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Form 990

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung
benefit trust or private foundation)

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

OMB No 1545-0047

2009

Open to Public
Inspection

A For the 2009 calendar year, or tax year beginning and ending

<input type="checkbox"/> Address change <input checked="" type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Please use IRS label or print or type See Specific Instructions	C Name of organization NEIGHBORHOOD CONCEPTS, INC.		D Employer identification number 57-0897928		
		Doing Business As 116 JEFFERSON STREET SOUTH		Room/suite 207	E Telephone number 256-534-0075	
		Number and street (or P.O. box if mail is not delivered to street address)			G Gross receipts \$ 139,925.	
		City or town, state or country, and ZIP + 4 HUNTSVILLE, AL 35801			H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		F Name and address of principal officer:			H(b) Are all affiliates included? <input type="checkbox"/> Yes <input type="checkbox"/> No	
		I Tax-exempt status: <input checked="" type="checkbox"/> 501(c) (3) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			If "No," attach a list. (see instructions)	

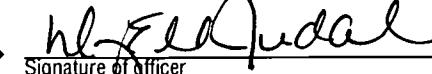
J Website: ►

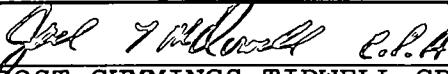
K Form of organization: Corporation Trust Association Other ► L Year of formation: 1988 M State of legal domicile: AL

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: SEE STATEMENT ON SCHEDULE O				
	2 Check this box ► <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.				
	3 Number of voting members of the governing body (Part VI, line 1a)	3	8		
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	8		
	5 Total number of employees (Part V, line 2a)	5	2		
	6 Total number of volunteers (estimate if necessary)	6	0		
	7a Total gross unrelated business revenue from Part VIII, column (C), line 12	7a	0.		
b Net unrelated business taxable income from Form 990-T, line 34	7b	0.			
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 2,680.			
	9 Program service revenue (Part VIII, line 2g)				
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	135,860.			
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	57,431.	1,385.		
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	57,431.	139,925.		
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)				
	14 Benefits paid to or for members (Part IX, column (A), line 4)				
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	57,599.	81,852.		
	16a Professional fundraising fees (Part IX, column (A), line 11e)				
	b Total fundraising expenses (Part IX, column (D), line 25) ►				
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-25)	240,087.	99,768.		
	18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	297,686.	181,763.		
19 Revenue less expenses Subtract line 18 from line 12	<240,255. >	<41,838. >			
Net Assets or Fund Balances	31	MAY 21 2010	IRS-OS	Beginning of Current Year 3,124,665.	End of Year 3,609,094.
	20 Total assets (Part X, line 16)			1,072,480.	1,055,638.
	21 Total liabilities (Part X, line 26)			2,052,185.	2,553,456.
	22 Net assets or fund balances Subtract line 21 from line 20				

Part II Signature Block

Sign Here	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				
	 Mary Ellen Judah, Executive Director				
	Date 105-17-2010				
Signature of officer Type or print name and title					

Paid Preparer's Use Only	Preparer's signature ► 	Date 05/13/10	Check if self-employed ► <input type="checkbox"/>	Preparer's identifying number (see instructions) P00290225
	Firm's name (or yours if self-employed), address, and ZIP + 4 ► FROST CUMMINGS TIDWELL GROUP, LLC 2001 PARK PLACE NORTH, SUITE 900 BIRMINGHAM, AL 35203			EIN ► 27-1490692
				Phone no. ► 205-822-1010

May the IRS discuss this return with the preparer shown above? (see instructions)

932001 02-04-10 LHA For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

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Part III Statement of Program Service Accomplishments

1 Briefly describe the organization's mission
TO EDUCATE THE GENERAL PUBLIC REGARDING HOUSING ISSUES; TO FACILITATE AND PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR PERSONS OF LOW-TO-MODERATE INCOME; AND TO ENCOURAGE, FOSTER, AND SUPPORT THE PROVISION OF SOCIAL SERVICES INCREASING ECONOMIC INDEPENDENCE.

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 exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts 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 \$ 73,402. including grants of \$** **) (Revenue \$** **)**
LOW INCOME HOUSING: NEIGHBORHOOD CONCEPTS UTILIZES VARIOUS FUNDING SOURCES TO INCREASE THE STOCK OF AFFORDABLE HOUSING AND PRESERVE EXISTING HOUSING STOCK TO ENSURE LONG TERM AVAILABILITY FOR LOW-TO-MODERATE INCOME FAMILIES.

