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Form 990

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2019

Open to Public Inspection

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

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

A For the 2019 calendar year, or tax year beginning 01-01-2019 , and ending 12-31-2019

B Check if applicable:
☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization
MERCY HOUSING CALIFORNIA

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
1600 BROADWAY SUITE 2000

City or town, state or province, country, and ZIP or foreign postal code
DENVER, CO 802025704

D Employer identification number

94-3081666

E Telephone number

(303) 830-3300

G Gross receipts \$ 50,711,266

F Name and address of principal officer:
DOUGLAS SHOEMAKER
1600 BROADWAY SUITE 2000
DENVER, CO 802025704

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: 1988

M State of legal domicile: CA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities:
TO DEVELOP, OWN AND OPERATE LOW-INCOME HOUSING FACILITIES FOR FAMILIES, SENIORS, PEOPLE WITH SPECIAL NEEDS, AND INDIVIDUALS LACKING SIGNIFICANT RESOURCES.

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) 3 16

4 Number of independent voting members of the governing body (Part VI, line 1b) 4 16

5 Total number of individuals employed in calendar year 2019 (Part V, line 2a) 5 0

6 Total number of volunteers (estimate if necessary) 6 0

7a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0

7b Net unrelated business taxable income from Form 990-T, line 39 7b 0

Revenue

8 Contributions and grants (Part VIII, line 1h) 47,488,937

9 Program service revenue (Part VIII, line 2g) 23,092,934

10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) 1,060,507

11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 0

12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12) 71,642,378

13 Grants and similar amounts paid (Part IX, column (A), lines 1–3) 1,007,649

14 Benefits paid to or for members (Part IX, column (A), line 4) 0

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10) 10,986,996

16a Professional fundraising fees (Part IX, column (A), line 11e) 0

16b Total fundraising expenses (Part IX, column (D), line 25) ▶ 1,438,535

17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e) 10,046,911

18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25) 22,041,556

19 Revenue less expenses. Subtract line 18 from line 12 49,600,822

Expenses

20 Total assets (Part X, line 16) 150,221,435

21 Total liabilities (Part X, line 26) 16,402,124

22 Net assets or fund balances. Subtract line 21 from line 20 133,819,311

Net Assets or Fund Balances

Prior Year Current Year

Beginning of Current Year End of Year

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 2020-11-12
MELISSA CLAYTON VICE PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name Preparer's signature Date 2020-11-12 Check ☐ if self-employed PTIN P00450629

Firm's name ▶ COHNREZNICK LLP Firm's EIN ▶ 22-1478099

Firm's address ▶ 525 NORTH TRYON STREET Phone no. (704) 332-9100
CHARLOTTE, NC 28202

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

For Paperwork Reduction Act Notice, see the separate instructions. Cat. No. 11282Y Form 990 (2019)

Part III**Statement of Program Service Accomplishments**Check if Schedule O contains a response or note to any line in this Part III ☒**1** Briefly describe the organization's mission:

THE MISSION OF MERCY HOUSING CALIFORNIA 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 CALIFORNIA 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.

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 \$	11,221,233	including grants of \$	0	(Revenue \$	29,198,847)
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See Additional Data

4b	(Code:) (Expenses \$	12,659,030	including grants of \$	3,394,818	(Revenue \$	8,211,974)
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See Additional Data

4c	(Code:) (Expenses \$	-87,829	including grants of \$		(Revenue \$	2,765,109)
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See Additional Data

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

(Expenses \$	including grants of \$	(Revenue \$	)
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4e	Total program service expenses ▶	23,792,434
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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)? If "Yes," complete Schedule A 	1 Yes	
2 Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)? 	2 Yes	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3	No
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	4	No
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5	No
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I 	6	No
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II 	7	No
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III 	8	No
9 Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV 	9	No
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi endowments? If "Yes," complete Schedule D, Part V	10	No
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI 	11a Yes	
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII 	11b Yes	
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII 	11c	No
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX 	11d Yes	
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X 	11e Yes	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X 	11f Yes	
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII 	12a	No
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional 	12b Yes	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13	No
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	No
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV	14b	No
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? If "Yes," complete Schedule F, Parts II and IV	15	No
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? If "Yes," complete Schedule F, Parts III and IV	16	No
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)	17	No
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II 	18 Yes	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III 	19	No
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H	20a	No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
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 	21 Yes	

Part IV Checklist of Required Schedules (continued)

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

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	1a	48
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	

Part V **Statements Regarding Other IRS Filings and Tax Compliance** (continued)

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a 0			
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			2b	
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?			3a	No
b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O			3b	
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a	No
b 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?			5a	No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b	No
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?			5c	
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?			6a	No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b	
7 Organizations that may receive deductible contributions under section 170(c).				
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?			7a	No
b If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c	No
d If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e	No
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f	No
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			7g	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			7h	
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.				
a Did the sponsoring organization make any taxable distributions under section 4966?			9a	
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?			9b	
10 Section 501(c)(7) organizations. Enter:				
a Initiation fees and capital contributions included on Part VIII, line 12	10a			
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11 Section 501(c)(12) organizations. Enter:				
a Gross income from members or shareholders	11a			
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?				
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year.	12b			
13 Section 501(c)(29) qualified nonprofit health insurance issuers.				
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.			13a	
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c Enter the amount of reserves on hand	13c			
14a Did the organization receive any payments for indoor tanning services during the tax year?			14a	No
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O			14b	
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.			15	No
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.			16	No

Part VI

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

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

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	16	
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.			
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?		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		No
6	Did the organization have members or stockholders?	Yes	
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?	Yes	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	Yes	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	Yes	
b	Each committee with authority to act on behalf of the governing body?	Yes	
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		No

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?		No
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?	Yes	
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	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	Yes	
13	Did the organization have a written whistleblower policy?	Yes	
14	Did the organization have a written document retention and destruction policy?	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	Yes	
b	Other officers or key employees of the organization	Yes	
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?	Yes	
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	Yes	

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, 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

18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (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 1600 BROADWAY SUITE 2000 DENVER, CO 80202 (303) 830-3300

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

See instructions for the order in which to list the persons above.

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

[illegible]

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 dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
See Additional Data Table										
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)							0	3,049,381		397,803

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

	Yes	No
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		No
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	Yes	
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		No

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
PBS STAFFING 7532 MACARTHUR BLVD OAKLAND, CA 94605	CONTRACTOR SERVICES	115,084

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 ▶ 1

Form 990 (2019)		Page 9			
Part VIII		Statement of Revenue			
Check if Schedule O contains a response or note to any line in this Part VIII					
		(A)	(B)	(C)	(D)
		Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a		
	b	Membership dues	1b		
	c	Fundraising events	1c		
	d	Related organizations	1d	4,674,165	
	e	Government grants (contributions)	1e	1,454,381	
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	2,835,035	
	g	Noncash contributions included in lines 1a - 1f:\$	1g		
	h	Total. Add lines 1a-1f		8,963,581	
Program Service Revenue	2a	DEVELOPER FEES	Business Code		
			531390	20,685,377	20,685,377
	b	PROCEEDS FROM BENNETT HOUSE	531390	8,899,497	8,899,497
	c	SERVICE FEES	531390	8,035,523	8,035,523
	d	CONSULTING FEES	531390	1,349,413	1,349,413
	e	RECOVERY FOR BAD DEBTS	531390	756,417	756,417
	f	All other program service revenue.		449,702	449,702
g	Total. Add lines 2a-2f		40,175,929		
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		1,306,074	
	4	Income from investment of tax-exempt bond proceeds			
	5	Royalties			
	6a	Gross rents	(i) Real	(ii) Personal	
	b	Less: rental expenses			
	c	Rental income or (loss)			
	d	Net rental income or (loss)			
	7a	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)			
	8a	Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18	8a	265,682	
	b	Less: direct expenses	8b	156,651	
	c	Net income or (loss) from fundraising events		109,031	109,031
	9a	Gross income from gaming activities. See Part IV, line 19	9a		
	b	Less: direct expenses	9b		
	c	Net income or (loss) from gaming activities			
	10a	Gross sales of inventory, less returns and allowances	10a		
	b	Less: cost of goods sold	10b		
	c	Net income or (loss) from sales of inventory			
Miscellaneous Revenue		Business Code			
11a					
b					
c					
d	All other revenue				
e	Total. Add lines 11a-11d				
12	Total revenue. See instructions		50,554,615	40,175,929	
			0	1,415,105	
Form 990 (2019)					

