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EXTENDED TO NOVEMBER 15, 2017

OMB No 1545-0047

Form **990****Return of Organization Exempt From Income Tax**

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

2016

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

- Do not enter social security numbers on this form as it may be made public.
► Information about Form 990 and its instructions is at www.irs.gov/form990.

A For the 2016 calendar year, or tax year beginning and ending**B** Check if applicable

- ☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization**MERCY HOUSING LAKEFRONT**

Doing business as

Number and street (or P.O. box if mail is not delivered to street address)

1999 BROADWAY, SUITE 1000

Room/suite

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

DENVER, CO 80202**F** Name and address of principal officer **MARK ANGELINI****1999 BROADWAY SUITE 1000, DENVER, CO 80202****D** Employer identification number**36-3453183****E** Telephone number**(303) 830-3300****G** Gross receipts \$**17,326,490.****H(a)** Is this a group return

for subordinates?

☐ Yes☒ No**H(b)** Are all subordinates included?☐ Yes☐ No

If "No," attach a list. (see instructions)

H(c) Group exemption number ►**I** Tax-exempt status ☒ 501(c)(3) ☐ 501(c) () ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527**J** Website: ► **WWW.MERCYHOUSING.ORG****K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ►**L** Year of formation: **1986** **M** State of legal domicile: **IL****Part I Summary**

Activities & Governance	1 Briefly describe the organization's mission or most significant activities SEE SCHEDULE O		
	2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets		
	3 Number of voting members of the governing body (Part VI, line 1a)	16	
	4 Number of independent voting members of the governing body (Part VI, line 1b)	16	
	5 Total number of individuals employed in calendar year 2016 (Part V, line 2a)	0	
	6 Total number of volunteers (estimate if necessary)	0	
	7a Total unrelated business revenue from Part VIII, column (C), line 12	0.	
7b Net unrelated business taxable income from Form 990-T, line 34	0.		
Revenue	8 Contributions and grants (Part VIII, line 1h)	7,043,199.	5,404,378.
	9 Program service revenue (Part VIII, line 2g)	9,767,332.	11,524,282.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	42,379.	10,078.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	123,988.	301,773.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	16,976,898.	17,240,511.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	1,514,059.	2,682,812.
	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)	5,376,542.	4,479,581.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ► 1,302,433.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	11,135,785.	9,723,458.
	18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	18,026,386.	16,885,851.
	19 Revenue less expenses. Subtract line 18 from line 12	-1,049,488.	354,660.
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	44,700,968.	43,562,406.
	21 Total liabilities (Part X, line 26)	37,543,424.	36,022,401.
	22 Net assets or fund balances. Subtract line 21 from line 20	7,157,544.	7,540,005.

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	8-18-17
	VINCE DODDS, TREASURER	Type or print name and title	
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date
	KATHY BLACKBURN	Kathy Blackburn	8/15/17
Firm's EIN	Firm's name	Firm's EIN	PTIN
	COHNREZNICK LLP	22-1478099	P00450629
Firm's address	Firm's address	Phone no.	
	525 NORTH TRYON STREET CHARLOTTE, NC 28202	704-332-9100	

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

☒ Yes☐ No

632001 11-11-16

LHA For Paperwork Reduction Act Notice, see the separate instructions.

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SCANNED SEP 13 2017

990

Part III Statement of Program Service Accomplishments

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

☒ X

1 Briefly describe the organization's mission

SEE SCHEDULE O

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 \$ 9,793,006. including grants of \$ 1,005,260.) (Revenue \$ 8,494,069.)

HOUSING DEVELOPMENT PROGRAMS AND SERVICES INCLUDE ACQUIRING ACCEPTABLE LOCATIONS FOR EITHER NEW CONSTRUCTION OR REHABILITATION OF EXISTING PROPERTIES FOR MULTI-FAMILY RENTAL PROPERTIES THAT PROVIDE AFFORDABLE HOUSING TO LOW-INCOME RESIDENTS, OBTAIN FINANCING FOR THE DEVELOPMENT OF LOW-INCOME PROPERTIES, AND MANAGING THE CONSTRUCTION AND/OR REHABILITATION OF LOW-INCOME PROPERTIES THROUGH OBTAINING THE CERTIFICATION OF OCCUPANCY PROJECT COMPLETION.

4b (Code) (Expenses \$ 5,395,595. including grants of \$ 1,677,552.) (Revenue \$ 2,687,821.)

RESIDENT SERVICES AND PROGRAMS ARE PROVIDED FREE OF CHARGE TO RESIDENTS OF LOW-INCOME MULTI-FAMILY RENTAL PROPERTIES INCLUDING FAMILIES, SENIORS, AND PEOPLE WITH SPECIAL NEEDS. THE RESIDENT SERVICES AND PROGRAMS FALL INTO FOUR PRIMARY AREAS - EDUCATION, COMMUNITY, HEALTH AND WELLNESS, AND ECONOMIC STABILITY. RESIDENT SERVICES AND PROGRAMS ARE TAILORED TO MEET THE NEEDS OF EACH LOW-INCOME HOUSING COMMUNITY, INCLUDING AFTER-SCHOOL PROGRAM CHILDREN, GED AND ENGLISH COURSES, EMPLOYMENT INITIATIVES AND HOMEOWNERSHIP SEMINARS.

4c (Code) (Expenses \$ 394,817. including grants of \$) (Revenue \$ 342,392.)

ASSET MANAGEMENT SERVICES ARE PROVIDED TO LOW-INCOME MULTI-FAMILY RENTAL PROPERTIES AND INCLUDE PREPARING AND MANAGING ANNUAL OPERATING BUDGETS, PREPARING REPORTS FOR INVESTORS AND LENDERS, OVERSEEING THE PROPERTY MANAGEMENT SERVICES, AND ENSURING AN MONITORING COMPLIANCE TO MEET REGULATORY AND ELIGIBILITY REQUIREMENTS OF RESIDENTS.

4d Other program services (Describe in Schedule O.)

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

4e Total program service expenses 15,583,418.

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Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
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? <i>If "Yes," complete Schedule C, Part II</i>		X
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? <i>If "Yes," complete Schedule C, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
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? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
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? <i>If "Yes," complete Schedule D, Part VIII</i>		X
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? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	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)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
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? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X

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Part IV Checklist of Required Schedules (continued)

	Yes	No
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	X	
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III		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	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 25a		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
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?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I		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		X
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? If "Yes," complete Schedule L, Part II		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		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)		
a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV		X
b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV		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		X
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I		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		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	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	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
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		
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		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		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	X	

Note. All Form 990 filers are required to complete Schedule O

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

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	13	
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	0	
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	0	
2b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
3b	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation in Schedule O		
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)?		X
4b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
5c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		
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?		X
6b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
7a	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?		X
7b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
7c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
7d	If "Yes," indicate the number of Forms 8282 filed during the year		
7e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
7f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
7g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
7h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
9	Sponsoring organizations maintaining donor advised funds.		
9a	Did the sponsoring organization make any taxable distributions under section 4966?		
9b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter		
10a	Initiation fees and capital contributions included on Part VIII, line 12		
10b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter		
11a	Gross income from members or shareholders		
11b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
12b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
13a	Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O		
13b	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	Enter the amount of reserves on hand		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
14b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		

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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 or note to any line in this Part VI

☒**Section A. Governing Body and Management**

	Yes	No
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.	16	
b Enter the number of voting members included in line 1a, above, who are independent	16	
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?		X
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?		X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6 Did the organization have members or stockholders?	X	
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?	X	
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	X	
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body?	X	
b Each committee with authority to act on behalf of the governing body?	X	
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.		X

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

	Yes	No
10a Did the organization have local chapters, branches, or affiliates?		X
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?	X	
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	X	
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	X	
13 Did the organization have a written whistleblower policy?	X	
14 Did the organization have a written document retention and destruction policy?	X	
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	X	
b Other officers or key employees of the organization	X	
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?	X	
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?	X	

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed **AL, AK, AZ, AR, CA, CO, CT, DC, FL, GA, IL, KS**

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, address, and telephone number of the person who possesses the organization's books and records **STEVE SPEARS - 303-830-3300**
1999 BROADWAY, SUITE 1000, DENVER, CO 80202

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors
Check if Schedule O contains a response or note to any line 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	Former			
(1) CHARLES LEWIS DIRECTOR	1.00	X						0.	0.	0.
(2) DEBRA GRAND DIRECTOR/CHAIRMAN	1.00	X						0.	0.	0.
(3) FRAN GROSSMAN DIRECTOR	1.00	X						0.	0.	0.
(4) GREG SALAH DIRECTOR	1.00	X						0.	0.	0.
(5) HOWARD NATINSKY DIRECTOR	1.00	X						0.	0.	0.
(6) JOHN NEUBERGER DIRECTOR	1.00	X						0.	0.	0.
(7) JOHN POWELL DIRECTOR	1.00	X						0.	0.	0.
(8) KURT ROGERS DIRECTOR	1.00	X						0.	0.	0.
(9) LINDSEY ARTOLA DIRECTOR	1.00	X						0.	0.	0.
(10) ONJADA HAGGARD-RICHARDSON DIRECTOR	1.00	X						0.	0.	0.
(11) PHIL ASHTON DIRECTOR	1.00	X						0.	0.	0.
(12) RITU VIG DIRECTOR	1.00	X						0.	0.	0.
(13) SR. MARGARET JOHNSON DIRECTOR	1.00	X						0.	0.	0.
(14) TERESA HANDLEY-COLON DIRECTOR	1.00	X						0.	0.	0.
(15) TOM GATES DIRECTOR/VICE CHAIRMAN	1.00	X						0.	0.	0.
(16) VINCE MCBRIEN DIRECTOR	1.00	X						0.	0.	0.
(17) BRUCE SAAB VICE PRESIDENT	1.00 40.00			X				0.	129,552.	14,366.