4b (Code: **) (Expenses \$ 22,501. including grants of \$** **) (Revenue \$** **)**
COMMUNITY DEVELOPMENT: NEIGHBORHOOD CONCEPTS IS INVOLVED IN THE DEVELOPMENT OF A WORKER-COOPERATE GROCERY STORE WHICH WILL PROVIDE CONVENIENT ACCESS TO QUALITY AFFORDABLE GROCERIES AND EMPLOYMENT OPPORTUNITIES IN AN UNDERSERVED NEIGHBORHOOD.

4c (Code: **) (Expenses \$ 17,673. including grants of \$** **) (Revenue \$** **)**
ASSET MANAGEMENT: NEIGHBORHOOD CONCEPTS IS THE GENERAL PARTNER IN FOUR LIMITED PARTNERSHIPS OWNING 270 UNITS OF AFFORDABLE HOUSING IN ALABAMA. EXPENSES INCURRED IN 2009 ARE ASSOCIATED WITH THE ASSET MANAGEMENT OF THESE PROPERTIES.

4d Other program services (Describe in Schedule O)
(Expenses \$ 3,991. including grants of \$ 143.) (Revenue \$)

4e Total program service expenses ► \$ **117,567.**

Part IV Checklist of Required Schedules

1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?
If "Yes," complete Schedule A

2 Is the organization required to complete Schedule B, Schedule of Contributors?

3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I

4 **Section 501(c)(3) organizations.** Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II

5 **Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations.** Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? If "Yes," complete Schedule C, Part III

6 Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I

7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II

8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III

9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV

10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V

11 Is the organization's answer to any of the following questions "Yes"? If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable

- Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI
- 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? If "Yes," complete Schedule D, Part VII
- 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? If "Yes," complete Schedule D, Part VIII
- 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? If "Yes," complete Schedule D, Part IX
- Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X
- 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? If "Yes," complete Schedule D, Part X

12 Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII

12A Was the organization included in consolidated, independent audited financial statements for the tax year?
If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional

13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E

14a Did the organization maintain an office, employees, or agents outside of the United States?

- b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? If "Yes," complete Schedule F, Part I

15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Part II

16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Part III

17 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? If "Yes," complete Schedule G, Part I

18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II

19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III

20 Did the organization operate one or more hospitals? If "Yes," complete Schedule H

	Yes	No
1	X	
2	X	
3	X	
4	X	
5		
6	X	
7	X	
8	X	
9	X	
10	X	
11	X	
12	X	
13	X	
14a	X	
14b	X	
15	X	
16	X	
17	X	
18	X	
19	X	
20	X	

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Part IV Checklist of Required Schedules (continued)

	Yes	No
21 Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21	X
22 Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	X
23 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? If "Yes," complete Schedule J	23	X
24a 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? If "Yes," answer lines 24b through 24d and complete Schedule K If "No", go to line 25	24a	X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	X
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? If "Yes," complete Schedule L, Part I	25b	X
26 Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26	X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? If "Yes," complete Schedule L, Part III	27	X
28 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):		
a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a	X
b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b	X
c An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c	X
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32	X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33	X
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1	34	X
35 Is any related organization a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35	X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36	X
37 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? If "Yes," complete Schedule R, Part VI	37	X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	X

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Part V Statements Regarding Other IRS Filings and Tax Compliance

	Yes	No
1a Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U.S. Information Returns. Enter -0- if not applicable	1a	2
1b	1b	2
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	
2a 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	2a	2
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <i>Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return. (see instructions)</i>	2b	X
3a Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?	3a	X
b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O	3b	
4a 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)?	4a	X
b If "Yes," enter the name of the foreign country: ► See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.	5a	X
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5b	X
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5c	
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?	6a	X
6a 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?	6b	
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	7a	X
7 Organizations that may receive deductible contributions under section 170(c).	7b	
a 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?	7c	X
b If "Yes," did the organization notify the donor of the value of the goods or services provided?	7d	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7e	X
d If "Yes," indicate the number of Forms 8282 filed during the year	7f	X
e Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7g	X
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7h	X
g For all contributions of qualified intellectual property, did the organization file Form 8899 as required?	8	X
h For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?		
8 Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		
9 Sponsoring organizations maintaining donor advised funds.		
a Did the organization make any taxable distributions under section 4966?	9a	X
b Did the organization make a distribution to a donor, donor advisor, or related person?	9b	X
10 Section 501(c)(7) organizations. Enter	10a	
a Initiation fees and capital contributions included on Part VIII, line 12	10b	
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11 Section 501(c)(12) organizations. Enter	11a	
a Gross income from members or shareholders	11b	
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)		
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	

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

Section A. Governing Body and Management

		Yes	No
1a	1a	8	
1b		8	
2		X	
3	X		
4		X	
5		X	
6		X	
7a		X	
7b		X	
8a	X		
8b		X	
9		X	

