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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

2008

Open to Public Inspection

A For the 2008 calendar year, or tax year beginning 01-01-2008 and ending 12-31-2008

B Check if applicable
☐ Address change
☐ Name change
☐ Initial return
☐ Termination
☒ Amended return
☐ Application pending

C Name of organization
MERCY HOUSING LAKEFRONT
Doing Business As
Number and street (or P O box if mail is not delivered to street address)
1999 BROADWAY SUITE 1000
Room/suite
City or town, state or country, and ZIP + 4
DENVER, CO 80202

D Employer identification number
36-3453183

E Telephone number
(303) 830-3300

G Gross receipts \$ 12,742,900

F Name and address of Principal Officer
CINDY HOLLER
1999 BROADWAY SUITE 1000
DENVER, CO 80202

H(a) Is this a group return for affiliates?
☐ Yes ☒ No
H(b) Are all affiliates included?
☐ Yes ☒ No
(If "No," attach a list See instructions)
H(c) Group Exemption Number

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

J Web site: WWW.MERCYHOUSING.ORG

K Type of organization ☒ Corporation ☐ trust ☐ association ☐ other

L Year of Formation 1986

M State of legal domicile IL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
TO DEVELOP, OWN, AND OPERATE LOW-INCOME HOUSING AND PROVIDE SERVICES TO LOW-INCOME FAMILIES, ELDERLY, HANDICAPPED, HOMELESS, POTENTIALLY HOMELESS, OR OTHERWISE DISADVANTAGED PERSONS
2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its assets
3 Number of voting members of the governing body (Part VI, line 1a) 3 16
4 Number of independent voting members of the governing body (Part VI, line 1b) 4 16
5 Total number of employees (Part V, line 2a) 5 0
6 Total number of volunteers (estimate if necessary) 6 0
7a Total gross unrelated business revenue from Part VIII, line 12, column (C) . . . 7a 0
7b Net unrelated business taxable income from Form 990-T, line 34 . . . 7b

Revenue

8 Contributions and grants (Part VIII, line 1h)
9 Program service revenue (Part VIII, line 2g)
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)
Prior Year Current Year
6,675,451 9,213,141
1,030,877 3,103,847
58,842 425,912
0
7,765,170 12,742,900

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)
16a Professional fundraising fees (Part IX, column (A), line 11e)
b (Total fundraising expenses, Part IX, column (D), line 25 337,986)
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24f)
18 Total expenses—add lines 13–17 (must equal Part IX, line 25, column (A))
19 Revenue less expenses Subtract line 18 from line 12
1,423,554 1,815,936
0
3,498,123 3,992,037
0
2,341,616 2,691,232
7,263,293 8,499,205
501,877 4,243,695

Net Assets or Fund Balances

20 Total assets (Part X, line 16)
21 Total liabilities (Part X, line 26)
22 Net assets or fund balances Subtract line 21 from line 20
Beginning of Year End of Year
9,751,505 15,582,376
8,725,784 11,538,179
1,025,721 4,044,197

Part II Signature Block

Please 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
Signature of officer Date
CINDY HOLLER PRESIDENT Type or print name and title

Paid Preparer's Use Only Preparer's signature REZNICK GROUP PC Date Check if self-employed Preparer's PTIN (See Gen Inst)
Firm's name (or yours if self-employed), address, and ZIP + 4 EIN Phone no
REZNICK GROUP PC 525 N TRYON STREET SUITE 1000 CHARLOTTE, NC 28202 (704) 332-9100

Part IIIS

Statement of Program Service Accomplishments (See the instructions.)

1

Briefly describe the organization’s mission

See Additional Data Table

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 (4) organizations and 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 \$	1,959,295	including grants of \$	714,522) (Revenue \$	3,088,261)
	Housing development programs and services include acquiring acceptable locations for either new construction or rehabilitation of existing properties for multi-family rental properties to provide affordable housing to low-income residents, obtaining financing for the development of low-income properties, and managing the construction and/or rehabilitation of low-income properties through obtaining the certification of occupancy and project completion					

4b	(Code	) (Expenses \$	5,033,059	including grants of \$	1,101,414) (Revenue \$	3,939,483)
	Resident services and programs are provided free of charge to residents of low-income multi-family rental properties including families, seniors, and people with special needs The resident services and programs fall into four primary areas - education, community, health and wellness, and economic stability Resident services and programs are tailored to meet the needs of each low-income housing community, including after-school programs for children, GED and English courses, employment initiatives and homeownership seminars					

4c	(Code	) (Expenses \$	175,155	including grants of \$	0) (Revenue \$	1,858,574)
	Asset management services are provided to low-income multi-family rental properties and include preparing and managing annual operating budgets, preparing reports for investors and lenders, overseeing the property management services, and ensuring and monitoring compliance to meet regulatory and eligibility requirements of residents					

4d

Other program services (Describe in Schedule O)

(Expenses \$ including grants of \$) (Revenue \$)

4e

Total program service expenses \$ 7,167,509

Must equal Part IX, Line 25, column (B).

Part IV

Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A 	1	Yes
2	Is the organization required to complete Schedule B, Schedule of Contributors? 	2	Yes
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	3	No
4	Section 501(c)(3) organizations Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	4	No
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	5	
6	Did the organization maintain any donor advised funds or any 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 	6	No
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 	7	No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III 	8	No
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 	9	No
10	Did the organization hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V 	10	No
11	Did the organization report an amount in Part X, lines 10, 12, 13, 15, or 25? If "Yes," complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable 	11	Yes
12	Did the organization receive an audited financial statement for the year for which it is completing this return that was prepared in accordance with GAAP? If "Yes," complete Schedule D, Parts XI, XII, and XIII 	12	Yes
13	Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13	No
14a	Did the organization maintain an office, employees, or agents outside of the U S?	14a	No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the U S? If "Yes," complete Schedule F, Part I	14b	No
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	15	No
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	16	No
17	Did the organization report more than \$15,000 on Part IX, column (A), line 11e? If "Yes," complete Schedule G, Part I	17	No
18	Did the organization report more than \$15,000 total on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18	No
19	Did the organization report more than \$15,000 on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19	No
20	Did the organization operate one or more hospitals? If "Yes," complete Schedule H	20	No
21	Did the organization report more than \$5,000 on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II 	21	Yes
22	Did the organization report more than \$5,000 on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III 	22	No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5? If "Yes," complete Schedule J 	23	Yes
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 questions 24b–24d and complete Schedule K. If "No," go to question 25	24a	No
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	No
b	Did the organization become aware that it had engaged in an excess benefit transaction with a disqualified person from a prior year? If "Yes," complete Schedule L, Part I	25b	No
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	No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, or substantial contributor, or to a person related to such an individual? If "Yes," complete Schedule L, Part III	27	No

Part IV Checklist of Required Schedules (Continued)

		Yes	No
28	During the tax year, did any person who is a current or former officer, director, trustee, or key employee		
a	Have a direct business relationship with the organization (other than as an officer, director, trustee, or employee), or an indirect business relationship through ownership of more than 35% in another entity (individually or collectively with other person(s) listed in Part VII, Section A)? If "Yes," complete Schedule L, Part IV		No
b	Have a family member who had a direct or indirect business relationship with the organization? If "Yes," complete Schedule L, Part IV		No
c	Serve as an officer, director, trustee, key employee, partner, or member of an entity (or a shareholder of a professional corporation) doing business with the organization? If "Yes," complete Schedule L, Part IV		No
29	Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M 	Yes	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M 		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I 		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations section 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I 		No
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 	Yes	
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 		No
36	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 		No
37	Did the organization conduct more than 5 percent 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 		No

Part V

Statements Regarding Other IRS Filings and Tax Compliance

			Yes	No
1a	Enter the number reported in Box 3 of Form 1096, <i>Annual Summary and Transmittal of U.S. Information Returns</i> . Enter -0- if not applicable	1a0	1c	
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b0		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?				
2a	Enter the number of employees reported on Form W-3, <i>Transmittal of Wage and Tax Statements</i> filed for the calendar year ending with or within the year covered by this return	2a0	2b	
b If at least one is reported in 2a, did the organization file all required federal employment tax returns? . . . Note: <i>If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return.</i>				
3a Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		3a	3a	No
b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O		3b	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	4a	No
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 Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . . .		5a	5a	No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b	5b	No
c If "Yes," to 5a or 5b, did the organization file Form 8886-T, <i>Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction</i> ?		5c	5c	
6a Did the organization solicit any contributions that were not tax deductible?		6a	6a	No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b	6b	
7 Organizations that may receive deductible contributions under section 170(c).				
a Did the organization provide goods or services in exchange for any quid pro quo contribution of \$75 or more?		7a	7a	No
b If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b	7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c	7c	No
d If "Yes," indicate the number of Forms 8282 filed during the year		7d		
e Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e	7e	No
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . . .		7f	7f	No
g For all contributions of qualified intellectual property, did the organization file Form 8899 as required?		7g	7g	
h For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?		7h	7h	
8 Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		8	8	No
9 Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds.				
a Did the organization make any taxable distributions under section 4966?		9a	9a	No
b Did the organization make a distribution to a donor, donor advisor, or related person?		9b	9b	No
10 Section 501(c)(7) organizations. Enter				
a Initiation fees and capital contributions included on Part VIII, line 12		10a	10a	
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		10b		
11 Section 501(c)(12) organizations. Enter				
a Gross income from members or shareholders		11a	11a	
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		11b		
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		12a	12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year		12b	12b	

Part VI

Governance, Management, and Disclosure (Sections A, B, and C request information about policies not required by the Internal Revenue Code.)

