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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

2012

Open to Public
Inspection

A For the 2012 calendar year, or tax year beginning and ending

B Check if applicable	C Name of organization MID-PENINSULA PICKERING, INC.		D Employer identification number 94-3197474
<input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Doing Business As Number and street (or P.O. box if mail is not delivered to street address) 303 VINTAGE PARK DRIVE		Room/suite 250
	City, town, or post office, state, and ZIP code FOSTER CITY, CA 94404		
	F Name and address of principal officer: MATTHEW O. FRANKLIN SAME AS C ABOVE		
I Tax-exempt status	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> 501(c) ()	◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527
J Website:	► N/A		E Telephone number 650-356-2900
K Form of organization.	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Trust	G Gross receipts \$ 5,658,457.
L Year of formation: 1994			M State of legal domicile: CA

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: THE ORGANIZATION IS THE MANAGING GENERAL PARTNER OF SEVERAL LIMITED PARTNERSHIPS WHOSE MISSION IS TO		
	2 Check this box ► <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets	3	14
Revenue	3 Number of voting members of the governing body (Part VI, line 1a)	4	14
	4 Number of independent voting members of the governing body (Part VI, line 1b)	5	0
	5 Total number of individuals employed in calendar year 2012 (Part V, line 2a)	6	0
	6 Total number of volunteers (estimate if necessary)	7a	0.
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7b	0.
	b Net unrelated business taxable income from Form 990-T, line 34		
	E2-65 APR 23 2014	Prior Year	Current Year
	8 Contributions and grants (Part VIII, line 1h)	0.	0.
	9 Program service revenue (Part VIII, line 2g)	5,672.	23,370.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	0.	0.
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0.	5,635,087.	
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	5,672.	5,658,457.	
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0.	0.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ► 0.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,043.	5,505.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,043.	5,505.
	19 Revenue less expenses Subtract line 18 from line 12	3,629.	5,652,952.
	Net Assets or Fund Balances	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	283,366.	5,911,976.	
21 Total liabilities (Part X, line 26)	2,800.	6,131,013.	
22 Net assets or fund balances. Subtract line 21 from line 20	280,566.	-219,037.	

Part II Signature Block

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

Sign Here	► Signature of officer	Date 11/11/13
	► ARTHUR FATUM, ASSISTANT SECRETARY	
	Type or print name and title	

Paid Preparer	Print/Type preparer's name ALEXIS H. WONG	Preparer's signature	Date	Check <input type="checkbox"/> self-employed	PTIN P00604756
Use Only	Firm's name ► LINDQUIST, VON HUSEN & JOYCE LLP			Firm's EIN ► 94-1250261	
	Firm's address ► 90 NEW MONTGOMERY STREET, 11TH FLOOR SAN FRANCISCO, CA 94105			Phone no. (415) 957-9999	

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

232001 12-10-12 LHA For Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2012)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

8

Part III Statement of Program Service Accomplishments

- Check if Schedule O contains a response to any question in this Part III X

1 Briefly describe the organization's mission:

TO PROVIDE SAFE, AFFORDABLE SHELTER OF HIGH QUALITY TO THOSE IN NEED OF IT; TO HELP ESTABLISH OPPORTUNITY AND STABILITY IN THE LIVES OF ITS RESIDENTS; AND TO FOSTER COMMUNITIES THAT ALLOW PEOPLE FROM ALL ETHNIC, SOCIAL AND ECONOMIC BACKGROUNDS TO LIVE IN DIGNITY, HARMONY

2 Did the organization undertake any significant program services during the year which were not listed on

the prior Form 990 or 990-EZ?

Yes No

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

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code _____) (Expenses \$ 3,255. including grants of \$ _____) (Revenue \$ 5,658,457.)
THE ORGANIZATION IS THE GENERAL PARTNER OF PICKERING ASSOCIATES, A PARTNERSHIP WHICH OWNS AND OPERATES AN APARTMENT COMPLEX FOR LOW INCOME INDIVIDUALS AND FAMILIES. IN ADDITION, THE ORGANIZATION IS THE SOLE MEMBER OF MP CENTURY VILLAGE LLC AND MP LAGUNA COMMONS LLC, EACH OF WHICH HAVE PARTNERSHIP INTERESTS IN PARTNERSHIPS WHICH ALSO OWN AND OPERATE AFFORDABLE HOUSING COMPLEXES FOR LOW INCOME INDIVIDUALS AND FAMILIES.

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

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

4d Other program services (Describe in Schedule O)

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

4e Total program service expenses ►

3,255.

Part IV Checklist of Required Schedules

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

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

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

4 **Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II

5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III

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

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

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

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

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

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

a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI

b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII

c Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII

d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX

e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X

f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X

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

b Was the organization included in consolidated, independent audited financial statements for the tax year?
If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional

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

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

b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV

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, Parts II and IV

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, Parts III and IV

17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I

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

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

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

b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?

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

Part IV Checklist of Required Schedules (continued)

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

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response to any question in this Part V

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

94-3197474

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

Check if Schedule O contains a response to any question in this Part VI

X

Section A. Governing Body and Management

<p>1a Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.</p> <p>1b</p>	1a	1b
<p>b Enter the number of voting members included in line 1a, above, who are independent</p> <p>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?</p> <p>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?</p> <p>4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?</p> <p>5 Did the organization become aware during the year of a significant diversion of the organization's assets?</p> <p>6 Did the organization have members or stockholders?</p> <p>7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?</p> <p>b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?</p> <p>8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:</p> <p>a The governing body?</p> <p>b Each committee with authority to act on behalf of the governing body?</p> <p>9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O</p>		

		Yes	No
1a	14		
1b	14		
p with any other			
the direct supervision		2	X
990 was filed?		3	X
sets?		4	X
ppoint one or		5	X
stockholders, or		6	X
ar by the following:		7a	X
ached at the		7b	X
		8a	X
		8b	X
		9	X

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

10a Did the organization have local chapters, branches, or affiliates?

b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?