1a Enter the number of voting members of the governing body
 1b Enter the number of voting members that are independent
 2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?
 3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?
 4 Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?
 5 Did the organization become aware during the year of a material diversion of the organization's assets?
 6 Does the organization have members or stockholders?
 7a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?
 b Are any decisions of the governing body subject to approval by members, stockholders, or other persons?
 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:
 a The governing body?
 b Each committee with authority to act on behalf of the governing body?
 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O

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

	Yes	No
10a Does the organization have local chapters, branches, or affiliates?	10a	X
b If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b	
11 Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11	X
11A Describe in Schedule O the process, if any, used by the organization to review this Form 990.	12a	X
12a Does the organization have a written conflict of interest policy? <i>If "No," go to line 13</i>	12b	X
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12c	X
c Does the organization regularly and consistently monitor and enforce compliance with the policy? <i>If "Yes," describe in Schedule O how this is done</i>	13	X
13 Does the organization have a written whistleblower policy?	14	X
14 Does the organization have a written document retention and destruction policy?	15	
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?	15a	X
a The organization's CEO, Executive Director, or top management official	15b	X
b Other officers or key employees of the organization	16a	X
If "Yes" to line 15a or 15b, describe the process in Schedule O. (See instructions)	16b	
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		
b If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ► NONE

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.
 Own website Another's website Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ►
MARY ELLEN JUDAH - 256-534-0075
116 JEFFERSON STREET SOUTH, STE 207, HUNTSVILLE, AL 35801

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year. Use Schedule J-2 if additional space is needed.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if the organization did not compensate any current officer, director, or trustee.

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)**

1b Total

0.

0

0.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization ►

0

3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual

4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual

5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? If "Yes," complete Schedule J for such person

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. **NONE**

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization ► 0

0

Part VIII Statement of Revenue

Part VIII Statement of Revenue		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts					
1 a Federated campaigns	1a				
b Membership dues	1b				
c Fundraising events	1c				
d Related organizations	1d				
e Government grants (contributions)	1e				
f All other contributions, gifts, grants, and similar amounts not included above	1f	2,680.			
g Noncash contributions included in lines 1a-1f \$					
h Total. Add lines 1a-1f		2,680.			
Program Service Revenue		Business Code			
2 a					
b					
c					
d					
e					
f All other program service revenue					
g Total. Add lines 2a-2f		►			
3 Investment income (including dividends, interest, and other similar amounts)		►	135,860.	135,860.	
4 Income from investment of tax-exempt bond proceeds		►			
5 Royalties		►			
6 a Gross Rents	(i) Real	(ii) Personal			
b Less: rental expenses					
c Rental income or (loss)					
d Net rental income or (loss)		►			
7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other			
b Less: cost or other basis and sales expenses					
c Gain or (loss)					
d Net gain or (loss)		►			
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a				
b Less: direct expenses	b				
c Net income or (loss) from fundraising events		►			
9 a Gross income from gaming activities. See Part IV, line 19	a				
b Less: direct expenses	b				
c Net income or (loss) from gaming activities		►			
10 a Gross sales of inventory, less returns and allowances	a				
b Less: cost of goods sold	b				
c Net income or (loss) from sales of inventory		►			
Miscellaneous Revenue	Business Code				
11 a CONSULTING INCOME		7,500.	7,500.		
b ADMINISTRATIVE FEES		1,407.	1,407.		
c PROFESSIONAL SKILLS		198.	198.		
d All other revenue		<7,720.►	<7,720.►		
e Total. Add lines 11a-11d		1,385.			
12 Total revenue. See instructions.		►	139,925.	137,245.	0.

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) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22	143.	143.		
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	76,000.	56,400.	19,600.	
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	5,852.		5,852.	
11 Fees for services (non-employees):				
a Management				
b Legal	2,947.	2,947.		
c Accounting	15,825.	1,425.	14,400.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other				
12 Advertising and promotion				
13 Office expenses	1,162.	78.	1,084.	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel	390.		390.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	382.	95.	287.	
20 Interest	1,256.		1,256.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	2,962.		2,962.	
23 Insurance	1,950.		1,950.	
24 Other expenses. Itemize expenses not covered above. (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below.)				
a CONSULTING SERVICES	50,000.	50,000.		
b RENT-OFFICE	5,850.		5,850.	
c APPRAISAL SERVICES	5,000.	5,000.		
d EQUIPMENT RENTAL	2,692.	27.	2,665.	
e TAXES	1,831.		1,831.	
f All other expenses	7,521.	1,452.	6,069.	
25 Total functional expenses. Add lines 1 through 24f	181,763.	117,567.	64,196.	0.
26 Joint costs. Check here ► <input type="checkbox"/> if following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
	1 Cash - non-interest-bearing	14,304.	1	23,172.
	2 Savings and temporary cash investments	5.	2	5.
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	473,594.	4	283,574.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net	2,280,900.	7	2,933,361.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
Assets	10a Land, buildings, and equipment: cost or other basis Complete Part VI of Schedule D	10a 60,431.		
	b Less: accumulated depreciation	10b 36,394.	10c	24,037.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related See Part IV, line 11	328,720.	13	324,496.
	14 Intangible assets		14	
	15 Other assets See Part IV, line 11	143.	15	20,449.
	16 Total assets. Add lines 1 through 15 (must equal line 34)	3,124,665.	16	3,609,094.
	17 Accounts payable and accrued expenses	42,480.	17	5,638.
	18 Grants payable		18	
	19 Deferred revenue		19	
Liabilities	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties	1,000,000.	24	1,000,000.
	25 Other liabilities. Complete Part X of Schedule D	30,000.	25	50,000.
	26 Total liabilities. Add lines 17 through 25	1,072,480.	26	1,055,638.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ► <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	2,052,185.	27	2,553,456.
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here ► <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	2,052,185.	33	2,553,456.
	34 Total liabilities and net assets/fund balances	3,124,665.	34	3,609,094.

