

Form **990**
 Department of the Treasury
 Internal Revenue Service

Return of Organization Exempt From Income Tax

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

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

OMB No 1545-0047
2015
Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 07-01-2015, and ending 06-30-2016

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

C Name of organization
 REDFORD TOWNSHIP VOA ELDERLY HOUSING
 COVENTRY PLACE APARTMENTS

Doing business as

Number and street (or P O box if mail is not delivered to street address) Room/suite
 1660 DUKE STREET

City or town, state or province, country, and ZIP or foreign postal code
 ALEXANDRIA, VA 22314

D Employer identification number
 58-1805632

E Telephone number
 (703) 341-5000

G Gross receipts \$ 1,032,884

F Name and address of principal officer
 JOSEPH A BUDZYNSKI
 1660 DUKE STREET
 ALEXANDRIA, VA 22314

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: ▶

K Form of organization Corporation Trust Association Other ▶

L Year of formation 1987

M State of legal domicile MI

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities PROVIDES HOUSING TO ELDERLY AND DISABLED PERSONS AND FAMILIES UNDER SECTION 202 OF THE NATIONAL HOUSING ACT UNDER AN AGREEMENT WITH THE DEPARTMENT OF HUD		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets		
	3	Number of voting members of the governing body (Part VI, line 1a)	14
	4	Number of independent voting members of the governing body (Part VI, line 1b)	12
	5	Total number of individuals employed in calendar year 2015 (Part V, line 2a)	0
	6	Total number of volunteers (estimate if necessary)	0
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	0
7b	Net unrelated business taxable income from Form 990-T, line 34	0	
Revenue	8	Contributions and grants (Part VIII, line 1h)	0
	9	Program service revenue (Part VIII, line 2g)	606,794
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	70
	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)	606,864
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	949,719
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0
	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)	118,885
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0
	16b	Total fundraising expenses (Part IX, column (D), line 25) ▶ ⁰	0
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	493,727
18	Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	612,612	
19	Revenue less expenses Subtract line 18 from line 12	-5,748	
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	1,171,784
	21	Total liabilities (Part X, line 26)	1,742,644
	22	Net assets or fund balances Subtract line 21 from line 20	-570,860

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: [Signature] Date: 2016-09-30

JOSEPH A BUDZYNSKI ASST SEC/TREAS, CFO
 Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name: WILLIAM B BEALE Preparer's signature: WILLIAM B BEALE Date: 2016-11-03

Check if self-employed PTIN: P00437323

Firm's name ▶ MADDOX & ASSOCIATES APC Firm's EIN ▶ 72-1314069

Firm's address ▶ 5627 BANKERS AVE BLDG 2 Phone no (225) 926-3360
 BATON ROUGE, LA 708082610

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

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

PROVIDES HOUSING TO ELDERLY AND DISABLED PERSONS AND FAMILIES UNDER SECTION 202 OF THE NATIONAL HOUSING ACT UNDER AN AGREEMENT WITH THE DEPARTMENT OF HUD

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 \$ 513,824 including grants of \$) (Revenue \$ 615,022)
PROVIDES HOUSING TO ELDERLY AND DISABLED PERSONS AND FAMILIES UNDER SECTION 202 OF THE NATIONAL HOUSING ACT UNDER AN AGREEMENT WITH THE DEPARTMENT OF HUD

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

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

4d Other program services (Describe in Schedule O)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ▶ 513,824

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	Yes	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?		No
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		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? <i>If "Yes," complete Schedule C, Part II</i>		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? <i>If "Yes," complete Schedule C, Part III</i>		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? <i>If "Yes," complete Schedule D, Part I</i>		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? <i>If "Yes," complete Schedule D, Part II</i>		No
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		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? <i>If "Yes," complete Schedule D, Part IV</i>		No
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		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? <i>If "Yes," complete Schedule D, Part VI</i>	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? <i>If "Yes," complete Schedule D, Part VII</i>		No
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		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? <i>If "Yes," complete Schedule D, Part IX</i>	Yes	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	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)? <i>If "Yes," complete Schedule D, Part X</i>		No
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	Yes	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	Yes	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		No
14a Did the organization maintain an office, employees, or agents outside of the United States?		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? <i>If "Yes," complete Schedule F, Parts I and IV</i>		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? <i>If "Yes," complete Schedule F, Parts II and IV</i>		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? <i>If "Yes," complete Schedule F, Parts III and IV</i>		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? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)		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? <i>If "Yes," complete Schedule G, Part II</i>		No
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

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? <i>If "Yes," complete Schedule I, Parts I and II</i>	21		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? <i>If "Yes," complete Schedule I, Parts I and III</i>	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? <i>If "Yes," complete Schedule J</i>	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? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	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? <i>If "Yes," complete Schedule L, Part I</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? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	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, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	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? <i>If "Yes," complete Schedule R, Part I</i>	33	Yes	
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	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)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	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? <i>If "Yes," complete Schedule R, Part VI</i>	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 Compliance