Section A. Governing Body and Management

For each "Yes" response to lines 2-7 below, and for a "No" response to lines 8 or 9b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

		Yes	No
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?		No
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?		No
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?		No
5	Did the organization become aware during the year of a material diversion of the organization's assets?		No
6	Does the organization have members or stockholders?	Yes	
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	Yes	
7b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?	Yes	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following		
8a	the governing body?	Yes	
8b	each committee with authority to act on behalf of the governing body?	Yes	
9a	Does the organization have local chapters, branches, or affiliates?		No
9b	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?		
10	Was a copy of the Form 990 provided to the organization's governing body before it was filed? All organizations must describe in Schedule O the process, if any, the organization uses to review the Form 990	Yes	
11	Is there any officer, director or 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		No

Section B. Policies

		Yes	No
12a	Does the organization have a written conflict of interest policy? If "No", go to line 13	Yes	
12b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	Yes	
12c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	Yes	
13	Does the organization have a written whistleblower policy?	Yes	
14	Does the organization have a written document retention and destruction policy?	Yes	
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	The organization's CEO, Executive Director, or top management official?	Yes	
15b	Other officers or key employees of the organization? Describe the process in Schedule O	Yes	
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?	Yes	
16b	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?	Yes	

Section C. Disclosure

17	List the States with which a copy of this Form 990 is required to be filed IL
18	Section 6104 requires an organization to make its Form 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. See Additional Data Table.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization. VINCE DODDS CFO MHI 1999 BROADWAY SUITE 1000 DENVER, CO 80202 (303) 830-6221

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

☒ Check this box if the organization did not compensate any officer, director, trustee or key employee

[illegible]

Part VIII

Statement of Revenue

			(A) Total Revenue	(B) Related or Exempt Function Revenue	(C) Unrelated Business Revenue	(D) Revenue Excluded from Tax under IRC 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns	1a			
	b	Membership dues				
			1b			
	c	Fundraising events	1c			
	d	Related organizations	1d	2,688,216		
	e	Government grants (contributions)	1e	4,842,852		
	f	All other contributions, gifts, grants, and similar amounts not included above		1,682,073		
			1f			
	g	Noncash contributions included in lines 1a-1f \$ 621,197				
h	Total (Add lines 1a-1f)		9,213,141			
Program Service Revenue			Business Code			
	2a	SERVICES FEES	531,390	894,396	894,396	
	b	DEVELOPER FEES	531,390	715,111	715,111	
	c	CONSULTING REVENUE	531,390	135,200	135,200	
	d	OTHER REVENUE	531,390	1,359,140	1,359,140	
	e					
	f	All other program service revenue				
	g	Total. Add lines 2a-2f \$ 3,103,847				
Other Revenue	3	Investment income (including dividends, interest other similar amounts)		170,912		170,912
	4	Income from investment of tax-exempt bond proceeds		0		
	5	Royalties		0		
		(i) Real	(ii) Personal			
	6a	Gross Rents				
	b	Less rental expenses				
	c	Rental income or (loss)				
	d	Net rental income or (loss)				
		(i) Securities	(ii) Other			
	7a	Gross amount from sales of assets other than inventory	255,000			
	b	Less cost or other basis and sales expenses	0			
	c	Gain or (loss)	255,000			
	d	Net gain or (loss)		255,000		
	8a	Gross income from fundraising events (not including \$ of contributions reported on line 1c) See Part IV, line 18 Attach Schedule G if total exceeds \$15,000	a			
	b	Less direct expenses	b			
	c	Net income or (loss) from fundraising events		0		
	9a	Gross income from gaming activities See part IV, line 19 Complete Schedule G if total exceeds \$15,000	a			
	b	Less direct expenses	b			
	c	Net income or (loss) from gaming activities		0		
	10a	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		0		
		Miscellaneous Revenue	Business Code			
11a						
b						
c						
d	All other revenue					
e	Total. Add lines 11a-11d \$ 0					
12	Total Revenue. Add lines 1h, 2g, 3, 4, 5, 6d, 7d, 8c, 9c, 10c, and 11e		12,742,900	3,103,847		170,912

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	1,815,936	1,815,936		
2	Grants and other assistance to individuals in the U S See Part IV, line 22	0			
3	Grants and other assistance to governments, organizations and individuals outside the U S See Part IV, lines 15 and 16	0			
4	Benefits paid to or for members	0			
5	Compensation of current officers, directors, trustees, and key employees	0			
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0			
7	Other salaries and wages	3,299,576	2,764,665		181,086
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	56,054	48,471	5,537	2,046
9	Other employee benefits	372,501	322,947	36,562	12,992
10	Payroll taxes	263,906	226,871	22,659	14,376
11	Fees for services (non-employees)				
a	Management	51,853	47,563	4,290	0
b	Legal	10,708	7,559	2,431	718
c	Accounting	25,951	14,415	11,536	0
d	Lobbying	0			
e	Professional fundraising See Part IV, line 17	0			
f	Investment management fees	0			
g	Other	148,840	146,167	2,673	0
12	Advertising and promotion	6,550	5,249	50	1,251
13	Office expenses	234,911	153,311	64,271	17,329
14	Information technology	70,094	60,729	7,745	1,620
15	Royalties	0			
16	Occupancy	267,963	125,528	118,478	23,957
17	Travel	73,699	50,903	20,413	2,383
18	Payments of travel or entertainment expenses for any Federal, state or local public officials	0			
19	Conferences, conventions and meetings	5,354	1,257	3,873	224
20	Interest	42,820	21,437	21,383	0
21	Payments to affiliates	0			
22	Depreciation, depletion, and amortization	102,170	0	102,170	0
23	Insurance	8,056	0	8,056	0
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	INDIRECT COSTS	921,096	672,168	177,552	71,376
b	RESERVE FOR LOAN LOSSES	410,544	410,544	0	0
c	PARTNERSHIP INVEST - LOSS	78,578	78,578	0	0
d	RS/EDUC-NONSTAFF	61,756	61,756	0	0
e	RS EXPENSE	52,912	52,912	0	0
f	All other expenses	117,377	78,543	30,206	8,628
25	Total functional expenses. Add lines 1 through 24f	8,499,205	7,167,509	993,710	337,986
26	Joint Costs. Check ☐ 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)		(B)
		Beginning of year		End of year
Assets	1 Cash—non-interest-bearing	1,480,703	1	2,169,892
	2 Savings and temporary cash investments	0	2	380,000
	3 Pledges and grants receivable, net	690,485	3	1,166,764
	4 Accounts receivable, net	40,226	4	63,794
	5 Receivables from current and former officers, directors, trustees, key employees or other related parties <i>Complete Part II of Schedule L</i>		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) <i>Complete Part II of Schedule L</i>		6	
	7 Notes and loans receivable, net	0	7	2,623
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	60,917	9	74,211
	10a Land, buildings, and equipment cost basis	10a 1,849,089		
	b Less accumulated depreciation <i>Complete Part VI of Schedule D</i>	10b 955,598	994,117	10c 893,491
	11 Investments—publicly traded securities		11	
	12 Investments—other securities See Part IV, line 11 <i>Complete Part VII of Schedule D</i>		12	
	13 Investments—program-related See Part IV, line 11 <i>Complete Part VIII of Schedule D</i>	0	13	289,454
	14 Intangible assets		14	
	15 Other assets See Part IV, line 11 <i>Complete Part IX of Schedule D</i>	6,485,057	15	10,542,147
16 Total assets. Add lines 1 through 15 (must equal line 34)	9,751,505	16	15,582,376	
Liabilities	17 Accounts payable and accrued expenses	1,072,596	17	748,519
	18 Grants payable		18	
	19 Deferred revenue	847,991	19	798,882
	20 Tax-exempt bond liabilities		20	
	21 Escrow account liability <i>Complete Part IV of Schedule D</i>		21	
	22 Payable to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons <i>Complete Part II of Schedule L</i>		22	
	23 Secured mortgages and notes payable to unrelated third parties	6,724,017	23	8,156,156
	24 Unsecured notes and loans payable		24	
	25 Other liabilities <i>Complete Part X of Schedule D</i>	81,180	25	1,834,622
	26 Total liabilities. Add lines 17 through 25	8,725,784	26	11,538,179
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	-1,448,290	27	422,625
	28 Temporarily restricted net assets	2,474,011	28	3,621,572
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here ☐ 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	1,025,721	33	4,044,197
	34 Total liabilities and net assets/fund balances	9,751,505	34	15,582,376

Part XI **Financial Statements and Reporting**

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ cash ☒ accrual ☐ other			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
c	If "Yes" to lines 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?	2c	Yes	
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?	3a	Yes	
b	If "Yes," did the organization undergo the required audit or audits?	3b	Yes	

SCHEDULE A

(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

To be completed by all section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts.
Attach to Form 990 or Form 990-EZ. See separate instructions.

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization MERCY HOUSING LAKEFRONT	Employer identification number 36-3453183
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Part I Reason for Public Charity Status (to be completed by all organizations) (See Instructions)

The organization is not a private foundation because it is (Please check only **one** organization)

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). (Attach Schedule H)
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). (See instructions)
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 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 organizations the organization supports

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

(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 support?
			Yes	No	Yes	No	Yes	No	
Total									

Part II

Support Schedule for Organizations Described in IRC 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.)

Public Support						
Calendar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	3,209,972	8,967,290	4,442,285	6,675,451	9,213,141	32,508,139
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 line 1 - 3	3,209,972	8,967,290	4,442,285	6,675,451	9,213,141	32,508,139
5 The portion of total contribution by each person (other than a government unit or publicly supported organization) included on line 1 that exceed 2% of the amount shown on line 11, column (f)						
6 Public Support subtract line 5 from line 4						32,508,139

Total Support						
Calendar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
7 Amounts from line 4	3,209,972	20,569	4,442,285	6,675,451	9,213,141	32,508,139
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	10,141	20,569	11,429	58,842	425,912	526,893
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)	3,174,913	3,739,938	876,137	1,030,877	3,103,847	11,925,712
11 Total Support (Add lines 7 through 10)						44,960,744
12 Gross receipts from related activities, etc (See instructions)					12	11,925,712
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						

Computation of Public Support Percentage		
14 Public Support Percentage for 2008 (line 6 column (f) divided by line 11 column (f))	14	72.303 %
15 Public Support Percentage for 2007 Schedule A, Part IV-A, line 26f	15	99.706 %
16a 33 1/3% Test - 2008. 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% Test - 2007. If the organization did not check the 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 - 2008. 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 - 2007. 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 the box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions		

Part IIISupport Schedule for Organizations Described in IRC 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)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
1Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3Gross receipts from activities that are not an unrelated trade or business under section 513						
4Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5The value of services or facilities furnished by a governmental unit to the organization without charge						
6Total Add lines 1-5						
7aAmounts included on lines 1, 2, and 3 received from disqualified persons						
bAmounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of 1% of the total of lines 9, 10c, 11, and 12 for the year or \$5,000						
cTotal of lines 7a and 7b						
8Public Support (Subtract line 7c from line 6)						

Total Support						
Calendar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
9Amounts from line 6						
10aGross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
bUnrelated business taxable income (less section 511 taxes) from businesses acquired after 30 June, 1975						
cAdd lines 10a and 10b						
11Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
13Total Support (Add lines 9, 10c, 11 and 12)						
14First 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						

Computation of Public Support Percentage			
15	Public Support Percentage for 2008 (line 8 column (f) divided by line 13 column (f))	15	
16	Public Support Percentage for 2007 Schedule A, Part IV -A, line 27g	16	

Computation of Investment Income Percentage			
17	Investment Income Percentage for 2008 (line 10c column (f) divided by line 13 column (f))	17	
18	Investment Income Percentage from 2007 Schedule A, Part IV -A, line 27h	18	
19a	33 1/3% Tests - 2008. 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% Tests - 2007. 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 information required by Part II, line 10; Part II, line 17a or 17b, or Part III, line 12. Provide and any other additional information. (see instructions)

Facts and Circumstances Test
PROGRAM SERVICE REVENUE

SCHEDULE D

(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Attach to Form 990. To be completed by organizations that answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.**

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization
MERCY HOUSING LAKEFRONT

Employer identification number

36-3453183

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 may be used only for charitable purposes and not for the benefit of the donor or donor advisor or other 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)

☐ Preservation of land for public use (e g , recreation or pleasure)☐ Preservation of an historically importantly land area☐ Protection of natural habitat☐ Preservation of certified historic structure☐ Preservation of open space

2

Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
a	Total number of conservation easements
b	Total acreage restricted by conservation easements
c	Number of conservation easements on a certified historic structure included in (a)
d	Number of conservation easements included in (c) acquired after 8/17/06

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶

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, violations, and enforcement of the conservation easements it holds?