Form 990 (2009)

Part XI | Financial Statements and Reporting

1 Accounting method used to prepare the Form 990: Cash Accrual Other _____
 If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.

2a Were the organization's financial statements compiled or reviewed by an independent accountant?
 b Were the organization's financial statements audited by an independent accountant?

c 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

d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis

3a 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?
 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	No
2a		X
2b	X	
2c	X	
3a		X
3b		

Form 990 (2009)

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

Department of the Treasury
Internal Revenue Service

OMB No 1545-0047

2009

**Open to Public
Inspection**

Name of the organization

Employer identification number

57-0897928

NEIGHBORHOOD CONCEPTS, INC.

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

4947(a)(1) nonexempt charitable trust.

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

NEIGHBORHOOD CONCEPTS, INC.

57-0897928

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 - Other

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
11g(i)	X	
11g(ii)	X	
11g(iii)	X	

	Yes	No
11g(i)		X
11g(ii)		X
11g(iii)		X

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule A (Form 990 or 990-EZ) 2009

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.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1,187,891.		1,000.		2,680.	1,191,571.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	1,187,891.		1,000.		2,680.	1,191,571.
5 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)						
6 Public support. Subtract line 5 from line 4						1,191,571.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
7 Amounts from line 4	1,187,891.		1,000.		2,680.	1,191,571.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	63,366.	101,072.			137,245.	301,683.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV)	53,626.	<174630.>676,271.	57,431.	1,385.	614,083.	2,107,337.
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)				12		

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

Section C. Computation of Public Support Percentage

14 Public support percentage for 2009 (line 6, column (f) divided by line 11, column (f))	14	56.54	%
15 Public support percentage from 2008 Schedule A, Part II, line 14	15	47.85	%
16a 33 1/3% support test - 2009. 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		► <input checked="" type="checkbox"/>	
b 33 1/3% support test - 2008. 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		► <input type="checkbox"/>	
17a 10% -facts-and-circumstances test - 2009. 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		► <input type="checkbox"/>	
b 10% -facts-and-circumstances test - 2008. 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		► <input type="checkbox"/>	
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		► <input type="checkbox"/>	

Schedule A (Form 990 or 990-EZ) 2009

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.)**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►

1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")

2 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

3 Gross receipts from activities that are not an unrelated trade or business under section 513

4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf

5 The value of services or facilities furnished by a governmental unit to the organization without charge

6 **Total.** Add lines 1 through 5

7a Amounts included on lines 1, 2, and 3 received from disqualified persons

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

c Add lines 7a and 7b

8 **Public support** (Subtract line 7c from line 6.)

	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1						
2						
3						
4						
5						
6						
7a						
b						
c						
8						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►

9 Amounts from line 6

10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources

b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975

c Add lines 10a and 10b

11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on

12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV)

13 **Total support** (Add lines 9, 10c, 11, and 12.)

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

	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
9						
10a						
b						
c						
11						
12						
13						
14						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2009 (line 8, column (f) divided by line 13, column (f)) %

16 Public support percentage from 2008 Schedule A, Part III, line 15 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2009 (line 10c, column (f) divided by line 13, column (f)) %

18 Investment income percentage from 2008 Schedule A, Part III, line 17 %

19a **33 1/3% support tests - 2009.** 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 - 2008.** 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.** Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Provide any other additional information. See instructions.

SEE SCHEDULE ATTACHED TO RETURN

Schedule D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes," to Form 990,
Part IV, line 6, 7, 8, 9, 10, 11, or 12.
► Attach to Form 990. ► See separate instructions.