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	3,394,818	3,394,818		
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	1,559,743	1,417,251		142,492
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	8,364,001	7,793,757		570,244
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	310,126	284,936		25,190
9 Other employee benefits	1,406,500	1,335,363		71,137
10 Payroll taxes	711,309	658,630		52,679
11 Fees for services (non-employees):				
a Management	520,222	519,412		810
b Legal	3,768	3,768		
c Accounting	70,173	70,173		
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 Schedule O)	108,344	108,291		53
12 Advertising and promotion	82,865	50,781		32,084
13 Office expenses	969,661	954,028		15,633
14 Information technology	79,826	69,560		10,266
15 Royalties				
16 Occupancy	308,735	308,604		131
17 Travel	459,299	437,940		21,359
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	17,007	16,789		218
20 Interest	23,965	23,965		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	193,512	193,512		
23 Insurance	53,027	50,266		2,761
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 INDIRECT COST	4,939,691	4,595,108		344,583
b PROJECT DEVELOPMENT FEE	649,650	649,650		
c CONTRACT LABOUR	480,331	480,331		
d MISCELLANEOUS EXPENSES	441,507	440,946		561
e All other expenses	82,889	-65,445		148,334
25 Total functional expenses. Add lines 1 through 24e	25,230,969	23,792,434	0	1,438,535
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 IX ☐

				(A) Beginning of year		(B) End of year	
Assets	1	Cash—non-interest-bearing			1		
	2	Savings and temporary cash investments		8,530,017	2	14,859,375	
	3	Pledges and grants receivable, net		29,693,060	3	24,717,982	
	4	Accounts receivable, net		933,280	4	1,326,748	
	5	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5		
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6		
	7	Notes and loans receivable, net		2,260,868	7	2,328,016	
	8	Inventories for sale or use			8		
	9	Prepaid expenses and deferred charges		226,268	9	277,812	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	5,508,500			
	b	Less: accumulated depreciation	10b	850,628	4,825,724	10c	4,657,872
	11	Investments—publicly traded securities			11		
	12	Investments—other securities. See Part IV, line 11		15,445,449	12	16,024,958	
	13	Investments—program-related. See Part IV, line 11		-1,625,800	13	-1,625,564	
	14	Intangible assets			14		
	15	Other assets. See Part IV, line 11		89,932,569	15	119,382,467	
16	Total assets. Add lines 1 through 15 (must equal line 34)		150,221,435	16	181,949,666		
Liabilities	17	Accounts payable and accrued expenses		2,919,275	17	3,145,469	
	18	Grants payable			18		
	19	Deferred revenue		1,798,216	19	2,421,571	
	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 any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22		
	23	Secured mortgages and notes payable to unrelated third parties		7,309,745	23	7,599,745	
	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		4,374,888	25	9,639,924	
	26	Total liabilities. Add lines 17 through 25		16,402,124	26	22,806,709	
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here ☒ and complete lines 27, 28, 32, and 33.						
	27	Net assets without donor restrictions		97,713,241	27	121,872,388	
	28	Net assets with donor restrictions		36,106,070	28	37,270,569	
	Organizations that do not follow FASB ASC 958, check here ☐ and complete lines 29 through 33.						
	29	Capital stock or trust principal, or current funds			29		
	30	Paid-in or capital surplus, or land, building or equipment fund			30		
	31	Retained earnings, endowment, accumulated income, or other funds			31		
	32	Total net assets or fund balances		133,819,311	32	159,142,957	
33	Total liabilities and net assets/fund balances		150,221,435	33	181,949,666		

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	50,554,615
2	Total expenses (must equal Part IX, column (A), line 25)	2	25,230,969
3	Revenue less expenses. Subtract line 2 from line 1	3	25,323,646
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	133,819,311
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	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	159,142,957

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		No
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	Yes	
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.	Yes	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.	Yes	

Additional Data

Software ID:
Software Version:
EIN: 94-3081666
Name: MERCY HOUSING CALIFORNIA

Form 990 (2019)

Form 990, Part III, Line 4a:

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

Form 990, Part III, Line 4b:

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

Form 990, Part III, Line 4c:

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

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
ANN SEWILL DIRECTOR	1.00	X						0	0	0
BRAD COX DIRECTOR	1.00	X						0	0	0
BRIAN SWIFT DIRECTOR	1.00	X						0	0	0
CHRISTINA GARCIA DIRECTOR	1.00	X						0	0	0
ELLEN E JAMASON DIRECTOR	1.00	X						0	0	0
EZRA MERSEY DIRECTOR	1.00	X						0	0	0
FORD FISH DIRECTOR	1.00	X						0	0	0
JANET RUGGIERO DIRECTOR	1.00	X						0	0	0
JOANN BERTGES DIRECTOR	1.00	X						0	0	0
MARY WASKOWIAK RSM DIRECTOR	1.00	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
MIRIAN SAEZ DIRECTOR	1.00	X						0	0	0
STEVEN WADE DIRECTOR	1.00	X						0	0	0
TANGERINE BRIGHAM DIRECTOR	1.00	X						0	0	0
TIMOTHY MURRAY DIRECTOR	1.00	X						0	0	0
WILLIAM PAVAO DIRECTOR	1.00	X						0	0	0
YUSEF FREEMAN DIRECTOR	1.00	X						0	0	0
AMY BAYLEY ASSISTANT SECRETARY	1.00 40.00			X				0	0	0
BARBARA GUALCO VICE PRESIDENT	1.00 40.00			X				0	168,356	11,670
BRUCE SAAB VICE PRESIDENT	1.00 40.00			X				0	135,087	17,337
DOUGLAS SHOEMAKER PRESIDENT	1.00 40.00			X				0	245,330	23,266

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
EDWARD HOLDER VICE PRESIDENT	1.00 40.00			X				0	212,026	42,994
ERIKA VILLABLANCA VICE PRESIDENT	1.00 40.00			X				0	126,636	26,694
JANE GRAF VICE PRESIDENT	1.00 40.00			X				0	412,721	17,383
JENNIFER DOLIN VICE PRESIDENT	1.00 40.00			X				0	158,910	25,805
JOSEPH ROSENBLUM SECRETARY	1.00 40.00			X				0	110,817	6,253
MELISSA CLAYTON VICE PRESIDENT	1.00 40.00			X				0	207,663	31,081
RAMIE DARE VICE PRESIDENT	1.00 40.00			X				0	133,814	28,471
RICH CIRAULO VICE PRESIDENT	1.00 40.00			X				0	122,638	35,324
RICK SPRAGUE VICE PRESIDENT	1.00 40.00			X				0	142,492	14,422
STEPHAN DAUES VICE PRESIDENT	1.00 40.00			X				0	147,370	9,025

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
STEVE SPEARS VICE PRESIDENT	1.00 40.00			X				0	305,686	36,536
VALERIE AGOSTINO VICE PRESIDENT	1.00 40.00			X				0	236,352	31,580
VINCE DODDS TREASURER	1.00 40.00			X				0	183,483	39,962

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.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization
MERCY HOUSING CALIFORNIA

Employer identification number
94-3081666

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 **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						

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 failed to qualify under the tests listed below, please complete Part III.)