☐ Yes☐ No

6

Staff or volunteer hours devoted to monitoring, inspecting and enforcing easements during the year ▶

7

Amount of expenses incurred in monitoring, inspecting, and enforcing 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 170(h)(4)(B)(ii)?

☐ Yes☐ 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

b

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▶ \$

For Paperwork Reduction Act Notice, see the Intructions for Form 990

Cat No 52283D

Schedule D (Form 990) 2008

Part III

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

3

Using the organization's 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

Trust, 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 why in Part XIV and complete the following table

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

	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	Investment earnings or 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

(i)

unrelated organizations

3a(i)

Yes

No

(ii)

related organizations

3a(ii)

Yes

No

b

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

3b

Yes

No

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) Depreciation	(d) Book value
1a Land		174,915		174,915
b Buildings		127,912	21,063	106,849
c Leasehold improvements		674,201	149,896	524,305
d Equipment		872,061	784,639	87,422
e Other				
Total. Add lines 1a-1e (Column (d) should equal Form 990, Part X, column (B), line 10(c).) ▶				893,491

(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 and other financial products		
Closely-held equity interests		
Other		
Total. (Column (b) should equal Form 990, Part X, col (B) line 12) ▶		

(a) Description of investment type	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. (Column (b) should equal Form 990, Part X, col (B) line 13)		

(a) Description	(b) Book value
DUE FROM AFFILIATES	9,982,703
PREDEVELOPMENT COSTS	559,444
Total. (Column (b) should equal Form 990, Part X, col.(B) line 15.)	10,542,147

(a) Description of Liability	(b) Amount
Federal Income Taxes	
DUE TO AFFILIATES	1,834,622
Total. (Column (b) should equal Form 990, Part X, col (B) line 25)	1,834,622

Schedule D (Form 990) 2008

Part XI

Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	12,742,900
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	8,499,205
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	4,243,695
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	1,225,219
9	Total adjustments (net) Add lines 4 - 8	9	1,225,219
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	5,468,914

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	12,487,900
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	
3	Subtract line 2e from line 1	3	12,487,900
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	255,000
c	Add lines 4a and 4b	4c	255,000
5	Total Revenue Add lines 3 and 4c. (This should equal Form 990, Part I, line 12)	5	12,742,900

Part XIII

Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements	1	9,469,424
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	Losses reported on Form 990, Part IX, line 25	2c	
d	Other (Describe in Part XIV)	2d	1,225,219
e	Add lines 2a through 2d	2e	1,225,219
3	Subtract line 2e from line 1	3	8,244,205
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	255,000
c	Add lines 4a and 4b	4c	255,000
5	Total expenses Add lines 3 and 4c. (This should equal Form 990, Part I, line 18)	5	8,499,205

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 XIV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b

Identifier	Return Reference	Explanation
FIN 48	PART XIV	THE COMPANY HAS ELECTED TO DEFER APPLICATION OF FIN 48, AS PERMITTED BY FSP FIN 48-3, "EFFECTIVE DATE OF FASB INTERPRETATION NO 48 FOR CERTAIN NONPUBLIC ENTERPRISES," UNTIL 2009 THE COMPANY DOES NOT ANTICIPATE THAT THE PROVISIONS OF FIN 48 WILL HAVE ANY SIGNIFICANT IMPACT ON ITS FINANCIAL STATEMENTS HOWEVER, ADDITIONAL DISCLOSURES MAY BE REQUIRED OF SITUATIONS, IF ANY, WHERE THE COMPANY'S TAX POSITIONS ARE CONSIDERED UNCERTAIN CURRENTLY, THE FASB IS DELIBERATING THE MANNER AND EXTENT TO WHICH PASS-THROUGH ENTITIES SUCH AS THE COMPANY WILL NEED TO APPLY THE PROVISIONS OF FIN 48
PART XII	PART XII # 4B	GAIN ON SALE OF ASSETS - \$255,000
PART XIII	PART XIII # 2D & # 4B	\$600,000 of grant expense was granted to a wholly owned subsidiary \$625,219 of grant expense represents a note receivable GAIN ON SALE OF ASSETS - \$255,000
PART XI	PART XI LINE #8	\$600,000 OF GRANT EXPENSE WAS GRANTED TO A WHOLLY OWNED SUBSIDIARY \$625,219 OF GRANT EXPENSE REPRESENTS A NOTE RECEIVABLE

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DLN: 93493215002180

Schedule I
(Form 990)

Grants and Other Assistance to Organizations,
Governments and Individuals in the U.S.

OMB No 1545-0047

2008

Open to Public
Inspection

Department of the Treasury
Internal Revenue Service

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

Name of the organization
MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

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?

Yes

No
- 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" on Form 990, Part IV, line 21 for any recipient that received more than \$5,000. Check this box if no one recipient received more than \$5,000. Use Part IV and Schedule I-1 if additional space is needed

1(a) Name and address of organization or government	(b) EIN	(c) IRC 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
WENTWORTH COMMONS 11045 S WENTWORTH CHICAGO,IL 60628	30-0082553		219,352				LOW INCOME HOUSING
NEAR NORTHSCHIFF APARTMENTS1244 N CLYBOURN CHICAGO,IL 60610	36-4570431		244,468				LOW INCOME HOUSING
DELMAR APARTMENTS 5042 N WINTHROP CHICAGO,IL 60640	36-3855358		189,068				LOW INCOME HOUSING
CARLTON APARTMENTS 4626 N MAGNOLIA CHICAGO,IL 60640	36-3822288		16,644				LOW INCOME HOUSING
MIRIAM APARTMENTS4707 N MIRIAM CHICAGO,IL 60640	36-3762788		16,644				LOW INCOME HOUSING
HOLLAND APARTMENTS 240 W 107TH PLACE CHICAGO,IL 60628	36-4304416		80,128				LOW INCOME HOUSING
MALDEN APARTMENTS 4727 N MALDEN CHICAGO,IL 60640	36-3815990	501(C)(3)	69,809				LOW INCOME HOUSING
SOUTH LOOP APARTMENTS1521 S WABASH CHICAGO,IL 60605	36-4027475		214,262				LOW INCOME HOUSING
MERCY SERVICES CORPORATION1999 BROADWAY SUITE 1000 DENVER,CO 80202	82-0376108	501(C)(3)	15,561				LOW INCOME HOUSING
MERCY PORTFOLIO SERVICES247 S STATE STREET SUITE 810 CHICAGO,IL 60604	26-4002114	501(C)(3)	350,000				LOW INCOME HOUSING
MALDEN ARMS CORP II 1999 BROADWAY SUITE 1000 DENVER,CO 80202	20-8721154		300,000				LOW INCOME HOUSING
NEAR NORTH APT CORP 1999 BROADWAY SUITE 1000 DENVER,CO 80202	36-4570431		100,000				LOW-INCOME HOUSING

- 2

Enter total number of section 501(c)(3) and government organizations

3
- 3

Enter total number of other organizations

9

Part III

Grants and Other Assistance to Individuals in the United States. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.
Use Schedule I-1 (Form 990) 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. Complete this part to provide the information required in Part I, line 2, and any other additional information.

Identifier	Return Reference	Explanation

Schedule J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

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

► Attach to Form 990. To be completed by organizations that answered "Yes" to Form 990, Part IV, line 23.

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization
MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

Part I		Questions Regarding Compensation	
		Yes	No
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		
	☐ First class or charter travel		
	☐ Travel for companions		
	☐ Tax idemnification and gross-up payments		
	☐ Discretionary spending account		
	☐ Housing allowance or residence for personal use		
	☐ Payments for business use of personal residence		
	☐ Health or social club dues or initiation fees		
	☐ Personal services (e g , maid, chauffeur, chef)		
b	If line 1a is checked, did the organization follow a written policy regarding payment or reimbursement or provision of all the expenses described above? If "No," complete Part III to explain	1b	
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	2	
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply		
	☐ Compensation committee		
	☐ Independent compensation consultant		
	☐ Form 990 of other organizations		
	☐ Written employment contract		
	☒ Compensation survey or study		
	☒ Approval by the board or compensation committee		
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a		
a	Receive a severance payment or change of control payment?	4a	No
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b	No
c	Participate in, or receive payment from, an equity-based compensation arrangement?	4c	No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III		
	501(c)(3) and 501(c)(4) organizations only must complete lines 5-8.		
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?	5a	No
b	Any related organization?	5b	No
	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?	6a	Yes
b	Any related organization?	6b	Yes
	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	7	No
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 Regs section 53.4958-4(a)(3)? If "Yes," describe in Part III	8	No

Part II **Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use Schedule J-1 if additional space 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) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

(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				
CINDY HOLLER	(i)	0	0	0	0	0	0	0
	(ii)	163,797	0	3,411	0	5,904	173,112	0
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8. Also complete this part for any additional information

Schedule J (Form 990) 2008

SCHEDULE M
(Form 990)

Department of the Treasury
Internal Revenue Service

Non-Cash Contributions

To be completed by organizations that answered
"Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization
MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

Part I Types of Property

	(a) Check if applicable	(b) Number of Contributions	(c) Revenues reported on Form 990, Part VIII, line 1g	(d) Method of determining revenues
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	1	21,197	STOCK QUOTES
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 (describe LAND)	X	1	600,000	APPRAISAL
26 Other (describe)				
27 Other (describe)				
28 Other (describe)				
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	0

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1-28 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?	Yes	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell non-cash contributions?		No
b If "Yes", describe in Part II		
33 If the organization did not report revenues in Column (c) for a type of property for which Column (a) is checked, describe in Part II		

Part II **Supplemental Information.** Complete this part to provide the information required by Part I, lines 30b, 32b, and 33. Also complete this part for any additional information.