11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?

b Describe in Schedule O the process, if any, used by the organization to review this Form 990.

12a Did the organization have a written conflict of interest policy? If "No," go to line 13

b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?

c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done

13 Did the organization have a written whistleblower policy?

14 Did the organization have a written document retention and destruction policy?

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?

a The organization's CEO, Executive Director, or top management official

b Other officers or key employees of the organization

If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).

16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?

b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

	Yes	No
10a		X
10b		
11a		X
12a	X	
12b	X	
12c	X	
13	X	
14	X	
15a	X	
15b	X	
16a	X	
16b	X	

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ► **CA**

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

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

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ►
THE ORGANIZATION - 650-356-2900

303 VINTAGE PARK DRIVE NO 250 FOSTER CITY CA 94404

303 VINTAGE PARK DRIVE, NO. 250, FOSTER CITY, CA 94404

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

 Check if Schedule O contains a response to any question in this Part VII
Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

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

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

 Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
(1) C. MARK BATTEY CHAIRPERSON	0.20	X	X				0.	0.	0.
	4.40								
(2) BETH BARTLETT VICE CHAIRPERSON	0.20	X	X				0.	0.	0.
	2.60								
(3) DANIEL SEUBERT SECRETARY	0.20	X	X				0.	0.	0.
	2.60								
(4) RICHARD SLATON DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(5) THERESE FREEMAN TREASURER	0.20	X	X				0.	0.	0.
	2.60								
(6) MARI TUSTIN DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(7) PAUL STALEY VICE CHAIRPERSON	0.20	X	X				0.	0.	0.
	2.60								
(8) PAUL ROSENSTIEL DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(9) MONIQUE MOYER DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(10) CARYN KALI DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(11) CHARLES SANDEL DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(12) DARIUSH KAYHAN DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(13) ERIK DOYLE DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(14) KIM LE DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(15) HOLLY VOCAL DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(16) KOONAL GANDHI DIRECTOR	0.20	X					0.	0.	0.
	2.60								
(17) SUSAN SMARTT DIRECTOR	0.20	X					0.	0.	0.
	2.60								

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

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

	Yes	No
3		X
4	X	
5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(The organization, if any, in which you are employed)			
(A) Name and business address	(B) Description of services	(C) Compensation	

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

Part VIII

Statement of Revenue

Check if Schedule O contains a response to any question in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, Gifts, Grants and Other Similar Amounts					
1 a Federated campaigns	1a				
b Membership dues	1b				
c Fundraising events	1c				
d Related organizations	1d				
e Government grants (contributions)	1e				
f All other contributions, gifts, grants, and similar amounts not included above	1f				
g Noncash contributions included in lines 1a-1f \$					
h Total. Add lines 1a-1f	►				
Program Service Revenue					
2 a MGMT FEE (PICKERING AS	Business Code 531110	23,370.	23,370.		
b					
c					
d					
e					
f All other program service revenue					
g Total. Add lines 2a-2f	►	23,370.			
Other Revenue					
3 Investment income (including dividends, interest, and other similar amounts)	►				
4 Income from investment of tax-exempt bond proceeds	►				
5 Royalties	►				
6 a Gross rents	(i) Real				
b Less rental expenses					
c Rental income or (loss)					
d Net rental income or (loss)	►				
7 a Gross amount from sales of assets other than inventory	(i) Securities				
b Less, cost or other basis and sales expenses					
c Gain or (loss)					
d Net gain or (loss)	►				
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a				
b Less direct expenses	b				
c Net income or (loss) from fundraising events	►				
9 a Gross income from gaming activities. See Part IV, line 19	a				
b Less direct expenses	b				
c Net income or (loss) from gaming activities	►				
10 a Gross sales of inventory, less returns and allowances	a				
b Less cost of goods sold	b				
c Net income or (loss) from sales of inventory	►				
Miscellaneous Revenue	Business Code				
11 a PSHIP INCOME (MP CENTU	531110	5,635,067.	5,635,067.		
b OTHER INCOME	531110	20.	20.		
c					
d All other revenue					
e Total. Add lines 11a-11d	►	5,635,087.			
12 Total revenue. See instructions.	►	5,658,457.	5,658,457.	0.	0.

Part IX Statement of Functional Expenses

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

Check if Schedule O contains a response to any question in this Part IX

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 United States. See Part IV, line 21				
2 Grants and other assistance to individuals in the United States. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17	2,250.		2,250.	
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a STATE INCOME TAXES AND	1,620.	1,620.		
b LOSS FROM PARTNERSHIP (1,224.	1,224.		
c LOSS FROM PARTNERSHIP (408.	408.		
d LOSS FROM PARTNERSHIP (3.	3.		
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	5,505.	3,255.	2,250.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here ➤ if following SOP 98-2 (ASC 958-720)

Part X Balance Sheet

Check if Schedule O contains a response to any question in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	4,018.	1	416.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net			
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L	139,880.	4	138,249.
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr). Complete Part II of Sch L		5	
	7 Notes and loans receivable, net		6	
	8 Inventories for sale or use		7	
	9 Prepaid expenses and deferred charges		8	
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a		
	b Less: accumulated depreciation	10b		10c
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11	139,468.	13	5,773,311.
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
	16 Total assets. Add lines 1 through 15 (must equal line 34)	283,366.	16	5,911,976.
Liabilities	17 Accounts payable and accrued expenses	2,800.	17	2,250.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	0.	25	6,128,763.
	26 Total liabilities. Add lines 17 through 25	2,800.	26	6,131,013.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ► <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	280,566.	27	-219,037.
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here ► <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	280,566.	33	-219,037.
	34 Total liabilities and net assets/fund balances	283,366.	34	5,911,976.

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response to any question in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	5,658,457.
2	Total expenses (must equal Part IX, column (A), line 25)	2	5,505.
3	Revenue less expenses Subtract line 2 from line 1	3	5,652,952.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	280,566.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	-6,152,555.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	-219,037.