OMB No. 1545-0047

2009
Open to Public
Inspection

Name of the organization

NEIGHBORHOOD CONCEPTS, INC.

Employer identification number
57-0897928

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.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose confering impermissible private benefit? Yes No

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).	<input type="checkbox"/> Preservation of land for public use (e.g., recreation or pleasure) <input type="checkbox"/> Preservation of an historically important land area
	<input type="checkbox"/> Protection of natural habitat <input type="checkbox"/> Preservation of a certified historic structure
	<input type="checkbox"/> Preservation of open space
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.	
a Total number of conservation easements	Held at the End of the Tax Year
b Total acreage restricted by conservation easements	2a
c Number of conservation easements on a certified historic structure included in (a)	2b
d Number of conservation easements included in (c) acquired after 8/17/06	2c
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► _____	2d
4 Number of states where property subject to conservation easement is located ► _____	
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ► _____	
7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$ _____	
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements	

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.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.

1b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 ► \$ _____

(ii) Assets included in Form 990, Part X ► \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ► \$ _____

b Assets included in Form 990, Part X ► \$ _____

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 XIV.

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 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 XIV and complete the following table:

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21?

 Yes No

b If "Yes," explain the arrangement in Part XIV.

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
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the year end balance held as:

a Board designated or quasi-endowment ► _____ %

b Permanent endowment ► _____ %

c Term endowment ► _____ %

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

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIV the intended uses of the organization's endowment funds.

Part VI Investments - Land, Buildings, and Equipment. See Form 990, Part X, line 10

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment	60,431.		36,394.	24,037.
e Other				
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c).)			► 24,037.	

Schedule D (Form 990) 2009

Part VII Investments - Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
Financial derivatives		
Closely-held equity interests		
Other _____		
Total. (Col (b) must equal Form 990, Part X, col (B) line 12.) ►		

Part VIII Investments - Program Related. See Form 990, Part X, line 13.

INVESTMENTS - Program Related. See Form 990, Part X, line 13.		
(a) Description of investment type	(b) Book value	(c) Method of valuation. Cost or end-of-year market value
INVESTMENTS	324,496.	COST
Total. (Col (b) must equal Form 990, Part X, col (B) line 13.) ►	324,496.	

Part IX Other Assets. See Form 990, Part X, line 15.

Total. (Column (b) must equal Form 990, Part X, col (B) line 15)

Part X Other Liabilities. See Form 990, Part X, line 25.

2. FIN 48 Footnote. In Part XIV, provide the text of the footnote.

50,000.

2. FIN 48 Footnote. In Part XIV, provide an uncertain tax positions under FIN 48.

Part XI | Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements

1 Total revenue (Form 990, Part VIII, column (A), line 12)	1	139,925.
2 Total expenses (Form 990, Part IX, column (A), line 25)	2	181,763.
3 Excess or (deficit) for the year. Subtract line 2 from line 1	3	<41,838. >
4 Net unrealized gains (losses) on investments	4	
5 Donated services and use of facilities	5	
6 Investment expenses	6	
7 Prior period adjustments	7	
8 Other (Describe in Part XIV.)	8	<752,375. >
9 Total adjustments (net). Add lines 4 through 8	9	<752,375. >
10 Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	10	<794,213. >

Part XII | Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1 Total revenue, gains, and other support per audited financial statements	1	147,928.
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a Net unrealized gains on investments	2a	
b Donated services and use of facilities	2b	
c Recoveries of prior year grants	2c	
d Other (Describe in Part XIV.)	2d	
e Add lines 2a through 2d	2e	0.
3 Subtract line 2e from line 1	3	147,928.
4 Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b Other (Describe in Part XIV.)	4b	<8,003. >
c Add lines 4a and 4b	4c	<8,003. >
5 Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)	5	139,925.

Part XIII | Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1 Total expenses and losses per audited financial statements	1	934,138.
2 Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a Donated services and use of facilities	2a	
b Prior year adjustments	2b	
c Other losses	2c	752,375.
d Other (Describe in Part XIV.)	2d	
e Add lines 2a through 2d	2e	752,375.
3 Subtract line 2e from line 1	3	181,763.
4 Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b Other (Describe in Part XIV.)	4b	
c Add lines 4a and 4b	4c	0.
5 Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18)	5	181,763.

Part XIV | Supplemental Information

Complete this part to 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, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

PART II, LINE 9: OTHER INCOME, SCHEDULE D, PART XII:

THERE WAS A LOSS ON INVESTMENT IN PARTNERSHIPS OF \$8,003.

OTHER LOSSES, SCHEDULE D, PARTS XI & XIII:

THERE WAS AN IMPAIRMENT LOSS ON INVESTMENT IN THE AMOUNT OF \$752,375 THAT WAS REVERSED FOR TAX PURPOSES.