[illegible]

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

► **Attach to Form 990. To be completed by organizations to provide additional information for responses to specific questions for the Form 990 or to provide any additional information.**

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization MERCY HOUSING LAKEFRONT	Employer identification number 36-3453183
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Identifier	Return Reference	Explanation
PART VI SECTION A	PART VI SECTION A # 6, #7 a&b and #10	#6 MERCY HOUSING, INC , A NEBRASKA NONPROFIT CORPORATION, IS THE SOLE MEMBER AND IS EXEMPT FROM FEDERAL INCOME TAX AS AN ORGANIZATION DESCRIBED IN SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE OF 1986 #7A & B The Board of Trustees of Mercy Housing, Inc , as sole member of Mercy Housing Lakefront, has authority over Mercy Housing Lakefront in various aspects of operations and management The reserved rights held by the Mercy Housing Board of Trustees, which may be further delegated to the President and CEO of Mercy Housing, Inc , include approval of the following activities revisions to articles and bylaw s, mergers and acquisitions, establishment of new entities, pledging, mortgaging or disposing of all or substantially all assets, obligations of new operating and mortgage debt, and, appointment or removal of governing board members and officers #10 Form 990 is presented to all board members and comments and questions are addressed prior to the Form 990 being filed

Identifier	Return Reference	Explanation
PART VI SECTION B	PART VI SECTION B # 12C AND #15B	12c The Audit Committee of Mercy Housing, Inc review s annually the Conflict of Interest disclosures and determines whether any action is required 15B Periodically the Human Resources Committee within the Mercy Housing, Inc Board of Trustees will review executive salaries to ensure competitiveness w ith external markets and for internal equity in relation to general employee w ages and benefits, individual and organizational performance, and the financial resources of the Organization

Identifier	Return Reference	Explanation
PART VI SECTION C	PART VI SECTION C #19	Governing documents, conflict of interest policy and financial statements are made available to the public upon request

Identifier	Return Reference	Explanation
PART XI	PART XI #2B, #2C & #3	2b The Organizations financial statements are audited in accordance w ith generally accepted accounting principles The audited financial statements are reported w ithin the Consolidated Financial Statements and Supplemental Information of Mercy Housing, Inc 2c Responsibility for selection of an independent accountant and oversight of the annual audit is reserved by the Mercy Housing, Inc Board of Trustees Mercy Housing, Inc is the sole member of mERCY hOUSING lakefront 3 The Organization received federal loans or awards and accordingly was included in the Single Audit Act and OMB Circular A-133 audit as reported w ithin the Consolidated Financial Statements and Supplemental Information of Mercy Housing, Inc

Identifier	Return Reference	Explanation
AMENDED RETURN	AMENDED RETURN & SCHEDULE A	THE 990 WAS AMENDED FOR TWO REASONS 1 DUE TO THE RECLASSIFICATION OF GRANT EXPENSES \$600,000 IS GRANTED TO A WHOLLY OWNED SUBSIDIARY AND IS RECORDED AS AS AN INVESTMENT AND \$625,219 IS NOW RECORDED AS A NOTE RECEIVABLE 2 SCHEDULE A - THE SUPPORT SCHEDULE IS AMENDED TO INCLUDE THE PROGRAM SERVICE REVENUE ON LINE 10

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Attach to Form 990. To be completed by organizations that answerd "Yes" to Form 990, Part IV, lines 33, 34, 35, 36, or 37.
▶ See separate instructions.

OMB No 1545-0047

2008

Open to Public Inspection

Name of the organization
MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

Part I Identification of Disregarded Entities					
(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

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
See Additional Data Table					

Part III

Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income	(G) Share of end-of- year assets	(H) Disproporionate allocations?		(I) Code V—UBI amount on Box 20 of K-1	(J) General or managing partner?	
							Yes	No		Yes	No
See Additional Data Table											

Part IV

Identification of Related Organizations Taxable as a Corporation or Trust

(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
See Additional Data Table							

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.

[illegible]

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 501(c)(3))	(F) Direct Controlling Entity
Mercy Housing Inc 1999 Broadway Suite 1000 Denver, CO 80202 47-0646706	low-inc hsng	CA	501(c)(3)	9	nA
Mercy Loan Fund 1999 Broadway Suite 1000 Denver, CO 80202 84-1559406	low-inc hsng	CA	501(c)(3)	9	nA
Mercy Services Corporation 1999 Broadway Suite 1000 Denver, CO 80202 82-0376108	low-inc hsng	CA	501(c)(3)	11 a	nA
Mercy Portfolio Services 1999 Broadway Suite 1000 Denver, CO 80202 26-4002114	low-inc hsng	CO	501(c)(3)	11 c	nA
Mercy Housing Properties Inc 1999 Broadway Suite 1000 Denver, CO 80202 84-1262403	low-inc hsng	CO	501(c)(3)	11 a	nA
Brook Oaks Senior Residences 1999 Broadway Suite 1000 Denver, CO 80202 20-4295604	low-inc hsng	TX	501(c)(3)	7	nA
Mercy Commercial Finance Properties 1999 Broadway Suite 1000 Denver, CO 80202 84-1164880	low-inc hsng	CO	501(c)(3)	11 a	nA
Atlantic City Affordable Housing LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-1759151	low-inc hsng	NJ	501(c)(3)	11 c	nA
Mercy Housing Southwest 1999 Broadway Suite 1000 Denver, CO 80202 86-0743192	low-inc hsng	AZ	501(c)(3)	11 a	nA
Avondale Senior Village 1999 Broadway Suite 1000 Denver, CO 80202 86-0980810	low-inc hsng	AZ	501(c)(3)	11 c	nA
Camelot Casitas 1999 Broadway Suite 1000 Denver, CO 80202 86-0980809	low-inc hsng	AZ	501(c)(3)	11 c	nA
Casa de Merced 1999 Broadway Suite 1000 Denver, CO 80202 86-0808941	low-inc hsng	AZ	501(c)(3)	11 c	nA
Casa de Shanti 1999 Broadway Suite 1000 Denver, CO 80202 86-0728526	low-inc hsng	AZ	501(c)(3)	11 c	nA
El Mirage Senior 1999 Broadway Suite 1000 Denver, CO 80202 86-0847975	low-inc hsng	AZ	501(c)(3)	11 c	nA
Mesa Senior Meadows 1999 Broadway Suite 1000 Denver, CO 80202 86-0897708	low-inc hsng	AZ	501(c)(3)	11 c	nA
Guadalupe Senior Village 1999 Broadway Suite 1000 Denver, CO 80202 86-0897709	low-inc hsng	AZ	501(c)(3)	11 c	nA
Peoria Place 1999 Broadway Suite 1000 Denver, CO 80202 86-0980811	low-inc hsng	AZ	501(c)(3)	11 c	nA
Plazas de Merced 1999 Broadway Suite 1000 Denver, CO 80202 86-0758961	low-inc hsng	AZ	501(c)(3)	11 c	nA
Vista Alegre 1999 Broadway Suite 1000 Denver, CO 80202 86-0947230	low-inc hsng	AZ	501(c)(3)	11 c	nA
CDG-MHSW LLC (Villas Montanas) 1999 Broadway Suite 1000 Denver, CO 80202 31-1821952	low-inc hsng	AZ	501(c)(3)	11 c	nA
Decatur Place 1999 Broadway Suite 1000 Denver, CO 80202 84-1062097	low-inc hsng	CO	501(c)(3)	11 c	nA
Holly Park East 1999 Broadway Suite 1000 Denver, CO 80202 84-1347445	low-inc hsng	CO	501(c)(3)	11 c	nA
Willow Street Apartments 1999 Broadway Suite 1000 Denver, CO 80202 84-1334167	low-inc hsng	CO	501(c)(3)	11 c	nA
Mercy Properties Arizona 1999 Broadway Suite 1000 Denver, CO 80202 86-0772987	low-inc hsng	AR	501(c)(3)	11 a	nA
Los Arcos 1999 Broadway Suite 1000 Denver, CO 80202 86-0772987	low-inc hsng	AZ	501(c)(3)	11 c	nA
Mercy Court 1999 Broadway Suite 1000 Denver, CO 80202 86-0772987	low-inc hsng	AZ	501(c)(3)	11 c	nA
Mercy Housing Colorado 1999 Broadway Suite 1000 Denver, CO 80202 20-1583332	low-inc hsng	CO	501(c)(3)	11 a	nA
Holly Park Community Center LLC 1999 Broadway Suite 1000 Denver, CO 80202 38-3715668	low-inc hsng	CO	501(c)(3)	11 c	nA
Homes for Greeley 1999 Broadway Suite 1000 Denver, CO 80202 84-1349918	low-inc hsng	CO	501(c)(3)	11 c	nA
Mercy Housing California 1999 Broadway Suite 1000 Denver, CO 80202 94-3081666	low-inc hsng	CA	501(c)(3)	9	nA

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 501(c)(3))	(F) Direct Controlling Entity
All Hallows Community 1999 Broadway Suite 1000 Denver, CO 80202 94-2722870	low-inc hsng	CA	501(c)(3)	11 c	nA
Fairfax Nonprofit Housing Develop Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-2772546	low-inc hsng	CA	501(c)(3)	11 c	nA
Marin Homes for Independent Living 1999 Broadway Suite 1000 Denver, CO 80202 94-2787430	low-inc hsng	CA	501(c)(3)	11 c	nA
Cantebria Senior Homes 1999 Broadway Suite 1000 Denver, CO 80202 94-3361794	low-inc hsng	CA	501(c)(3)	11 c	nA
Mercy Senior Housing Oxnard 1999 Broadway Suite 1000 Denver, CO 80202 94-3224446	low-inc hsng	CA	501(c)(3)	11 c	nA
MacLeav Nonprofit Housing Develop Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-2762529	low-inc hsng	CA	501(c)(3)	11 c	nA
EHCC Housing Corp (Eden House) 1999 Broadway Suite 1000 Denver, CO 80202 94-3234538	low-inc hsng	CA	501(c)(3)	11 c	nA
Francis of Assisi Community 1999 Broadway Suite 1000 Denver, CO 80202 94-2366315	low-inc hsng	CA	501(c)(3)	11 c	nA
Gault Street Senior 1999 Broadway Suite 1000 Denver, CO 80202 75-2983979	low-inc hsng	CA	501(c)(3)	11 c	nA
John W King Senior Community 1999 Broadway Suite 1000 Denver, CO 80202 94-3282891	low-inc hsng	CA	501(c)(3)	11 c	nA
Maria B Freitas Senior Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-3190261	low-inc hsng	CA	501(c)(3)	11 c	nA
Marin Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-1358291	low-inc hsng	CA	501(c)(3)	11 c	nA
Mercy Gardens 1999 Broadway Suite 1000 Denver, CO 80202 33-0809069	low-inc hsng	CA	501(c)(3)	11 c	nA
Most Holy Redeemer Senior Housing 1999 Broadway Suite 1000 Denver, CO 80202 94-3044873	low-inc hsng	CA	501(c)(3)	11 c	nA
Notre Dame Senior Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-3209503	low-inc hsng	CA	501(c)(3)	11 c	nA
Oceana Senior Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-3167825	low-inc hsng	CA	501(c)(3)	11 c	nA
Presentation Senior Community 1999 Broadway Suite 1000 Denver, CO 80202 94-3264209	low-inc hsng	CA	501(c)(3)	11 c	nA
Mercy Riverside Manor Inc 1999 Broadway Suite 1000 Denver, CO 80202 68-0002157	low-inc hsng	CA	501(c)(3)	11 c	nA
Russell Manor 1999 Broadway Suite 1000 Denver, CO 80202 93-1189914	low-inc hsng	CA	501(c)(3)	11 c	nA
St Andrew Senior Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-3088260	low-inc hsng	CA	501(c)(3)	11 c	nA
Tierra Del Sol Inc 1999 Broadway Suite 1000 Denver, CO 80202 75-3004763	low-inc hsng	CA	501(c)(3)	9	nA
St Elizabeth Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 94-2705149	low-inc hsng	CA	501(c)(3)	11 c	nA
Garden Park Apt Community 1999 Broadway Suite 1000 Denver, CO 80202 68-0484147	low-inc hsng	CA	501(c)(3)	9	nA
Mercy Oaks Village 1999 Broadway Suite 1000 Denver, CO 80202 75-3134134	low-inc hsng	CA	501(c)(3)	7	nA
Mercy Properties California 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	9	nA
Foster Youth 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11 c	nA
The Haven 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11 c	nA
Power Inn 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11 c	nA
Leland House 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11 c	nA
Osocales (McIntosh Mobile Homes) 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11 c	nA