Part XII Financial Statements and ReportingCheck if Schedule O contains a response to any question in this Part XII

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

2a Were the organization's financial statements compiled or reviewed by an independent accountant?
 If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis

b Were the organization's financial statements audited by an independent accountant?
 If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis

c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
 If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.

3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
 b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		X
2b	X	
2c	X	
3a	X	
3b		

Form 990 (2012)

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

OMB No. 1545-0047

2012

Open to Public
Inspection

Name of the organization

MID-PENINSULA PICKERING, INC.

Employer identification number

94-3197474

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

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

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

	Yes	No
11g(i)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11g(ii)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11g(iii)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document?	(v) Did you notify the organization in col. (i) of your support?	(vi) Is the organization in col. (i) organized in the U.S.?		(vii) Amount of monetary support
					Yes	No	
MIDPEN HOUSING CORP	23-70899779		X				5,505.
Total	1						5,505.

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

Schedule A (Form 990 or 990-EZ) 2012

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
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.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2012 (line 6, column (f) divided by line 11, column (f))	14	%
15 Public support percentage from 2011 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2012. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization	<input type="checkbox"/>	
b 33 1/3% support test - 2011. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization	<input type="checkbox"/>	
17a 10% -facts-and-circumstances test - 2012. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization	<input type="checkbox"/>	
b 10% -facts-and-circumstances test - 2011. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization	<input type="checkbox"/>	
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions	<input type="checkbox"/>	

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 Total support. (Add lines 9, 10c, 11, and 12)						

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

Section C. Computation of Public Support Percentage

15 Public support percentage for 2012 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2011 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2012 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2011 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2012. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

b 33 1/3% support tests - 2011. 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 ►

SCHEDULE D
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**

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

OMB No. 1545-0047

2012Open to Public
Inspection

Name of the organization

MID-PENINSULA PICKERING, INC.

Employer identification number
94-3197474**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

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

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

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

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

1 Purpose(s) of conservation easements held by the organization (check all that apply)

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

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

	Held at the End of the Tax Year
2a	
2b	
2c	
2d	

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, and not on a historic structure listed in the National Register

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax 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, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ► _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, 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 (ASC 958), 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 XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), 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 (ASC 958) relating to these items

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

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

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

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

a <input type="checkbox"/> Public exhibition	d <input type="checkbox"/> Loan or exchange programs
b <input type="checkbox"/> Scholarly research	e <input type="checkbox"/> Other _____
c <input type="checkbox"/> Preservation for future generations	

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

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

to be sold to raise funds rather than to be maintained as part of the organization's collection?

Yes No

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

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

Yes No

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

	Amount
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 XIII. Check here if the explanation has been provided in Part XIII

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

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

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

a Board designated or quasi-endowment ► _____ %

b Permanent endowment ► _____ %

c Temporarily restricted endowment ► _____ %

The percentages in lines 2a, 2b, and 2c should equal 100%.

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

(i) unrelated organizations

(ii) related organizations

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

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

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

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c)) ►

0.

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

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		

Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ►

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

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) INVESTMENT IN PARTNERSHIP		
(2) (PICKERING ASSOCIATES)	138,244.	COST
(3) INVESTMENT IN PARTNERSHIP		
(4) (MID-PENINSULA CENTURY		
(5) VILLAGE ASSOCIATES)	5,635,067.	COST
(6)		
(7)		
(8)		
(9)		
(10)		

Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ►

5,773,311.

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

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

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

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

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) L-T ADVANCES PAYABLE-I/E	800.
(3) INVESTMENT IN PARTNERSHIP (NEW	
(4) CENTURY VILLAGE LP)	6,127,606.
(5) INVESTMENT IN PARTNERSHIP (LAGUNA	
(6) COMMONS ASSOCIATES, LP)	357.
(7)	
(8)	
(9)	
(10)	
(11)	

Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ►

6,128,763.

2. FIN 48 (ASC 740) Footnote. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1 Total revenue, gains, and other support per audited financial statements

1

2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:

- a Net unrealized gains on investments
- b Donated services and use of facilities
- c Recoveries of prior year grants
- d Other (Describe in Part XIII.)

2a
2b
2c
2d

2e

3 Subtract line 2e from line 1

3

4 Amounts included on Form 990, Part VIII, line 12, but not on line 1:

4a
4b

4c

- a Investment expenses not included on Form 990, Part VIII, line 7b
- b Other (Describe in Part XIII.)
- c Add lines 4a and 4b

5 Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)

5

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1 Total expenses and losses per audited financial statements

1

2 Amounts included on line 1 but not on Form 990, Part IX, line 25

- a Donated services and use of facilities
- b Prior year adjustments
- c Other losses
- d Other (Describe in Part XIII.)

2a
2b
2c
2d

2e

3 Subtract line 2e from line 1

3

4 Amounts included on Form 990, Part IX, line 25, but not on line 1

4a
4b

4c

- a Investment expenses not included on Form 990, Part VIII, line 7b
- b Other (Describe in Part XIII.)
- c Add lines 4a and 4b

5 Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)

5

Part XIII Supplemental Information

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

PART X, LINE 2: THE CORPORATION BELIEVES THAT IT HAS APPROPRIATE

SUPPORT FOR ANY TAX POSITIONS TAKEN, AND AS SUCH, DOES NOT HAVE ANY
UNCERTAIN TAX POSITIONS THAT ARE MATERIAL TO THE COMBINED FINANCIAL
STATEMENTS. THE FEDERAL AND STATE INCOME TAX RETURNS FOR THE YEARS 2008
THROUGH 2011 ARE SUBJECT TO EXAMINATION BY REGULATORY AGENCIES, GENERALLY
FOR THREE YEARS AND FOUR YEARS AFTER THEY WERE FILED FOR FEDERAL AND
STATE, RESPECTIVELY.