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

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

OMB No 1545-0047

2009
Open to Public
Inspection

Name of the organization

NEIGHBORHOOD CONCEPTS, INC.

Employer identification number
57-0897928

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

AWARENESS: NEIGHBORHOOD CONCEPTS SERVES AS AN ADVOCATE FOR AFFORDABLE
HOUSING THROUGHOUT THE COMMUNITY. IN 2009, NCI SPOKE WITH VARIOUS
COMMUNITY GROUPS, WORKED WITH THE LOCAL NEWSPAPER TO NEUTRALIZE CITIZEN
OPPOSITION TO AFFORDABLE HOUSING, AND CONDUCTED OTHER ACTIVITIES
DESIGNED TO FOSTER A BETTER UNDERSTANDING OF THE HOUSING NEEDS OF
LOW-TO-MODERATE INCOME FAMILIES.

EXPENSES \$ 3991. INCLUDING GRANTS OF \$ 143. REVENUE \$ 0.

FORM 990, PART VI, SECTION B, LINE 12C: WHEN A BOARD MEMBER'S INITIAL TERM
COMMENCES OR A NEW STAFF PERSON IS HIRED, THEY ARE PROVIDED WITH A COPY OF
THE POLICIES AND PROCEDURES WHICH INCLUDES THE CONFLICT OF INTEREST POLICY.
EACH BOARD/STAFF MEMBER IS ASKED TO SIGN THEIR ACKNOWLEDGEMENT AND
AGREEMENT TO THE CODE OF ETHICS AT THAT TIME. ANNUALLY, BOARD MEMBERS AND
STAFF MEMBERS ARE REQUIRED TO COMPLETE A CONFLICT OF INTEREST
ACKNOWLEDGEMENT & DISCLOSURE. THESE ANNUAL DISCLOSURES ARE THEN REVIEWED
AND ANY RELATIONSHIPS, INTERESTS, OR SITUATIONS WHICH MIGHT RESULT IN, OR
GIVE THE APPEARANCE OF BEING, A CONFLICT OF INTEREST ARE BROUGHT TO THE FULL
BOARD FOR DISCUSSION.

FORM 990, PART VI, SECTION B, LINE 15: INITIALLY, THE HIRING OF A
FULL-TIME EXECUTIVE DIRECTOR WAS DISCUSSED AT A REGULARLY SCHEDULED MEETING
OF THE BOARD OF DIRECTORS. DUE TO NEIGHBORHOOD CONCEPTS INC.'S LIMITED
SIZE, IT WAS AGREED THAT THE EXECUTIVE DIRECTOR WOULD BE SERVING IN SEVERAL
CAPACITIES OUTSIDE THE TYPICAL ED DUTIES SUCH AS PROJECT DEVELOPMENT AND
ASSET MANAGEMENT. NEIGHBORHOOD CONCEPTS ALSO UTILIZED SALARY WEBSITES TO

SCHEDULE O
(Form 990)

Department of the Treasury
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RESEARCH TYPICAL SALARIES IN CATEGORIES SUCH AS PROPERTY ACQUISITION
MANAGER, DEVELOPMENT DIRECTOR, GRANTS/PROPOSAL MANAGER AND PROGRAM
DIRECTOR. TAKING INTO CONSIDERATION FEEDBACK FROM SIMILAR COMPANIES WITH
WHICH NEIGHBORHOOD CONCEPTS SPOKE AND INFORMATION FROM THE SALARY WEBSITES,
A RECOMMENDATION WAS MADE TO SET THE INITIAL EXECUTIVE DIRECTOR SALARY AT
\$70,500 WITH NO ADDITIONAL BENEFITS. THIS RECOMMENDATION WAS SENT TO THE
BOARD FOR APPROVAL.

PART VI, SECTION B, QUESTION 11

REVIEW PROCESS

A DRAFT FORM 990 IS PREPARED BY NEIGHBORHOOD CONCEPTS INC.'S
ACCOUNTANTS AND SUBMITTED TO THE EXECUTIVE DIRECTOR. THE EXECUTIVE
DIRECTOR AND CHAIRMAN OF THE BOARD REVIEW THE DRAFT RETURN AND PROVIDE
THE ACCOUNTANT WITH ANY CHANGES OR CORRECTIONS. ONCE A REVISED DRAFT
HAS BEEN PREPARED BY THE ACCOUNTANTS, A COPY OF THE REVISED DRAFT IS
SUBMITTED TO THE AUDIT COMMITTEE AND FULL BOARD OF DIRECTORS FOR THEIR
REVIEW AND COMMENT. ONLY AFTER THE AUDIT COMMITTEE AND FULL BOARD HAVE
COMPLETED THEIR REVIEW AND PROVIDED ANY COMMENTS, IS THE FINAL RETURN
PREPARED AND FILED WITH THE IRS.

