington, DC 20009	52-0958568	501(c)(3)	15,000				CAPACITY BUILDING
THE RENAISSANCE COLLABORATIVE INC 3757 South Wabash CHICAGO, IL 60653	36-3843379	501(c)(3)	15,000				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
NEW ORLEANS AREA HABITAT FOR HUMANITY INC 7100 St Charles Avenue New Orleans, LA 70118	72-0973161	501(c)(3)	15,000				CAPACITY BUILDING
HOUSING COLORADO 225 EAST 16TH AVENUE DENVER, CO 80203	84-1234119	501(c)(3)	15,000				CAPACITY BUILDING
HISTORIC DISTRICT DEVELOPMENT CORPORATION 522 AUBURN AVENUE NE Atlanta, GA 30312	58-1447368	501(c)(3)	14,000				CAPACITY BUILDING
COMMUNITY AREA RESOURCE ENTERPRISE INC 203 S Second Street Gallup, NM 87305	20-0870956	501(c)(3)	13,928				CAPACITY BUILDING
SOUTH COUNTY HOUSING CORPORATION 7455 Carmel Street GILROY, CA 95020	94-2590572	501(c)(3)	13,655				CAPACITY BUILDING
COMMUNITY BUILD INC 4305 Degnan Boulevard Los Angeles, CA 90008	95-4375255	501(c)(3)	13,500				CAPACITY BUILDING
EASTERN MARKET CORPORATION 2934 Russell Detroit, MI 48207	32-0030432	501(c)(3)	13,147				CAPACITY BUILDING
HANAC INC 49 WEST 45th STREET NEW YORK, NY 10036	11-2290832	501(c)(3)	13,022				CAPACITY BUILDING
CARROLL GARDENS ASSOCIATION INC 201 COLUMBIA STREET Brooklyn, NY 11231	11-2573432	501(c)(3)	12,500				CAPACITY BUILDING
ASIAN AMERICANS FOR EQUALITY 108 Norfolk Street NEW YORK, NY 10002	13-3187792	501(c)(3)	12,500				CAPACITY BUILDING