Section A. Public Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3 The value of services or facilities furnished by a governmental unit to the organization without charge..						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f). . .						
6 Public support. Subtract line 5 from line 4.						
Section B. Total Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
7 Amounts from line 4. . .						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .						
9 Net income from unrelated business activities, whether or not the business is regularly carried on. .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ▶ ☐						
Section C. Computation of Public Support Percentage						
14 Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f))					14	
15 Public support percentage for 2018 Schedule A, Part II, line 14					15	
16a 33 1/3% support test—2019. 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—2018. 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—2019. 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—2018. 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 ▶ ☐						

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) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	5,302,300	27,472,545	9,740,627	47,488,937	8,963,581	98,967,990
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	12,479,263	22,843,364	28,252,610	23,092,934	40,175,929	126,844,100
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	17,781,563	50,315,909	37,993,237	70,581,871	49,139,510	225,812,090
7a Amounts included on lines 1, 2, and 3 received from disqualified persons		140,000	133,500	12,250	78,840	364,590
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.	3,411,865	8,597,298	13,510,698	4,421,124	20,306,352	50,247,337
c Add lines 7a and 7b.	3,411,865	8,737,298	13,644,198	4,433,374	20,385,192	50,611,927
8 Public support. (Subtract line 7c from line 6.)						175,200,163

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
9 Amounts from line 6.	17,781,563	50,315,909	37,993,237	70,581,871	49,139,510	225,812,090
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	421,536	482,277	682,911	965,131	1,306,074	3,857,929
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c Add lines 10a and 10b.	421,536	482,277	682,911	965,131	1,306,074	3,857,929
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.)			29,568		109,031	138,599
13 Total support. (Add lines 9, 10c, 11, and 12.)	18,203,099	50,798,186	38,705,716	71,547,002	50,554,615	229,808,618
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 2019 (line 8, column (f) divided by line 13, column (f))	15	76.240 %
16 Public support percentage from 2018 Schedule A, Part III, line 15	16	80.250 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2019 (line 10c, column (f) divided by line 13, column (f))	17	1.680 %
18 Investment income percentage from 2018 Schedule A, Part III, line 17	18	1.500 %

- 19a 33 1/3% support tests—2019.** 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—2018.** 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 on line 12 of 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

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>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.</i>		
1		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
2		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
3a		
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)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
3b		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
3c		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
4a		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>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.</i>		
4b		
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)? <i>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.</i>		
4c		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>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).</i>		
5a		
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?		
5b		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
5c		
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? <i>If "Yes," provide detail in Part VI.</i>		
6		
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? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ) .</i>		
7		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8		
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))? <i>If "Yes," provide detail in Part VI.</i>		
9a		
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? <i>If "Yes," provide detail in Part VI.</i>		
9b		
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? <i>If "Yes," provide detail in Part VI.</i>		
9c		
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)? <i>If "Yes," answer line 10b below.</i>		
10a		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).</i>		
10b		

Part IV

Supporting Organizations (continued)

	Yes	No
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? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

	Yes	No
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? <i>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.</i>		
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? <i>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.</i>		

Section C. Type II Supporting Organizations

	Yes	No
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)? <i>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).</i>		

Section D. All Type III Supporting Organizations

	Yes	No
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? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
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? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

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? <i>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.</i>		
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? <i>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.</i>		
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? <i>Provide details in Part VI.</i>		
b Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

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):	1	
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)		

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 2019 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-2019	(iii) Distributable Amount for 2019
1 Distributable amount for 2019 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2019 (reasonable cause required-- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2019:			
a From 2014.			
b From 2015.			
c From 2016.			
d From 2017.			
e From 2018.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2019 distributable amount			
i Carryover from 2014 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2019 from Section D, line 7:			
\$			
a Applied to underdistributions of prior years			
b Applied to 2019 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in Part VI. See instructions.			
6 Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in Part VI. See instructions.			
7 Excess distributions carryover to 2020. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2015.			
b Excess from 2016.			
c Excess from 2017.			
d Excess from 2018.			
e Excess from 2019.			

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).

Facts And Circumstances Test

990 Schedule A, Supplemental Information

Return Reference	Explanation
SCHEDULE A, PART III, LINE 12, EXPLANATION OF OTHER INCOME:	FUNDRAISING INCOME - 2017 AMOUNT: \$ 29,568. 2019 AMOUNT: \$ 109,031.

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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.
► Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization
MERCY HOUSING CALIFORNIA

Employer identification number
94-3081666

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 an 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 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 7/25/06, 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 ► \$

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

Cat. No. 52283D Schedule D (Form 990) 2019

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:

	Amount
1c	
1d	
1e	
1f	

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

2a

Did 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 in Part XIII

☐

Part V

Endowment Funds.

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

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

2

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

a

Board designated or quasi-endowment ▶

b

Permanent endowment ▶

c

Temporarily restricted endowment ▶

The percentages 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:

	Yes	No
(i) unrelated organizations	3a(i)	
(ii) related organizations	3a(ii)	
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?	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	3,060,518		3,060,518
b	Buildings			
c	Leasehold improvements	1,980,087	662,672	1,317,415
d	Equipment	467,895	187,956	279,939
e	Other			
Total.	Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶			4,657,872

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) BANK CERTIFICATES OF DEPOSIT	16,024,958	C
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.) ▶	16,024,958	

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. (Column (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)RESTRICTED PROPERTY SERVICE	303,779
(2)PREDEVELOPMENT COST	5,817,281
(3)DUE FROM AFFILIATIES	113,261,407
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.) ▶	119,382,467

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.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.) ▶	9,639,924

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) 2019

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.

Return Reference	Explanation
See Additional Data Table	

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 94-3081666
Name: MERCY HOUSING CALIFORNIA

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	MERCY HOUSING, INC. (MHI) AND ITS CONSOLIDATED NONPROFIT CORPORATIONS ARE EXEMPT FROM 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 YEARS ENDED DECEMBER 31, 2019 AND 2018. DUE TO THEIR TAX EXEMPT STATUS, MHC AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE NOT SUBJECT TO INCOME TAXES. MHC AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE REQUIRED TO FILE TAX RETURNS WITH THE INTERNAL REVENUE SERVICE (IRS) AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THESE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THERE ARE NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. DURING 2009, THE COMPANY ADOPTED THE ACCOUNTING GUIDANCE PERTAINING TO ACCOUNTING FOR UNCERTAINTY IN INCOME TAXES. FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018, THE COMPANY DID NOT IDENTIFY ANY UNCERTAIN TAX POSITIONS THAT QUALIFY FOR EITHER RECOGNITION OR DISCLOSURE IN THE FINANCIAL STATEMENTS. THE LIMITED PARTNERSHIPS IN WHICH THE COMPANY HAS A PARTNERSHIP INTEREST HAVE ELECTED TO BE TREATED AS A PASS-THROUGH ENTITY FOR INCOME TAX PURPOSES AND, AS SUCH, ARE NOT SUBJECT TO INCOME TAXES. RATHER, ALL ITEMS OF TAXABLE INCOME, DEDUCTIONS AND TAX CREDITS ARE PASSED THROUGH TO AND ARE REPORTED BY ITS OWNERS ON THEIR RESPECTIVE INCOME TAX RETURNS. THE PARTNERSHIPS' FEDERAL TAX STATUSES ARE BASED ON THEIR LEGAL STATUS AS PARTNERSHIPS. ACCORDINGLY, THE PARTNERSHIPS ARE NOT REQUIRED TO TAKE ANY TAX POSITIONS IN ORDER TO QUALIFY AS A PASS-THROUGH ENTITY. THE PARTNERSHIPS ARE REQUIRED TO FILE AND DO FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THESE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THE PARTNERSHIPS HAVE NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. INCOME TAX RETURNS FILED BY THE ENTITIES ARE SUBJECT TO EXAMINATION BY THE IRS FOR A PERIOD OF THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY THE IRS, TAX YEARS SINCE 2016 REMAIN OPEN.

SCHEDULE G
(Form 990 or 990-EZ)

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, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization
MERCY HOUSING CALIFORNIA

Employer identification number
94-3081666

Part I 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

e ☐ Solicitation of non-government grants

b ☐ Internet and email solicitations

f ☐ Solicitation of government grants

c ☐ Phone solicitations

g ☐ Special fundraising events

d ☐ In-person solicitations
- 2a 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 ▶						

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

Part II Fundraising Events. Complete if the organization answered "Yes" 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
		HOME IS JUST THE BEGINNING (event type)	(event type)	(total number)	(add col. (a) through col. (c))
Revenue	1 Gross receipts	265,682			265,682
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	265,682			265,682
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	156,651			156,651
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				156,651
11 Net income summary. Subtract line 10 from line 3, column (d) ▶				109,031	

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				
Direct Expenses	2 Cash prizes				
	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 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.

Return Reference	Explanation
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Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

Schedule I
(Form 990)

Department of the Treasury
Internal Revenue Service

Name of the organization
MERCY HOUSING CALIFORNIA

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.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Employer identification number
94-3081666

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.

(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 noncash assistance	(h) Purpose of grant or assistance
(1) See Additional Data							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							

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

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

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 noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

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

Return Reference	Explanation
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.