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

(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	Former			
(18) FATMAH FARRAJ VICE PRESIDENT	1.00 40.00			X				0.	92,548.	9,689.
(19) JOE ROSENBLUM SECRETARY	1.00 40.00			X				0.	100,675.	3,691.
(20) MARK ANGELINI PRESIDENT	1.00 40.00			X				0.	192,056.	37,525.
(21) MELISSA CLAYTON VICE PRESIDENT	1.00 40.00			X				0.	198,698.	27,225.
(22) VINCE DODDS TREASURER	1.00 40.00			X				0.	184,725.	33,324.
1b Sub-total								0.	898,254.	125,820.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								0.	898,254.	125,820.

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 **0**

- 3** Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual
- 4** For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual
- 5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person

	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

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		
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		

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Part VIII Statement of RevenueCheck if Schedule O contains a response or note to any line 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 - 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	243,534.				
	e Government grants (contributions)	1e	2,920,503.				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	2,240,341.				
	g Noncash contributions included in lines 1a-1f \$						
	h Total. Add lines 1a-1f			5,404,378.			
Program Service Revenue	2 a RENT (NET OF VACANCIES)	Business Code	531390	4,903,347.	4,903,347.		
	b DEVELOPER FEES		531390	4,624,822.	4,624,822.		
	c INTEREST		531390	956,549.	956,549.		
	d SERVICE FEES		531390	917,889.	917,889.		
	e OTHER		531390	121,675.	121,675.		
	f All other program service revenue						
	g Total. Add lines 2a-2f			11,524,282.			
	3 Investment income (including dividends, interest, and other similar amounts)			10,078.			10,078.
4 Income from investment of tax-exempt bond proceeds							
5 Royalties							
Other Revenue	6 a Gross rents	(i) Real	(ii) Personal				
	b Less rental expenses						
	c Rental income or (loss)						
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
	b Less cost or other basis and sales expenses						
	c Gain or (loss)						
	d Net gain or (loss)						
	8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a	387,752.				
	b Less direct expenses	b	85,979.				
	c Net income or (loss) from fundraising events			301,773.			301,773.
	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							
b							
c							
d All other revenue							
e Total. Add lines 11a-11d							
12 Total revenue. See instructions.				17,240,511.	11,524,282.	0.	311,851.

Part IX Statement of Functional Expenses

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

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

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 domestic organizations and domestic governments. See Part IV, line 21	2,682,812.	2,682,812.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	284,604.		284,604.	
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	3,364,260.	2,931,010.	35,502.	397,748.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	67,788.	47,523.	10,104.	10,161.
9 Other employee benefits	557,360.	438,230.	55,804.	63,326.
10 Payroll taxes	205,569.	155,107.	19,998.	30,464.
11 Fees for services (non-employees)				
a Management	81,802.		81,802.	
b Legal				
c Accounting	354,940.	348,471.	6,469.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
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.)	941,681.	918,828.	-5,147.	28,000.
12 Advertising and promotion	4,831.	581.		4,250.
13 Office expenses	160,654.	92,129.	54,968.	13,557.
14 Information technology	10,178.	4,085.	3,074.	3,019.
15 Royalties				
16 Occupancy	2,090,441.	1,827,060.	263,285.	96.
17 Travel	78,329.	69,721.	1,315.	7,293.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	5,982.	275.	3,228.	2,479.
20 Interest	821,059.	781,992.	39,067.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	934,288.	917,718.	16,570.	
23 Insurance	19,887.	17,294.	1,257.	1,336.
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 PARTNERSHIP INVESTMENT	1,892,076.	1,892,076.		
b INDIRECT COST	1,485,641.	1,030,474.	262,362.	192,805.
c RESERVE FOR LOAN LOSSES	633,243.	633,243.		
d BAD DEBTS	109,252.	109,252.		
e All other expenses	99,174.	685,537.	-1,134,262.	547,899.
25 Total functional expenses. Add lines 1 through 24e	16,885,851.	15,583,418.	0.	1,302,433.
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 SheetCheck if Schedule O contains a response or note to any line in this Part X ☐

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	3,613,216.	1	2,127,652.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net	1,202,381.	3	581,828.
	4 Accounts receivable, net	91,297.	4	83,795.
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L.		5	
	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.		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	229,415.	9	227,508.
	10a Land, buildings, and equipment - cost or other basis. Complete Part VI of Schedule D.	10a 25,177,053.		
	10b Less accumulated depreciation	10b 6,680,239.	10c	18,496,814.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11.	-6,220,506.	12	-8,060,494.
	13 Investments - program-related. See Part IV, line 11.		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11.	27,247,246.	15	30,105,303.
16 Total assets. Add lines 1 through 15 (must equal line 34).	44,700,968.	16	43,562,406.	
Liabilities	17 Accounts payable and accrued expenses	1,327,133.	17	1,419,597.
	18 Grants payable		18	
	19 Deferred revenue	593,873.	19	823,833.
	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	28,236,043.	23	27,011,165.
	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.	7,386,375.	25	6,767,806.
	26 Total liabilities. Add lines 17 through 25.	37,543,424.	26	36,022,401.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ☒ and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	191,685.	27	1,656,405.
	28 Temporarily restricted net assets	6,590,859.	28	5,508,600.
	29 Permanently restricted net assets	375,000.	29	375,000.
	Organizations that do not follow SFAS 117 (ASC 958), check here ☐ and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	7,157,544.	33	7,540,005.
	34 Total liabilities and net assets/fund balances	44,700,968.	34	43,562,406.

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Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	17,240,511.
2	Total expenses (must equal Part IX, column (A), line 25)	2	16,885,851.
3	Revenue less expenses Subtract line 2 from line 1	3	354,660.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	7,157,544.
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	27,801.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	7,540,005.

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☒

	Yes	No
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		X
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	X	
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	X	
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?	X	
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	X	

Form 990 (2016)

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.

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

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number

36-3453183

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 12, 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 (Form 990 or 990-EZ).)
- 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 agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university _____
- 10 ☐ 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.)
- 11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 ☐ 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 in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
- a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
- b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
- c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
- d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
- e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ. 632021 09-21-18 Schedule A (Form 990 or 990-EZ) 2016

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) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	6925201.	7273078.	7000595.	7043199.	5404378.	33646451.
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	6925201.	7273078.	7000595.	7043199.	5404378.	33646451.
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						33646451.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
7 Amounts from line 4	6925201.	7273078.	7000595.	7043199.	5404378.	33646451.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	64,547.	54,032.	29,829.	42,379.	10,078.	200,865.
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 VI.)						
11 Total support. Add lines 7 through 10						33847316.
12 Gross receipts from related activities, etc. (see instructions)					12	46,620,156.
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ► ☐						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f))	14	99.41	%
15 Public support percentage from 2015 Schedule A, Part II, line 14	15	97.81	%
16a 33 1/3% support test - 2016. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization ► ☒			
b 33 1/3% support test - 2015. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization ► ☐			
17a 10% -facts-and-circumstances test - 2016. 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 VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ► ☐			
b 10% -facts-and-circumstances test - 2015. 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 VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ► ☐			
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ► ☐			

Schedule A (Form 990 or 990-EZ) 2016

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

(Complete only if you checked the box on line 10 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) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(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) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(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 VI.)						
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 2016 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2015 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2016 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2015 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2016. 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 - 2015. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ☐

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

- 1** Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*
- 2** Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).*
- 3a** Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below.*
 - b** Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in Part VI when and how the organization made the determination.*
 - c** Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in Part VI what controls the organization put in place to ensure such use.*
- 4a** Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below.*
 - b** Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*
 - c** Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*
- 5a** Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).*
 - b** **Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?
 - c** **Substitutions only.** Was the substitution the result of an event beyond the organization's control?
- 6** Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in Part VI.*
- 7** Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).*
- 8** Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).*
- 9a** Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in Part VI.*
 - b** Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in Part VI.*
 - c** Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in Part VI.*
- 10a** Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer 10b below.*
 - b** Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*

	Yes	No
1		
2		
3a		
3b		
3c		
4a		
4b		
4c		
5a		
5b		
5c		
6		
7		
8		
9a		
9b		
9c		
10a		
10b		

Part IV Supporting Organizations (continued)

- 11** Has the organization accepted a gift or contribution from any of the following persons?
- a** A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?
- b** A family member of a person described in (a) above?
- c** A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.

	Yes	No
11a		
11b		
11c		

Section B. Type I Supporting Organizations

- 1** Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.
- 2** Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

- 1** Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).

	Yes	No
1		

Section D. All Type III Supporting Organizations

- 1** Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?
- 2** Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).
- 3** By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.