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 501(c)(3))	(F) Direct Controlling Entity
Richmond Hills 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Sycamore Center (Red Bluff) 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Wherry Housing 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Surreal Estates 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Sierra Vista 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Magnolia Village LLC 1999 Broadway Suite 1000 Denver, CO 80202 32-0139519	low-inc hsng	GA	501(c)(3)	11c	nA
Mercy Oak Forest LLC 1999 Broadway Suite 1000 Denver, CO 80202 32-0139517	low-inc hsng	GA	501(c)(3)	11c	nA
Mercy Housing Idaho Inc 1999 Broadway Suite 1000 Denver, CO 80202 82-0458396	low-inc hsng	ID	501(c)(3)	11a	nA
Eagle Senior Village 1999 Broadway Suite 1000 Denver, CO 80202 03-0410639	low-inc hsng	ID	501(c)(3)	11c	nA
Mercy Southeast Idaho Inc 1999 Broadway Suite 1000 Denver, CO 80202 84-1284293	low-inc hsng	CA	501(c)(3)	11a	nA
Mercy Moscow Inc (Hawthorne) 1999 Broadway Suite 1000 Denver, CO 80202 82-0475388	low-inc hsng	ID	501(c)(3)	11c	nA
Independence Hill 1999 Broadway Suite 1000 Denver, CO 80202 72-1545927	low-inc hsng	ID	501(c)(3)	11c	nA
Mercy Twin Falls Inc (Willswood) 1999 Broadway Suite 1000 Denver, CO 80202 82-0492940	low-inc hsng	ID	501(c)(3)	11c	nA
Mercy Housing Lakefront 1999 Broadway Suite 1000 Denver, CO 80202 36-3453183	low-inc hsng	IL	501(c)(3)	7	nA
Lavernge Courts LLC 1999 Broadway Suite 1000 Denver, CO 80202 36-4535351	low-inc hsng	IL	501(c)(3)	11c	nA
Washington Courts LLC 1999 Broadway Suite 1000 Denver, CO 80202 32-0084370	low-inc hsng	IL	501(c)(3)	11c	nA
Whitmore Apartments LLC 1999 Broadway Suite 1000 Denver, CO 80202 47-0924267	low-inc hsng	IL	501(c)(3)	11c	nA
Mercy Housing Ohio Inc 1999 Broadway Suite 1000 Denver, CO 80202 20-2373936	low-inc hsng	OH	501(c)(3)	11c	nA
Mercy Properties Inc (MPI) 1999 Broadway Suite 1000 Denver, CO 80202 84-1173689	low-inc hsng	CA	501(c)(3)	11c	nA
Mercy Properties II Inc 1999 Broadway Suite 1000 Denver, CO 80202 82-0485862	low-inc hsng	ID	501(c)(3)	11c	nA
Neary Lagoon Inc 1999 Broadway Suite 1000 Denver, CO 80202 77-0214799	low-inc hsng	CA	501(c)(3)	11c	nA
San Juan Housing Corp 1999 Broadway Suite 1000 Denver, CA 80202 68-0378676	low-inc hsng	CA	501(c)(3)	11c	nA
Mercy Housing Midwest 1999 Broadway Suite 1000 Denver, CO 80202 47-0772351	low-inc hsng	NE	501(c)(3)	11a	nA
Mercy Crestview Village 1999 Broadway Suite 1000 Denver, CO 80202 47-0785351	low-inc hsng	NE	501(c)(3)	11c	nA
Heartland Housing Initiative (HARP) 1999 Broadway Suite 1000 Denver, CO 80202 42-1359133	low-inc hsng	AZ	501(c)(3)	11a	nA
Mercy House 1999 Broadway Suite 1000 Denver, CO 80202 37-1068780	low-inc hsng	NE	501(c)(3)	11c	nA
Mercy Northglen 1999 Broadway Suite 1000 Denver, CO 80202 47-0779681	low-inc hsng	NE	501(c)(3)	11c	nA
Mercy Oakwood Gardens 1999 Broadway Suite 1000 Denver, CO 80202 84-1344220	low-inc hsng	AZ	501(c)(3)	9	nA
Mercy Midwest Properties (Ridgeview) 1999 Broadway Suite 1000 Denver, CO 80202 43-1584918	low-inc hsng	MO	501(c)(3)	11c	nA
Mercy Western Manor 1999 Broadway Suite 1000 Denver, CO 80202 47-0785349	low-inc hsng	NE	501(c)(3)	11c	nA

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 501(c)(3))	(F) Direct Controlling Entity
Mercy Village Joplin 1999 Broadway Suite 1000 Denver, CO 80202 37-1459692	low-inc hsng	MO	501(c)(3)	11c	nA
Mercy Housing Southeast 1999 Broadway Suite 1000 Denver, CO 80202 56-1993872	low-inc hsng	NC	501(c)(3)	11a	nA
Mercy Place Belmont Inc 1999 Broadway Suite 1000 Denver, CO 80202 80-0034784	low-inc hsng	NC	501(c)(3)	11c	nA
Mercy Housing Pembroke Inc 1999 Broadway Suite 1000 Denver, CO 80202 13-4224803	low-inc hsng	GA	501(c)(3)	11c	nA
Rendu Terrace West Inc 1999 Broadway Suite 1000 Denver, CO 80202 20-0707382	low-inc hsng	AL	501(c)(3)	11a	nA
Mercy Housing Georgia Holdings LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-1233986	low-inc hsng	GA	501(c)(3)	11c	nA
Marshside Village Inc 1999 Broadway Suite 1000 Denver, CO 80202 20-1910771	low-inc hsng	SC	501(c)(3)	11a	nA
Allegre Point Senior Residences 1999 Broadway Suite 1000 Denver, CO 80202 20-4295472	low-inc hsng	CO	501(c)(3)	11a	nA
Mercy Properties Georgia Inc (MPGI) 1999 Broadway Suite 1000 Denver, CO 80202 58-2425127	low-inc hsng	GA	501(c)(3)	11c	nA
Intercommunity Mercy Housing 1999 Broadway Suite 1000 Denver, CO 80202 91-1546525	low-inc hsng	WA	501(c)(3)	11a	nA
Intercommunity Properties (Appian Way) 1999 Broadway Suite 1000 Denver, CO 80202 91-1708437	low-inc hsng	WA	501(c)(3)	11c	nA
Intercommunity Housing Ferndale 1999 Broadway Suite 1000 Denver, CO 80202 91-1667138	low-inc hsng	WA	501(c)(3)	11c	nA
Sterling Senior Housing 1999 Broadway Suite 1000 Denver, CO 80202 14-1866405	low-inc hsng	WA	501(c)(3)	11a	nA
Villa Caridad 1999 Broadway Suite 1000 Denver, CO 80202 68-0387620	low-inc hsng	CA	501(c)(3)	9	nA
Park Village Apts 1999 Broadway Suite 1000 Denver, CO 80202 68-0292975	low-inc hsng	CA	501(c)(3)	11c	nA
Mercy Housing 2904 N 45th St O maha 1999 Broadway Suite 1000 Denver, CO 80202 37-1068780	low-inc hsng	NE	501(c)(3)	11c	nA
Harrington Homes Program 1999 Broadway Suite 1000 Denver, CO 80202 47-0716140	low-inc hsng	NE	501(c)(3)	11c	nA
Mercy Community Housing North Carolina 1999 Broadway Suite 1000 Denver, CO 80202 56-2155324	low-inc hsng	NC	501(c)(3)	11c	nA
Mercy West I 1999 Broadway Suite 1000 Denver, CO 80202 68-0254564	low-inc hsng	CA	501(c)(3)	11c	nA
Florin Housing Corp 1999 Broadway Suite 1000 Denver, CO 80202 68-0336533	low-inc hsng	CA	501(c)(3)	11c	nA
Franciscan Homes III Inc 1999 Broadway Suite 1000 Denver, CO 80202 31-1394513	low-inc hsng	OH	501(c)(3)	11c	nA
Mercy Housing CalWest 1999 Broadway Suite 1000 Denver, CO 80202 94-2963228	low-inc hsng	CA	501(c)(3)	11c	nA
Mercy Bond Properties Arizona III 1999 Broadway Suite 1000 Denver, CO 80202 77-0342735	low-inc hsng	CA	501(c)(3)	11c	nA
Mercy Bond Properties Nebraska I 1999 Broadway Suite 1000 Denver, CO 80202 68-0378674	low-inc hsng	NE	501(c)(3)	9	nA
Mercy Bond Properties Colorado I 1999 Broadway Suite 1000 Denver, CO 80202 94-3286321	low-inc hsng	CO	501(c)(3)	9	nA
Homes Again Program 1999 Broadway Suite 1000 Denver, CO 80202 84-1164880	low-inc hsng	CO	501(c)(3)	11c	nA
Walnut Grove 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Santa Monica 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
Acacia Meadows 1999 Broadway Suite 1000 Denver, CO 80202 68-0233835	low-inc hsng	CA	501(c)(3)	11c	nA
South of Market Mercy 1999 Broadway Suite 1000 Denver, CO 80202 94-3199902	low-inc hsng	CA	501(c)(3)	9	nA

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 501(c)(3))	(F) Direct Controlling Entity
MERCY TIMBERCREEK LLC 1999 BROADWAY SUITE 1000 DENVER, CO 80202 68-0378674	LOW-INC HSNG	CA	501(C)(3)	9	NA