Check 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		
1b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable		
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
2b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		No
3b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		No
4b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		No
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		No
5c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		No
6b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7 Organizations that may receive deductible contributions under section 170(c).			
7a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		No
7b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
7c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		No
7d	If "Yes," indicate the number of Forms 8282 filed during the year		
7e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		No
7f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		No
7g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
7h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8 Sponsoring organizations maintaining donor advised funds.			
8	Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
9a	Did the sponsoring organization make any taxable distributions under section 4966?		
9b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10 Section 501(c)(7) organizations.	Enter		
10a	Initiation fees and capital contributions included on Part VIII, line 12		
10b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11 Section 501(c)(12) organizations.	Enter		
11a	Gross income from members or shareholders		
11b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		
12a Section 4947(a)(1) non-exempt charitable trusts.	Is the organization filing Form 990 in lieu of Form 1041?		
12b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		
13 Section 501(c)(29) qualified nonprofit health insurance issuers.			
13a	Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O		
13b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		
13c	Enter the amount of reserves on hand		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		No
14b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		

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 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		
1b	Enter the number of voting members included in line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	Yes	
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?	Yes	
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?		No
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	
7b	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		
8a	The governing body?	Yes	
8b	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
10b	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	
11b	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	
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	Yes	
12c	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?		No
14	Did the organization have a written document retention and destruction policy?		No
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	The organization's CEO, Executive Director, or top management official		No
15b	Other officers or key employees of the organization		No
	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?		No
16b	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?		

Section C. Disclosure

17	List the States with which a copy of this Form 990 is required to be filed	
18	Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. <input type="checkbox"/> Own website <input type="checkbox"/> Another's website <input checked="" type="checkbox"/> Upon request <input type="checkbox"/> 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 ▶VOA ATTN ASSET MANAGEMENT 1660 DUKE ST ALEXANDRIA, VA 22314 (703) 341-5000	

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

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

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

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

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

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below 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			
(1) MICHAEL W KING PRESIDENT	0 00 40 00	X		X				0 395,769	112,843	
(2) CAROL MOORE SECRETARY	0 00 2 00	X		X				0 0	0	
(3) NANCY J FELDMAN TREASURER	0 00 2 00	X		X				0 0	0	
(4) ANN SCHNARE DIRECTOR	0 00 2 00	X						0 0	0	
(5) JOHN MORLAND BOARD VICE C	0 00 2 00	X		X				0 0	0	
(6) ANDY EDEBURN DIRECTOR	0 00 2 00	X						0 0	0	
(7) WILFRED N COOPER SR DIRECTOR	0 00 2 00	X						0 0	0	
(8) C DAVID KIKUMOTO CHAIR	0 00 2 00	X		X				0 0	0	
(9) MICHAEL SULLIVAN DIRECTOR	0 00 2 00	X						0 0	0	
(10) EDWINA CARRINGTON DIRECTOR	0 00 2 00	X						0 0	0	
(11) KAREN DALE DIRECTOR	0 00 2 00	X						0 0	0	
(12) STEPHEN WAKEFIELD DIRECTOR	0 00 2 00	X						0 0	0	
(13) JANE BURKS DIRECTOR	0 00 2 00	X						0 0	0	
(14) JAMES LEBLANC DIRECTOR	0 00 2 00	X						0 0	0	

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			
(15) THOMAS D TURNBULL ASST SEC/TR	0 00 40 00			X				0	273,905	105,839
(16) JOSEPH A BUDZYNSKI ASST SEC/TRE	0 00 40 00			X				0	257,894	23,022
(17) PATRICK SHERIDAN ASST SEC	0 00 40 00			X				0	215,319	23,354
(18) JUANITA COHEN ASST SEC/TR	0 00 40 00			X				0	169,149	62,802
(19) NANCY GAVIN ASST SEC/TRE	0 00 40 00			X				0	151,705	49,296
(20) ROBIN KELLER ASST SEC	0 00 40 00			X				0	139,467	84,840
(21) DEBORAH PERRY ASST SEC/TR	0 00 40 00			X				0	90,671	96,117
(22) WAYNE C OLSON KEY EMPLOYEE	0 00 40 00				X			0	332,145	51,492
(23) ROBERT D GIBSON KEY EMPLOYEE	0 00 40 00				X			0	213,268	18,271
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								2,239,292		627,876

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

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		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? <i>If "Yes," complete Schedule J for such individual</i>	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? <i>If "Yes," complete Schedule J for such person</i>		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