	Yes	No
1		
2		
3		

Section E. Type III Functionally Integrated Supporting Organizations

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)
- a** ☐ The organization satisfied the Activities Test. Complete line 2 below
- b** ☐ The organization is the parent of each of its supported organizations. Complete line 3 below
- c** ☐ The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)
- 2** Activities Test. Answer (a) and (b) below
- a** Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities
- b** Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement
- 3** Parent of Supported Organizations. Answer (a) and (b) below
- a** Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? Provide details in Part VI
- b** Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.

	Yes	No
2a		
2b		
3a		
3b		

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

- 1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI.) **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	

- 7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Schedule A (Form 990 or 990-EZ) 2016

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations** (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	
4	Amounts paid to acquire exempt-use assets	
5	Qualified set-aside amounts (prior IRS approval required)	
6	Other distributions (describe in Part VI). See instructions	
7	Total annual distributions. Add lines 1 through 6	
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	
9	Distributable amount for 2016 from Section C, line 6	
10	Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)		(i) Excess Distributions	(ii) Underdistributions Pre-2016	(iii) Distributable Amount for 2016
1	Distributable amount for 2016 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2016 (reasonable cause required- explain in Part VI). See instructions			
3	Excess distributions carryover, if any, to 2016			
a				
b				
c	From 2013			
d	From 2014			
e	From 2015			
f	Total of lines 3a through e			
g	Applied to underdistributions of prior years			
h	Applied to 2016 distributable amount			
i	Carryover from 2011 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from 3f			
4	Distributions for 2016 from Section D, line 7 \$			
a	Applied to underdistributions of prior years			
b	Applied to 2016 distributable amount			
c	Remainder. Subtract lines 4a and 4b from 4			
5	Remaining underdistributions for years prior to 2016, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions			
6	Remaining underdistributions for 2016. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions			
7	Excess distributions carryover to 2017. Add lines 3j and 4c			
8	Breakdown of line 7			
a				
b	Excess from 2013			
c	Excess from 2014			
d	Excess from 2015			
e	Excess from 2016			

Schedule A (Form 990 or 990-EZ) 2016

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10, Part II, line 17a or 17b, Part III, line 12, Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c, Part IV, Section B, lines 1 and 2, Part IV, Section C, line 1, Part IV, Section D, lines 2 and 3, Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b, Part V, line 1, Part V, Section B, line 1e, Part V, Section D, lines 5, 6, and 8, and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information.
(See instructions.)

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

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

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

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

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of 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" on Form 990, Part IV, line 7.

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

☐ Preservation of land for public use (e.g., recreation or education)	☐ Preservation of a historically important land area
☐ Protection of natural habitat	☐ Preservation of a certified historic structure
☐ 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
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

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, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, 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" on 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) Revenue included on 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 Revenue included on Form 990, Part VIII, line 1	▶ \$ _____
b Assets included in Form 990, Part X	▶ \$ _____

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

Schedule D (Form 990) 2016

632051 08-29-10

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

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

- a ☐ Public exhibition
 b ☐ Scholarly research
 c ☐ Preservation for future generations

- d ☐ Loan or exchange programs
 e ☐ Other _____

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

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

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on 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

- c Beginning balance
 d Additions during the year
 e Distributions during the year
 f Ending balance

	Amount
1c	
1d	
1e	
1f	

2a The organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

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

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

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

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a					
b					
c					
d					
e					
f					
g					

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 on 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" on line 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.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,838,499.		1,838,499.
b Buildings		22,900,798.	6,616,147.	16,284,651.
c Leasehold improvements		437,756.	64,092.	373,664.
d Equipment				
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				18,496,814.

Schedule D (Form 990) 2016

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. 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)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) DUE FROM AFFILIATES	27,415,903.
(2) PREDEVELOPMENT COSTS	470,774.
(3) RESTRICTED PROPERTY RESERVES	2,218,626.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	30,105,303.

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1.	(a) Description of liability	(b) Book value
(1)	Federal income taxes	
(2)	DUE TO AFFILIATES	6,712,801.
(3)	OTHER LIABILITIES	55,005.
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶		6,767,806.

2. Liability for uncertain tax positions. 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 ☒

Schedule D (Form 990) 2016

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

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

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 (losses) on investments	2a		
	b Donated services and use of facilities	2b		
	c Recoveries of prior year grants	2c		
	d Other (Describe in Part XIII.)	2d		
	e Add lines 2a through 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			
	a Investment expenses not included on Form 990, Part VIII, line 7b	4a		
	b Other (Describe in Part XIII.)	4b		
	c Add lines 4a and 4b		4c	
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.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

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	2a		
	b Prior year adjustments	2b		
	c Other losses	2c		
	d Other (Describe in Part XIII.)	2d		
	e Add lines 2a through 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:			
	a Investment expenses not included on Form 990, Part VIII, line 7b	4a		
	b Other (Describe in Part XIII.)	4b		
	c Add lines 4a and 4b		4c	
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)		5	

Part XIII Supplemental Information.

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

PART X, LINE 2:

MERCY HOUSING, INC. (MHI) AND ITS CONSOLIDATED NONPROFIT CORPORATIONS ARE EXEMPT FROM FEDERAL AND STATE INCOME TAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND COMPARABLE STATE STATUTES AND DID NOT HAVE ANY UNRELATED BUSINESS INCOME FOR THE YEAR ENDED DECEMBER 31, 2016. DUE TO THEIR TAX EXEMPT STATUS, MHI AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE NOT SUBJECT TO INCOME TAXES. MHI AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE REQUIRED TO FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THERE ARE NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. INCOME TAX RETURNS FILED BY THE CORPORATION ARE SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE FOR A PERIOD OF

Part XIII Supplemental Information *(continued)*

THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY
THE INTERNAL REVENUE SERVICE, TAX YEARS SINCE 2013 REMAIN OPEN.

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

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

▶ **Attach to Form 990 or Form 990-EZ.**

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

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number

36-3453183

Part 12

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

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

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

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services?

☐ Yes☐ **No**

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
Total						

Total

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

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

Schedule G (Form 990 or 990-EZ) 2016

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

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		MOVING FWD (event type)	LIVE IN HOPE (event type)	NONE (total number)	
Revenue	1	Gross receipts	337,211.	50,541.	387,752.
	2	Less: Contributions			
	3	Gross income (line 1 minus line 2)	337,211.	50,541.	387,752.
Direct Expenses	4	Cash prizes			
	5	Noncash prizes			
	6	Rent/facility costs			
	7	Food and beverages			
	8	Entertainment			
	9	Other direct expenses	67,083.	18,896.	85,979.
	10	Direct expense summary. Add lines 4 through 9 in column (d)			85,979.
	11	Net income summary. Subtract line 10 from line 3, column (d)			301,773.

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

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1	Gross revenue			
	2	Cash prizes			
Direct Expenses	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
	6	Volunteer labor	☐ Yes _____ % ☐ No	☐ Yes _____ % ☐ No	☐ Yes _____ % ☐ No
	7	Direct expense summary. Add lines 2 through 5 in column (d)			
	8	Net gaming income summary. Subtract line 7 from line 1, column (d)			

9 Enter the state(s) in which the organization conducts gaming activities _____

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain _____

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

b If "Yes," explain _____

- 11** Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No
- 13** Indicate the percentage of gaming activity conducted in
- | | | |
|--------------------------------------|------------|---|
| a The organization's facility | 13a | % |
| b An outside facility | 13b | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records

Name ▶ _____

Address ▶ _____

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

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

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

Name ▶ _____

Address ▶ _____

16 Gaming manager information

Name ▶ _____

Gaming manager compensation ▶ \$ _____

Description of services provided ▶ _____

☐ Director/officer☐ Employee☐ Independent contractor**17** Mandatory distributions

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

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

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

Part IV Supplemental Information *(continued)*

Lined area for supplemental information.

**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

**Grants and Other Assistance to Organizations,
Governments, and Individuals in the United States**
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

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

OMB No. 1545-0047

2016

Open to Public
Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?

☒ Yes ☐ No

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
HWA-850 EASTWOOD LP 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	27-1257130		9,254.	0.			LOW INCOME HOUSING
DANVILLE VETERANS 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	35-2441770		320,000.	0.			LOW INCOME HOUSING
DELMAR APARTMENTS 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	36-3822288		271,076.	0.			LOW INCOME HOUSING
ENGLEWOOD APARTMENTS 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	82-0376108		522,737.	0.			LOW INCOME HOUSING
GREENWICH 2353 N FARWELL AVE MILWAUKEE, WI 53211	32-0453460		8,000.	0.			LOW INCOME HOUSING
HOLLAND APARTMENTS 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	36-3453183		23,109.	0.			LOW INCOME HOUSING

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

3 Enter total number of other organizations listed in the line 1 table **13.**

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

Schedule I (Form 990) (2016)

MERCY HOUSING LAKEFRONT

Part II Continuation of Grants and Other Assistance to Governments and Organizations in the United States (Schedule I (Form 990), Part II)

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
JOHNSTON CENTER 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	27-0561021		31,223.	0.			LOW INCOME HOUSING
KANKAKEE SENIOR HOUSING 245 SOUTH 6TH AVE KANKAKEE, IL 60901	46-1841937		636,500.	0.			LOW INCOME HOUSING
RED DOOR LP 5012 N WINTHROP CHICAGO, IL 60640	36-3915050		2,526.	0.			LOW INCOME HOUSING
4707 MALDEN LP 4707 NORTH MALDEN CHICAGO, IL 60640	36-3762788		12,976.	0.			LOW INCOME HOUSING
RENAISSANCE APARTMENTS 2001 WEST CHURCHILL STREET CHICAGO, IL 60657	32-0143113	501(C)(3)	24,433.	0.			LOW-INCOME HOUSING
NEAR NORTH LP 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	36-4304416		374,996.	0.			LOW-INCOME HOUSING
SOUTH LOOP APARTMENTS 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	26-1483851		175,751.	0.			LOW INCOME HOUSING
ST. CATHERINE RESIDENCE 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	39-0857537	501(C)(3)	5,000.	0.			LOW INCOME HOUSING
WENTWORTH 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	26-1233617		265,231.	0.			LOW-INCOME HOUSING

Schedule I (Form 990)

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

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

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

PART I

THE MAJORITY OF GRANTS EXPENSE REPRESENTS CONTRIBUTIONS TO AFFILIATED

ORGANIZATIONS. DONORS CONTRIBUTE TO THE ORGANIZATION FOR SPECIFIC

CAPITAL PROJECTS OR OTHER RESTRICTED OPERATING AND PROGRAM ACTIVITIES,

AND THE ORGANIZATION PASSES THE CONTRIBUTION TO A RELATED ENTITY IN

ACCORDANCE WITH THE DONOR RESTRICTIONS.