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproportionate allocations?		(I) Code V-UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Mercy Family Plaza LP											
1999 Broadway Suite 1000 Denver, CO80202 94-3094867	low-inc hsng	CA	na	n/a	0	0		No			No
Bennett House LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308081	low-inc hsng	CA	na	n/a	0	0		No			No
Dorothy Day Community LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308078	low-inc hsng	CA	na	n/a	0	0		No			No
Junipero Serra LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308082	low-inc hsng	CA	na	n/a	0	0		No			No
Monsignor Lyne LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308080	low-inc hsng	CA	na	n/a	0	0		No			No
St Andrew Community LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308080	low-inc hsng	CA	na	n/a	0	0		No			No
Villa Columba Mercy Riverside LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1308076	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XL											
1999 Broadway Suite 1000 Denver, CO80202 26-1398920	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXVIII											
1999 Broadway Suite 1000 Denver, CO80202 33-1153406	low-inc hsng	CA	na	n/a	0	0		No			No
365 Fulton LP (Parcel G)											
1999 Broadway Suite 1000 Denver, CO80202 26-1539223	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XLII											
1999 Broadway Suite 1000 Denver, CO80202 26-2575525	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XLIV											
1999 Broadway Suite 1000 Denver, CO80202 26-3583090	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XLIII											
1999 Broadway Suite 1000 Denver, CO80202 26-2553554	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Community Housing Georgia (MHCga)											
1999 Broadway Suite 1000 Denver, CO80202 58-2461689	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Georgia I											
1999 Broadway Suite 1000 Denver, CO80202 58-2461689	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Georgia IV											
1999 Broadway Suite 1000 Denver, CO80202 56-2328730	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Georgia V LP											
1999 Broadway Suite 1000 Denver, CO80202 90-0284434	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Georgia VI LP											
1999 Broadway Suite 1000 Denver, CO80202 20-4466474	low-inc hsng	GA	na	n/a	0	0		No			No
Acquisition Properties Georgia I											
1999 Broadway Suite 1000 Denver, CO80202 20-4465851	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Georgia VIII LP											
1999 Broadway Suite 1000 Denver, CO80202 58-2461689	low-inc hsng	GA	na	n/a	0	0		No			No
Acquisition Properties Georgia II											
1999 Broadway Suite 1000 Denver, CO80202 20-4465972	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Properties Washington											
1999 Broadway Suite 1000 Denver, CO80202 91-1903782	low-inc hsng	WA	na	n/a	0	0		No			No
Intercommunity Mercy Washington I											
1999 Broadway Suite 1000 Denver, CO80202 91-1584665	low-inc hsng	WA	na	n/a	0	0		No			No
Intercommunity Mercy Washington II											
1999 Broadway Suite 1000 Denver, CO80202 91-1572690	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Washington VIII											
1999 Broadway Suite 1000 Denver, CO80202 91-2124779	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Washington VI											
1999 Broadway Suite 1000 Denver, CO80202 84-1459924	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Washington V											
1999 Broadway Suite 1000 Denver, CO80202 84-1457612	low-inc hsng	OR	na	n/a	0	0		No			No
Mercy Housing Washington VII											
1999 Broadway Suite 1000 Denver, CO80202 91-2038920	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Washington IX LP											
1999 Broadway Suite 1000 Denver, CO80202 65-1186086	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Washington X LLC											
1999 Broadway Suite 1000 Denver, CO80202 55-0887839	low-inc hsng	WA	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Dispropportionate allocations?		(I) Code V-UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Mercy Properties Washington III LLC 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Pilchuck 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Woodlake Manor II 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Woodlake Manor 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Villa Kathleen 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Skagit Village 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Oak Harbor 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Olympic 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Monroe Villa 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Lake Village East 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Lake Stevens 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Fircrest 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Ferndale Villa 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Evergreen Manor 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Cedarwood I 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Cedarwood IV 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Cascade Apartments 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Boundary Village 1999 Broadway Suite 1000 Denver, CO 80202 77-0601463	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Properties Washington II 1999 Broadway Suite 1000 Denver, CO 80202 30-0117515	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Properties Washington I LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Bayshore Court 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Cambridge Apartments 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Cascade Village 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Cheney Gardens 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Mabton Gardens 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Moses Lake Estates 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Pine Road Village 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Rock Creek Terrace 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Sandstone 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Silvercrest 1999 Broadway Suite 1000 Denver, CO 80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproporionate allocations?		(I) Code V - UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Wapato Gardens											
1999 Broadway Suite 1000 Denver, CO80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Washington Square											
1999 Broadway Suite 1000 Denver, CO80202 20-1031378	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Bond Properties Arizona I											
1999 Broadway Suite 1000 Denver, CO80202 94-3142767	low-inc hsng	AZ	na	n/a	0	0		No			No
Orangewood Apartments											
1999 Broadway Suite 1000 Denver, CO80202 94-3142767	low-inc hsng	AZ	na	n/a	0	0		No			No
Wishing Well II											
1999 Broadway Suite 1000 Denver, CO80202 94-3142767	low-inc hsng	AZ	na	n/a	0	0		No			No
Wishingwell Villas											
1999 Broadway Suite 1000 Denver, CO80202 94-3142767	low-inc hsng	AZ	na	n/a	0	0		No			No
Mercy Bond Properties Arizona III											
1999 Broadway Suite 1000 Denver, CO80202 77-0342735	low-inc hsng	AZ	na	n/a	0	0		No			No
Padre Apartments Community											
1999 Broadway Suite 1000 Denver, CO80202 84-0789830	low-inc hsng	CA	na	n/a	0	0		No			No
Franconia LLC											
1999 Broadway Suite 1000 Denver, CO80202 80-0008567	low-inc hsng	CA	na	n/a	0	0		No			No
Roseland Limited Partnership											
1999 Broadway Suite 1000 Denver, CO80202 36-4304416	low-inc hsng	IL	na	n/a	0	0		No			No
111 Jones Street Assoc (111 Jones St)											
1999 Broadway Suite 1000 Denver, CO80202 94-3142765	low-inc hsng	CA	na	n/a	0	0		No			No
Britton Street Assoc(Britton Court)											
1999 Broadway Suite 1000 Denver, CO80202 94-3300509	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing Nebraska I											
1999 Broadway Suite 1000 Denver, CO80202 84-1449163	low-inc hsng	NE	na	n/a	0	0		No			No
Mercy Housing California VII											
1999 Broadway Suite 1000 Denver, CO80202 94-3229540	low-inc hsng	CA	na	n/a	0	0		No			No
Somerset Senior Hsg											
1999 Broadway Suite 1000 Denver, CO80202 74-2765568	low-inc hsng	TX	na	n/a	0	0		No			No
Mercy Housing California II											
1999 Broadway Suite 1000 Denver, CO80202 94-3187825	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing Colorado VIII											
1999 Broadway Suite 1000 Denver, CO80202 93-1190349	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Colorado-I LTD (Grace)											
1999 Broadway Suite 1000 Denver, CO80202 84-1176712	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing California XI											
1999 Broadway Suite 1000 Denver, CO80202 94-3244521	low-inc hsng	CA	na	n/a	0	0		No			No
Marleton Affordable Hsg Assoc											
1999 Broadway Suite 1000 Denver, CO80202 04-3594636	low-inc hsng	CA	na	n/a	0	0		No			No
Mason Apartments (Mason School Apts)											
1999 Broadway Suite 1000 Denver, CO80202 42-1301449	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing California V											
1999 Broadway Suite 1000 Denver, CO80202 94-3229051	low-inc hsng	CA	na	n/a	0	0		No			No
Park Terrace Apts (Park Terrace Apts)											
1999 Broadway Suite 1000 Denver, CO80202 94-3332881	low-inc hsng	CA	na	n/a	0	0		No			No
Quinn Cottages LP (Quinn Cottages)											
1999 Broadway Suite 1000 Denver, CO80202 65-0367005	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California X (The Rose)											
1999 Broadway Suite 1000 Denver, CO80202 94-3232501	low-inc hsng	CA	na	n/a	0	0		No			No
San Felipe Homes (San Felipe Homes)											
1999 Broadway Suite 1000 Denver, CO80202 95-4384732	low-inc hsng	CA	na	n/a	0	0		No			No
2220 10th Avenue Assoc (Santana Apts)											
1999 Broadway Suite 1000 Denver, CO80202 94-3140163	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California VIII											
1999 Broadway Suite 1000 Denver, CO80202 94-3229541	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing Iowa II LP											
1999 Broadway Suite 1000 Denver, CO80202 84-1284752	low-inc hsng	IA	na	n/a	0	0		No			No
Mercy Housing California I											
1999 Broadway Suite 1000 Denver, CO80202 84-1210914	low-inc hsng	CA	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproprtionate allocations?		(I) Code V-UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Mercy Housing Arizona I 1999 Broadway Suite 1000 Denver, CO 80202 86-0791473	low-inc hsng	AZ	na	n/a	0	0		No			No
Mercy Housing Georgia II 1999 Broadway Suite 1000 Denver, CO 80202 58-2621798	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing Colorado-IX 1999 Broadway Suite 1000 Denver, CO 80202 87-0706258	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Arizona II (Page Commons) 1999 Broadway Suite 1000 Denver, CO 80202 33-1075152	low-inc hsng	AZ	na	n/a	0	0		No			No
Columbus Park Properties LLC 1999 Broadway Suite 1000 Denver, CO 80202 35-2223340	low-inc hsng	IL	na	n/a	0	0		No			No
Parkside Terrace Apt LLC 1999 Broadway Suite 1000 Denver, CO 80202 36-3914505	low-inc hsng	IL	na	n/a	0	0		No			No
Parkside Terrace LP 1999 Broadway Suite 1000 Denver, CO 80202 36-3914505	low-inc hsng	IL	na	n/a	0	0		No			No
Mulberry Court LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-8008017	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing South Carolina I 1999 Broadway Suite 1000 Denver, CO 80202 59-3767323	low-inc hsng	SC	na	n/a	0	0		No			No
Mercy Housing Georgia III 1999 Broadway Suite 1000 Denver, CO 80202 43-1954812	low-inc hsng	GA	na	n/a	0	0		No			No
Mercy Housing South Dakota I LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-2830331	low-inc hsng	SD	na	n/a	0	0		No			No
Mercy Housing South Dakota II LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-2830356	low-inc hsng	SD	na	n/a	0	0		No			No
Mercy Housing Colorado XI LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-5331841	low-inc hsng	CO	na	n/a	0	0		No			No
Commons on Main GP LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-8033652	low-inc hsng	OH	na	n/a	0	0		No			No