**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

(a) Name and address of organization or government	(b) EIN	(c) IRC Code section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
HOUSING AUTHORITY OF THE CITY OF JERSEY CITY INC 400 US Highway 1 Jersey City, NJ 07306	22-6022501		12,271				CAPACITY BUILDING
GOOD SHEPHERD HOUSING & FAMILY SERVICES INC 5 Richmond Highway Alexandria, VA 22309	23-7447962	501(c)(3)	12,248				CAPACITY BUILDING
COMMUNITY CORPORATION OF SANTA MONICA 1423 Second Street Santa Monica, CA 90401	95-3795161	501(c)(3)	11,595				CAPACITY BUILDING
RED FEATHER DEVELOPMENT GROUP 15 S Tracy Suite 14 Bozeman, MT 59718	91-1632134	501(c)(3)	11,500				CAPACITY BUILDING
JAMBOREE HOUSING CORPORATION 17701 COWAN IRVINE, CA 92614	33-0413518	501(c)(3)	11,293				CAPACITY BUILDING
AFFORDABLE LIVING FOR THE AGING 2029 Century Park East Los Angeles, CA 90067	95-3301874	501(c)(3)	10,647				CAPACITY BUILDING
COLUMBIA CASCADE HOUSING CORPORATION 312 Court Street The Dalles, OR 97058	94-3111736	501(c)(3)	10,410				CAPACITY BUILDING
SANTA FE COMMUNITY HOUSING TRUST PO BOX 713 SANTA FE, NM 87505	85-0392520	501(c)(3)	10,307				CAPACITY BUILDING
AEON 901 North 3rd Street Minneapolis, MN 55401	41-1558711	501(c)(3)	10,000				CAPACITY BUILDING
TREMONT WEST DEVELOPMENT CORPORATION 2406 PROFESSOR STREET CLEVELAND, OH 44113	23-7029247	501(c)(3)	10,000				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
CHANGE-ALL SOULS HOUSING CORPORATION 2900-B 14th Street NW Washington, DC 20009	52-1069333	501(c)(3)	10,000				CAPACITY BUILDING
LOWER EASTSIDE SERVICE CENTER INC 80 Maiden Lane NEW YORK, NY 10038	13-1972876	501(c)(3)	10,000				CAPACITY BUILDING
CITY WIDE COMMUNITY DEVELOPMENT CORPORATION 3730 South Lancaster road DALLAS, TX 75216	75-2928514	501(c)(3)	10,000				CAPACITY BUILDING
INTERFAITH HOUSING DEVELOPMENT CORPORATION OF THE 103 Gay Street Denton, MD 21629	52-1648513	501(c)(3)	10,000				CAPACITY BUILDING
BASTION COMMUNITY OF RESILIENCE 7506 Zimpel Street New Orleans, LA 70118	27-4383654	501(c)(3)	10,000				CAPACITY BUILDING
EL CENTRO DE LA RAZA Development Office Seattle, WA 98144	91-0899927	501(c)(3)	10,000				CAPACITY BUILDING
NORTH SHORE COMMUNITY DEVELOPMENT COALITION 102 Lafayette Street Salem, MA 01970	04-2686893	501(c)(3)	10,000				CAPACITY BUILDING
GEORGIA STRATEGIC ALLIANCE FOR NEW DIRECTIONS & PO 501 PULLIAM STREET Atlanta, GA 30312	20-0984437	501(c)(3)	9,000				CAPACITY BUILDING
HACIENDA CDC 5136 NE 42nd Avenue PORTLAND, OR 97218	93-0979064	501(c)(3)	8,650				CAPACITY BUILDING
FAMILY RESOURCES OF NEW ORLEANS 817 N Claiborne Avenue New Orleans, LA 70116	72-1379740	501(c)(3)	8,587				CAPACITY BUILDING

**Form 990, Schedule I, Part II, Grants and Other Assistance to Governments and Organizations in the United States**

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC Code section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
AFFORDABLE COMMUNITY ENVIRONMENTS PO BOX 61446 VANCOUVER, WA 98666	91-1898061	501(c)(3)	8,577				
INTERNATIONAL SONORAN DESERT ALLIANCE PO Box 687 Ajo, AZ 85321	86-0778917	501(c)(3)	8,404				
ASTELLA DEVELOPMENT CORPORATION 1618 Mermaid Avenue Brooklyn, NY 11224	11-2458675	501(c)(3)	7,846				CAPACITY BUILDING
SOUTHFAIR COMMUNITY DEVELOPMENT CORPORATION 3730 S Lancaster DALLAS, TX 75216	75-2399684	501(c)(3)	7,562				
EAST DALLAS COMMUNITY ORGANIZATION 4610 Junius Street DALLAS, TX 75246	31-1513768	501(c)(3)	7,000				
NEIGHBORHOOD HOUSING SERVICES OF NEW ORLEANS INC 4528 Freret Street New Orleans, LA 70115	72-0801513	501(c)(3)	6,998				
RESOURCES FOR RESIDENTS AND COMMUNITIES OF GEORGIA PO Box 89092 Atlanta, GA 30312	58-1869105	501(c)(3)	6,000				
Grants less than or equal to 5000		501(c)(3)	34,725				

**Schedule J**  
(Form 990)

**Compensation Information**

OMB No 1545-0047

**2013**

**Open to Public Inspection**

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ **Complete if the organization answered "Yes" to Form 990, Part IV, line 23.**

▶ **Attach to Form 990. ▶ See separate instructions.**

▶ **Information about Schedule J (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).**

Department of the Treasury  
Internal Revenue Service

Name of the organization  
ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

**Part I Questions Regarding Compensation**

- 1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions                    | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax idemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees   |
| <input type="checkbox"/> Discretionary spending account           | <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) |

- b** If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain
- 2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?