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Name of the organization

Compensation Information

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

► Complete if the organization answered "Yes" on Form 990, Part IV, line 23.

► Attach to Form 990.

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

OMB No 1545-0047

2016

Open to Public
Inspection

Employer identification number

36-3453183

MERCY HOUSING LAKEFRONT

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 on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.
- | | |
|--|---|
| ☐ First-class or charter travel | ☐ Housing allowance or residence for personal use |
| ☐ Travel for companions | ☐ Payments for business use of personal residence |
| ☐ Tax indemnification and gross-up payments | ☐ Health or social club dues or initiation fees |
| ☐ Discretionary spending account | ☐ Personal services (such as, maid, chauffeur, chef) |
- b** 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 directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on 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.
- | | |
|--|---|
| ☐ Compensation committee | ☐ Written employment contract |
| ☐ Independent compensation consultant | ☒ Compensation survey or study |
| ☐ Form 990 of other organizations | ☒ Approval by the board or compensation committee |
- 4** During the year, did any person listed on 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), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**
- 5** For persons listed on 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" on line 5a or 5b, describe in Part III.
- 6** For persons listed on 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" on line 6a or 6b, describe in Part III.
- 7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III
- 8** Were any amounts reported on 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" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1a		
1b		
2		
3		
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) 2016

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information

[illegible]

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.

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

OMB No 1545-0047

2016

Open to Public
Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

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

TO DEVELOP, OWN, AND OPERATE LOW-INCOME HOUSING AND PROVIDE SERVICES TO
LOW-INCOME FAMILIES, ELDERLY, HANDICAPPED, HOMELESS, POTENTIALLY
HOMELESS OR OTHERWISE DISADVANTAGED PERSONS.

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

THE MISSION OF MERCY HOUSING LAKEFRONT IS TO DIRECTLY FACILITATE THE
PROVISION OF AFFORDABLE HOUSING TO FAMILIES, SENIORS, PEOPLE WITH
SPECIAL NEEDS, HOMELESS AND POTENTIALLY HOMELESS INDIVIDUALS WHO WOULD
OTHERWISE LACK THE FINANCIAL RESOURCES TO OBTAIN QUALITY, SAFE HOUSING.
FURTHER, MERCY HOUSING LAKEFRONT PROVIDES A VARIETY OF FREE PROGRAMS
AND SERVICES TO RESIDENTS OF THEIR AFFORDABLE HOUSING PROJECTS WHICH
ARE DESIGNED TO IMPROVE THEIR LIVES AND THE COMMUNITIES IN WHICH THEY
LIVE.

FORM 990, PART VI, SECTION A, LINE 6:

MERCY HOUSING, INC., A NEBRASKA NONPROFIT CORPORATION, IS THE SOLE MEMBER
AND IS EXEMPT FROM FEDERAL INCOME TAX AS AN ORGANIZATION DESCRIBED IN
SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE OF 1986.

FORM 990, PART VI, SECTION A, LINE 7A:

THE BOARD OF TRUSTEES OF MERCY HOUSING, INC., AS SOLE MEMBER OF MERCY
HOUSING LAKEFRONT, HAS AUTHORITY OVER MERCY HOUSING LAKEFRONT IN VARIOUS
ASPECTS OF OPERATIONS AND MANAGEMENT WHICH ARE SET FORTH IN THE RESERVED
RIGHTS OF THE BYLAWS OF THE SUBSIDIARY CORPORATION. THE RESERVED RIGHTS
HELD BY THE MERCY HOUSING BOARD OF TRUSTEES, MANY OF WHICH HAVE BEEN

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

Schedule O (Form 990 or 990-EZ) (2016)

632211 08-25-16

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number

36-3453183

FURTHER DELEGATED TO THE PRESIDENT AND CEO OF MERCY HOUSING, INC., INCLUDE APPROVAL OF THE FOLLOWING ACTIVITIES: REVISIONS TO ARTICLES AND BYLAWS; MERGERS AND ACQUISITIONS; ESTABLISHMENT OF NEW ENTITIES; PLEDGING, MORTGAGING OR DISPOSING OF ALL OR SUBSTANTIALLY ALL ASSETS; OBLIGATIONS OF NEW OPERATING AND MORTGAGE DEBT; AND, APPOINTMENT OR REMOVAL OF GOVERNING BOARD MEMBERS AND OFFICERS.

FORM 990, PART VI, SECTION A, LINE 7B:

SAME AS LINE 7A

FORM 990, PART VI, SECTION B, LINE 11B:

FORM 990 IS PRESENTED TO ALL BOARD MEMBERS AND COMMENTS AND QUESTIONS ARE ADDRESSED PRIOR TO THE FORM 990 BEING FILED.

FORM 990, PART VI, SECTION B, LINE 12C:

THE AUDIT COMMITTEE OF MERCY HOUSING, INC. REVIEWS ANNUALLY THE CONFLICT OF INTEREST DISCLOSURES AND DETERMINES WHETHER ANY ACTION IS REQUIRED.

FORM 990, PART VI, SECTION B, LINE 15:

PERIODICALLY THE EXECUTIVE COMMITTEE WITHIN THE MERCY HOUSING, INC. BOARD OF TRUSTEES WILL REVIEW EXECUTIVE SALARIES TO ENSURE COMPETITIVENESS WITH EXTERNAL MARKETS AND FOR INTERNAL EQUITY IN RELATION TO GENERAL EMPLOYEE WAGES AND BENEFITS, INDIVIDUAL AND ORGANIZATIONAL PERFORMANCE, AND THE FINANCIAL RESOURCES OF THE ORGANIZATION.

FORM 990, PART VI, LINE 17, LIST OF STATES RECEIVING COPY OF FORM 990:

AL, AK, AZ, AR, CA, CO, CT, DC, FL, GA, IL, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, NH, NJ, NM, NY NC, ND, OH, OK, OR, PA, RI, SC, TN, UT, VA, WA, WV, WI

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number

36-3453183

FORM 990, PART VI, SECTION C, LINE 19:

GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS
ARE MADE AVAILABLE TO THE PUBLIC UPON REQUEST.

FORM 990, PART XII, LINE 2B & 2C

THE ORGANIZATION'S FINANCIAL STATEMENTS ARE AUDITED IN ACCORDANCE WITH
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES. THE AUDITED FINANCIAL
STATEMENTS ARE REPORTED WITHIN THE CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION OF MERCY HOUSING, INC.

RESPONSIBILITY FOR SELECTION OF AN INDEPENDENT ACCOUNTANT AND OVERSIGHT
OF THE ANNUAL AUDIT IS RESERVED BY THE MERCY HOUSING, INC. BOARD OF
TRUSTEES. MERCY HOUSING, INC. IS THE SOLE MEMBER OF MERCY HOUSING
LAKEFRONT. THE ORGANIZATION RECEIVED FEDERAL LOANS OR AWARDS AND
ACCORDINGLY WAS INCLUDED IN THE SINGLE AUDIT ACT AND OMB CIRCULAR A-133
AUDIT AS REPORTED WITHIN THE CONSOLIDATED FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION OF MERCY HOUSING, INC.

FORM 990, PART XI, LINE 9

THE OTHER CHANGES IN NET ASSETS OR FUND BALANCES OF \$27,801 IS DUE TO
INTERFUND TRANSFERS WITH CONSOLIDATED ENTITIES NOT INCLUDED IN THIS
990.