Commons on Main LP 1999 Broadway Suite 1000 Denver, CO 80202 20-8033896	low-inc hsng	OH	na	n/a	0	0		No			No
Aromor Mercy LLC (Aromor Apartments) 1999 Broadway Suite 1000 Denver, CO 80202 30-0296042	low-inc hsng	CO	na	n/a	0	0		No			No
Galewood SLF Associates LP 1999 Broadway Suite 1000 Denver, CO 80202 20-1882654	low-inc hsng	IL	na	n/a	0	0		No			No
Mercy Alston Lake LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-2948887	low-inc hsng	SC	na	n/a	0	0		No			No
FHD Holdings LLC 1999 Broadway Suite 1000 Denver, CO 80202 20-1356271	low-inc hsng	OH	na	n/a	0	0		No			No
Franciscan Homes III LP 1999 Broadway Suite 1000 Denver, CO 80202 31-1394513	low-inc hsng	OH	na	n/a	0	0		No			No
Franciscan Homes IV LP 1999 Broadway Suite 1000 Denver, CO 80202 31-1463371	low-inc hsng	OH	na	n/a	0	0		No			No
Mercy Housing Utah I 1999 Broadway Suite 1000 Denver, CO 80202 02-0564555	low-inc hsng	UT	na	n/a	0	0		No			No
Mercy Housing Idaho IV 1999 Broadway Suite 1000 Denver, CO 80202 82-0487654	low-inc hsng	ID	na	n/a	0	0		No			No
Mercy Housing Idaho V (Sisters Villa) 1999 Broadway Suite 1000 Denver, CO 80202 04-3624359	low-inc hsng	ID	na	n/a	0	0		No			No
2101 Telegraph Avenue Inc 1999 Broadway Suite 1000 Denver, CO 80202 94-3222935	low-inc hsng	CA	na	n/a	0	0		No			No
2101 Telegraph Avenue Assoc 1999 Broadway Suite 1000 Denver, CO 80202 94-3222935	low-inc hsng	CA	na	n/a	0	0		No			No
Bishops Block (Bishops Block) 1999 Broadway Suite 1000 Denver, CO 80202 01-0477157	low-inc hsng	IA	na	n/a	0	0		No			No
1028 Howard St Associates 1999 Broadway Suite 1000 Denver, CO 80202 94-3160742	low-inc hsng	CA	na	n/a	0	0		No			No
1101 Howard St Associates 1999 Broadway Suite 1000 Denver, CO 80202 94-3160341	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California VI 1999 Broadway Suite 1000 Denver, CO 80202 94-3224528	low-inc hsng	CA	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproprtionate allocations?		(I) Code V-UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
1475 167th Avenue Assoc											
1999 Broadway Suite 1000 Denver, CO 80202 94-3249328	low-inc hsng	CA	na	n/a	0	0		No			No
Centro Partners											
1999 Broadway Suite 1000 Denver, CO 80202 77-0295344	low-inc hsng	CA	na	n/a	0	0		No			No
La Playa Residential											
1999 Broadway Suite 1000 Denver, CO 80202 77-0278613	low-inc hsng	CA	na	n/a	0	0		No			No
West 28th Street											
1999 Broadway Suite 1000 Denver, CO 80202 95-4550003	low-inc hsng	CA	na	n/a	0	0		No			No
16th & Church Street Assoc											
1999 Broadway Suite 1000 Denver, CO 80202 94-3135262	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California III											
1999 Broadway Suite 1000 Denver, CO 80202 94-3187826	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California IX											
1999 Broadway Suite 1000 Denver, CO 80202 94-3230471	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California IV											
1999 Broadway Suite 1000 Denver, CO 80202 94-3210969	low-inc hsng	CA	na	n/a	0	0		No			No
Visitacion Valley Affordable Housing											
1999 Broadway Suite 1000 Denver, CO 80202 94-3273336	low-inc hsng	CA	na	n/a	0	0		No			No
Visitation Valley Fam Hsg Assoc											
1999 Broadway Suite 1000 Denver, CO 80202 94-3275566	low-inc hsng	CA	na	n/a	0	0		No			No
Near Lagoon Partners											
1999 Broadway Suite 1000 Denver, CO 80202 77-0256317	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing West											
1999 Broadway Suite 1000 Denver, CO 80202 68-0254564	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XIV											
1999 Broadway Suite 1000 Denver, CO 80202 94-3377941	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XV											
1999 Broadway Suite 1000 Denver, CO 80202 94-3379316	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XVII											
1999 Broadway Suite 1000 Denver, CO 80202 94-3400496	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXIV											
1999 Broadway Suite 1000 Denver, CO 80202 74-3052786	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XVIII											
1999 Broadway Suite 1000 Denver, CO 80202 03-0376881	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XIII											
1999 Broadway Suite 1000 Denver, CO 80202 94-3377935	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XX											
1999 Broadway Suite 1000 Denver, CO 80202 36-4497277	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XVI											
1999 Broadway Suite 1000 Denver, CO 80202 94-3381170	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXIII											
1999 Broadway Suite 1000 Denver, CO 80202 82-0560494	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XII											
1999 Broadway Suite 1000 Denver, CO 80202 94-3366333	low-inc hsng	CA	na	n/a	0	0		No			No
Village Park Housing Associates											
1999 Broadway Suite 1000 Denver, CO 80202 68-0254566	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXI											
1999 Broadway Suite 1000 Denver, CO 80202 48-1259652	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XIX											
1999 Broadway Suite 1000 Denver, CO 80202 01-0716135	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXV											
1999 Broadway Suite 1000 Denver, CO 80202 81-0564415	low-inc hsng	CA	na	n/a	0	0		No			No
Pinewood Court Apartments											
1999 Broadway Suite 1000 Denver, CO 80202 68-0435836	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXII											
1999 Broadway Suite 1000 Denver, CO 80202 35-2172040	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXVI											
1999 Broadway Suite 1000 Denver, CO 80202 58-2679059	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XLI											
1999 Broadway Suite 1000 Denver, CO 80202 26-2350027	low-inc hsng	CA	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproporionate allocations?		(I) Code V - UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Mercy Housing California XIV 1999 Broadway Suite 1000 Denver, CO80202 94-3377941	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXVII 1999 Broadway Suite 1000 Denver, CO80202 65-1207291	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXVIII 1999 Broadway Suite 1000 Denver, CO80202 73-1721242	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Terrace LLC 1999 Broadway Suite 1000 Denver, CO80202 68-0254564	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXIX 1999 Broadway Suite 1000 Denver, CO80202 73-1729092	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXX 1999 Broadway Suite 1000 Denver, CO80202 61-1488186	low-inc hsng	CA	na	n/a	0	0		No			No
New Dana Strand Townhomes 1999 Broadway Suite 1000 Denver, CO80202 51-0524022	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXII 1999 Broadway Suite 1000 Denver, CO80202 87-0756940	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXVI 1999 Broadway Suite 1000 Denver, CO80202 56-2568833	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXI 1999 Broadway Suite 1000 Denver, CO80202 87-0756700	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXV 1999 Broadway Suite 1000 Denver, CO80202 76-0827799	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXIII 1999 Broadway Suite 1000 Denver, CO80202 43-2100410	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXVII 1999 Broadway Suite 1000 Denver, CO80202 68-0631916	low-inc hsng	CA	na	n/a	0	0		No			No
Colonia San Martin Associates LP 1999 Broadway Suite 1000 Denver, CO80202 83-0481233	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing California XXXIX 1999 Broadway Suite 1000 Denver, CO80202 01-0885277	low-inc hsng	CA	na	n/a	0	0		No			No
Kennedy Estates Hsg Assoc 1999 Broadway Suite 1000 Denver, CO80202 68-0355465	low-inc hsng	CA	na	n/a	0	0		No			No
Tahoe Valley Townhomes Assoc 1999 Broadway Suite 1000 Denver, CO80202 94-3298324	low-inc hsng	CA	na	n/a	0	0		No			No
Florin Wood Assoc 1999 Broadway Suite 1000 Denver, CO80202 68-0318012	low-inc hsng	CA	na	n/a	0	0		No			No
Mercy Housing Idaho II 1999 Broadway Suite 1000 Denver, CO80202 84-1212029	low-inc hsng	ID	na	n/a	0	0		No			No
Mercy Housing Colorado VII 1999 Broadway Suite 1000 Denver, CO80202 84-1473883	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Colorado-II Ltd 1999 Broadway Suite 1000 Denver, CO80202 84-1176713	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Iowa I (1999 Broadway Suite 1000 Denver, CO80202 84-1178412	low-inc hsng	IA	na	n/a	0	0		No			No
Mercy Housing Washington IV 1999 Broadway Suite 1000 Denver, CO80202 91-1717799	low-inc hsng	MO	na	n/a	0	0		No			No
Mercy Housing Missouri-I LP 1999 Broadway Suite 1000 Denver, CO80202 84-1176358	low-inc hsng	MO	na	n/a	0	0		No			No
Mercy Housing Colorado VI 1999 Broadway Suite 1000 Denver, CO80202 84-1361296	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Idaho III 1999 Broadway Suite 1000 Denver, CO80202 84-1251391	low-inc hsng	ID	na	n/a	0	0		No			No
Mercy Housing Idaho I 1999 Broadway Suite 1000 Denver, CO80202 84-1212028	low-inc hsng	ID	na	n/a	0	0		No			No
Mercy Housing Colorado V 1999 Broadway Suite 1000 Denver, CO80202 84-1318329	low-inc hsng	CO	na	n/a	0	0		No			No
Mercy Housing Missouri II 1999 Broadway Suite 1000 Denver, CO80202 84-1201811	low-inc hsng	MO	na	n/a	0	0		No			No
Mercy Housing Colorado III 1999 Broadway Suite 1000 Denver, CO80202 84-1292696	low-inc hsng	CO	na	n/a	0	0		No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(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, investment, unrelated)	(F) Share of total income (\$)	(G) Share of end-of-year assets (\$)	(H) Disproprtionate allocations?		(I) Code V - UBI amount on Box 20 of Schedule K- 1 (Form 1065) (\$)	(J) General or Managing Partner?	
							Yes	No		Yes	No
Mercy Housing Washington III 1999 Broadway Suite 1000 Denver, CO80202 91-1676111	low-inc hsng	WA	na	n/a	0	0		No			No
Mercy Housing Colorado IV 1999 Broadway Suite 1000 Denver, CO80202 84-1284749	low-inc hsng	CO	na	n/a	0	0		No			No
Marlton Affordable Housing Corp 1999 Broadway Suite 1000 Denver, CO80202 91-2164481	low-inc hsng	CA	na	n/a	0	0		No			No
Brentwood Green Valley Apts 1999 Broadway Suite 1000 Denver, CO80202 94-3135990	low-inc hsng	CA	na	n/a	0	0		No			No
New Dana Strand Partners I LP 1999 Broadway Suite 1000 Denver, CO80202 51-0524022	low-inc hsng	CA	na	n/a	0	0		No			No
Magnolia Limited Partnership 1999 Broadway Suite 1000 Denver, CO80202 36-3822288	low-inc hsng	IL	na	n/a	0	0		No			No
Red Door Limited Partnership 1999 Broadway Suite 1000 Denver, CO80202 36-3915050	low-inc hsng	IL	na	n/a	0	0		No			No
4707 Malden Ltd Partnership 1999 Broadway Suite 1000 Denver, CO80202 36-3762788	low-inc hsng	IL	na	n/a	0	0		No			No
Malden Limited Partnership II 1999 Broadway Suite 1000 Denver, CO80202 20-8746121	low-inc hsng	IL	na	n/a	0	0		No			No
MPI Highland Place Apartments LP 1999 Broadway Suite 1000 Denver, CO80202 58-2461689	low-inc hsng	GA	na	n/a	0	0		No			No
Arlington Hotel 1999 Broadway Suite 1000 Denver, CO80202 26-1398920	low-inc hsng	CA	na	n/a	0	0		No			No
2220 Tenth Ave 1999 Broadway Suite 1000 Denver, CO80202 94-3140163	low-inc hsng	CA	na	n/a	0	0		No			No
South Loop Apartments 1999 Broadway Suite 1000 Denver, CO80202 36-4027476	low-inc hsng	IL	na	n/a	0	0		No			No
5042 Winthrop Apartments LP 1999 Broadway Suite 1000 Denver, CO80202 36-3855358	low-inc hsng	IL	na	n/a	0	0		No			No
Near North Partnership 1999 Broadway Suite 1000 Denver, CO80202 32-0143113	low-inc hsng	IL	na	n/a	0	0		No			No
Mercy Housing Utah 1999 Broadway Suite 1000 Denver, CO80202 02-0564555	low-inc hsng	UT	na	n/a	0	0		No			No
Mercy Housing S Carolina 1999 Broadway Suite 1000 Denver, CO80202 59-3767323	low-inc hsng	SC	na	n/a	0	0		No			No
Mercy Terrace 1999 Broadway Suite 1000 Denver, CO80202 68-0254564	low-inc hsng	CA	na	n/a	0	0		No			No
Wentworth Commons 1999 Broadway Suite 1000 Denver, CO80202 30-0082553	low-inc hsng	IL	na	n/a	0	0		No			No
Malden Arms Apartments 1999 Broadway Suite 1000 Denver, CO80202 36-3679841	low-inc hsng	IL	na	n/a	0	0		No			No
901 West 63rd LP (Englewood Apartments) 1999 Broadway Suite 1000 Denver, CO80202 26-1233617	low-inc hsng	IL	na	n/a	0	0		No			No
Mercy Housing Georgia IX LP 1999 Broadway Suite 1000 Denver, CO80202 20-8829418	low-inc hsng	GA	na	n/a	0	0		No			No