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

Part VIII Statement of Revenue

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

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns 1a _____					
	b Membership dues 1b _____					
	c Fundraising events 1c _____					
	d Related organizations 1d _____					
	e Government grants (contributions) 1e _____					
	f All other contributions, gifts, grants, and similar amounts not included above 1f _____					
	g Noncash contributions included in lines 1a-1f \$ _____					
	h Total. Add lines 1a-1f ▶					
Program Service Revenue	2a RENTAL OF ELDERLY HOUSING _____	Business Code 531110	581,562	581,562		
	b ELDERLY SERVICE REVENUE _____	623990	33,460	33,460		
	c _____					
	d _____					
	e _____					
	f All other program service revenue _____					
	g Total. Add lines 2a-2f ▶		615,022			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶		77	77		
	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	417,785			
		b Less cost or other basis and sales expenses		83,165		
		c Gain or (loss)		334,620		
	d Net gain or (loss) ▶		334,620	334,620		
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18 a					
		b Less direct expenses b				
		c Net income or (loss) from fundraising events ▶				
	9a Gross income from gaming activities See Part IV, line 19 a					
		b Less direct expenses b				
c Net income or (loss) from gaming activities ▶						
10a Gross sales of inventory, less returns and allowances a						
	b Less cost of goods sold b					
	c Net income or (loss) from sales of inventory ▶					
Miscellaneous Revenue	Business Code					
11a _____						
b _____						
c _____						
d All other revenue						
e Total. Add lines 11a-11d ▶						
12 Total revenue. See Instructions ▶		949,719	949,719			

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2	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				
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	96,853	96,853		
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9	Other employee benefits	8,722	8,722		
10	Payroll taxes	10,587	10,587		
11	Fees for services (non-employees)				
a	Management	31,812		31,812	
b	Legal	231		231	
c	Accounting	9,941		9,941	
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)				
12	Advertising and promotion	486	486		
13	Office expenses	16,739	16,739		
14	Information technology				
15	Royalties				
16	Occupancy	211,526	211,526		
17	Travel				
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	1,586	1,586		
20	Interest				
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	76,024	76,024		
23	Insurance	2,960	2,960		
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	OPERATING & MAINTENANCE	61,290	61,290		
b	SERVICE COORDINATOR	22,398	22,398		
c	MISC ADMINISTRATIVE	4,173	4,173		
d	MISC TAXES & LICENSES	480	480		
e	All other expenses				
25	Total functional expenses. Add lines 1 through 24e	555,808	513,824	41,984	0
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash—non-interest-bearing	4,457	1	33,923
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	7,912	4	19,090
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	9,148	9	1,280
	10a Land, buildings, and equipment—cost or other basis. Complete Part VI of Schedule D	10a 2,906,926		
	b Less accumulated depreciation	10b 1,570,116	1,048,106	10c 1,336,810
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	102,161	15	202,375
16 Total assets. Add lines 1 through 15 (must equal line 34)	1,171,784	16	1,593,478	
Liabilities	17 Accounts payable and accrued expenses	50,869	17	38,839
	18 Grants payable		18	
	19 Deferred revenue	409	19	742
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	1,671,768	23	1,600,735
	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	19,598	25	130,111
	26 Total liabilities. Add lines 17 through 25	1,742,644	26	1,770,427
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	-570,860	27	-176,949
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	-570,860	33	-176,949	
34 Total liabilities and net assets/fund balances	1,171,784	34	1,593,478	

Part XI Reconciliation of Net Assets

Check 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	949,719
2 Total expenses (must equal Part IX, column (A), line 25)	2	555,808
3 Revenue less expenses Subtract line 2 from line 1	3	393,911
4 Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	-570,860
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	
10 Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	-176,949

Part XII Financial Statements and Reporting

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

- 1** Accounting method used to prepare the Form 990 Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits

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

SCHEDULE A (Form 990 or 990EZ)

Public Charity Status and Public Support

OMB No 1545-0047

2015

Open to Public Inspection

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

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

Department of the Treasury Internal Revenue Service

Name of the organization

REDFORD TOWNSHIP VOA ELDERLY HOUSING COVENTRY PLACE APARTMENTS

Employer identification number

58-1805632

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

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

- 1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2 A school described in section 170(b)(1)(A)(ii).
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).
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).
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).
8 A community trust described in section 170(b)(1)(A)(vi).
9 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions...
10 An organization organized and operated exclusively to test for public safety.
11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations...
a Type I. A supporting organization operated, supervised, or controlled by its supported organization(s)...
b Type II. A supporting organization supervised or controlled in connection with its supported organization(s)...
c Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s)...
d Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated...
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).

Table with 6 columns: (i) Name of supported organization, (ii) EIN, (iii) Type of organization, (iv) Is the organization listed in your governing document?, (v) Amount of monetary support, (vi) Amount of other support. Includes a Total row at the bottom.

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
 (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants.)						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(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 2015 (line 6, column (f) divided by line 11, column (f)) **14**

15 Public support percentage for 2014 Schedule A, Part II, line 14 **15**

16a 33 1/3% support test—2015. 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—2014. 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—2015. 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—2014. 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 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	575,952	574,095	600,170	606,794	615,022	2,972,033
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	575,952	574,095	600,170	606,794	615,022	2,972,033
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						2,972,033

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
9 Amounts from line 6	575,952	574,095	600,170	606,794	615,022	2,972,033
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	136	78	82	70	77	443
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	136	78	82	70	77	443
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)	576,088	574,173	600,252	606,864	615,099	2,972,476
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 <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	99.990 %
16 Public support percentage from 2014 Schedule A, Part III, line 15	16	99.980 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2015 (line 10c, column (f) divided by line 13, column (f))	17	0 %
18 Investment income percentage from 2014 Schedule A, Part III, line 17	18	0 %

- 19a 33 1/3% support tests—2015.** 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—2014.** 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 11 of Part I. If you checked 11a of Part I, complete Sections A and B. If you checked 11b of Part I, complete Sections A and C. If you checked 11c of Part I, complete Sections A, D, and E. If you checked 11d 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? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
4a Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990).		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part II of Schedule L (Form 990).		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
b Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
c Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
10a Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer b below.		
b Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.		