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

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

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

OMB No. 1545-0047

2016

Open to Public
Inspection

Name of the organization

MERCY HOUSING LAKEFRONT

Employer identification number
36-3453183

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
2000 ILLINOIS AURORA MM LLC - 80-0899408 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ILLINOIS	11,788.	348,376. N/A	
JOHNSTON CENTER MM LLC - 26-1483851 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WISCONSIN	19,550.	-278. N/A	
LAVERGE COURTS, LLC - 36-4535351 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ILLINOIS	1,880,306.	6,257,115. N/A	
MHL HOLDINGS LLC - 36-4734146 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ILLINOIS	4,050.	-9,051,968. N/A	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
2101 TELEGRAPH AVENUE, INC. - 94-3222935 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CALIFORNIA	501 (C) (3)	12A	N/A		X
ALEXANDRIA MINISTRIES, INC. - 47-5177987 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	INDIANA	501 (C) (3)	10	N/A		X
ALL HALLOWS COMMUNITY - 94-2722870 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CALIFORNIA	501 (C) (3)	10	N/A		X
ALLEGRE POINT SENIOR RESIDENCES - 20-4295472 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	COLORADO	501 (C) (3)	10	N/A		X

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

Schedule R (Form 990) 2016

 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
ASSISI HOMES OF GURNEE, INC. - 36-3942336 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES OF ILLINOIS, INC. - 36-3803443 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)		N/A		X
ASSISI HOMES - BATAVIA APARTMENTS, INC. - 36-3914084, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - COLONY PARK, INC. - 36-4039278, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - CONSTITUTION HOUSE, INC. - 36-4049150, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - JEFFERSON COURT, INC. - 39-1771526, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	WISCONSIN	501 (C) (3)	10	N/A		X
ASSISI HOMES - KENOSHA, INC. - 39-1814815 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WISCONSIN	501 (C) (3)	10	N/A		X
ASSISI HOMES - LASALLE MANOR, INC. - 80-0623447, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - NEENAH, INC. - 36-3767250 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WISCONSIN	501 (C) (3)	10	N/A		X
AVONDALE SENIOR VILLAGE - 86-0980810 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ARIZONA	501 (C) (3)	10	N/A		X
CAMELOT CASITAS - 86-0980809 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ARIZONA	501 (C) (3)	10	N/A		X
CANTEEBRIA SENIOR HOMES - 94-3361794 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	ARIZONA	501 (C) (3)	10	N/A		X
DENVER, CO 80202	LOW-INC HSG	CALIFORNIA	501 (C) (3)	10	N/A		X

 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
CANTICLE PLACE, INC. - 36-3957850							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
CASA DE MERCED - 86-0808941							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
CASA DE SHANTI - 86-0728526							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	12A	N/A		X
CENTRAL COAST HOUSING - 77-0117473							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
CHARLES CREST CORPORATION - 34-1399869							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CHARLES CREST II, CORPORATION - 34-1714407							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CHARLES MEADOWS CORPORATION - 34-1552671							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CLARE GARDENS, INC. - 23-7200039							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)		N/A		X
CLARE OF ASSISI HOMES-WESTMINSTER, INC. -							
74-2740978, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)		N/A		X
DECATUR PLACE - 84-1062097							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	10	N/A		X
DUBLIN MANOR, INC. - 02-0655254							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
EAGLE SENIOR VILLAGE - 03-0410639							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	10	N/A		X

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
EFFINGHAM MINISTRIES, INC. - 47-5190275							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
EH/CC HOUSING CORP. (EDEN HOUSE) -							
94-3234538, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
EL MIRAGE SENIOR - 86-0847975							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
FAIRFAX NONPROFIT HOUSING DEVELOPMENT CO -							
94-2774546, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
FLORIN HOUSING CORP. - 68-0336533							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
FRANCIS HEIGHTS, INC. - 84-0626174							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)		N/A		X
FRANCIS OF ASSISI COMMUNITY - 94-2366315							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
GARDEN PARK APT COMMUNITY - 68-0484147							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
GAULT STREET SENIOR - 75-2983979							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
GUADALUPE SENIOR VILLAGE - 86-0897709							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
INDEPENDENCE HILL, INC. - 72-1545927							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	12A	N/A		X
INTERCOMMUNITY HOUSING FERNDALE - 91-1667138							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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						Yes	No
JOHN W. KING SENIOR COMMUNITY - 94-3282891							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
KOROMO MINISTRIES, INC. - 47-5189624							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	INDIANA	501 (C) (3)	10	N/A		X
MERCY HOUSING WHEATON, NFP - 27-2239991							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
LAKE WALES MINISTRIES, INC. - 47-5190723							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	FLORIDA	501 (C) (3)		N/A		X
MACLEAV NON-PROFIT HOUSING DEVELOPMENT -							
94-2762529, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MARIA B. FREITAS SENIOR HOUSING CORP. -							
94-3190261, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MARIAN HOUSING CENTER, INC. - 39-1515867							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WISCONSIN	501 (C) (3)	10	N/A		X
MARIAN PARK, INC. - 36-2750105							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
MARIN HOMES FOR INDEPENDENT LIVING -							
94-2787430, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MARIN HOUSING CORP. - 94-1358291							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MARLTON AFFORDABLE HOUSING CORP - 91-2164481							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MARSHSIDE VILLAGE, INC. - 20-1910771							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	SOUTH CAROLINA	501 (C) (3)	10	N/A		X

Part III Continuation of Identification of Related Tax-Exempt Organizations

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						Yes	No
MCAULEY MANOR, INC. - 31-1548500							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
MERCY BOND PROPERTIES AZ I - 94-3142767							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	12A	N/A		X
MERCY BOND PROPERTIES COLORADO I -							
94-3286321, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	12A	N/A		X
MERCY BOND PROPERTIES NEBRASKA I -							
68-0378674, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501 (C) (3)	12A	N/A		X
MERCY COMMUNITY HOUSING GEORGIA - 58-2461689							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501 (C) (3)	12A	N/A		X
MERCY GARDENS - 33-0809069							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOLLY PARK EAST - 84-1347445							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	12A	N/A		X
MERCY HOUSING CA HOLDING CO. - 94-2834861							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MERCY HOUSING CALIFORNIA - 94-3081666							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOUSING CALIFORNIA FAMILY PROPERTIES -							
33-0998451, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MERCY HOUSING CALIFORNIA SENIOR PROPERTIES -							
20-3177114, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
MERCY HOUSING CALIFORNIA SPECIAL NEEDS -							
94-3088260, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X

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						Yes	No
MERCY HOUSING CALWEST - 94-2963228 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X
MERCY HOUSING FRANCISCAN CAMPUS, INC. - 81-3397958, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3) 10		N/A		X
MERCY HOUSING LAKEFRONT - 36-3453183 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3) 7		N/A		X
MERCY HOUSING MANAGEMENT GROUP - 82-0376108 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3) 10		N/A		X
MERCY HOUSING MIDWEST - 47-0772351 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501 (C) (3) 10		N/A		X
MERCY HOUSING MOUNTAIN PLAINS - 20-1583332 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3) 10		N/A		X
MERCY HOUSING NORTHWEST - 91-1546525 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3) 10		N/A		X
MERCY HOUSING NORTHWEST IDAHO, INC. - 36-3453183, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3) 12A		N/A		X
MERCY HOUSING OHIO, INC. - 20-2373936 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3) 12A		N/A		X
MERCY HOUSING PEMBROKE, INC. - 13-4224803 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501 (C) (3) 10		N/A		X
MERCY HOUSING SOUTHEAST - 56-1993872 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	NORTH CAROLINA	501 (C) (3) 10		N/A		X
MERCY HOUSING SOUTHWEST - 86-0743192 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3) 10		N/A		X

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						Yes	No
MERCY HOUSING WEST - 68-0254564							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOUSING, 2904 N 45TH ST, OMAHA -							
37-1068780, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501 (C) (3)	10	N/A		X
MERCY HOUSING, INC. - 47-0646706							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY LOAN FUND - 84-1559406							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY MANOR, INC. - 61-1344092							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	TENNESSEE	501 (C) (3)	10	N/A		X
MERCY MIDTOWN, INC. - 68-0002157							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY MOSCOW, INC. (HAWTHORNE) - 82-0475388							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	10	N/A		X
MERCY OAKS VILLAGE - 75-3134134							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY OAKWOOD GARDENS - 84-1344220							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
MERCY PLACE BELMONT INC. - 80-0034784							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	NORTH CAROLINA	501 (C) (3)	10	N/A		X
MERCY PORTFOLIO SERVICES - 26-4002114							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	10	N/A		X
MERCY PROPERTIES ARIZONA - 86-0772987							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARKANSAS	501 (C) (3)	10	N/A		X

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						Yes	No
MERCY PROPERTIES CALIFORNIA - 68-0233835							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MERCY PROPERTIES II, INC. - 82-0485862							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	12A	N/A		X
MERCY PROPERTIES WA II - 30-0117515							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X
MERCY PROPERTIES WASHINGTON - 91-1903782							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	12A	N/A		X
MERCY PROPERTIES WASHINGTON II - 30-0117515							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X
MERCY PROPERTIES, INC. (MPI) - 84-1173689							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY SENIOR HOUSING OXNARD - 94-3224446							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY SOUTHEAST IDAHO, INC. - 84-1284293							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY VILLAGE JOPLIN - 37-1459692							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	MISSOURI	501 (C) (3)	10	N/A		X
MESA SENIOR MEADOWS - 86-0897708							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
MOLINE MINISTRIES 1, INC. - 47-5216971							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
MOLINE MINISTRIES 2, INC. - 47-5217175							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X