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust

(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
Belray Apartments Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-4027474	management	IL	na	c corp	0	0	0 %
Harold Washington Apartments Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-3556291	management	IL	na	c corp	0	0	0 %
Roseland Apartments Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-4304417	management	IL	na	c corp	0	0	0 %
South Loop Apartments Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-4027475	management	IL	na	c corp	0	0	0 %
Winthrop Apartments Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-3855355	management	IL	na	c corp	0	0	0 %
Near North Apartments Corp NF 1999 Broadway Suite 1000 Denver, CO80202 36-4570431	management	IL	na	c corp	0	0	0 %
MCHG Partners Inc (MCHG) 1999 Broadway Suite 1000 Denver, CO80202 20-8824753	management	GA	na	c corp	0	0	0 %
Mercy Lithonia Park View Inc (MLithPV) 1999 Broadway Suite 1000 Denver, CO80202 20-8829364	management	GA	na	c corp	0	0	0 %
Malden Arms Corporation 1999 Broadway Suite 1000 Denver, CO80202 36-3815990	management	IL	na	c corp	0	0	0 %
Malden Arms Corp II NFP 1999 Broadway Suite 1000 Denver, CO80202 36-3815990	management	CA	na	c corp	0	0	0 %
Mercy Galewood SLF Inc 1999 Broadway Suite 1000 Denver, CO80202 20-5825081	management	IL	na	c corp	0	0	0 %
McDermott Place 1999 Broadway Suite 1000 Denver, CO80202 47-0779682	management	IA	na	c corp	0	0	0 %
Mercy Affordable Housing Inc (MAHI) 1999 Broadway Suite 1000 Denver, CO80202 82-0489878	management	ID	na	c corp	0	0	0 %
Affordable Housing Corp 1999 Broadway Suite 1000 Denver, CO80202 84-1173690	management	CA	na	c corp	0	0	0 %
Affordable Housing Initiative (AHI) 1999 Broadway Suite 1000 Denver, CO80202 94-3096988	management	CA	na	c corp	0	0	0 %
Englewood Apartments NFP 1999 Broadway Suite 1000 Denver, CO80202 26-1233523	management	IL	na	c corp	0	0	0 %
Mercy Scottdale Oak Forest Inc 1999 Broadway Suite 1000 Denver, CO80202 20-8825042	management	GA	na	c corp	0	0	0 %
Mercy Park View Partners Inc 1999 Broadway Suite 1000 Denver, CO80202 20-8829242	management	GA	na	c corp	0	0	0 %
Mercy Housing Woodland Quarters Inc 1999 Broadway Suite 1000 Denver, CO80202 20-8827867	management	GA	na	c corp	0	0	0 %
111th & Wentworth Apartments Corp 1999 Broadway Suite 1000 Denver, CO80202 38-3648994	management	IL	na	c corp	0	0	0 %
Mercy Commercial California 1999 Broadway Suite 1000 Denver, CO80202 94-3382154	low-inc hsng	CA	na	c corp	0	0	0 %
Commercial - 10th and Mission 1999 Broadway Suite 1000 Denver, CO80202 94-3382155	low-inc hsng	CA	na	c corp	0	0	0 %
Commercial - Derek Silva 1999 Broadway Suite 1000 Denver, CO80202 94-3382156	low-inc hsng	CA	na	c corp	0	0	0 %
Commercial - Polk St 1999 Broadway Suite 1000 Denver, CO80202 94-3382157	low-inc hsng	CA	na	c corp	0	0	0 %
Commercial - Dudley 1999 Broadway Suite 1000 Denver, CO80202 94-3382158	low-inc hsng	CA	na	c corp	0	0	0 %
Savannah Rose of Sharon LLC 1999 Broadway Suite 1000 Denver, CO80202 20-3591948	low-inc hsng	GA	na	c corp	0	0	0 %

Form 990, Schedule R, Part V - Transactions with Related Organizations

(A) Name of other organization		(B) Transaction type(a-r)	(C) Amount Involved (\$)
(1)	MERCY PROPERTIES INC - WASHWHITLAV	C	1,678,635
(2)	MALDEN ARMS I	C	170,000
(3)	MERCY HOUSING INC	C	829,581
(4)	NEAR NORTH INTEREST	A	58,435
(5)	EMPLOYEE TIME MPS	P	40,315
(6)	MERCY PORTFOLIO SERVICES	B	350,000
(7)	WENTWORTH	B	219,352
(8)	NEAR NORTH	B	244,468
(9)	SOUTH LOOP	B	214,262
(10)	HOLLAND	B	80,128
(11)	MALDEN	B	69,809
(12)	DELMAR	B	189,068
(13)	ENGLEWOOD	B	1,225,219
(14)	MALDEN ARMS CORP II	B	300,000
(15)	NEAR NORTH APT CORP	B	100,000
(16)	LAVERGNE COURTS	D	7,671,771
(17)	WASHINGTON COURTS	D	4,605,546
(18)	WHITMORE	D	2,278,192
(19)	HAROLD WASHINGTON	D	148,190
(20)	SOUTH LOOP APTS	D	1,541,802
(21)	WENTWORTH APTS	D	6,473,396
(22)	NEAR NORTH APTS	D	2,922,000
(23)	MALDEN APTS II	D	276,000
(24)	ENGLEWOOD	D	1,083,836
(25)	WASHINGTON COURTS	K	76,548
(26)	WHITMORE APARTMENTS	K	76,548
(27)	MAJOR JENKINS APARTMENTS	K	112,480
(28)	GALEWOOD	K	393,268
(29)	MALDEN ARMS II	K	285,293
(30)	ENGLEWOOD	K	300,000

Form 990, Schedule R, Part V - Transactions with Related Organizations

(A) Name of other organization		(B) Transaction type(a-r)	(C) Amount Involved (\$)
(31)	HAROLD WASHINGTON APTS	K	73,206
(32)	MERCY PROPERTIES INC	K	227,849
(33)	MERCY HOUSING INC	E	1,707,192

Additional Data

Software ID:
Software Version:
EIN: 36-3453183
Name: MERCY HOUSING LAKEFRONT

Form 990, Part VII - Section Aaa

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W- 2/1099MISC)	(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			
MICHAEL BORDERS , VICE CHAIRMAN	1 0	X						0	0	0
MICHAEL CLUNE , DIRECTOR	1 0	X						0	0	0
RICK FUMO , CHAIRMAN	1 0	X						0	0	0
BENNETT APPLGATE , DIRECTOR	1 0	X						0	0	0
CHARLIE HOCH , VICE CHAIRMAN	1 0	X						0	0	0
RHONDA HOPPS , TREASURER/DIRECTOR	1 0	X		X				0	0	0
RALPH MIRANDA , DIRECTOR	1 0	X						0	0	0
FAREED KHAN , DIRECTOR	1 0	X						0	0	0
LINDSEY ARTOLA , SECRETARY/DIRECTOR	1 0	X		X				0	0	0
JACK NEAL , DIRECTOR	1 0	X						0	0	0
MIA SCHOLZ , DIRECTOR	1 0	X						0	0	0
KAY WHITLOCK , DIRECTOR	1 0	X						0	0	0
FRAN GROSSMAN , DIRECTOR	1 0	X						0	0	0
ANNIKA K LITTLE , DIRECTOR	1 0	X						0	0	0
JOHN K POWELL , DIRECTOR	1 0	X						0	0	0
SR MARGARET JOHNSON , DIRECTOR	1 0	X						0	0	0
CINDY HOLLER , PRESIDENT	1 0			X				0	167,208	5,904
TONY MASTRACCI , VICE PRESIDENT	1 0			X				0	87,274	5,584
BARRY MULLEN , VICE PRESIDENT	1 0			X				0	125,953	6,031

Form 990, Part III, Line 1 - Briefly describe the organization's mission:

The mission of Mercy Housing Lakefront is to directly facilitate the provision of affordable housing to families, seniors, people with special needs, homeless and potentially homeless individuals who would otherwise lack the financial resources to obtain quality, safe housing. Further, Mercy Housing Lakefront provides a variety of free programs and services to residents of their affordable housing projects which are designed to improve their lives and the communities in which they live.