Additional Data

Software ID:
Software Version:
EIN: 94-3081666
Name: MERCY HOUSING CALIFORNIA

Form 990,Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(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
MERCY PROPERTIES INC IGP 1600 BROADWAY SUITE 2000 DENVER, CO 80202	84-1173689	501(C)(3)	2,967,393				LOW-INCOME HOUSING
ARDENAIRE APARTMENTS 1960 ETHAN WAY SACRAMENTO, CA 95825	76-0827799	N/A	32,928				LOW-INCOME HOUSING

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.							
(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
55 LAGUNA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202	45-3582721	N/A	132,020				LOW-INCOME HOUSING
95 LAGUNA 1600 BROADWAY SUITE 2000 DENVER, CO 80202	47-3126523	N/A	152,428				LOW-INCOME HOUSING

Schedule J (Form 990)	Compensation Information	OMB No. 1545-0047
		2019
Department of the Treasury Internal Revenue Service	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. ▶ Go to www.irs.gov/Form990 for instructions and the latest information.	
Name of the organization MERCY HOUSING CALIFORNIA		Employer identification number 94-3081666

Part I Questions Regarding Compensation		Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed 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 idemnification and gross-up payments	☐ Health or social club dues or initiation fees		
☐ Discretionary spending account	☐ Personal services (e.g., 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		1b	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?		2	
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?		4a	No
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?		4b	No
c Participate in, or receive payment from, an equity-based compensation arrangement?		4c	No
If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
Only 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?		5a	No
b Any related organization?		5b	No
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?		6a	No
b Any related organization?		6b	No
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 in lines 5 and 6? If "Yes," describe in Part III.		7	No
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.		8	No
9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?		9	

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

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

[illegible]

Part III **Supplemental Information**

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

Return Reference	Explanation
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Additional Data

Software ID:

Software Version:

EIN: 94-3081666

Name: MERCY HOUSING CALIFORNIA

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1BARBARA GUALCO VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	168,356	0	0	9,599	2,071	180,026	0
1BRUCE SAAB VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	135,087	0	0	6,681	10,656	152,424	0
2DOUGLAS SHOEMAKER PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	245,330	0	0	11,280	11,986	268,596	0
3EDWARD HOLDER VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	212,026	0	0	8,334	34,660	255,020	0
4ERIKA VILLABLANCA VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	126,636	0	0	6,661	20,033	153,330	0
5JANE GRAF VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	412,721	0	0	14,843	2,540	430,104	0
6JENNIFER DOLIN VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	158,910	0	0	7,623	18,182	184,715	0
7MELISSA CLAYTON VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	207,663	0	0	11,600	19,481	238,744	0
8RAMIE DARE VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	133,814	0	0	6,819	21,652	162,285	0
9RICH CIRAULO VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	122,638	0	0	8,010	27,314	157,962	0
10RICK SPRAGUE VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	142,492	0	0	2,783	11,639	156,914	0
11STEPHAN DAUES VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	147,370	0	0	8,094	931	156,395	0
12STEVE SPEARS VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	305,686	0	0	11,683	24,853	342,222	0
13VALERIE AGOSTINO VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	236,352	0	0	10,905	20,675	267,932	0
14VINCE DODDS TREASURER	(i)	0	0	0	0	0	0	0
	(ii)	183,483	0	0	11,712	28,250	223,445	0

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury

Name of the organization
MERCY HOUSING CALIFORNIA

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.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Employer identification number

94-3081666

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 1	THE BOARD OF MERCY HOUSING CALIFORNIA HAS DELEGATED CERTAIN AUTHORITY TO AN EXECUTIVE COMMITTEE, INCLUDING THE AUTHORITY TO REVIEW, APPROVE, AND RECOMMEND APPROVAL BY THE MERCY HOUSING INVESTMENT COMMITTEE (COMPRISED OF EMPLOYEES OF MERCY HOUSING, INC. IN EXECUTIVE ADMINISTRATION) TO REAL ESTATE DEVELOPMENT ACTIVITY.

990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7A	THE BOARD OF TRUSTEES OF MERCY HOUSING, INC., AS SOLE MEMBER OF MERCY HOUSING CALIFORNIA, HAS AUTHORITY OVER MERCY HOUSING CALIFORNIA 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 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.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7B	SAME AS LINE 7A

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	THE FORM 990 IS PRESENTED TO ALL BOARD MEMBERS AND COMMENTS AND QUESTIONS ARE ADDRESSED PRIOR TO THE FORM 990 BEING FILED.

990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VII, SECTION A:	SISTER AMY BAYLEY, RSM, SERVES AS AN OFFICER OF MERCY HOUSING CALIFORNIA AND PERFORMS SERVICES FOR MERCY HOUSING, INC. MERCY HOUSING, INC. AND THE SISTERS OF MERCY OF THE AMERICAS WEST MIDWEST HAVE ENTERED INTO A CONTRACT WHEREBY AMY BAYLEY HAS BEEN ASSIGNED TO MERCY HOUSING, INC. TO PERFORM SERVICES AND PROVIDE LEADERSHIP FOR MERCY HOUSING, INC. AND ITS SUBSIDIARIES. SISTER BAYLEY IS A MEMBER OF A RELIGIOUS COMMUNITY AND DOES NOT RECEIVE ANY PERSONAL INCOME. SISTER BAYLEY IS NOT AN EMPLOYEE OF MERCY HOUSING, INC. OR MERCY HOUSING CALIFORNIA. MERCY HOUSING, INC MAKES PAYMENTS DIRECTLY TO THE SISTERS OF MERCY OF THE AMERICAS WEST MIDWEST FOR MONTHLY STIPEND PAYMENTS AND BENEFITS RELATING TO THE SERVICES PERFORMED BY SISTER BAYLEY. THE SISTERS OF MERCY OF THE AMERICAS WEST MIDWEST ARE RESPONSIBLE FOR PROVIDING THE LIVING EXPENSES OF SISTER BAYLEY. FOR 2019 MERCY HOUSING, INC. PAID \$118,066 FOR THE ANNUAL STIPEND FEE AND BENEFITS EQUIVALENT.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XII, LINE 3:	THE ORGANIZATION RECEIVED FEDERAL LOANS OR AWARDS AND ACCORDINGLY WAS INCLUDED IN THE SINGLE AUDIT ACT AND OMB CIRCULAR A-133 AUDIT AS REPORTED WITHIN THE CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION OF MERCY HOUSING, INC.

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.
► Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization
MERCY HOUSING CALIFORNIA

Employer identification number
94-3081666

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) MERCY MATHER VETERANS 3 LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	20,000	20,059	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.

See Additional Data Table

(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

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.

See Additional Data Table

(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	

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.

See Additional Data Table

(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

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

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

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

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

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

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

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

e Loans or loan guarantees by related organization(s)

f Dividends from related organization(s)

g Sale of assets to related organization(s)

h Purchase of assets from related organization(s)

i Exchange of assets with related organization(s)

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

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

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

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

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

o Sharing of paid employees with related organization(s)

p Reimbursement paid to related organization(s) for expenses

q Reimbursement paid by related organization(s) for expenses

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

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

Yes

No

1a

1b

1c

1d

1e

1f

1g

1h

1i

1j

1k

1l

1m

1n

1o

1p

1q

1r

1s

No

No

No

No

No

Yes

Yes

No

No

No

No

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

See Additional Data Table

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

Schedule R (Form 990) 2019

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

[illegible]

Part VII **Supplemental Information**

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

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 94-3081666
Name: MERCY HOUSING CALIFORNIA