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						Yes	No
MOST HOLY REDEEMER SENIOR HOUSING CORPORATION - 94-3044873, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	10	N/A		X
NEARY LAGOON, INC. - 77-0214799							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	10	N/A		X
NOTRE DAME SENIOR HOUSING CORP. - 94-3209503							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	10	N/A		X
OCEANA SENIOR HOUSING CORP. - 94-3167825							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	10	N/A		X
PADRE APARTMENTS COMMUNITY - 84-0789830							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	12A	N/A		X
PADUCAH MINISTRIES I, INC. - 47-5203278							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501 (C) (3)		N/A		X
PEORIA PLACE - 86-0980811							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	ARIZONA	501 (C) (3)	10	N/A		X
PLAZAS DE MERCED - 86-0758961							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	ARIZONA	501 (C) (3)	10	N/A		X
PRESENTATION SENIOR COMMUNITY - 94-3264209							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3)	10	N/A		X
PRINCETON MINISTRIES 4, INC. - 47-5202983							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501 (C) (3)		N/A		X
RICHARDSON MINISTRIES, INC. - 47-5202868							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501 (C) (3)		N/A		X
RIVERVIEW - ST. MARY'S INC. - 62-1782683							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNB	TENNESSEE	501 (C) (3)	10	N/A		X

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						Yes	No
ROSELAND PLACE INC NFP - 26-2330256							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
ROSELAND VILLAGE INC - 26-4723017							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
RUSSELL MANOR - 93-1189914							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
SACRED HEART VILLAGE I, INC. - 31-1411531							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
SACRED HEART VILLAGE II, INC. - 61-1339396							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
SACRED HEART VILLAGE III, INC. - 61-1367719							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
SAN JUAN HOUSING CORP. - 68-0378676							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
SAVANNAH GARDENS SENIOR RESIDENCES, INC - 27-3400284, 1999 BROADWAY, SUITE 1000,							
DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501 (C) (3)	10	N/A		X
SIENA SPRINGS (SIENA SPRINGS I) - 31-1052772							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
SIENA SPRINGS II - 31-1591780							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
SOUTH OF MARKET MERCY - 94-3199902							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
ST. CATHERINE RESIDENCE, INC - 39-0857537							
1999 BROADWAY, SUITE 1000							
DENVER, CO 80202	LOW-INC HSNG	WISCONSIN	501 (C) (3)	1	N/A		X

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(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
ST. ELIZABETH HOUSING CORP. - 94-2705149 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
ST. MARY'S VILLA AT RIVERVIEW II, INC. - 31-1723287, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	TENNESSEE	501 (C) (3)	12A	N/A		X
ST. MARY'S VILLA, INC. - 31-1548512 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
ST. THERESA VILLAGE, INC. - 31-1411529 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
STERLING SENIOR HOUSING - 14-1866405 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X
SUNSET LANE APARTMENTS LLC - 45-3959651 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
TIERRA DEL SOL, INC. - 75-3004763 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
TRANSBAY BLOCK 6 LLC - 46-5357713 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
VILLA CARIDAD SENIOR HOUSING - 68-0387620 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
VILLA MARIA, INC. - 84-1347868 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)		N/A		X
VISITACION VALLEY AFFORDABLE HOUSING - 94-3273336, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
VISTA ALEGRE - 86-0947230 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
1028 HOWARD ST. ASSOCIATES - 94-3160742, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
104TH STREET LP - 27-2755027 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	RELATED					N/A	X	
1100 OCEAN AVENUE LP - 45-4437017, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
1101 HOWARD ST. ASSOCIATES - 94-3160341, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
104TH STREET MM LLC - 27-2754418 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
111TH & WENTWORTH APARTMENTS CORP. - 38-3648994, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
AFFORDABLE HOUSING CORP - 84-1173690 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CA	N/A	C CORP					X
AFFORDABLE HOUSING INITIATIVE (AHI) - 94-3096988, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	C CORP					X
ANTIOCH II, LLC - 27-3209358 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	GA	N/A	C CORP					X

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) Percentage ownership
							Yes	No			
111 JONES STREET ASSOC. (111 JONES ST) - 94-3142765, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	
1475 167TH AVENUE ASSOC. - 94-3249328, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
16TH & CHURCH STREET ASSOC. - 94-3135262, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
180 PROPERTIES - 27-0561021 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
1760 BUSH, LP - 47-3449006 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
1880 PINE, LP - 47-1291546 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
2000 ILLINOIS AURORA LLC - 46-2558442, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
2101 TELEGRAPH AVENUE ASSOC. - 94-3222935, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
2220 10TH AVENUE ASSOC. (SANTANA APTS.) - 94-3140163, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	

 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) Percentage ownership
							Yes	No			
2698 CALIFORNIA, LP - 47-3462784, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED				X	N/A		X
2814 FIFTH STREET ASSOCIATES, LP - 68-0340317, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
455 PELL, LP - 47-4654112 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
4707 MALDEN LTD PARTNERSHIP - 36-3762788, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	RELATED			X		N/A	X	
5042 WINTHROP APARTMENTS LP - 36-3855358, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	RELATED			X		N/A	X	
55 LAGUNA LP - 45-3582721 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
901 WEST 63RD LP (ENGLEWOOD APARTMENTS) - 26-1233617, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	RELATED			X		N/A	X	
ACQUISITION PROPERTIES GEORGIA I - 20-4465851, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	GA	N/A	RELATED			X		N/A	X	
ADAMSVILLE GREEN, LP - 26-2252791, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	GA	N/A	RELATED			X		N/A	X	

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) Percentage ownership
							Yes	No			
ALLEGRE MERCY REDEVELOPMENT LLLP - 45-3540725, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A	X	
ANTIOCH VILLAS, LP - 27-0194197, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A	X	
APTIAN WAY MERCY LLC - 91-1546525, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
AROMOR MERCY LLC (AROMOR APARTMENTS) - 30-0296042, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A	X	
BAYSHORE COURT - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
BELRAY APARTMENTS - 36-4027474, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
BENNETT HOUSE, LP - 65-1308081, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
BISHOPS BLOCK (BISHOPS BLOCK) - 01-0477157, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED			X		N/A	X	
BLUFF MERCY, LLC - 27-0954394 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A	X	

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

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							Yes	No			
BOISE SENIOR 202 OWNER, LP - 27-0992784, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED							
BOUNDARY VILLAGE - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
BRENTWOOD GREEN VALLEY APTS - 94-3135990, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
BRITTON STREET ASSOC.(BRITTON COURT) - 94-3300509, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
CAMBRIDGE APARTMENTS - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
CASCADE APARTMENTS - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
CASCADE VILLAGE - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
CEDARWOOD I - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
CEDARWOOD IV - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							

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

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							Yes	No			
CENTRO PARTNERS - 77-0295344 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	
CHENEY GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A	X	
COASTSIDE SENIOR HOUSING LP - 45-2262853, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	
COLONIA SAN MARTIN ASSOCIATES, LP - 83-0481233, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	
COMMONS ON MAIN LP - 20-8033896, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED					N/A	X	
COUNTRYSIDE SENIOR APARTMENTS LP - 26-1483851, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED					N/A	X	
DANVILLE VETERANS HOUSING LLC - 35-2441770, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED					N/A	X	
DOROTHY DAY COMMUNITY, LP - 65-1308078, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	
DOVE FAMILY HOUSING ASSOCIATES LP - 33-0975782, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A	X	

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 managing partner?	(k) Percentage ownership
							Yes	No			
EDEN HOUSE LP - 46-2704216 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
EL MONTE LP - 46-1360554 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
EVERGREEN MANOR - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
EVERGREEN VISTA 1 OWNER LP - 27-4160484, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
FAMILY TREE & LINCOLN WAY LLLP - 46-2841485, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
FERNDALE VILLA - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
PIRCREST - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
FLORIN WOOD ASSOC. - 68-0318012, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
FRANCISCAN HOMES III, LP - 31-1394513, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED				X	N/A		X

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) Percentage ownership
							Yes	No			
FRANCISCAN HOMES IV, LP - 31-1463371, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED			X		N/A	X	
GALEWOOD SLF ASSOCIATES, LP - 20-1882654, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
GRAYSLAKE SENIOR HOUSING - 26-3800351, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
GREENWICH PARK APARTMENTS LLC - 32-0453460, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED			X		N/A	X	
HAROLD WASHINGTON APARTMENTS - 36-3556291, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
HWA-850 EASTWOOD LP - 27-1257130, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
IMPACT FAMILY VILLAGE GP LLC - 36-4715432, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
IMPACT FAMILY VILLAGE LP - 80-0769567, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
JFK TOWER, LP - 47-3477829 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	

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

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							Yes	No			
JOHNSTON CENTER OUTLOTS LLC - 27-0162550, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED				X	N/A		X
JOHNSTON CENTER RE-USE LP - 30-0529359, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
JUNIPERO SERRA, LP - 65-1308082, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
KANKAKEE STATION STREET SENIOR HOUSING - 46-1841937, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
KENNEDY ESTATES HSG. ASSOC. - 68-0355465, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
LA PLAYA RESIDENTIAL - 77-0278613, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
LAKE STEVENS - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
LAKE VILLAGE EAST - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
MASTON GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X

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) Percentage ownership
							Yes	No		Yes	No
MAGNOLIA LIMITED PARTNERSHIP - 36-3822288, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
MALDEN LIMITED PARTNERSHIP II - 20-8746121, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
MARLTON AFFORDABLE HSG. ASSOC. - 04-3594636, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY ALSTON LAKE LLC - 20-2948887, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED				X	N/A		X
MERCY CRESTVIEW VILLAGE HOUSING, LP - 26-4578510, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED				X	N/A		X
MERCY EDEN HOUSE LLC - 46-4227209, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY FAMILY PLAZA L.P. - 94-3094867, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING ARIZONA I - 86-0791473, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	AZ	N/A	RELATED				X	N/A		X
MERCY HOUSING ARIZONA II (PAGE COMMONS) - 33-1075152, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	AZ	N/A	RELATED				X	N/A		X