Part IV Supporting Organizations (continued)**Section B. Type I Supporting Organizations**

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

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

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

	Yes	No
1		

Section D. All Type III Supporting Organizations

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

	Yes	No
1		
2		
3		

Section E. Type III Functionally-Integrated Supporting Organizations

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (**see instructions**)
- a** The organization satisfied the Activities Test. Complete **line 2** below.
- b** The organization is the parent of each of its supported organizations. Complete **line 3** below.
- c** The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).
- 2** Activities Test **Answer (a) and (b) below.**

- a** Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*
- b** Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*
- 3** Parent of Supported Organizations **Answer (a) and (b) below.**
- a** Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI.*
- b** Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard.*

	Yes	No
2a		
2b		
3a		
3b		

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

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

Section A - Adjusted Net Income

- 1** Net short-term capital gain
- 2** Recoveries of prior-year distributions
- 3** Other gross income (see instructions)
- 4** Add lines 1 through 3
- 5** Depreciation and depletion
- 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)
- 7** Other expenses (see instructions)
- 8** **Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)

	(A) Prior Year	(B) Current Year (optional)
1		
2		
3		
4		
5		
6		
7		
8		

Section B - Minimum Asset Amount

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

	(A) Prior Year	(B) Current Year (optional)
1		
1a		
1b		
1c		
1d		
2		
3		
4		
5		
6		
7		
8		

Section C - Distributable Amount

- 1** Adjusted net income for prior year (from Section A, line 8, Column A)
- 2** Enter 85% of line 1
- 3** Minimum asset amount for prior year (from Section B, line 8, Column A)
- 4** Enter greater of line 2 or line 3
- 5** Income tax imposed in prior year
- 6** **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)
- 7** Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

		Current Year
1		
2		
3		
4		
5		
6		

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 2015 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-2015	(iii) Distributable Amount for 2015
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013.			
e From 2014.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7			
\$ _____			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2016. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013.			
d From 2014.			
e From 2015.			

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

Return Reference	Explanation

SCHEDULE D
(Form 990)

Supplemental Financial Statements
▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047
2015
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
REDFORD TOWNSHIP VOA ELDERLY HOUSIN
COVENTRY PLACE APARTMENTS

Employer identification number
58-1805632

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	
b Total acreage restricted by conservation easements	
c Number of conservation easements on a certified historic structure included in (a)	
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	

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

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, 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 ▶ \$ _____

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 |
|--|-----------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 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" to Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	b (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' to 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		45,042		45,042
b Buildings		2,666,007	1,407,092	1,258,915
c Leasehold improvements				
d Equipment		29,145	26,440	2,705
e Other		166,732	136,584	30,148
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c) ▶				1,336,810

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	949,719
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	949,719
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	949,719

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	555,808
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	555,808
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	555,808

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

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

**Schedule J
(Form 990)**

Compensation Information

OMB No 1545-0047

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.**

2015

Open to Public Inspection

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

Department of the Treasury
Internal Revenue Service

Name of the organization
REDFORD TOWNSHIP VOA ELDERLY HOUSIN
COVENTRY PLACE APARTMENTS

Employer identification number
58-1805632

Part I Questions Regarding Compensation

- 1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.
- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) |
- b** If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain
- 2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?
- 3** Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.
- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |
- 4** During the year, did any person listed on Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization:
- a** Receive a severance payment or change-of-control payment?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- c** Participate in, or receive payment from, an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.
- Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**
- 5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:
- a** The organization?
- b** Any related organization?
If "Yes," on line 5a or 5b, describe in Part III.
- 6** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:
- a** The organization?
- b** Any related organization?
If "Yes," on line 6a or 6b, describe in Part III.
- 7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III.
- 8** Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.
- 9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

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

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

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.

(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				
See Additional Data Table							

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: 58-1805632
Name: REDFORD TOWNSHIP VOA ELDERLY HOUSIN
 COVENTRY PLACE APARTMENTS