- 3** Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.
- |   |   |
|---|---|
| <input type="checkbox"/> Compensation committee                         | <input type="checkbox"/> Written employment contract                                |
| <input checked="" type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study                    |
| <input type="checkbox"/> Form 990 of other organizations                | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

- 4** During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization:
- a** Receive a severance payment or change-of-control payment?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- c** Participate in, or receive payment from, an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

**Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.**

- 5** For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:
- a** The organization?
- b** Any related organization?
- If "Yes," to line 5a or 5b, describe in Part III.
- 6** For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:
- a** The organization?
- b** Any related organization?
- If "Yes," to line 6a or 6b, describe in Part III.

- 7** For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III.
- 8** Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.
- 9** If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
<b>1b</b>	Yes	
<b>2</b>	Yes	
<b>4a</b>		No
<b>4b</b>	Yes	
<b>4c</b>		No
<b>5a</b>		No
<b>5b</b>		No
<b>6a</b>		No
<b>6b</b>	Yes	
<b>7</b>	Yes	
<b>8</b>		No
<b>9</b>		

**Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii) Do not list any individuals that are not listed on Form 990, Part VII

**Note.** The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual

(A) Name and Title	(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported as deferred in prior Form 990
	(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
See Additional Data Table							

**Part III Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II

Also complete this part for any additional information

Return Reference	Explanation
part I, 6b	the supplemental nonqualified retirement plan amount is partially calculated based on the net income of the related organization as well as specific goals met by the employee
part I, line 7	officers & key employees have a performance plan based on achieving certain financial targets and other individual performance criteria
part I, Line 4b	charles werhane

**Additional Data**

**Software ID:**  
**Software Version:**  
**EIN:** 52-1231931  
**Name:** ENTERPRISE COMMUNITY PARTNERS INC

**Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

(A) Name		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other compensation				
JEFFREY SCHAFFER vice president	(i) (ii)	185,504	31,426	1,642	16,468	22,064	257,104	
Terri L Ludwig trustee, PRESIDENT & CEO	(i) (ii)	382,320	110,600	690	19,539	31,151	544,300	
WILLIAM R FREY senior VICE PRESIDENT	(i) (ii)	196,140	25,500	2,332	16,916	17,135	258,023	
NAOMI s BAYER senior VICE PRESIDENT	(i) (ii)	242,058	70,000	1,980	19,539	19,535	353,112	
RICHARD d GROSS VICE PRESIDENT	(i) (ii)	184,457	35,124	10,136	16,769	18,712	265,198	
MARK MCDERMOTT VICE PRESIDENT	(i) (ii)	172,795	33,058	2,090	15,654	23,651	247,248	
LORI michelle CHATMAN SENIOR VICE PRESIDENT	(i) (ii)	210,917	35,000	1,602	19,005	2,000	268,524	
MICHAEL MCNEELY sVP, TREASURER, & CFO	(i) (ii)	248,858	80,000	2,090	19,539		350,487	
ABBY JO SIGAL SENIOR VICE PRESIDENT	(i) (ii)	205,838	53,000	652	19,539	16,731	295,760	
Alan Scott Anderson VICE PRESIDENT	(i) (ii)	161,320	8,000	1,642	12,491	25,484	208,937	
ALAZNE miren SOLIS senior VICE PRESIDENT	(i) (ii)	242,924	70,000	652	19,539	19,493	352,608	
FAITH E THOMAS sVP & general counsel/secretary	(i) (ii)	212,622	40,000	1,642	19,539	19,635	293,438	
Matthew D Hoffman vice president	(i) (ii)	166,216	14,450	300	9,637	26,151	216,754	
Meaghan E Vlkovic vice president	(i) (ii)	150,880	24,410	343	12,288	23,650	211,571	
PAUL M CUMMINGS senior vice president	(i) (ii)	225,123	58,066	802	19,539	23,348	326,878	
AMALIA M KASTBERG VICE PRESIDENT	(i) (ii)	231,160	23,058	450	18,979	23,651	297,298	
MICHELLE WHETTEN VICE PRESIDENT	(i) (ii)	161,586	29,450	650	13,971	7,990	213,647	
DAVID CHARLES BOWERS VICE PRESIDENT	(i) (ii)	168,614	27,010	300	14,365	8,129	218,418	
CHARLES r WERHANE TRUSTEE	(i) (ii)	376,051	315,180	126,848	100,145	19,635	937,859	
DORIS W KOO senior advisor	(i) (ii)	173,282		2,228	12,475	2,896	190,881	

**Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

(A) Name		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other compensation				
Edward David Manekin vice president	(i) (ii)	150,137	13,089	1,036	11,974	25,848	202,084	
Mary Ann Leonard vice president	(i) (ii)	170,034	24,388	1,980	14,462	16,305	227,169	
Keith E. Fairey vice president	(i) (ii)	175,231	33,383	652	15,801	22,966	248,033	
Alex S. Avitabile vice president	(i) (ii)	163,028	13,865	2,332	12,885	16,567	208,677	
Petra D. Montague vice president	(i) (ii)	149,393	13,116	1,288	9,573	15,209	188,579	
Karen Lado vice president	(i) (ii)	134,876	23,803	741	11,650	20,489	191,559	
Katherine W. Swenson vice president	(i) (ii)	149,980	12,495	448	11,919	19,993	194,835	
Edward D. Rosenthal vice president	(i) (ii)	144,259	11,536	6,048	10,906	15,725	188,474	
Anthony Joseph Dispigno senior vice president	(i) (ii)	236,614	63,000	690	19,539	23,651	343,494	
Robert S. Grossinger vice president	(i) (ii)	184,233	15,309	1,290	14,548		215,380	
Andrew Edward Geer vice president	(i) (ii)	146,962	25,589	450	12,750	25,484	211,235	
Melinda J. Pollack vice president	(i) (ii)	156,468	18,600	270	12,963	19,005	207,306	
Oyeshola Olatoye VICE PRESIDENT	(i) (ii)	169,423	34,096	633	15,337	22,906	242,395	
Jacqueline Waggoner DRM & DEputy director	(i) (ii)	140,405	35,631	597	12,693	2,586	191,912	
Jon Searles deputy director & PR Director	(i) (ii)	160,886	13,428	621	12,402	1,039	188,376	
MARY JO BARRANCO VICE PRESIDENT	(i) (ii)	179,744	16,016	802	14,818	24,898	236,278	
TIFFANY MANUEL VICE PRESIDENT	(i) (ii)	151,590	12,750	300	8,291	28,651	201,582	
Christine Cartales vice president	(i) (ii)	178,904 0	0	15,167	0	0	194,071 0	0
Benjamin Nichols vice president	(i) (ii)	120,435	5,000	517	8,354	23,482	157,788	
Thomas Osboda vice president	(i) (ii)	160,954	11,175	450	0	9,240	181,819	



**Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

(A) Name		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other compensation				
victoria sUSAN shire vice president	(i) (ii)	126,850	10,647	245	9,997	26,688	174,427	
diane yental vice president	(i) (ii)	130,827	2,250	273	7,036	24,682	165,068	
andrew jakabovics senior director	(i) (ii)	151,857	12,925	612	11,782	3,691	180,867	
angela boyd director- relationship mgmt	(i) (ii)	136,930	15,000	217	10,367	1,164	163,678	
maryann Leshin vice president	(i) (ii)	141,964	11,382	1,262	10,872	22,984	188,464	

Schedule L (Form 990 or 990-EZ)

Transactions with Interested Persons

OMB No 1545-0047

2013

Open to Public Inspection

Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.

Attach to Form 990 or Form 990-EZ. See separate instructions.

Information about Schedule L (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

Department of the Treasury Internal Revenue Service

Name of the organization ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

Part I Excess Benefit Transactions (section 501(c)(3) and section 501(c)(4) organizations only).