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 managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CA XXXIII - 43-2100410, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CA XXXVII - 68-0631916, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 47, LP - 27-2930358, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 48, LP - 27-3117667, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 49, LP - 27-3277379, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 50, LP - 27-3381977, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 51, LP - 94-2963228, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 52, LP - 45-2751062, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 53, LP - 45-2050339, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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) Percentage ownership
							Yes	No			
MERCY HOUSING CALIFORNIA 54 LP - 94-2963228, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 55, LP - 45-3710672, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 56, LP - 45-4659051, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 57, LP - 45-4711412, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 58 LP - 45-4486957, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 59, LP - 46-2537487, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 60, LP - 46-1239561, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 61, LP - 46-3636570, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 62, LP - 46-3424351, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	

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) Percentage ownership
							Yes	No			
MERCY HOUSING CALIFORNIA 72, LP - 81-1758210, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA 73, LP - 81-2079108, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA 74, LP - 81-2465663, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA 75, LP - 81-2748406, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA 76, LP - 36-4847211, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA I - 84-1210914, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA II - 94-3187825, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA III - 94-3187826, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING CALIFORNIA IX - 94-3230471, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	

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

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							Yes	No			
MERCY HOUSING CALIFORNIA V - 94-3229051, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA VI - 94-3224528, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA VII - - 94-3229540, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA X (THE ROSE) - 94-3232501, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XI - 94-3244521, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XII - - 94-3366333, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XIII - 94-3377935, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XIV - 94-3377941, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XIX - 01-0716135, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X
MERCY HOUSING CALIFORNIA XIX - 01-0716135, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X

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

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							Yes	No		Yes	No
MERCY HOUSING CALIFORNIA XL - 26-1398920, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLI - 26-2350027, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLII - 26-2575525, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLIII - 26-2553554, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLIV - 65-1308076, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLV - 27-2930358, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLVI - 94-3379316, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
MERCY HOUSING CALIFORNIA XLVII - 94-3381170, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X

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

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							Yes	No			
MERCY HOUSING CALIFORNIA XVII - 94-3400496, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XVIII - 03-0376881, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XX - 36-4497277, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXI - 48-1259652, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXII - 35-2172040, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXIII - 82-0560494, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXIV - 74-3052786, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXIX - 73-1729092, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXV - 81-0564415, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							

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							Yes	No			
MERCY HOUSING CALIFORNIA XXVI - 58-2679059, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXVII - 65-1207291, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXVIII - 73-1721242, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXX - 61-1488186, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXXI - 87-0756700, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXXII - 87-0756940, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXXIV, LP - 51-0594948, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXXIX - 01-0885277, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							
MERCY HOUSING CALIFORNIA XXXV - 76-0827799, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED							

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							Yes	No			
MERCY HOUSING CALIFORNIA											
XXXVI - 56-2568833, 1999											
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING CALIFORNIA											
XXVII - 33-1153406, 1999											
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO I, LTD											
- 84-1176712, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO III -											
84-1292696, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO V -											
84-1318329, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO VI -											
84-1361296, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO VII -											
84-1473883, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO VIII -											
93-1190349, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	
MERCY HOUSING COLORADO XI, LLC - 20-5331841, 1999											
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CO	N/A	RELATED					N/A	X	

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							Yes	No			
MERCY HOUSING COLORADO-I, LTD (GRACE) - 84-1176712, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED							
MERCY HOUSING COLORADO-IX - 87-0706258, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED							
MERCY HOUSING GEORGIA 12, LP - 27-2987561, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA 13, LP - 45-5108221, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA 14, LP - 46-2787254, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA 15, LP - 46-5547801, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA I - 58-2461689, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA III - 43-1954812, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MERCY HOUSING GEORGIA IV - 56-2328730, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							

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							Yes	No			
MERCY HOUSING GEORGIA IX, LP - 20-8829418, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING GEORGIA V, LP - 90-0284434, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING GEORGIA VI, LP - 20-4466474, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING GEORGIA VIII LP - 58-2461689, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING GEORGIA X - 27-0162550, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING GEORGIA XI, LP - 26-2523190, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A	X	
MERCY HOUSING IDAHO NSP LLC (NSPID) - 27-1039061, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A	X	
MERCY HOUSING IDAHO V (SISTERS VILLA) - 04-3624359, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A	X	
MERCY HOUSING IOWA II L.P. - 84-1284752, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED				X	N/A	X	

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							Yes	No			
MERCY HOUSING MIDWEST											
NEBRASKA, LLC - 20-1583332, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED			X		N/A	X	
MERCY HOUSING S. CAROLINA I - 59-3767323, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED			X		N/A	X	
MERCY HOUSING SENIOR PROPERTIES LLC - 94-3081666, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
MERCY HOUSING SOUTH CAROLINA I I - 59-3767323, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED			X		N/A	X	
MERCY HOUSING SOUTH DAKOTA I, LLC - 20-2830331, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SD	N/A	RELATED			X		N/A	X	
MERCY HOUSING SOUTH DAKOTA II, LLC - 20-2830356, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SD	N/A	RELATED			X		N/A	X	
MERCY HOUSING UTAH I - 02-0564555, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	UT	N/A	RELATED			X		N/A	X	
MERCY HOUSING WASHINGTON III - 91-1676111, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
MERCY HOUSING WASHINGTON IX, LP - 65-1186086, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	

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							Yes	No			
MERCY HOUSING WASHINGTON V - 84-1457612, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OR	N/A	RELATED					N/A		X
MERCY HOUSING WASHINGTON VI - 84-145924, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MERCY HOUSING WASHINGTON VII - 91-2038920, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MERCY HOUSING WASHINGTON VIII - 91-2124779, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MERCY HOUSING WASHINGTON X, LLC - 55-0887839, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MERCY LOAN FUND SUB-CDE, LLC - 27-1326149, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED					N/A		X
MERCY PROPERTIES WASHINGTON I, LLC - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MERCY PROPERTIES WASHINGTON III LLC - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A		X
MHC HEALTH I LP - 47-3554305 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED					N/A		X

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) Percentage ownership
							Yes	No			
MHC HEALTH 2, LP - 47-4515862 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							
MHNW 9 OTHELLO EAST LP - 47-1620007, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 10 OTHELLO WEST LP - 47-1614235, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 11 WOODLAKES LP - 47-2334969, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 12 ELEANOR APARTMENTS LLLP - 47-3599013, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 13 BUILDING 9 SOUTH LP - 47-4660134, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 14 BUILDING 9 NORTH LP - 47-4683004, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHNW 15 BUILDING 9 CENTER LP - 81-3897409, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MHSE ADAMSVILLE GREEN SENIOR PARTNERS - 26-2523190, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							

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) Percentage ownership
							Yes	No		Yes	No
MHSE HERITAGE SENIOR LP - 27-5085069, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MHSE MERCY PARK LP - 61-1757712, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MHSE PINELAKE LP - 80-0616765 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MHSE PINELAKE I LP - 90-0856866, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MHSE REYNOLDSTOWN SENIOR GP, LLC - 46-3048811, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MHSE REYNOLDSTOWN SENIOR LP - 46-3054017, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MSHE WILSON SENIOR RESIDENCE LP - 46-4907701, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED							
MONROE VILLA - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED							
MONSIGNOR LYNE, LP - 65-1308080, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED							

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) Percentage ownership
							Yes	No			
MORTGAGE RESOLUTION FUND LLC - 45-3801619, 120 LASALLE SUITE 1850, CHICAGO, IL 60603	MANAGEMENT	IL	N/A	RELATED							
MOSES LAKE ESTATES - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
MPI HIGHLAND PLACE APARTMENTS, LP - 58-2461689, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A	X	
NEAR NORTH PARTNERSHIP - 32-0143113, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
NEARY LAGOON PARTNERS - 77-0256317, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
NEW DANA STRAND IV-A, LP - 47-3082758, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
NEW DANA STRAND PARTNERS I, LP - 51-0524022, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
NEW DANA STRAND TOWNHOMES - 51-0524022, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
NEW STERLING PARK LLC - 27-2523530, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	

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 managing partner?	(k) Percentage ownership
							Yes	No			
NEW STERLING PARK MM LLC - 27-2523309, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
NEW TACOMA PHASE I OWNER LP - 26-4569316, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
NEW TACOMA PHASE II MERCY LLC - 45-2478067, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
NEW TACOMA SENIOR HOUSING PHASE I - 26-4569316, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
NORTHGLEN, LP - 26-4578510 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED				X	N/A		X
OAK HARBOR - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
OLYMPIC - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
PARK TERRACE APTS. (PARK TERRACE APTS.) - 94-332881, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
PARKSIDE TERRACE LP - 36-3914505, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X