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c) (3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3222935	LOW-INC HSNG	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5177987	LOW-INC HSNG	IN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2722870	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-4295472	LOW-INC HSNG	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3914084	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4039278	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4049150	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 39-1771526	LOW-INC HSNG	WI	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 39-1814815	LOW-INC HSNG	WI	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0623447	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3767250	LOW-INC HSNG	WI	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3942336	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3803443	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0980810	LOW-INC HSNG	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0980809	LOW-INC HSNG	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3361794	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3957850	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0808941	LOW-INC HSNG	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0728526	LOW-INC HSNG	AZ	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0117473	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 34-1399869	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 34-1714407	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 34-1552671	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 23-7200039	LOW-INC HSNB	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 74-2740978	LOW-INC HSNB	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5227048	LOW-INC HSNB	IA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1062097	LOW-INC HSNB	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 02-0655254	LOW-INC HSNB	KY	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 03-0410639	LOW-INC HSNB	ID	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5190275	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3234538	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0847975	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2772546	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0336533	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-0626174	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2366315	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0484147	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 75-2983979	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0897709	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 72-1545927	LOW-INC HSNB	ID	501(C)(3)	LINE 12A, I	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5178092	LOW-INC HSNB	IN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5178185	LOW-INC HSNB	IN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1667138	LOW-INC HSNB	WA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3282891	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5189624	LOW-INC HSNB	IN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5190723	LOW-INC HSNB	FL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2762529	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3190261	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 39-1515867	LOW-INC HSNB	WI	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-2750105	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2787430	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-1358291	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-2164481	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1910771	LOW-INC HSNB	SC	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1548500	LOW-INC HSNB	KY	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3142767	LOW-INC HSNB	AZ	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3286321	LOW-INC HSNB	CO	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0378674	LOW-INC HSNB	NE	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNB	GA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-0809069	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1347445	LOW-INC HSNG	CO	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2834861	LOW-INC HSNG	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3081666	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-0998451	LOW-INC HSNG	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-3177114	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3088260	LOW-INC HSNG	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2963228	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-3397958	LOW-INC HSNG	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3453183	LOW-INC HSNG	IL	501(C)(3)	LINE 7	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-0376108	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-0772351	LOW-INC HSNG	NE	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1583332	LOW-INC HSNG	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1546525	LOW-INC HSNG	WA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3453183	LOW-INC HSNG	ID	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-2373936	LOW-INC HSNG	OH	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 13-4224803	LOW-INC HSNG	GA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 56-1993872	LOW-INC HSNG	NC	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0743192	LOW-INC HSNG	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0254564	LOW-INC HSNG	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2239991	LOW-INC HSNG	IL	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 37-1068780	LOW-INC HSNB	NE	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-0646706	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1559406	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1344092	LOW-INC HSNB	TN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0002157	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-0475388	LOW-INC HSNB	ID	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 75-3134134	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1344220	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0034784	LOW-INC HSNB	NC	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4002114	LOW-INC HSNB	CO	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0772987	LOW-INC HSNB	AR	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0233835	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-0485862	LOW-INC HSNB	ID	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0117515	LOW-INC HSNB	WA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1903782	LOW-INC HSNB	WA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0117515	LOW-INC HSNB	WA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1173689	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3224446	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1284293	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 37-1459692	LOW-INC HSNB	MO	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0897708	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5216971	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5217175	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3044873	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0214799	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3209503	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3167825	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-0789830	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5203278	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5247951	LOW-INC HSNB	SC	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0980811	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5217326	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0758961	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3264209	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5202983	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5202868	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 62-1782683	LOW-INC HSNB	TN	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2330256	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4723017	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 93-1189914	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1411531	LOW-INC HSNB	KY	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1339396	LOW-INC HSNB	KY	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1367719	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0378676	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3400284	LOW-INC HSNB	GA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1052772	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1591780	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3199902	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 39-0857537	LOW-INC HSNB	WI	501(C)(3)	LINE 1	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2705149	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1723287	LOW-INC HSNB	TN	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1548512	LOW-INC HSNB	KY	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1411529	LOW-INC HSNB	OH	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 14-1866405	LOW-INC HSNB	WA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 75-3004763	LOW-INC HSNB	CA	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5239406	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1347868	LOW-INC HSNB	IL	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3273336	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0947230	LOW-INC HSNB	AZ	501(C)(3)	LINE 10	N/A		No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0233835	LOW-INC HSNB	CA	501(C)(3)	LINE 12A, I	N/A		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c) (3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1334167	LOW-INC HSNG	CO	501(C)(3)	LINE 10	N/A		No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproprtionate 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	
1028 HOWARD ST ASSOCIATES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3160742	LOW-INC HSNG	CA	N/A	RELATED				No			No	
104TH STREET LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2755027	LOW-INC HSNG	IL	N/A	RELATED				No			No	
1064 MISSION LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-3110001	LOW-INC HSNG	CA	N/A	RELATED				No			No	
1100 OCEAN AVENUE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4437017	LOW-INC HSNG	CA	N/A	RELATED				No			No	
1101 HOWARD ST ASSOCIATES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3160341	LOW-INC HSNG	CA	N/A	RELATED				No			No	
111 JONES STREET ASSOC (111 JONES ST) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3142765	LOW-INC HSNG	CA	N/A	RELATED				No			No	
1475 167TH AVENUE ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3249328	LOW-INC HSNG	CA	N/A	RELATED				No			No	
16TH & CHURCH STREET ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3135262	LOW-INC HSNG	CA	N/A	RELATED				No			No	
1760 BUSH LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3449006	LOW-INC HSNG	CA	N/A	RELATED				No			No	
180 PROPERTIES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0561021	LOW-INC HSNG	IL	N/A	RELATED				No			No	
1880 PINE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1291546	LOW-INC HSNG	CA	N/A	RELATED				No			No	
2000 ILLINOIS AURORA LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2558442	LOW-INC HSNG	IL	N/A	RELATED				No			No	
2101 TELEGRAPH AVENUE ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3222935	LOW-INC HSNG	CA	N/A	RELATED				No			No	
2220 10TH AVENUE ASSOC (SANTANA APTS) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3140163	LOW-INC HSNG	CA	N/A	RELATED				No			No	
2698 CALIFORNIA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3462784	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproporionate 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	
2814 FIFTH STREET ASSOCIATES LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0340317	LOW-INC HSNG	CA	N/A	RELATED				No			No	
345 ARGUELLO LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1286361	LOW-INC HSNG	CA	N/A	RELATED				No			No	
455 FELL LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4654112	LOW-INC HSNG	CA	N/A	RELATED				No			No	
4707 MALDEN LTD PARTNERSHIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3762788	LOW-INC HSNG	IL	N/A	RELATED				No			No	
5042 WINTHROP APARTMENTS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3855358	LOW-INC HSNG	IL	N/A	RELATED				No			No	
55 LAGUNA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3582721	LOW-INC HSNG	CA	N/A	RELATED				No			No	
901 WEST 63RD LP (ENGLEWOOD APARTMENTS) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1233617	LOW-INC HSNG	IL	N/A	RELATED				No			No	
ACQUISITION PROPERTIES GEORGIA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-4465851	LOW-INC HSNG	GA	N/A	RELATED				No			No	
ADAMSVILLE GREEN LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2252791	LOW-INC HSNG	GA	N/A	RELATED				No			No	
ALLEGRE MERCY REDEVELOPMENT LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3540725	LOW-INC HSNG	WA	N/A	RELATED				No			No	
ANTIOCH VILLAS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0194197	LOW-INC HSNG	GA	N/A	RELATED				No			No	
APPIAN WAY MERCY LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1546525	LOW-INC HSNG	WA	N/A	RELATED				No			No	
AROMOR MERCY LLC (AROMOR APARTMENTS) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0296042	LOW-INC HSNG	CO	N/A	RELATED				No			No	
BALDWIN ROSE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3235725	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BAYSHORE COURT 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproprtionate 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	
BELRAY APARTMENTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027474	LOW-INC HSNG	IL	N/A	RELATED				No			No	
BENNETT HOUSE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308081	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BISHOPS BLOCK (BISHOPS BLOCK) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 01-0477157	LOW-INC HSNG	IA	N/A	RELATED				No			No	
BLUFF MERCY LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0954394	LOW-INC HSNG	CO	N/A	RELATED				No			No	
BOISE SENIOR 202 OWNER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0992784	LOW-INC HSNG	ID	N/A	RELATED				No			No	
BOUNDARY VILLAGE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
BRENTWOOD GREEN VALLEY APTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3135990	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BRITTON STREET ASSOC (BRITTON COURT) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3300509	LOW-INC HSNG	CA	N/A	RELATED				No			No	
CAMBRIDGE APARTMENTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CANDLESTICK POINT 11A LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-4939414	LOW-INC HSNG	CA	N/A	RELATED				No			No	
CASCADE APARTMENTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CASCADE VILLAGE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CEDARWOOD I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CEDARWOOD IV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CENTRO PARTNERS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0295344	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
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							Yes	No		Yes	No	
CHENEY GARDENS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
COASTSIDE SENIOR HOUSING LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2262853	LOW-INC HSNG	CA	N/A	RELATED				No			No	
COLONIA SAN MARTIN ASSOCIATES LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-0481233	LOW-INC HSNG	CA	N/A	RELATED				No			No	
COMMONS ON MAIN LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8033896	LOW-INC HSNG	OH	N/A	RELATED				No			No	
COUNTRYSIDE SENIOR APARTMENTS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1483851	LOW-INC HSNG	IL	N/A	RELATED				No			No	
DANVILLE VETERANS HOUSING LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2441770	LOW-INC HSNG	IL	N/A	RELATED				No			No	
DOROTHY DAY COMMUNITY LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308078	LOW-INC HSNG	CA	N/A	RELATED				No			No	
DOVE FAMILY HOUSING ASSOCIATES LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-0975782	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EDEN HOUSE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2704216	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EL MONTE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1360554	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EVERGREEN MANOR 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
EVERGREEN VISTA 1 OWNER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-4160484	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FAMILY TREE & LINCOLN WAY LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2841485	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FERNDALE VILLA 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FIRCREST 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproprtionate 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	
FLORIN WOOD ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0318012	LOW-INC HSNG	CA	N/A	RELATED				No			No	
FRANCISCAN HOMES III LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1394513	LOW-INC HSNG	OH	N/A	RELATED				No			No	
FRANCISCAN HOMES IV LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1463371	LOW-INC HSNG	OH	N/A	RELATED				No			No	
GALEWOOD SLF ASSOCIATES LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1882654	LOW-INC HSNG	IL	N/A	RELATED				No			No	
GRAYSLAKE SENIOR HOUSING 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3800351	LOW-INC HSNG	IL	N/A	RELATED				No			No	
GREENWICH PARK APARTMENTS LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0453460	LOW-INC HSNG	WI	N/A	RELATED				No			No	
HWA-850 EASTWOOD LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-1257130	LOW-INC HSNG	IL	N/A	RELATED				No			No	
IMPACT FAMILY VILLAGE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0769567	LOW-INC HSNG	WA	N/A	RELATED				No			No	
JFK TOWER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3477829	LOW-INC HSNG	CA	N/A	RELATED				No			No	
JOHNSTON CENTER RE-USE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0529359	LOW-INC HSNG	IL	N/A	RELATED				No			No	
JUNIPERO SERRA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308082	LOW-INC HSNG	CA	N/A	RELATED				No			No	
KANKAKEE STATION STREET SENIOR HOUSING 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1841937	LOW-INC HSNG	IL	N/A	RELATED				No			No	
KENNEDY ESTATES HSG ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0355465	LOW-INC HSNG	CA	N/A	RELATED				No			No	
LAGUNA SENIOR HOUSING LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3126523	LOW-INC HSNG	CA	N/A	RELATED				No			No	
LA PLAYA RESIDENTIAL 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0278613	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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(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) Dispropotionate 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	
LAKE STEVENS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
LAKE VILLAGE EAST 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MABTON GARDENS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MAGNOLIA LIMITED PARTNERSHIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3822288	LOW-INC HSNB	IL	N/A	RELATED				No			No	
MALDEN LIMITED PARTNERSHIP II 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8746121	LOW-INC HSNB	IL	N/A	RELATED				No			No	
MARLTON AFFORDABLE HSB ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 04-3594636	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY CRESTVIEW VILLAGE HOUSING LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578510	LOW-INC HSNB	NE	N/A	RELATED				No			No	
MERCY FAMILY PLAZA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3094867	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING ARIZONA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0791473	LOW-INC HSNB	AZ	N/A	RELATED				No			No	
MERCY HOUSING ARIZONA II (PAGE COMMONS) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-1075152	LOW-INC HSNB	AZ	N/A	RELATED				No			No	
MERCY HOUSING CA XXXIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 43-2100410	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CA XXXVII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0631916	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 47 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2930358	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 48 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3117667	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 49 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3277379	LOW-INC HSNB	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, 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	
MERCY HOUSING CALIFORNIA 50 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3381977	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 51 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2963228	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 52 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2751062	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 53 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2050339	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 54 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2963228	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 55 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3710672	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 56 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4659051	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 57 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4711412	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 58 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4486957	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 59 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2537487	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 60 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1239561	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 61 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3636570	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 62 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3424351	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 63 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3921420	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 64 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-5015672	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, 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	
MERCY HOUSING CALIFORNIA 65 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1120541	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 66 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3441276	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 67 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3628711	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 68 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4992813	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 69 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5419818	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 70 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5463378	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 71 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5468338	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 72 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-1758210	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 73 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2079108	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 74 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2465663	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 75 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2748406	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 76 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4847211	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 77 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-4331332	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 78 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3603246	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 79 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-1365251	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 80 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3550899	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 81 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-4190852	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 82 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-2837965	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 83 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0573857	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 84 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-1888005	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 85 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-3325459	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 87 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-3982236	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 88 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2330842	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 89 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3546610	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 90 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2346409	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 91 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2469828	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 92 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2691358	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 93 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2704879	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 94 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3623115	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 95 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3963315	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 96 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3992902	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 97 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-4234745	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1210914	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA II 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3187825	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA III 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3187826	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA IX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3230471	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA V 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3229051	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA VI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3224528	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA VII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3229540	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA X (THE ROSE) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3232501	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3244521	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3366333	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3377935	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XIV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3377941	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XIX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 01-0716135	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XL 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1398920	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2350027	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2575525	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2553554	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLIV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3583090	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308076	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XLVII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2930358	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3379316	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XVI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3381170	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XVII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3400496	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XVIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 03-0376881	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4497277	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 48-1259652	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2172040	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-0560494	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XXIV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 74-3052786	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXIX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 73-1729092	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-0564415	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXVI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2679059	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXVII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1207291	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXVIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 73-1721242	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1488186	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 87-0756700	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 87-0756940	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXIV LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 51-0594948	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXIX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 01-0885277	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 76-0827799	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXVI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 56-2568833	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA XXXVIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-1153406	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING COLORADO I LTD 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1176712	LOW-INC HSNG	CO	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING COLORADO III 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1292696	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO V 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1318329	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO VI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1361296	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO VII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1473883	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO VIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 93-1190349	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO XI LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-5331841	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO-I LTD (GRACE) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1176712	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING COLORADO-IX 1600 BROADWAY SUITE 2000 DENVER, CO 80202 87-0706258	LOW-INC HSNG	CO	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA 12 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2987561	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA 13 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-5108221	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA 14 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2787254	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA 15 LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-5547801	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA III 1600 BROADWAY SUITE 2000 DENVER, CO 80202 43-1954812	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA IV 1600 BROADWAY SUITE 2000 DENVER, CO 80202 56-2328730	LOW-INC HSNG	GA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING GEORGIA IX LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8829418	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA V LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 90-0284434	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA VI LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-4466474	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA VIII LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA X 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0162550	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA XI LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2523190	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING IDAHO V (SISTERS VILLA) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 04-3624359	LOW-INC HSNG	ID	N/A	RELATED				No			No	
MERCY HOUSING IOWA II LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1284752	LOW-INC HSNG	IA	N/A	RELATED				No			No	
MERCY HOUSING S CAROLINA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 59-3767323	LOW-INC HSNG	SC	N/A	RELATED				No			No	
MERCY HOUSING SOUTH CAROLINA I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 59-3767323	LOW-INC HSNG	SC	N/A	RELATED				No			No	
MERCY HOUSING SOUTH DAKOTA I LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-2830331	LOW-INC HSNG	SD	N/A	RELATED				No			No	
MERCY HOUSING SOUTH DAKOTA II LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-2830356	LOW-INC HSNG	SD	N/A	RELATED				No			No	
MERCY HOUSING UTAH I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 02-0564555	LOW-INC HSNG	UT	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON III 1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1676111	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON IX LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1186086	LOW-INC HSNG	WA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING WASHINGTON V 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1457612	LOW-INC HSNG	OR	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VI 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1459924	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-2038920	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VIII 1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-2124779	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON X LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 55-0887839	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY PROPERTIES WASHINGTON I LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY PROPERTIES WASHINGTON III LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHMP 12 HOLLY PARK EAST AND WEST LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2586920	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MHNW 10 OTHELLO WEST LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1614235	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 11 WOODLAKES LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-2334969	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 12 ELEANOR APARTMENTS LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3599013	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 13 BUILDING 9 SOUTH LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4660134	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 14 BUILDING 9 NORTH LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4683004	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 15 BUILDING 9 CENTER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-3897409	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 16 FAMILY HOUSING LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-2083103	LOW-INC HSNG	WA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MHNW 17 MLK SENIOR HOUSING LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-4759698	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MHNW 18 VANCOUVER HOUSING LLLP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2022760	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MHNW 9 OTHELLO EAST LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1620007	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MHSE ADAMSVILLE GREEN SENIOR PARTNERS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2523190	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE HERITAGE SENIOR LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-5085069	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE MERCY PARK LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1757712	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE PINELAKE I LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 90-0856866	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE PINELAKE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0616765	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE REYNOLDSTOWN SENIOR GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3048811	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MHSE REYNOLDSTOWN SENIOR LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3054017	LOW-INC HSNB	GA	N/A	RELATED				No			No	
MIRIAM APARTMENTS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-1893158	LOW-INC HSNB	IL	N/A	RELATED				No			No	
MONROE VILLA 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MONSIGNOR LYNE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308080	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MORTGAGE RESOLUTION FUND LLC 1600 BROADWAY SUITE 2000 CHICAGO, IL 60603 45-3801619	MANAGEMENT	IL	N/A	RELATED				No			No	
MOSES LAKE ESTATES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNB	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproprtionate 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	
MPI HIGHLAND PLACE APARTMENTS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNG	GA	N/A	RELATED				No			No	
NEAR NORTH PARTNERSHIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0143113	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEARY LAGOON PARTNERS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0256317	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND IV-A LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3082758	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND PARTNERS I LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 51-0524022	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND TOWNHOMES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 51-0524022	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW STERLING PARK LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523530	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEW STERLING PARK MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523309	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEW TACOMA PHASE I OWNER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4569316	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NEW TACOMA PHASE II MERCY LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2478067	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NEW TACOMA SENIOR HOUSING PHASE I 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4569316	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NORTHGLEN LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578510	LOW-INC HSNG	NE	N/A	RELATED				No			No	
OAK HARBOR 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
OLYMPIC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PARK TERRACE APTS (PARK TERRACE APTS) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3332881	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, 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	
PARKSIDE TERRACE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3914505	LOW-INC HSNG	IL	N/A	RELATED				No			No	
PILCHUCK 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PINE ROAD VILLAGE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PINEWOOD COURT APARTMENTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0435836	LOW-INC HSNG	CA	N/A	RELATED				No			No	
PLAZA MARIA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5513121	LOW-INC HSNG	CA	N/A	RELATED				No			No	
PLACENTIA VETERANS VILLAGE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-2048748	LOW-INC HSNG	CA	N/A	RELATED				No			No	
RAINER VISTA BLOCK 43 OWNER LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3221112	LOW-INC HSNG	WA	N/A	RELATED				No			No	
RED DOOR LIMITED PARTNERSHIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3915050	LOW-INC HSNG	IL	N/A	RELATED				No			No	
RICHMOND HACIENDA LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 85-0699259	LOW-INC HSNG	CA	N/A	RELATED				No			No	
RIVERSIDELIEBRANDT 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0278613	LOW-INC HSNG	CA	N/A	RELATED				No			No	
ROCK CREEK TERRACE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
ROSELAND LIMITED PARTNERHSIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4304416	LOW-INC HSNG	IL	N/A	RELATED				No			No	
ROSELAND PLACE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0195044	LOW-INC HSNG	IL	N/A	RELATED				No			No	
SAN FELIPE HOMES (SAN FELIPE HOMES) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 95-4384732	LOW-INC HSNG	CA	N/A	RELATED				No			No	
SANDSTONE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproporionate 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	
SAXONY MANOR LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2521928	LOW-INC HSNB	WI	N/A	RELATED				No			No	
SC RESIDENCE LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-0675562	LOW-INC HSNB	WI	N/A	RELATED				No			No	
SILVERCREST 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNB	WA	N/A	RELATED				No			No	
SKAGIT VILLAGE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
SOMERSET SENIOR HSG 1600 BROADWAY SUITE 2000 DENVER, CO 80202 74-2765568	LOW-INC HSNB	TX	N/A	RELATED				No			No	
SOUTH LOOP APARTMENTS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027476	LOW-INC HSNB	IL	N/A	RELATED				No			No	
ST ANDREW COMMUNITY LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308080	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE BLOCK 6 HOUSING PARTNERSHIP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-2104869	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE DEVELOPMENT CO LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3566543	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE PARCEL Q HOUSING PARTNERS LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2696503	LOW-INC HSNB	CA	N/A	RELATED				No			No	
TAHOE VALLEY TOWNHOMES ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3298324	LOW-INC HSNB	CA	N/A	RELATED				No			No	
THE ARBORS AT ELLINGTON 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0459313	LOW-INC HSNB	AL	N/A	RELATED				No			No	
THE KEATING BUILDING LITTLE VILLAGE LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4584321	LOW-INC HSNB	IL	N/A	RELATED				No			No	
THIRD AND LECANTE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4176495	LOW-INC HSNB	CA	N/A	RELATED				No			No	
VILLA COLUMBA MERCY RIVERSIDE LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308076	LOW-INC HSNB	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproporionate 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	
VILLA KATHLEEN REDEVELOPMENT 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
VILLAGE PARK HOUSING ASSOCIATES 1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0254566	LOW-INC HSNG	CA	N/A	RELATED				No			No	
VISITATION VALLEY FAM HSG ASSOC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3275566	LOW-INC HSNG	CA	N/A	RELATED				No			No	
WAPATO GARDENS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WASHINGTON SQUARE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WENTWORTH COMMONS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0082553	LOW-INC HSNG	IL	N/A	RELATED				No			No	
WEST 28TH STREET 1600 BROADWAY SUITE 2000 DENVER, CO 80202 95-4550003	LOW-INC HSNG	CA	N/A	RELATED				No			No	
WESTERN MANOR LP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578652	LOW-INC HSNG	NE	N/A	RELATED				No			No	
WOODLAKE MANOR 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WOODLAKE MANOR II 1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA		RELATED				No			No	