SCHEDULE J
(Form 990)Department of the Treasury
Internal Revenue Service**Compensation Information**For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees

► Complete if the organization answered "Yes" to Form 990,
Part IV, line 23.
► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2012Open to Public
Inspection

Name of the organization

MID-PENINSULA PICKERING, INC.Employer identification number
94-3197474**Part I Questions Regarding Compensation**

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items

<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence
<input type="checkbox"/> Tax indemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)

1b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?

3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III

<input type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract
<input type="checkbox"/> Independent compensation consultant	<input checked="" type="checkbox"/> Compensation survey or study
<input checked="" type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee

4 During the year, did any person listed in Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

a Receive a severance payment or change-of-control payment?

b Participate in, or receive payment from, a supplemental nonqualified retirement plan?

c Participate in, or receive payment from, an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

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

5 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

a The organization?

b Any related organization?

If "Yes" to line 5a or 5b, describe in Part III.

6 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of

a The organization?

b Any related organization?

If "Yes" to line 6a or 6b, describe in Part III.

7 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

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

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2012

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if necessary.

For each individual whose communication must be recorded in Schedule 1, report communication from the organization on row (i) and from related organizations described in the instructions on row (ii).

On an individual basis, the components of the system of repeat components may be represented as follows:

DO NOT list daily individualized items that are not "on the menu".

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

OMB No. 1545-0047

2012
Open to Public
Inspection

Name of the organization

MID-PENINSULA PICKERING, INC.

Employer identification number
94-3197474

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

PROVIDE QUALITY, SAFE AND AFFORDABLE HOUSING TO LOW INCOME INDIVIDUALS
AND FAMILIES.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

AND MUTUAL RESPECT.

**FORM 990, PART VI, SECTION B, LINE 11: THE ASSISTANT CONTROLLER COMPLETED
THE FORM 990 QUESTIONNAIRE AND CFO CONDUCTED A DETAILED REVIEW OF THE
RETURN BEFORE IT IS FILED.**

**FORM 990, PART VI, SECTION B, LINE 12C: THE ORGANIZATION ROUTINELY
EXAMINES IF BOARD MEMBERS AND KEY EMPLOYEES SHOULD RECUSE BASED UPON A
POTENTIAL CONFLICT AND WHEN IN DOUBT THE ORGANIZATION ERRS ON THE
CONSERVATIVE SIDE AND MEMBERS RECUSE. BY RENEWING OUR CONFLICTS STATEMENTS
ANNUALLY, BOARD MEMBERS AND KEY EMPLOYEES ARE ROUTINELY REMINDED TO EXAMINE
THEIR ROLES IN THE VARIOUS AVENUES OF THEIR LIVES SO THAT THEY REMAIN
KEENLY AWARE OF POSSIBLE CONFLICTS.**

**FORM 990, PART VI, SECTION B, LINE 15: BOARD MEMBERS REVIEW SALARIES USING
COMPARABLE DATA FROM COMPENSATION STUDIES AND FORM 990 OF OTHER
ORGANIZATIONS AND THEN DISCUSS WITH BOD.**

**FORM 990, PART VI, SECTION C, LINE 19: DOCUMENTS ARE AVAILABLE UPON
REQUEST**

Name of the organization

MID-PENINSULA PICKERING, INC.

Employer identification number
94-3197474

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

BOOK EQUITY ADJUSTMENT ON TRANSFER OF INTEREST	-6,127,705.
MANAGEMENT FEES AND OTHER MISCELLANEOUS ADJUSTING ENTRIES	-24,850.
TOTAL TO FORM 990, PART XI, LINE 9	-6,152,555.

SCHEDULE R
 (Form 990)
 Department of the Treasury
 Internal Revenue Service

► Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
 ► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047
2012
 Open to Public
 Inspection

Name of the organization

MID-PENINSULA PICKERING, INC.

Employer identification number
94-3197474

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
MP LAND HOLDINGS, LLC - 47-0883863 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MIDPEN HOUSING CORPORATION
BAY OAKS, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MP CAN DO, INC.
MP 220 ROSS AVE, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID PENINSULA SAN CARLOS CORP.
MP CARROLL INN, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MP BAKER PARK, INC.

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?
CRESCENT TERRACE, INC. - 94-2910850 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
CUPERTINO COMMUNITY HOUSING FOR THE DISABLED, INC. - 94-2791688, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA HOMEPORT, INC. - 77-0164512	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
ITALIAN GARDENS, INC. - 94-3297850 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO SUPPORT DEVELOPING & OPERATING AFFORDABLE HOUSING FOR LOW INC	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X

For Paperwork Reduction Act Notice, see the Instructions for Form 990.
 SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2012

Part I Continuation of Identification of Disregarded Entities

(a)	(b)	(c)	(d)	(e)	(f)
Name, address, and EIN of disregarded entity	Primary activity	Legal domicile (state or foreign country)	Total income	End-of-year assets	Direct controlling entity
MP CASTROVILLE, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MP SCOTT'S VALLEY, INC.
MP DELAWARE PACIFIC, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA GREENRIDGE, INC.
MP MANTECA AFFORDABLE HOUSING LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MP SCOTT'S VALLEY, INC.
MP MILPITAS AFFORDABLE HOUSING LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MP SCOTT'S VALLEY, INC.
MP SUNNY MEADOWS, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA THE FARM, INC.
MP UNION CITY TOD GARAGE, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA COASTSIDE, INC.
UNION CITY TOD I, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA COASTSIDE, INC.
UNION CITY TOD II, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA COASTSIDE, INC.
VINEYARD PLACE, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			MID-PENINSULA COASTSIDE, INC.
VISTA MEADOWS, LLC 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA			M.C. HOMES, INC.
					MID-PENINSULA THE FARM, INC.