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

Table with 4 main columns: (a) Name of disqualified person, (b) Relationship between disqualified person and organization, (c) Description of transaction, (d) Corrected? (Yes/No)

2 Enter the amount of tax incurred by organization managers or disqualified persons during the year under section 4958. 3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization.

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a, or Form 990, Part IV, line 26, or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22

Table with 9 main columns: (a) Name of interested person, (b) Relationship with organization, (c) Purpose of loan, (d) Loan to or from the organization (To/From), (e) Original principal amount, (f) Balance due, (g) In default? (Yes/No), (h) Approved by board or committee? (Yes/No), (i) Written agreement? (Yes/No)

Part III Grants or Assistance Benefitting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

Table with 5 main columns: (a) Name of interested person, (b) Relationship between interested person and the organization, (c) Amount of assistance, (d) Type of assistance, (e) Purpose of assistance

**Part IV Business Transactions Involving Interested Persons.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) paul brophy	former trustee	3,076	EXPENSE REIMBURSEMENT		No

**Part V Supplemental Information**

Provide additional information for responses to questions on Schedule L (see instructions)

Return Reference	Explanation
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**SCHEDULE M  
(Form 990)**

**Noncash Contributions**

OMB No 1545-0047

**2013**

**Open to Public Inspection**

▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**  
▶ **Attach to Form 990.**

▶ **Information about Schedule M (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).**

Department of the Treasury  
Internal Revenue Service

Name of the organization  
ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number  
52-1231931

**Part I Types of Property**

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art . . . . .				
2 Art—Historical treasures . . . . .				
3 Art—Fractional interests . . . . .				
4 Books and publications . . . . .				
5 Clothing and household goods . . . . .				
6 Cars and other vehicles . . . . .				
7 Boats and planes . . . . .				
8 Intellectual property . . . . .				
9 Securities—Publicly traded . . . . .	X	5	21,106	FMV ON DATE ACQUIRED
10 Securities—Closely held stock . . . . .				
11 Securities—Partnership, LLC, or trust interests . . . . .				
12 Securities—Miscellaneous . . . . .				
13 Qualified conservation contribution—Historic structures . . . . .				
14 Qualified conservation contribution—Other . . . . .				
15 Real estate—Residential . . . . .				
16 Real estate—Commercial . . . . .				
17 Real estate—Other . . . . .				
18 Collectibles . . . . .				
19 Food inventory . . . . .				
20 Drugs and medical supplies . . . . .				
21 Taxidermy . . . . .				
22 Historical artifacts . . . . .				
23 Scientific specimens . . . . .				
24 Archeological artifacts . . . . .				
25 Other ▶ ( _____ )				
26 Other ▶ ( _____ )				
27 Other ▶ ( _____ )				
28 Other ▶ ( _____ )				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement . . . . .

29

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period? . . . . .		No
b If "Yes," describe the arrangement in Part II		
31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?		No
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? . . . . .	Yes	
b If "Yes," describe in Part II		
33 If the organization did not report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II		

**Part III Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference	Explanation
SCHEDULE M, PART I, LINE 32a	FINANCIAL INSTITUTIONS ARE USED TO REDEEM/SELL DONATED STOCK

Schedule M (Form 990) (2013)

**SCHEDULE O**  
(Form 990 or 990-EZ)

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at  
[www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2013**