SCHEDULE R, PARTS III AND IV

RELATED ORGANIZATIONS

NEIGHBORHOOD CONCEPTS OWNS AN INTEREST IN SEVERAL ENTITIES. IT HAS A
0.9% INTEREST IN NBA, LTD. NCI OWNS 100% OF HHD MEADOW OAKS GP, INC.
WHICH OWNS .01% INTEREST IN QUALITY HOUSING PARTNERS NO.16, LP.

NEIGHBORHOOD CONCEPTS IS A .003333% PARTNER IN MOUNTAIN RIDGE LIMITED

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.
932211
02-03-10

Schedule O (Form 990) 2009

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

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PARTNERSHIP. NCI ALSO OWNS A 79% INTEREST IN MALLARD POINTE PARTNERS, LLC. MALLARD POINTE PARTNERS, LLC IS A .01% PARTNER IN MALLARD POINTE, LP. MALLARD POINTE, LP OWNS BOTH HUNTERS LANDING PARTNERS, LLC AND QUAIL RIDGE PARTNERS, LLC, WHICH ARE DISREGARDED ENTITIES. NEIGHBORHOOD CONCEPTS OWNS 100% OF NBA, INC. NCI ALSO OWNS 100% OF COMMUNITY MARKET I, LLC, WHICH IS A DISREGARDED ENTITY.

PART VI, SECTION C, QUESTION 19

DISCLOSURE

ANYONE WHO IS INTERESTED IN REVIEWING THE GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND/OR FINANCIAL STATEMENTS MAY REQUEST THEM FROM NEIGHBORHOOD CONCEPTS. A WEBSITE IS IN PROGRESS. ONCE THE WEBSITE IS COMPLETE, NCI WILL POST THE DOCUMENTS ONLINE UNDER THE GOVERNANCE SECTION.

SCH L, PART IV, BUSINESS TRANSACTIONS INVOLVING INTERESTED PERSONS:

(A) NAME OF PERSON: PHILIP DOTT

(D) DESCRIPTION OF TRANSACTION: NEIGHBORHOOD CONCEPTS LEASES OFFICE SPACE FROM HDP II LTD OF WHICH PHILIP DOTT IS A PARTNER. RATES AND TERMS ARE CONSIDERED BELOW MARKET.

(A) NAME OF PERSON: AL JIMMERSON

(D) DESCRIPTION OF TRANSACTION: NCI UTILIZED THE LAW FIRM OF WILMER & LEE FOR LEGAL WORK DURING 2009. AL JIMMERSON IS A PARTNER AT WILMER & LEE. RATES AND FEES ARE CONSIDERED BELOW MARKET.

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

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(A) NAME OF PERSON: BILL McDOWELL

(D) DESCRIPTION OF TRANSACTION: IN 2008, NCI MADE A LOAN TO SECOND MILE DEVELOPMENT TO FUND A PRESCHOOL SERVING A LOW INCOME NEIGHBORHOOD IN WHICH NCI IS WORKING TO PROVIDE SERVICES FOR THE RESIDENTS. BILL McDowell SERVES AS EXECUTIVE DIRECTOR OF SECOND MILE DEVELOPMENT. NCI OBTAINED A WRITTEN DISCLOSURE AND AGREEMENT FROM SECOND MILE STATING THAT NO FUNDS WOULD BE USED FOR OPERATING EXPENSES.

(A) NAME OF PERSON: YVETTE BANKS

(D) DESCRIPTION OF TRANSACTION: YVETTE BANKS IS EMPLOYED BY REDSTONE FEDERAL CREDIT UNION. IN 2005, REDSTONE PROVIDED FINANCING AT BELOW MARKET RATES FOR REVITALIZATION OF TWO AFFORDABLE APARTMENT COMPLEXES TO HUNTERS LANDING PARTNERS, LLC AND QUAIL RIDGE PARTNERS, LLC, ENTITIES RELATED TO NEIGHBORHOOD CONCEPTS. BOTH LOANS ARE STILL OUTSTANDING.

(A) NAME OF PERSON: ANGELA PORTER

(D) DESCRIPTION OF TRANSACTION: ANGELA PORTER, A BOOKKEEPER FOR NCI, IS A PARTNER IN QUICK ACTION LAWN CARE THAT WAS SELECTED BY THIRD PARTY MANAGEMENT THROUGH A COMPETITIVE BID PROCESS TO PERFORM LAWN CARE AT BURGUNDY SQUARE APARTMENTS AND MALLARD POINTE APARTMENTS, TWO COMPLEXES IN WHICH NCI (OR ITS SUBSIDIARY) IS THE GENERAL PARTNER.