Part I Continuation of Identification of Disregarded Entities

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?
M.C. HOMES, INC. - 77-0151312 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MENLO GATEWAY, INC. - 77-0132350 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MIDPEN HOUSING CORPORATION - 23-7089977 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MIDPEN PROPERTY MANAGEMENT CORPORATION - 94-1738105, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA RESIDENT SERVICES CORPORATION - 94-2090479, 303 VINTAGE PARK DRIVE, SUITE 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA BAKER PARK, INC. - 77-0316333 77-0325449, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA CARROLL STREET, INC. - 94-3188698, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA CENTURY VILLAGE, INC. - 77-0047939, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA COALITION ASTER PARK CORPORATION - 23-7349437, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA COALITION BELLE HAVEN, INC. - 94-2556973, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA COALITION MONTE VISTA TERRACE CORPORATION - 94-323542 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a)	Name, address, and EIN of related organization	(b)	Primary activity	(c)	Legal domicile (state or foreign country)	(d)	Exempt Code section	(e)	Public charity status (if section 501(c)(3))	(f)	Direct controlling entity	(g)	Section 512(b)(13) controlled organization?
Yes	No												
MID-PENINSULA COLMA RIDGE, INC. - 94-3198805	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING	CORPORATION				X	
MID-PENINSULA COUNTRY HILLS, INC. - 77-0262053	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA FAIRFIELD CORPORATION - 94-3188806	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA GINZTON, INC. - 77-0292344	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA GREENRIDGE, INC. - 94-3292584	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA HALF MOON BAY, INC. - 94-3346915	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11B	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA HERMANAS, INC. - 94-3197473	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA HOLY FAMILY CORPORATION - 77-0295718	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA HORIZONS, INC. - 77-0283619	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA MURPHYS, INC. - 94-3234468	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA OROYSOM SENIOR HOUSING, INC. - 77-0469649	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA PAGE MILL COURT, INC. - 77-0430914	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING	CORPORATION			X		
MID-PENINSULA PAGE MILL COURT, INC. - 77-0430914	TO PROVIDE AFFORDABLE	HOUSING FOR LOW INCOME	INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING	CORPORATION			X		

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?
Yes	No					
MID-PENINSULA PALMS II, INC. - 77-0313112 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SAN CARLOS CORPORATION - 77-0323473, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SAN PEDRO, INC. - 94-3346280 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11B	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SAN RAMON CORPORATION - 77-0185730, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SCOTT'S VALLEY INC. - 94-3253425, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11B	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SEVEN TREES, INC. - 77-0222294 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA SHARON PALMS CORPORATION - 77-0232941, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA THE FARM, INC. - 77-0283355 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11A	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA TYRELLA CORPORATION, INC. - 77-019866, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	9	MIDPEN HOUSING CORPORATION	X
MID-PENINSULA WOODLANDS CORPORATION - 77-0280070, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	11B	MIDPEN HOUSING CORPORATION	X
MILAGRO INDEPENDENT LIVING, INC. - MP CAN DO, INC - 94-3225882 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C)(3)	7	MIDPEN HOUSING CORPORATION	X

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?
Yes	No					
MP MEZES INC. - 94-3234317 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	7	MIDPEN HOUSING CORPORATION	X
MP PALO ALTO GARDENS, INC. - 94-32226212 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	11A	MIDPEN HOUSING CORPORATION	X
MP PRESERVATION, INC. - 94-3319924 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	11A	MIDPEN HOUSING CORPORATION	X
MP SANTA CLARA INC. - 94-3382075 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	11A	MIDPEN HOUSING CORPORATION	X
MP ST. MATTHEW, INC. - 94-3253673 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	11A	MIDPEN HOUSING CORPORATION	X
MV CENTRAL PARK APARTMENTS, INC. - 77-0283354, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	11A	MIDPEN HOUSING CORPORATION	X
SAN VERNON CORPORATION - 94-1747752 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	7	MIDPEN HOUSING CORPORATION	X
SARATOGA COURT, INC. - 77-0058052 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	7	MIDPEN HOUSING CORPORATION	X
ST. MATTHEW SAN MATEO, INC. - 94-3201257 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (2)	N/A	MIDPEN HOUSING CORPORATION	X
VIVENTE 1, INC. - 77-0064443 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	PF	MIDPEN HOUSING CORPORATION	X
VIVENTE 2, INC. - 77-0064498 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES	CALIFORNIA	501(C) (3)	7	MIDPEN HOUSING CORPORATION	X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations? Yes No	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner? Yes No	(k) Percentage ownership
ARBOR PARK COMMUNITY, LP - 77-0546772, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ASTER PARK LIMITED PARTNERSHIP - 77-0288393, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BAKER PARK ASSOCIATES - 77-0323314, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BRIDGEWAY EAST LP - 86-1096849, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(3) controlled entity? Yes No
MID-PENINSULA SHORELINE, INC. - 94-3303619	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS	CA	N/A	C CORP	N/A	N/A	N/A	X
303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS	CA	N/A	C CORP	N/A	N/A	N/A	X
MID-PENINSULA NEW COMMUNITIES, INC - 94-3287959	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS	CA	N/A	C CORP	N/A	N/A	N/A	X
303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS	CA	N/A	C CORP	N/A	N/A	N/A	X
UNION CITY TOD BLOCK 4 MAINTENANCE ASSOCIATION - 45-4050345, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE TO THE UNITS/COMMON	CA	N/A	C CORP	N/A	N/A	N/A	X