**Open to Public  
Inspection**

Name of the organization  
ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

**990 Schedule O, Supplemental Information**

Return Reference	Explanation
part vi section B question 11B	The entire Board is given a copy of the 990 return to review prior to filing the 990 return. The Audit Committee of the Board reviews and approves the 990 return in a meeting.
part vi section B question 12C	An annual conflict of interest disclosure exercise is performed by the organization each January. This exercise requires each employee to read the Business Ethics Policy and complete the conflict of interest disclosure form identifying any possible conflicts known by the employee. New employees are also required to complete this conflict of interest disclosure form upon hiring. The chief audit executive reviews and approves the document (Conflict of Interest Disclosure Form) content and follows up on any concerns with the employee. For new hires, a log is maintained of any documented conflicts for future referencing. The Executive Office includes the conflict of interest policy and the conflict of interest disclosure statement in its mailing to the Trustees in advance of the first quarter board meeting (usually held in March). We ask that Trustees return the disclosure form by May 1. The Executive Office monitors and follows up on the status of any unreturned disclosure forms. The General Counsel reviews all disclosure forms and follows up if there are any issues, in accordance with the procedures set forth in the policy.
part vi section b question 15	THE PROCESS FOR DETERMINING COMPENSATION FOR THE CEO AND OFFICER positions OF ENTERPRISE COMMUNITY PARTNERS IS AS FOLLOWS. Partners engages an independent consulting firm to provide a compensation study for the CEO & Officer positions to establish a market value. The market analysis is reviewed by the Board of Trustees. The Board of Trustees discusses and sets the CEO compensation. The Board also reviews and approves the CEO's recommendations for the other officers' compensation. This process is documented through the Board meeting minutes.
part vi section C question 19	documents made available to public upon request and through our website
part xi line 5	change in net assets of subsidiaries and affiliates \$6,718,000 net unrealized gain on investment \$2,980,000 Flow Thru From Lafitte REdevelopment llc ( \$563,244) CHANGE IN NET ASSETS OF NON-CONTROLLING INTERESTS (\$2,945,726) ----- ----- TOTAL \$ 6,189,030
PART VI, LINE 4	THE ARTICLES OF INCORPORATION WERE AMENDED TO REFLECT THE ORGANIZATION'S CHANGE OF ADDRESS

**SCHEDULE R  
(Form 990)**

**Related Organizations and Unrelated Partnerships**

OMB No 1545-0047

**2013**

**Open to Public Inspection**

- ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
- ▶ Attach to Form 990. ▶ See separate instructions.
- ▶ Information about Schedule R (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

Department of the Treasury  
Internal Revenue Service

Name of the organization  
ENTERPRISE COMMUNITY PARTNERS INC

Employer identification number

52-1231931

**Part I Identification of Disregarded Entities** Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) ENTERPRISE LOUISIANA LOAN FUND LLC 11000 broken land parkway 700 COLUMBIA, MD 21044 42-1718653	FINANCING	DE	190,501	1,397,370	ECP INC
(2) Enterprise New Orleans NT LLC 11000 broken land parkway 700 columbia, MD 21044 52-1231931	afford hsg	MD	563,244	1,084,287	ecp inc
(3) ENTERPRISE new generation member llc 1100 broken land parkway 700 columbia, MD 21044	financing	DE			ECP INC

**Part II Identification of Related Tax-Exempt Organizations** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
See Additional Data Table							

**Part III Identification of Related Organizations Taxable as a Partnership** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) ECLF TOAH mbr LLC 11000 broken land parkway 700 Columbia, MD 21044 27-5305396	FINANCING	DE	ECLF	related	12,769	64,009		No			No	99.990 %
(2) COMMUNITY WEATHERIZATION LLC 501 7TH AVENUE 7TH FLOOR NEW YORK, NY 10018 27-2173025	AFFORD HSGING	DE	ECP INC	related	650			No			No	50.000 %

**Part IV Identification of Related Organizations Taxable as a Corporation or Trust** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
(1) ENTERPRISE COMMUNITY INVESTMENT INC 11000 broken land parkway 700 COLUMBIA, MD 21044 52-1206840	AFF HOUSING	MD	ECP INC	C CORP	1,122,694	109,020,137	100.000 %		No
(2) ENTERPRISE GROUP INC 11000 broken land parkway 700 COLUMBIA, MD 21044 52-1348286	AFF HOUSING	MD	ECP INC	C CORP			100.000 %		No
(3) ENTERPRISE NEW ORLEANS LLC 11000 broken land parkway 700 COLUMBIA, MD 21044 26-4201991	AFFORDABLE HS	MD	ECP INC	C CORP			100.000 %		No