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				
1 MICHAEL W KING PRESIDENT	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	378,359	133	17,277	70,843	- 42,000	- 508,612	-----
1 THOMAS D TURNBULL ASST SEC/TREAS, COO	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	266,321	133	7,451	54,839	- 51,000	- 379,744	-----
2 JOSEPH A BUDZYNSKI ASST SEC/TREAS, CFO	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	244,543	7,453	5,898	23,022	-	- 280,916	-----
3 PATRICK SHERIDAN ASST SEC	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	209,116	136	6,067	23,354	-	- 238,673	-----
4 JUANITA COHEN ASST SEC/TREAS	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	165,215	133	3,801	20,802	- 42,000	- 231,951	-----
5 NANCY GAVIN ASST SEC/TREAS	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	148,183	873	2,649	25,296	- 24,000	- 201,001	-----
6 ROBIN KELLERASST SEC	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	134,839	817	3,811	29,840	- 55,000	- 224,307	-----
7 DEBORAH PERRY ASST SEC/TREAS	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	85,765	873	4,033	23,617	- 72,500	- 186,788	-----
8 WAYNE C OLSON KEY EMPLOYEE	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	280,831	36,509	14,805	26,309	- 25,183	- 383,637	-----
9 ROBERT D GIBSON KEY EMPLOYEE	(i)	-----	-----	-----	-----	-----	-----	-----
	(ii)	202,323	8,330	2,615	18,271	-	- 231,539	-----

**SCHEDULE O
(Form 990 or
990-EZ)**

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

2015

**Open to Public
Inspection**

Department of the
Treasury
Internal Revenue
Service

Name of the organization
REDFORD TOWNSHIP VOA ELDERLY HOUSIN
COVENTRY PLACE APARTMENTS

Employer identification number

58-1805632

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 1A	THE ORGANIZATIONS GOVERNING BODY DELEGATED BROAD AUTHORITY TO AN EXECUTIVE COMMITTEE. THE EXECUTIVE COMMITTEE IS COMPOSED OF THE FOLLOWING FIVE OFFICERS OF THE ORGANIZATION: CHAIR, PRESIDENT, VICE CHAIR, SECRETARY, AND TREASURER. THERE ARE NO EXECUTIVE COMMITTEE MEMBERS WHO ARE NOT ON THE GOVERNING BODY. THE EXECUTIVE COMMITTEE HAS THE AUTHORITY OF THE GOVERNING BODY IN THE MANAGEMENT OF THE BUSINESS OF THE ORGANIZATION.
FORM 990, PAGE 6, PART VI, LINE 2	MICHAEL KING PRESIDENT; DIR AND/OR OFFICER OF VOA; JANE COHEN ASST. SEC. /A; DIR AND/OR OFFICER OF VOA; THOMAS TURNBULL ASST. SEC. /A; DIR AND/OR OFFICER OF VOA; PATRICK SHERIDAN ASSISTANT SE; DIR AND/OR OFFICER OF VOA; JOSEPH BUDZYNSKI ASST. SEC. /A; DIR AND/OR OFFICER OF VOA; NANCY GAVIN ASST. SEC. /A; DIR AND/OR OFFICER OF VOA; DEBORAH PERRY ASST. SEC. /A; DIR AND/OR OFFICER OF VOA; ROBIN KELLER ASSISTANT SE; DIR AND/OR OFFICER OF VOA.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 3	THE ORGANIZATION HAS NO EMPLOYEES, AND HAS DELEGATED CONTROL OVER CERTAIN PROPERTY MANAGEMENT DUTIES TO VOA MICHIGAN, INC PURSUANT TO A PROPERTY MANAGEMENT AGREEMENT VOLUNTEERS OF AMERICA NATIONAL SERVICES, AS THE PARENT AND SPONSORING CORPORATION, ASSISTS IN PROVIDING TO ITS SUBORDINATE CORPORATIONS GENERAL AND ADMINISTRATIVE SUPERVISION, FINANCIAL MANAGEMENT, QUALITY ASSURANCE, REGULATORY COMPLIANCE, REAL ESTATE DEVELOPMENT AND STRATEGIC PLANNING
FORM 990, PAGE 6, PART VI, LINE 7A	VOLUNTEERS OF AMERICA, INC HAS THE RIGHT TO APPOINT OR APPROVE DIRECTORS AND VOLUNTEERS OF AMERICA, INC HAS, IN TURN, TRANSFERRED THIS AUTHORITY TO VOLUNTEERS OF AMERICA NATIONAL SERVICES

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 7B	THE ARTICLES OF INCORPORATION AND BYLAWS OF THE CORPORATION MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SECRETARY OF THE U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DIRECTORS MAY BE REMOVED WITH OR WITHOUT CAUSE AT THE REQUEST OF THE U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE BYLAWS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN CONSENT OF VOLUNTEERS OF AMERICA, INC
FORM 990, PAGE 6, PART VI, LINE 11B	THE FINAL FORM 990 IS REVIEWED BY ASSET MANAGEMENT AND AN OFFICER OF THE BOARD OF DIRECTOR S PRIOR TO FILING WITH THE IRS ALL MEMBERS OF THE ORGANIZATIONS BOARD OF DIRECTORS AND ALL OFFICERS OF THE BOARD ARE ALSO PROVIDED AN OPPORTUNITY TO REVIEW THE FORM 990 IN ELECTRO NIC FORM IMMEDIATELY PRIOR TO FILING