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) Percentage ownership
							Yes	No			
PILCHUCK - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED					N/A	X	
PINE ROAD VILLAGE - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
PINEWOOD COURT APARTMENTS - 68-0435836, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
PLAZA MARIA LP - 47-5513121 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A	X	
RAINER VISTA BLOCK 43 OWNER LP - 27-3221112, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
RED DOOR LIMITED PARTNERSHIP - 36-3915050, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
ROCK CREEK TERRACE - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A	X	
ROSELAND LIMITED PARTNERSHIP - 36-4304416, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	
ROSELAND PLACE LP - 80-0195044, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A	X	

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

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							Yes	No			
SAN FELIPE HOMES (SAN FELIPE HOMES) - 95-4384732, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED				X	N/A	X	
SANDSTONE - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WA	N/A	RELATED			X		N/A	X	
SAXONY MANOR, LLC - 35-2521928, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	WI	N/A	RELATED			X		N/A	X	
SC RESIDENCE LLC - 26-0675562 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WI	N/A	RELATED			X		N/A	X	
SILVERCREST - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WA	N/A	RELATED			X		N/A	X	
SKAGIT VILLAGE - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WA	N/A	RELATED			X		N/A	X	
SOMERSET SENIOR HSG. - 74-2765568, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	TX	N/A	RELATED			X		N/A	X	
SOUTH LOOP APARTMENTS - 36-4027476, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	RELATED			X		N/A	X	
ST. ANDREW COMMUNITY, LP - 65-1308080, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	CA	N/A	RELATED			X		N/A	X	

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 managing partner?	(k) Percentage ownership
							Yes	No			
ST. MARY TOWER LLC - 47-5627488, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
SUNNYDALE DEVELOPMENT CO LLC - 26-3566543, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
SYCAMORE STREET COMMONS LLC - 77-0117473, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
TAHOE VALLEY TOWNHOMES ASSOC. - 94-3298324, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
THE KEATING BUILDING LITTLE VILLAGE LLC - 26-4584321, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A	X	
THIRD AND LECANTE LP - 26-4176495, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
VILLA COLUMBA MERCY RIVERSIDE, LP - 65-1308076, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	
VILLA KATHLEEN REDEVELOPMENT - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A	X	
VILLAGE PARK HOUSING ASSOCIATES - 68-0254566, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A	X	

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) Percentage ownership
							Yes	No			
VISITATION VALLEY FAM. HSG. ASSOC. - 94-3275566, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
WAPATO GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
WASHINGTON SQUARE - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
WENTWORTH COMMONS - 30-0082553, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X
WEST 28TH STREET - 95-4550003 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X
WESTERN MANOR, LP - 26-4578652, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED				X	N/A		X
WOODLAKE MANOR - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X
WOODLAKE MANOR II - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X

Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
AURORA SENIOR APARTMENTS GP, LLC - 27-2564297, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
BELRAY APARTMENTS CORPORATION - 36-4027474 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
BELVIDERE PLACE CORP., I, NFP - 26-3800299 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	KY	N/A	C CORP					X
COUNTRYSIDE SENIORS LLC - 26-1483851 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
DANVILLE VETERANS HOUSING MM, LLC - 36-4728761, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
ENGLEWOOD APARTMENTS NFP - 26-1233523 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
ESPERANZA CROSSING II, LLC - 81-3887973 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	CA	N/A	C CORP					X
GREENWICH PARK APARTMENTS MM LLC - 61-1750718, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	WI	N/A	C CORP					X
HAROLD WASHINGTON APARTMENTS CORPORATION - 36-3556291, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
HWA 850 EASTWOOD GP - 27-1257072 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X
IMPACT FAMILY VILLAGE GP, LLC - 36-4715432 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSG	WA	N/A	C CORP					X
KANAKAKEE STATION STREET SENIOR HOUSING MM LLC - 32-0399823, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSG	IL	N/A	C CORP					X

Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
MALDEN ARMS CORP II NFP - 36-3815990									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	CA	N/A	C CORP					X
MCDERMOTT PLACE - 47-0779682									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	IA	N/A	C CORP					X
MCHG PARTNERS, INC. (MCHG) - 20-8824753									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X
MERCY AFFORDABLE HOUSING, INC. (MAHI) - 82-0489878, 1999 BROADWAY, SUITE 1000,									
DENVER, CO 80202	LOW-INC HSNG	ID	N/A	C CORP					X
MERCY COMMERCIAL CALIFORNIA - 94-3382154									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	CA	N/A	C CORP					X
MERCY GALEWOOD SLP, INC. - 20-5825081									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
MERCY HOUSING GEORGIA XI GP, LLC - 27-3316657, 1999 BROADWAY, SUITE 1000,									
DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X
MERCY LITHONIA PARK VIEW, INC. - 20-8829364									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X
MERCY OTHELLO PLAZA CONDOMINIUM ASSOCIATION									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	WA	N/A	C CORP					X
MERCY STERLING NFP - 27-4446431									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
MHMP CO GP INC - 61-1689475									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	CO	N/A	C CORP					X
MHSE ADAMSVILLE GREEN SENIOR PARTNERS - 27-1321251, 1999 BROADWAY, SUITE 1000,									
DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X

Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
MHSE ARBORS LLC - 27-3284075									
1999 BROADWAY, SUITE 1000									
DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X
MHSE MERCY PARK GP, LLC - 47-3464689									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									
MHSE SAVANNAH GARDENS PHASE III LLC -									
58-2434289, 1999 BROADWAY, SUITE 1000,	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									
MHSE SAVANNAH GARDENS PHASE IV GP -									
45-4967129, 1999 BROADWAY, SUITE 1000,	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									
MHSE SAVANNAH GARDENS PHASE V GP LLC -									
46-2777338, 1999 BROADWAY, SUITE 1000,	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									
MHL KEATING MM, LLC - 26-4584262									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	IL	N/A	C CORP					X
DENVER, CO 80202									
MPI HIGHLAND PLACE LLC - 26-2380898									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									
NEAR NORTH APARTMENTS CORP. NP - 36-4570431									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	IL	N/A	C CORP					X
DENVER, CO 80202									
NEW STERLING PARK MM, LLC - 27-2523309									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	IL	N/A	C CORP					X
DENVER, CO 80202									
NEW TACOMA CONDOMINIUM ASSOCIATION -									
47-3225087, 1999 BROADWAY, SUITE 1000,	LOW-INC HSNG	WA	N/A	C CORP					X
DENVER, CO 80202									
ROSELAND APARTMENTS CORPORATION - 36-4304417									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	IL	N/A	C CORP					X
DENVER, CO 80202									
SAVANNAH ROSE OF SHARON, LLC - 20-3591948									
1999 BROADWAY, SUITE 1000	LOW-INC HSNG	GA	N/A	C CORP					X
DENVER, CO 80202									

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

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

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

a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity

b Gift, grant, or capital contribution to related organization(s)

c Gift, grant, or capital contribution from related organization(s)

d Loans or loan guarantees to or for related organization(s)

e Loans or loan guarantees by related organization(s)

f Dividends from related organization(s)

g Sale of assets to related organization(s)

h Purchase of assets from related organization(s)

i Exchange of assets with related organization(s)

j Lease of facilities, equipment, or other assets to related organization(s)

k Lease of facilities, equipment, or other assets from related organization(s)

l Performance of services or membership or fundraising solicitations for related organization(s)

m Performance of services or membership or fundraising solicitations by related organization(s)

n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)

o Sharing of paid employees with related organization(s)

p Reimbursement paid to related organization(s) for expenses

q Reimbursement paid by related organization(s) for expenses

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

s Other transfer of cash or property from related organization(s)

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) RED DOOR ASSET MANAGEMENT FEE	L	40,000.CASH	
(2) SOUTH LOOP APARTMENTS RESIDENT SERVICES	L	55,992.CASH	
(3) ST. CATHERINE RESIDENCE	C	95,786.CASH	
(4) MHI/HIGHLAND	E	96,101.CASH	
(5) LAVERGNE COURTS RESIDENT SER CONTRACT FEE	L	102,257.CASH	
(6) WASHINGTON COURTS RESIDENT SERVICES	L	120,479.CASH	

 Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-r)	(c) Amount involved	(d) Method of determining amount involved
(7) RED DOOR RESIDENT SERVICES	L	142,608.	CASH
(8) SOUTH LOOP APARTMENTS	B	175,751.	CASH
(9) WENTWORTH	B	265,231.	CASH
(10) DELMAR APARTMENTS	B	271,076.	CASH
(11) LT PORTION NR/STERLING PARK	D	326,422.	CASH
(12) MHI/STERLING	E	347,399.	CASH
(13) MHI/26TH & KOSTNER	E	366,148.	CASH
(14) NEAR NORTH	B	374,996.	CASH
(15) LT PORTION NR/DANVILLE VETERANS	D	400,000.	CASH
(16) ENGLEWOOD APARTMENTS	B	522,737.	CASH
(17) KANKAKEE SENIOR HOUSING	B	636,500.	CASH
(18) KANKAKEE DEVELOPER FEES	L	640,173.	CASH
(19) GREENWICH PARK DEVELOPER FEES	L	916,484.	CASH
(20) DANVILLE DEVELOPER FEES	L	1,030,456.	CASH
(21) STERLING DEVELOPER FEES	L	2,037,709.	CASH
(22) MERCY HOUSING INC	O	3,648,864.	CASH
(23)			
(24)			

Part VII Supplemental Information.

Provide additional information for responses to questions on Schedule R. See instructions.