SEE PART VII FOR CONTINUATIONS

Part III Continuation of 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, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or Percentage ownership partner?
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
CARROLL STREET ASSOCIATES - 77-0325450, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COASTSIDE ASSOCIATES - 94-3254614, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EPA WOODLANDS ASSOCIATES - 77-0199078, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FREMONT MAIN STREET VILLAGE, LP - 27-1080806, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GINZTON ASSOCIATES - 77-0292945, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GLORIA WAY ASSOCIATES - 94-3225883, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HERMANAS ASSOCIATES - 94-3231236, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HERMANAS II ASSOCIATES, LP - 94-3363820, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOLY FAMILY ASSOCIATES - 77-0294887, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Part III Continuation of 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, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations? Yes No	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065c)	(j) General or managing partner? Yes No	(k) Percentage ownership
LAUREOLA OAKS ASSOCIATES - 77-0323472, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MEZES COURT ASSOCIATES - 94-3234778, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
MIDPEN DORNER ASSOCIATES, LP - 45-0651105, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MID-PENINSULA CASTROVILLE ASSOCIATES - 71-0950643, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MID-PENINSULA CENTURY VILLAGE ASSOCIATES - 94-3213101, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MID-PENINSULA MURPHYS ASSOCIATES - 94-3234472, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MID-PENINSULA SAN PEDRO ASSOCIATES L.P. - 94-3346317, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MID-PENINSULA SHARON PALMS ASSOCIATES - 77-0251433, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MOONRIDGE ASSOCIATES - 94-3346919, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A

Part II Continuation of 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, unrelated excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or percentage ownership partner?	(k) Yes No
IMP CENTRAL PARK ASSOCIATES, L.P. - 94-3301170, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes No			
IMP DELAWARE PACIFIC ASSOCIATES, LP - 27-4816717, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP FAIR OAKS I, L.P. - 94-3457125, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP GREENRIDGE ASSOCIATES - 94-3252585, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP HILLSDALE TOWNHUSES L.P. - 26-3474067, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP HOMESTEAD PARK ASSOCIATES - 94-3366881, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP ITALIAN GARDENS ASSOCIATES - 94-3297661, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP LATHAM ASSOCIATES, LP - 94-3228467, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				
IMP MANTECA AFFORDABLE HOUSING ASSOCIATES - 55-0916775, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A				

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

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	Predominant income (related, unrelated, excluded from tax under sections 512-514)	Share of total income	Share of end-of-year assets	Disproportion- ate allocations?	Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	General or Percentage ownership partner?	Yes No
MP MANZANITA ASSOCIATES - 36-4608203, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MP MILPITAS AFFORDABLE HOUSING ASSOCIATES - 65-1249653, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER INCOME	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
MP MINTO ASSOCIATES, L.P. - 71-1030335, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER INCOME	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MP MISSION ASSOCIATES - 56-2299898, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER INCOME	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
MP MONTE VISTA ASSOCIATES - 73-1731576, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER INCOME	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MP MORSE COURT ASSOCIATES - 74-3071458, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER INCOME	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
MP NEW COMMUNITIES ASSOCIATES - 94-3361618, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A
MP OROYSON, LP - 94-3287958 303 VINTAGE PARK DRIVE, SUITE FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A
MP PALO ALTO GARDENS ASSOCIATES - 94-3324853, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A

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

(a)	Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) General or Percentage ownership partner?
Yes	No										
MP PARKHURST ASSOCIATES - 87-0750877, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP REDWOOD COURT ASSOCIATES - 94-3366885, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP RUNNEDMEYDE ASSOCIATES - 94-3366887, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SAN ANDREAS ASSOCIATES - 94-3329955, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SAN MATEO TRANSIT ASSOCIATES, L.P. -	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SCOTTS VALLEY ASSOCIATES - 94-3253429, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SHORELINE ASSOCIATES - 94-3275464, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SOUTH CITY I, LP - 27-2933010, 303 VINTAGE	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SOUTH CITY, LP - 26-3339253, 303 VINTAGE PARK	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
MP SOUTH CITY II, LP DRIVE, SUITE 250, FOSTER	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							
CITY, CA 94404 CITY, CA 94404	TO PROVIDE AFFORDABLE	HOUSING FOR LOW	CA	N/A							

Part III Continuation of 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, unrelated, excluded from tax under sections 512-514)	(f)	Share of total income	(g)	Share of end-of-year assets	(h)	Disproportionate allocations?	(i)	Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j)	General or managing partner?	(k)
(a)	Name, address, and EIN of related organization	(b)	Primary activity	(c)	Legal domicile (state or foreign country)	(d)	Direct controlling entity	(e)	Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f)	Share of total income	(g)	Share of end-of-year assets	(h)	Disproportionate allocations?	(i)	Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j)	General or managing partner?	(k)
MP SUNNY MEADOWS, LP - 45-3690931, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	No	N/A	N/A	N/A	
MP TICE OAKS ASSOCIATES - 94-3366888, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP TIMBERWOOD ASSOCIATES - 56-2515745, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP TRANSIT CENTER ASSOCIATES - - 56-2329976, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP TYRELLA ASSOCIATES - 94-3366889, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP UNION CITY TOD I L.P. - 94-3457129, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP UNION CITY TOD II, LP - 27-1929544, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MP VINEYARD CROSSING, LP - 20-3868901, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
NEW HOMESTEAD ASSOCIATES - 94-3385703, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Part III Continuation of 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, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations? Yes No	(i) Code V-UBI amount in box K-1 (Form 1065)	(j) General or managing partner? Yes No	(k) Percentage ownership
OPEN DOORS ASSOCIATES - 77-0292950, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
PICKERING ASSOCIATES, L.P. - 94-3213104, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	MID-PENINSULA PICKERING, INC.	RELATED	-8,256.	386,619.	X	N/A	X	1.00%
RIVERWOOD GROVE ASSOCIATES - 94-3382077, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
RIVERWOOD PLACE ASSOCIATES - 94-3382078, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
ST. MATTHEW ASSOCIATES, L.P. - 94-3253674, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
SUNSET CREEK PARTNERS - 94-3191465, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
THE FARM ASSOCIATES - 94-3146236, 303 VINTAGE PARK AFFORDABLE DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
VISTA MEADOWS ASSOCIATES, L.P - 27-1339674, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				
WILLOW GARDENS HOUSING ASSOCIATES - 94-3303620, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404 INCOME	TO PROVIDE AFFORDABLE	CA	N/A	N/A	N/A	N/A				