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 12C	THE POLICY REQUIRES OFFICERS, DIRECTORS AND KEY EMPLOYEES TO DISCLOSE ANNUALLY INTERESTS THAT COULD GIVE RISE TO CONFLICTS THE POLICY AND DISCLOSURE FORM ARE DISTRIBUTED AND COLLECTED ANNUALLY, AND INDIVIDUALS ARE REQUIRED TO UPDATE THE DISCLOSURE FORM THROUGHOUT THE YEAR IN THE EVENT ACTUAL OR POTENTIAL CONFLICTS ARISE CONFLICTS OF INTEREST ARE REVIEWED BY THE BOARD OF DIRECTORS PERSONS WITH A CONFLICT ARE PROHIBITED FROM PARTICIPATING IN THE GOVERNING BODY'S DELIBERATIONS AND DECISIONS IN THE TRANSACTION
FORM 990, PAGE 6, PART VI, LINE 19	AVAILABLE AT THE ADDRESS BELOW 1660 DUKE STREET ALEXANDRIA, VA 22314

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2015

Open to Public Inspection

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

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

Department of the Treasury
Internal Revenue Service

Name of the organization
REDFORD TOWNSHIP VOA ELDERLY HOUSIN
COVENTRY PLACE APARTMENTS

Employer identification number

58-1805632

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) ESSEX STREET COMMERCIAL LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 94-3448768	HOUSING	MA			N/A
(2) VOA ADIRONDACKS AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 47-0865549	HOUSING	NY			N/A
(3) ORONO SENIOR HOUSING LLC 7530 MARKET PLACE DRIVE EDEN PRAIRIE, MN 55344 41-2002001	HEALTHCARE	MN			N/A
(4) SUMMIT VOANS LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 81-2870564	HOUSING	CO			N/A

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
See Additional Data Table							

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
See Additional Data Table												

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end- of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
See Additional Data Table									

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

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

Part VII **Supplemental Information**

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

Return Reference	Explanation
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Additional Data

Software ID:
Software Version:
EIN: 58-1805632
Name: REDFORD TOWNSHIP VOA ELDERLY HOUSIN
 COVENTRY PLACE APARTMENTS