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust									
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
104TH STREET MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2754418	LOW-INC HSNG	IL	N/A	C					No
111TH & WENTWORTH APARTMENTS CORP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 38-3648994	LOW-INC HSNG	IL	N/A	C					No
AFFORDABLE HOUSING CORP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1173690	LOW-INC HSNG	CA	N/A	C					No
AFFORDABLE HOUSING INITIATIVE (AHI) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3096988	LOW-INC HSNG	CA	N/A	C					No
ANTIOCH II LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3209358	LOW-INC HSNG	GA	N/A	C					No
BELRAY APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027474	LOW-INC HSNG	IL	N/A	C					No
BELVIDERE PLACE CORP I NFP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3800299	LOW-INC HSNG	KY	N/A	C					No
COUNTRYSIDE SENIORS LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1483851	LOW-INC HSNG	IL	N/A	C					No
DANVILLE VETERANS HOUSING MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4728761	LOW-INC HSNG	IL	N/A	C					No
ENGLEWOOD APARTMENTS NFP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1233523	LOW-INC HSNG	IL	N/A	C					No
ESPERANZA CROSSING II LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-3887973	LOW-INC HSNG	CA	N/A	C					No
GREENWICH PARK APARTMENTS MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1750718	LOW-INC HSNG	WI	N/A	C					No
HAROLD WASHINGTON APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3556291	LOW-INC HSNG	IL	N/A	C					No
HWA 850 EASTWOOD GP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-1257072	LOW-INC HSNG	IL	N/A	C					No
IMPACT FAMILY VILLAGE CONDOMINIUM ASSOCIATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-1504693	LOW-INC HSNG	WA	N/A	C					No