Part III Continuation of 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, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations? Yes No	(i) Code V-UBI amount in box K-1 (Form 1065)	(j) General or percentage ownership by managing partner? Yes No
APTO'S BLUE ASSOCIATES, LP - 45-5623896, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GARLAND PLAZA ASSOCIATES, LP - 46-0893466, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HALF MOON VILLAGE ASSOCIATES, TO PROVIDE LP - 46-0984174, 303 VINTAGE AFFORDABLE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LAGUNA COMMONS ASSOCIATES, LP TO PROVIDE - 46-1128572, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	MP LAGUNA COMMONS, LLC RELATED	-408.	1,580,133.	X	N/A	X	51,008
MARYMEAD AFFORDABLE HOUSING, LP - 56-2676938, 303 VINTAGE AFFORDABLE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NEW CENTURY VILLAGE, LP - 45-4999304, 303 VINTAGE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	MP CENTURY VILLAGE LLC RELATED	-3.	18,222,538.	X	N/A	X	.018
MARYMEAD AFFORDABLE HOUSING, LLC - 56-2676936, 303 VINTAGE AFFORDABLE PARK DRIVE, SUITE 250, FOSTER HOUSING FOR LOW CITY, CA 94404	TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME	CA	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34, 35b, or 36.)**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

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

- a Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties or **(iv)** rent from a controlled entity
- b Gift, grant, or capital contribution to related organization(s)
- c Gift, grant, or capital contribution from related organization(s)
- d Loans or loan guarantees to or for related organization(s)
- e Loans or loan guarantees by related organization(s)
- f Dividends from related organization(s)
- g Sale of assets to related organization(s)
- h Purchase of assets from related organization(s)
- i Exchange of assets with related organization(s)
- j Lease of facilities, equipment, or other assets to related organization(s)
- k Lease of facilities, equipment, or other assets from related organization(s)
- l Performance of services or membership or fundraising solicitations for related organization(s)
- m Performance of services or membership or fundraising solicitations by related organization(s)
- n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o Sharing of paid employees with related organization(s)
- p Reimbursement paid to related organization(s) for expenses
- q Reimbursement paid by related organization(s) for expenses
- r Other transfer of cash or property to related organization(s)
- s Other transfer of cash or property from related organization(s)

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

(a) Name of other organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			

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

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

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

PART II, IDENTIFICATION OF RELATED TAX-EXEMPT ORGANIZATIONS:

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

CUPERTINO COMMUNITY HOUSING FOR THE DISABLED, INC.

EIN: 94-2791688

303 VINTAGE PARK DRIVE, SUITE 250

FOSTER CITY, CA 94404

NAME OF RELATED ORGANIZATION:

ITALIAN GARDENS, INC.

PRIMARY ACTIVITY: TO SUPPORT DEVELOPING & OPERATING AFFORDABLE HOUSING FOR
LOW INC PERSONS

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME OF RELATED ORGANIZATION:

ARBOR PARK COMMUNITY, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

ASTER PARK LIMITED PARTNERSHIP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MID-PENINSULA COALITION ASTER PARK CORPORATION

NAME OF RELATED ORGANIZATION:

BAKER PARK ASSOCIATES

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

BRIDGEWAY EAST LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

CARROLL STREET ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

COASTSIDE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

EPA WOODLANDS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

FREMONT MAIN STREET VILLAGE, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

GINZTON ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

GLORIA WAY ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

HERMANAS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

HERMANAS II ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

HOLY FAMILY ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

LAUREOLA OAKS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

AND FAMILIES

NAME OF RELATED ORGANIZATION:

MEZES COURT ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MIDPEN DONNER ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA CASTROVILLE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MID-PENINSULA TYRELLA CORPORATION, INC.

NAME OF RELATED ORGANIZATION:

MID-PENINSULA CENTURY VILLAGE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA MURPHYS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

MID-PENINSULA SAN PEDRO ASSOCIATES L.P.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA SHARMON PALMS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MOONRIDGE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP CENTRAL PARK ASSOCIATES, L.P.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MV CENTRAL PARK APARTMENTS, INC.

NAME OF RELATED ORGANIZATION:

MP DELAWARE PACIFIC ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP FAIR OAKS I, L.P.

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP GREENRIDGE ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP HILLSDALE TOWNHOUSES L.P.

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

DIRECT CONTROLLING ENTITY: MID-PENINSULA TYRELLA CORPORATION, INC.

NAME OF RELATED ORGANIZATION:

MP HOMESTEAD PARK ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP ITALIAN GARDENS ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP LATHAM ASSOCIATES, LP

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

MP MANTECA AFFORDABLE HOUSING ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP MANZANITA ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

MP MILPITAS AFFORDABLE HOUSING ASSOCIATES

EIN: 65-1249653

303 VINTAGE PARK DRIVE, SUITE 250

FOSTER CITY, CA 94404

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP MINTO ASSOCIATES, L.P.

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP MISSION ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

MP MONTE VISTA ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MV CENTRAL PARK APARTMETNS, INC.

NAME OF RELATED ORGANIZATION:

MP MORSE COURT ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MID-PENINSULA COALITION MONTE VISTA TERRACE
CORPORATION

NAME OF RELATED ORGANIZATION:

MP NEW COMMUNITIES ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP OROYSOM, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP PALO ALTO GARDENS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

MP PARKHURST ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP REDWOOD COURT ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MID-PENINSULA COALITION MONTE VISTA TERRACE
CORPORATION

NAME OF RELATED ORGANIZATION:

MP RUNNEMEDE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP SAN ANDREAS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

MP SAN MATEO TRANSIT ASSOCIATES, L.P.