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
ARLINGTON VOA ASSISTED LIVING RESID 1660 DUKE STREET ALEXANDRIA, VA 22314 43-2081557	HEALTHCARE	VA	501C	9	N/A		No
GRAND JUNCTION VOA ELDERLY HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 58-2013960	HOUSING	CO	501C	9	N/A		No
GULF CARE INC 1660 DUKE STREET ALEXANDRIA, VA 22314 59-2239342	HEALTHCARE	MN	501C	9	N/A		No
GULF COAST VILLAGE HOME HEALTH INC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-0830328	HEALTHCARE	FL	501C	9	N/A		No
JAMES ISLAND HARBOR INVESTOR INC 1660 DUKE STREET ALEXANDRIA, VA 22314 61-1688237	HOUSING	NC	501C	9	N/A		No
ON LOKVOANS 1660 DUKE STREET ALEXANDRIA, VA 22314 27-1908572	HEALTHCARE	MN	501C	9	N/A		No
PLAINS TOWNSHIP VOA LIVING CENTER 1660 DUKE STREET ALEXANDRIA, VA 22314 58-1876023	HOUSING	PA	501C	9	N/A		No
ROCKLIN VOA ELDERLY HOUSING INC 1660 DUKE STREET ALEXANDRIA, VA 22314 58-2010055	HOUSING	CA	501C	9	N/A		No
SENIOR COMMUNITY CARE OF COLORADO () 1660 DUKE STREET ALEXANDRIA, VA 22314 20-5182627	HEALTHCARE	CO	501C	9	N/A		No
SLEEPY EYE AREA HOME HEALTH CARE I 7530 MARKET PLACE DR EDEN PAIRIE, MN 55344 41-1939439	HEALTHCARE	MN	501C	9	N/A		No
THE HOMESTEAD AT ROCHESTER INC 7530 MARKET PLACE DR EDEN PAIRIE, MN 55344 30-0186547	HEALTHCARE	MN	501C	9	N/A		No
VOA DURHAM MAPLE COURT INC PO BOX 1447 COLUMBIA, SC 29202 20-5833439	HOUSING	SC	501C	9	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) 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	
467-479 ESSEX STREET LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-2717125	HOUSING	MA	NA					No			No	
1770 TCHOUPITOULAS LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0789887	HOUSING	LA	NA					No			No	
BATTLE CREEK VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 41-2130781	HOUSING	MI	NA					No			No	
BENTON HARBOR I VOA AFFORDABLE HOUS 1660 DUKE STREET ALEXANDRIA, VA 22314 38-3504488	HOUSING	MI	NA					No			No	
BENTON HARBOR II VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 38-3504493	HOUSING	MI	NA					No			No	
EAGLE RIVER VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 27-2530349	HOUSING	AK	NA					No			No	
BLAKELEY VOA AFFORDABLE HOUSING LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 94-3448776	HOUSING	MA	NA					No			No	
BRADBY VOA LIMITED DIVIDEND HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 46-3472470	HOUSING	MI	NA					No			No	
BRIGHTWAY COMMONS II VOA AFFORDABLE 1660 DUKE STREET ALEXANDRIA, VA 22314 26-2083298	HOUSING	DE	NA					No			No	
BRIGHTWAY COMMONS VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 20-4296562	HOUSING	DE	NA					No			No	
BRUNSWICK VOA AFFORDABLE HOUSING L 1660 DUKE STREET ALEXANDRIA, VA 22314 20-8138425	HOUSING	MD	NA					No			No	
BURNS MANOR VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 83-0487844	HOUSING	CA	NA					No			No	
CASA DE ROSAL OWNERSHIP ENTITY LLL 1660 DUKE STREET ALEXANDRIA, VA 22314 26-1236958	HOUSING	CO	NA					No			No	
CHESTNUT HILL VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 26-3443328	HOUSING	OH	NA					No			No	
CHESTNUT HILL TOLEDO VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 27-3417002	HOUSING	OH	NA					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	
DENVER VOA AFFORDABLE HOUSING LP 1660 DUKE STREET ALEXANDRIA, VA 22314 35-2538415	HOUSING	CO	NA					No			No	
DUNCAN VILLAGE II LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-4892646	HOUSING	SC	NA					No			No	
EADS VOA AFFORDABLE HOUSING LIMITED 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0891331	HOUSING	MO	NA					No			No	
EAST CLIFF VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 47-1988664	HOUSING	CA	NA					No			No	
EASTERN AVENUE VOA AFFORDABLE HOUSI 1660 DUKE STREET ALEXANDRIA, VA 22314 61-1668490	HOUSING	MD	NA					No			No	
GREENBRIAR VOA AFFORDABLE HOUSING L 1660 DUKE STREET ALEXANDRIA, VA 22314 26-0087019	HOUSING	CA	NA					No			No	
HARBOR APARTMENTS VOA AFFORDABLE HO 1660 DUKE STREET ALEXANDRIA, VA 22314 36-4728415	HOUSING	SC	NA					No			No	
HOPE MANOR II VOA VETERANS HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0882697	HOUSING	IL	NA					No			No	
HOPE MANOR II VETERANS HOUSING LP 1660 DUKE STREET ALEXANDRIA, VA 22314 46-1729817	HOUSING	IL	NA					No			No	
HOPE MANOR JOLIET VETERANS HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 47-2433050	HOUSING	IL	NA					No			No	
HOPE MANOR JOLIET VOA VETERANS HOUS 1660 DUKE STREET ALEXANDRIA, VA 22314 47-2425403	HOUSING	IL	NA					No			No	
JUNEAU I VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0922605	HOUSING	AK	NA					No			No	
JUNEAU II VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0924190	HOUSING	AK	NA					No			No	
LANCASTER MANOR II LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-4892571	HOUSING	SC	NA					No			No	
LORD TENNYSON VOA AFFORDABLE HOUSIN 1660 DUKE STREET ALEXANDRIA, VA 22314 26-0087020	HOUSING	CA	NA					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	
MANZANITA VOA AFFORDABLE HOUSING L 1660 DUKE STREET ALEXANDRIA, VA 22314 61-1782169	HOUSING	CA	NA					No			No	
MONTBELLO II VOA LP 1660 DUKE STREET ALEXANDRIA, VA 22314 47-3728055	HOUSING	CO	NA					No			No	
MONTROSE VOA HOUSING LTD 1660 DUKE STREET ALEXANDRIA, VA 22314 72-1429716	HOUSING	CO	NA					No			No	
NAVY VILLAGE VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 80-8954211	HOUSING	CA	NA					No			No	
NICOLLET TOWERS VOA AFFORDABLE HOUS 1660 DUKE STREET ALEXANDRIA, VA 22314 27-3871345	HOUSING	MN	NA					No			No	
NICOLLET TOWERS VOA AFFORDABLE HOUS 1660 DUKE STREET ALEXANDRIA, VA 22314 27-3327468	HOUSING	MN	NA					No			No	
PAGELAND PLACE II LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-4892691	HOUSING	SC	NA					No			No	