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust									
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
IMPACT FAMILY VILLAGE GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4715432	LOW-INC HSNG	WA	N/A	C					No
KANKAKEE STATION STREET SENIOR HOUSING MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0399823	LOW-INC HSNG	IL	N/A	C					No
MALDEN ARMS CORP II NFP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3815990	LOW-INC HSNG	CA	N/A	C					No
MCDERMOTT PLACE 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-0779682	LOW-INC HSNG	IA	N/A	C					No
MCHG PARTNERS INC (MCHG) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8824753	LOW-INC HSNG	GA	N/A	C					No
MERCY AFFORDABLE HOUSING INC (MAHI) 1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-0489878	LOW-INC HSNG	ID	N/A	C					No
MERCY COMMERCIAL CALIFORNIA 1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3382154	LOW-INC HSNG	CA	N/A	C					No
MERCY EDEN HOUSE LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-4227209	LOW-INC HSNG	CA	N/A	C					No
MERCY GALEWOOD SLF INC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-5825081	LOW-INC HSNG	IL	N/A	C					No
MERCY HOUSING GEORGIA XI GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3316657	LOW-INC HSNG	GA	N/A	C					No
MERCY LITHONIA PARK VIEW INC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8829364	LOW-INC HSNG	GA	N/A	C					No
MERCY STERLING NFP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-4446431	LOW-INC HSNG	IL	N/A	C					No
MHL KEATING MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4584262	LOW-INC HSNG	IL	N/A	C					No
MHMP 12 HOLLY PARK EAST AND WEST GP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1828386	LOW-INC HSNG	CO	N/A	C					No
MHMP CO GP INC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1689475	LOW-INC HSNG	CO	N/A	C					No