Name of the organization						Employer identification number 57-0897928
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NEIGHBORHOOD CONCEPTS, INC.

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" to Form 990, Part IV, line 33)

(a) Name, address, and EIN 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
HUNTERS LANDING PARTNERS, LLC - 76-0726328 116 S. JEFFERSON STREET, STE 207 HUNTSVILLE, AL 35801	LOW INCOME HOUSING	ALABAMA	0.	0.	MALLARD POINTE, LP
QUAIL RIDGE PARTNERS, LLC - 76-0726327 116 S. JEFFERSON STREET, STE 207 HUNTSVILLE, AL 35801	LOW INCOME HOUSING	ALABAMA	0.	0.	MALLARD POINTE, LP

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" to 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

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Schedule R (Form 990) 2009

Schedule R (Form 990) 2009 NEIGHBORHOOD CONCEPTS, INC.

57-0897928 Page 2

Part III Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" to 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) Disproportion- ate allocations?		(i) Code V UBI amount in box 20 of Schedule K 1 (Form 1065)	(j) General or managing partner? Yes No
							Yes	No		
MOUNTAIN RIDGE LP - 35-2040575, 116 JEFFERSON STREET SOUTH, STE 207, HUNTSVILLE, AL 35801	LOW INCOME HOUSING	AL	NEIGHBORHOOD CONCEPTS, INC.		<2>	82.	X	N/A	X	
MALLARD POINTE PARTNERS, LLC - 20-1111161, 116 JEFFERSON STREET SOUTH, STE 207, HUNTSVILLE, AL 35801										
NBA, LTD. - 63-1099600 116 JEFFERSON STREET SOUTH, STE 207, HUNTSVILLE, AL 35801										
QUALITY HOUSING PARTNERS NO. 16 - 59-3656717, 116 JEFFERSON STREET SOUTH, STE 207, HUNTSVILLE, AL 35801	LOW INCOME HOUSING	AL	NEIGHBORHOOD CONCEPTS, INC.		<113225.>	18,672.	X	N/A	X	
					<40,874.>	373.	X	N/A	X	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" to 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	(d) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership
HHD MEADOW OAKS GP, INC. - 75-3093566 116 SOUTH JEFFERSON STREET, STE 207 HUNTSVILLE, AL 35801	LOW INCOME HOUSING	AL	NEIGHBORHOOD CONCEPTS, INC.	C CORP	<15.>	373.	.00%
NBA, INC. - 63-1099590 116 SOUTH JEFFERSON STREET, STE 207 HUNTSVILLE, AL 35801							

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34, 35, 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 other organization(s)
- c Gift, grant, or capital contribution from other organization(s)
- d Loans or loan guarantees to or for other organization(s)
- e Loans or loan guarantees by other organization(s)
- f Sale of assets to other organization(s)
- g Purchase of assets from other organization(s)
- h Exchange of assets
- i Lease of facilities, equipment, or other assets to other organization(s)
- j Lease of facilities, equipment, or other assets from other organization(s)
- k Performance of services or membership or fundraising solicitations for other organization(s)
- l Performance of services or membership or fundraising solicitations by other organization(s)
- m Sharing of facilities, equipment, mailing lists, or other assets
- n Sharing of paid employees
- o Reimbursement paid to other organization for expenses
- p Reimbursement paid by other organization for expenses
- q Other transfer of cash or property to other organization(s)
- r Other transfer of cash or property from other organization(s)

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

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 other organization(s)	(b) Transaction type (a-r)	(c) Amount involved
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			

Part VI - Unrelated Organizations Taxable as a Partnership (Complete if the organization answered "Yes" to Form 990, Part IV, line 37)

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

Neighborhood Concepts, Inc.
12/31/09 990
Sch A, Part IV Supplemental Information

Description	2005	2006	2007	2008	2009	Total
CONSULTING INCOME	12,095	11,250	7,500	9,375	7,500	47,720
DEVELOPER FEE	31,000	142,400	686,198			859,598
FORGIVENESS OF DEBT	124,311	(14,000)	(14,000)	(14,000)		82,311
MISCELLANEOUS	(12)			9,169	150	9,307
OTHER FEES/INCOME				1,352	1,738	3,090
PARISIAN CHARITY SALE	50					50
PASS THROUGH PARTNERSHIP LOSS	(113,818)	(314,280)	(4,323)			(432,421)
PROGRAM INCOME				7,000		7,000
INTEREST INCOME		981				981
GAIN ON REDUCTIN OF PAYABLE				44,535		44,535
GAIN ON SALE OF ASSETS			(85)			(85)
LOSS ON INVESTMENT IN PARTNERSHIPS				(8,003)		(8,003)
TOTALS	53,626	(174,630)	676,271	57,431	1,385	614,083