**Part V Transactions With Related Organizations** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
<b>1a</b>	Yes	
<b>1b</b>	Yes	
<b>1c</b>	Yes	
<b>1d</b>	Yes	
<b>1e</b>		No
<b>1f</b>		No
<b>1g</b>		No
<b>1h</b>		No
<b>1i</b>		No
<b>1j</b>		No
<b>1k</b>		No
<b>1l</b>	Yes	
<b>1m</b>	Yes	
<b>1n</b>	Yes	
<b>1o</b>		No
<b>1p</b>	Yes	
<b>1q</b>	Yes	
<b>1r</b>		No
<b>1s</b>		No

**2** If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
<b>(1)</b> ENTERPRISE COMMUNITY INVESTMENT INC	A	4,168,900	cost
<b>(2)</b> ENTERPRISE COMMUNITY INVESTMENT INC	K	6,574,535	cost
<b>(3)</b> ENTERPRISE COMMUNITY INVESTMENT INC	L	5,302,698	cost
<b>(4)</b> ENTERPRISE COMMUNITY INVESTMENT INC	p	1,012,183	cost
<b>(5)</b> ENTERPRISE COMMUNITY INVESTMENT INC	q	791,972	cost



**Part VII Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

**Return Reference****Explanation**

**Additional Data**

**Software ID:**  
**Software Version:**  
**EIN:** 52-1231931  
**Name:** ENTERPRISE COMMUNITY PARTNERS INC

**Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations**

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c) (3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
(1) ENTERPRISE COMMUNITY LOAN FUND INC  11000 broken land parkway 700 COLUMBIA, MD 21044 52-0192004	FINANCING	MD	501(c)(3)	509(a)(3)	ECP INC		No
(1) ENTERPRISE HOME OWNERSHIP PARTNERS INC  600 wilshire blvd LOS ANGELES, CA 90017 31-1737642	AFF HOUSING	CA	501(c)(3)	509(a)(3)	ECP INC		No
(2) EHOP- DALLAS INC  500 akard street DALLAS, TX 75201 72-1590088	AFF HOUSING	TX	501(c)(3)	509(a)(3)	ECP INC		No
(3) NEIGHBORHOOD PARTNERSHIP HOUSING DEVELOP  1 WHITEHALL STREET NEW YORK, NY 10004 13-3811616	AFF HOUSING	NY	501(c)(3)	509(a)(3)	ECP INC		No
(4) ENTERPRISE MARYLAND LLC  11000 broken land parkway 700 COLUMBIA, MD 21044 26-3262997	AFF HOUSING	MD	501(c)(3)	509(a)(3)	ECP INC		No
(5) IACENTERPRISE NEHEMIAH DEVELOPMENT  11000 broken land parkway 700 COLUMBIA, MD 21044 52-1742031	AFF HOUSING	MD	501(c)(3)	509(a)(3)	ECP INC		No
(6) CORNERSTONE HOUSING CORPORATION  11000 broken land parkway 700 COLUMBIA, MD 21044 52-1742293	AFF HOUSING	MD	501(c)(3)	509(a)(3)	ECP INC		No
(7) CITY HOMES INC  11000 broken land parkway 700 COLUMBIA, MD 21044 52-1479114	AFF HOUSING	MD	501(c)(3)	509(a)(3)	ECP INC		No
(8) ENTERPRISE ADVISORS INC  11000 broken land parkway 700 COLUMBIA, MD 21044 27-3846733	aff housing	MD	501(c)(3)	509(a)(3)	ecp inc		No
(9) Affordable Housing Solutions Inc  11000 broken land parkway 700 Columbia, MD 21044 35-2389470	aff housing	MD	501(c)(3)	509(a)(3)	ecp inc		No