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust									
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
MHSE ADAMSVILLE GREEN SENIOR PARTNERS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-1321251	LOW-INC HSNG	GA	N/A	C					No
MHSE ARBORS LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3284075	LOW-INC HSNG	GA	N/A	C					No
MHSE MERCY PARK GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3464689	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE III LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2434289	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE IV GP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4967129	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE V GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2777338	LOW-INC HSNG	GA	N/A	C					No
MPI HIGHLAND PLACE LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2380898	LOW-INC HSNG	GA	N/A	C					No
NEAR NORTH APARTMENTS CORP NF 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4570431	LOW-INC HSNG	IL	N/A	C					No
NEW STERLING PARK MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523309	LOW-INC HSNG	IL	N/A	C					No
NEW TACOMA CONDOMINIUM ASSOCIATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3225087	LOW-INC HSNG	WA	N/A	C					No
ROSELAND APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4304417	LOW-INC HSNG	IL	N/A	C					No
SAVANNAH ROSE OF SHARON LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-3591948	LOW-INC HSNG	GA	N/A	C					No
SOUTH LOOP APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027475	LOW-INC HSNG	IL	N/A	C					No
STAPLETON II MERCY LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0954394	LOW-INC HSNG	CO	N/A	C					No
WINTHROP APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3855355	LOW-INC HSNG	IL	N/A	C					No

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

(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
SCHOOL HOUSEVISTA GRANDE	A	133,001	CASH
MERCY PROPERTIES INC IGP	B	2,967,393	CASH
PICO ROBERTSON	D	1,914,489	CASH
COURTYARD INN	D	60,852	CASH
1064 MISSION	D	143,390	CASH
TIPPING POINT833 BRYANT	D	135,258	CASH
TREASURE ISLAND	D	104,251	CASH
WEST CAPITOL	D	406,828	CASH
SHERMAN OAKS	D	482,556	CASH
111 JONES	E	231,401	CASH
PADRE PALOU	E	98,793	CASH
PICO ROBERTSON	E	1,914,489	CASH
COURTYARD INN	E	60,852	CASH
SANTA CRUZ	E	625,608	CASH
VILLA ST JOSEPH	E	138,724	CASH
HAMILTON	E	56,079	CASH
SUNNYDALE COMMUNITY CENTER	E	615,809	CASH
HACIENDA II	E	332,359	CASH
WEST SAC PSH	E	406,828	CASH
ST JOHNS	E	120,097	CASH
CATHEDRAL	E	151,491	CASH
GUADALUPE	E	242,852	CASH
ST JULIAN & 6TH	E	360,985	CASH
1064 MISSION STREET 7TH AND MISSION	E	143,390	CASH
NORTH AUBURN FAMILY	E	417,286	CASH

Form 990, Schedule R, Part V - Transactions With Related Organizations			
(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
TREASURE ISLAND	E	104,251	CASH
CAPITOL PARK HOTEL	E	676,611	CASH
SHERMAN OAKS	E	482,556	CASH
LONG BEACH	E	211,841	CASH
NORWALK	E	169,045	CASH
MIDDLEFIELD JUNCTION	E	425,245	CASH
HAMILTON NEW	E	176,643	CASH
TIPPING POINT	E	135,258	CASH
STOCKTON BOULEVARD	E	64,887	CASH
SUNNYDALE GYM	E	139,373	CASH
RIVER PLAZA PROPERTIES	K	119,507	CASH
1100 OCEAN	L	93,797	CASH
111 JONES STREET	L	101,794	CASH
1180 FOURTH STREET	L	90,821	CASH
15888 HESPERIAN	L	85,000	CASH
1760 BUSH	L	85,932	CASH
180 BEAMER	L	118,278	CASH
1880 PINE	L	210,160	CASH
200 6TH STREET	L	68,871	CASH
2698 CALIFORNIA	L	69,473	CASH
345 ARGUELLO	L	145,998	CASH
491 31ST AVE	L	85,933	CASH
6600 THIRD STREET	L	62,424	CASH
7TH & H STREET	L	191,066	CASH
ARLINGTON HOTEL	L	323,268	CASH

Form 990, Schedule R, Part V - Transactions With Related Organizations			
(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
BERMUDA GARDENS	L	61,966	CASH
BOULEVARD COURT	L	55,549	CASH
BRITTON STREET	L	131,148	CASH
CAROLINE SEVERANCE	L	125,606	CASH
CARTER TERRACE	L	94,455	CASH
CASA SAN JUAN	L	141,444	CASH
CASA VERDE	L	108,000	CASH
COLUMBIA PARK	L	114,418	CASH
CREEKVIEW MANOR	L	57,408	CASH
EAST LELAND	L	50,647	CASH
EDEN HOUSE	L	108,000	CASH
EL CENTRO RESIDENTIAL	L	61,320	CASH
GLEASON PARK	L	128,242	CASH
GRAND & VENICE	L	60,610	CASH
HERITAGE HOMES	L	172,176	CASH
JFK TOWERS	L	85,932	CASH
KENT GARDENS	L	111,957	CASH
KIMBALL TOWER	L	59,333	CASH
LAND PARK WOODS	L	58,352	CASH
LINBROOK COURT	L	98,832	CASH
LOHSE APARTMENTS	L	59,670	CASH
MADONNA RESIDENCES	L	95,736	CASH
MERCY AUBURN SENIOR	L	77,261	CASH
MORGAN TOWER	L	59,333	CASH
NEARY LAGOON	L	76,410	CASH

Form 990, Schedule R, Part V - Transactions With Related Organizations			
(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
NUEVA VISTA	L	78,334	CASH
POLK STREET SENIOR	L	83,037	CASH
SCHOOL HOUSEVISTA GRANDE	L	70,134	CASH
ST ANTHONY'S	L	143,301	CASH
ST MARY'S TOWER	L	146,739	CASH
SYCAMORE STREET	L	70,524	CASH
THE VINEYARD TOWNHOMES	L	90,493	CASH
TRANSBAY BLOCK 7	L	82,091	CASH
VILLA AMADOR	L	67,751	CASH
WHITE ROCK VILLAGE	L	84,876	CASH
MERCY HOUSING INC	O	9,923,744	CASH
MERCY VILLAGE FOLSOM	A	47,800	CASH
PINEWOOD COURT	A	17,506	CASH
BENNETT HOUSE	A	6,078	CASH
ARDENAIRE APARTMENTS	A	4,594	CASH
BERMUDA GARDENS	A	32,491	CASH
FRANCIS OF ASSISI	A	6,268	CASH
RICHMOND HILLS	A	5,016	CASH
FRANCIS OF ASSISI	C	1,829,578	CASH
MARTINELLI HOUSE	C	172,580	CASH
BENNETT HOUSE	C	972,007	CASH
BERMUDA GARDENS	C	1,500,000	CASH
HERITAGE HOMES	C	200,000	CASH