EIN: 84-1719102

303 VINTAGE PARK DRIVE, SUITE 250

FOSTER CITY, CA 94404

Part VII Supplemental Information

• Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP SCOTTS VALLEY ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP SHORELINE ASSOCIATES

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP SOUTH CITY II, LP

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP SOUTH CITY, LP

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

MP SUNNY MEADOWS, LP

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

NAME OF RELATED ORGANIZATION:

MP TICE OAKS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP TIMBERWOOD ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

DIRECT CONTROLLING ENTITY: MV CENTRAL PARK APARTMETNS, INC.

NAME OF RELATED ORGANIZATION:

MP TRANSIT CENTER ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP TYRELLA ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP UNION CITY TOD I L.P.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP UNION CITY TOD II, LP

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

MP VINEYARD CROSSING, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

NEW HOMESTEAD ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

OPEN DOORS ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

PICKERING ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

RIVERWOOD GROVE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

RIVERWOOD PLACE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

ST. MATTHEW ASSOCIATES, L.P.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

SUNSET CREEK PARTNERS

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

THE FARM ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

VISTA MEADOWS ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS AND FAMILIES

NAME OF RELATED ORGANIZATION:

WILLOW GARDENS HOUSING ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

AND FAMILIES

NAME OF RELATED ORGANIZATION:

APTOS BLUE ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

AND FAMILIES

NAME OF RELATED ORGANIZATION:

GARLAND PLAZA ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

AND FAMILIES

NAME OF RELATED ORGANIZATION:

HALF MOON VILLAGE ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

AND FAMILIES

NAME OF RELATED ORGANIZATION:

LAGUNA COMMONS ASSOCIATES, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

AND FAMILIES

NAME OF RELATED ORGANIZATION:

MARYMEAD AFFORDABLE HOUSING, LP

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS

AND FAMILIES

NAME OF RELATED ORGANIZATION:

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

NEW CENTURY VILLAGE ASSOCIATES

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MARYMEAD AFFORDABLE HOUSING, LLC

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

PART IV, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS CORP OR TRUST:

NAME OF RELATED ORGANIZATION:

MP WILLOW GARDENS, INC.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA OROYSOM, INC.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA SHORELINE, INC.

PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES

NAME OF RELATED ORGANIZATION:

MID-PENINSULA NEW COMMUNITIES, INC

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

**PRIMARY ACTIVITY: TO PROVIDE AFFORDABLE HOUSING FOR LOW INCOME INDIVIDUALS
AND FAMILIES**

NAME OF RELATED ORGANIZATION:

UNION CITY TOD BLOCK 4 MAINTENANCE ASSOCIATION

PRIMARY ACTIVITY: TO PROVIDE MGMT, ADMIN, AND MAINT TO THE UNITS/COMMON AREAS W/I THE PROJECT

FORM 199	OTHER INCOME	STATEMENT	1
DESCRIPTION			
AMOUNT			
OTHER INCOME			20.
PSHIP INCOME (MP CENTURY VILLAGE ASSOCIATES)			5,635,067.
MGMT FEE (PICKERING ASSC)			23,370.
TOTAL TO FORM 199, PART II, LINE 7			5,658,457.

FORM 199	COMPENSATION OF OFFICERS, DIRECTORS AND TRUSTEES	STATEMENT	2
NAME AND ADDRESS			
TITLE AND AVERAGE HRS WORKED/WK			
COMPENSATION			
C. MARK BATTEY 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	CHAIRPERSON 0.20		0.
BETH BARTLETT 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	VICE CHAIRPERSON 0.20		0.
DANIEL SEUBERT 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	SECRETARY 0.20		0.
RICHARD SLATON 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20		0.
THERESE FREEMAN 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	TREASURER 0.20		0.
MARI TUSTIN 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20		0.
PAUL STALEY 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	VICE CHAIRPERSON 0.20		0.
PAUL ROSENSTIEL 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20		0.

MID-PENINSULA PICKERING, INC.

94-3197474

MONIQUE MOYER 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
CARYN KALI 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
CHARLES SANDEL 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
DARIUSH KAYHAN 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
ERIK DOYLE 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
KIM LE 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
HOLLY VOCAL 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
KOONAL GANDHI 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
SUSAN SMARTT 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	DIRECTOR 0.20	0.
MATTHEW O. FRANKLIN 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	PRESIDENT 2.00	0.
DENNA SOULON 303 VINTAGE PARK DRIVE, NO. 250 FOSTER CITY, CA 94404	CFO 2.00	0.
TOTAL TO FORM 199, PART II, LINE 11		0.

FORM 199	OTHER EXPENSES	STATEMENT	3
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DESCRIPTION	AMOUNT
STATE INCOME TAXES AND	1,620.
LOSS FROM PARTNERSHIP (1,224.
LOSS FROM PARTNERSHIP (408.
LOSS FROM PARTNERSHIP (3.
ACCOUNTING FEES	2,250.
TOTAL TO FORM 199, PART II, LINE 17	5,505.

FORM 199	OTHER INVESTMENTS	STATEMENT	4
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DESCRIPTION	BEG. OF YEAR	END OF YEAR
INVESTMENT IN PARTNERSHIP (PICKERING ASSOCIATES)	139,468.	138,244.
INVESTMENT IN PARTNERSHIP (MID-PENINSULA CENTURY VILLAGE ASSOCIATES)	0.	5,635,067.
TOTAL TO FORM 199, SCHEDULE L, LINE 9	139,468.	5,773,311.

FORM 199	OTHER LIABILITIES	STATEMENT	5
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DESCRIPTION	BEG. OF YEAR	END OF YEAR
L-T ADVANCES PAYABLE-I/E	0.	800.
INVESTMENT IN PARTNERSHIP (NEW CENTURY VILLAGE LP)	0.	6,127,606.
INVESTMENT IN PARTNERSHIP (LAGUNA COMMONS ASSOCIATES, LP)	0.	357.
TOTAL TO FORM 199, SCHEDULE L, LINE 18	0.	6,128,763.