PALOMAR VOA AFFORDABLE HOUSING LP 1660 DUKE STREET ALEXANDRIA, VA 22314 26-2086068	HOUSING	CA	NA					No			No	
RICHMOND HILL MANOR SENIOR APARTMEN 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4070401	HOUSING	MD	NA					No			No	
SEA MIST VOA AFFORDABLE HOUSING LP 1660 DUKE STREET ALEXANDRIA, VA 22314 47-1852454	HOUSING	CA	NA					No			No	
SHAKER PLACE VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 35-2372626	HOUSING	OH	NA					No			No	
SIERRA MANOR VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 26-2821963	HOUSING	NV	NA					No			No	
SILVERLAKE VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 36-4726969	HOUSING	CA	NA					No			No	
SOUTH BRUNSWICK VOA URBAN RENEWAL A 1660 DUKE STREET ALEXANDRIA, VA 22314 20-3821230	HOUSING	NJ	NA					No			No	
SOUTHWOODS VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 26-3529401	HOUSING	OK	NA					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	
SUMMIT APARTMENTS LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 81-3016713	HOUSING	CO	NA					No			No	
SUNSET TOWERS VOA AFFORDABLE HOUSIN 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0813496	HOUSING	CO	NA					No			No	
VOA SUNSET HOUSING LP 1660 DUKE STREET ALEXANDRIA, VA 22314 87-0725914	HOUSING	DE	NA					No			No	
THE LODGES AT NAYLOR MILLS 2 LIMITE 1660 DUKE STREET ALEXANDRIA, VA 22314 32-0420783	HOUSING	MD	NA					No			No	
TERRACES ON TULANE LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 26-0546697	HOUSING	LA	NA					No			No	
THE TERRACES LIMITED PARTNERSHIP 1660 DUKE STREET ALEXANDRIA, VA 22314 26-0546751	HOUSING	LA	NA					No			No	
TRAILSIDE HEIGHTS II VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0904186	HOUSING	AK	NA					No			No	
TRAILSIDE HEIGHTS VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 35-2433190	HOUSING	AK	NA					No			No	
TRAILSIDE HEIGHTS III VOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 46-3958616	HOUSING	AK	NA					No			No	
SKYLAND APARTMENTS ASHEVILLE LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 26-0887908	HOUSING	NC	NA					No			No	
VOA ST LOUIS HOPE VI LIMITED PARTN 1660 DUKE STREET ALEXANDRIA, VA 22314 06-1598374	HOUSING	MO	NA					No			No	
VOANS CAPITAL PARK LIMITED PARTNERS 1660 DUKE STREET ALEXANDRIA, VA 22314 54-2058988	HOUSING	DE	NA					No			No	
VOANS WOODLANDS ON LAFAYETTE LIMITE 1660 DUKE STREET ALEXANDRIA, VA 22314 30-0101444	HOUSING	OH	NA					No			No	
WESTMINSTER COMMONS VOA LP 1660 DUKE STREET ALEXANDRIA, VA 22314 45-3136596	HOUSING	CO	NA					No			No	
ESSEX STREET DEVELOPERS LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-8386926	HOUSING	MA	NA					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	
FOREST TOWERS II LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 26-1471539	HOUSING	LA	NA					No			No	
GSSVOA LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-8188360	HOUSING	SD	NA					No			No	
VOANS CDE SUBSIDIARY 1 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-0907155	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 2 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-0907516	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 3 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-0907904	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 4 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-0908097	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 5 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-0908273	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 6 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0935738	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 7 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0911647	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 8 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0956802	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 9 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0958163	HOUSING	MN	NA					No			No	
VOANS CDE SUBSIDIARY 10 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 38-3903669	HOUSING	MN	NA					No			No	
CENTER FOR HEALTHY LIVING VOA KISSI 1660 DUKE STREET ALEXANDRIA, VA 22314 47-1363533	HOUSING	TX	NA					No			No	
LAS PALMAS VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 27-4878060	HOUSING	FL	NA					No			No	
LOWRY AFFORDABLE HOUSING PARTNERS L 1660 DUKE STREET ALEXANDRIA, VA 22314 30-0883252	HOUSING	CO	NA					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	
MEADOW CLIFF VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 32-0480508	HOUSING	OK	NA					No			No	
JAMES ISLAND HARBOR LP 1660 DUKE STREET ALEXANDRIA, VA 22314 57-0983148	HOUSING	SC	NA					No			No	
TWIN OAKS OF GREENWOOD LP PO BOX 1447 COLUMBIA, SC 29202 56-2055144	HOUSING	SC	NA					No			No	
MONTFORD-BROAD DEVELOPMENT '98 LP PO BOX 1447 COLUMBIA, SC 29202 56-2112601	HOUSING	SC	NA					No			No	
LIFE HOUSE APARTMENTS LLC PO BOX 1447 COLUMBIA, SC 29202 56-2272301	HOUSING	SC	NA					No			No	
BUSCH HOMES LP PO BOX 1447 COLUMBIA, SC 29202 57-1097383	HOUSING	SC	NA					No			No	
GLENWOOD FALLS APARTMENTS LP PO BOX 1447 COLUMBIA, SC 29202 20-1756755	HOUSING	SC	NA					No			No	
SALUDA CROSSING LLC PO BOX 1447 COLUMBIA, SC 29202 41-2037217	HOUSING	SC	NA					No			No	
VALLEY HOMES LLC PO BOX 1447 COLUMBIA, SC 29202 41-2037215	HOUSING	SC	NA					No			No	
VOA TEXAS ALAMO VILLAGE LP INC 300 E MIDWAY EULESS, TX 76039 20-3683724	HOUSING	TX	NA					No			No	
VOA TEXAS ALAMO VILLAGE I LLC 300 E MIDWAY EULESS, TX 76039 20-4437669	HOUSING	TX	NA					No			No	
VOA TEXAS SAN JUAN VILLAGE LP INC 300 E MIDWAY EULESS, TX 76039 20-3683795	HOUSING	TX	NA					No			No	
VOA TEXAS SAN JUAN VILLAGE I LLC 300 E MIDWAY EULESS, TX 76039 20-4437700	HOUSING	TX	NA					No			No	
VOA TEXAS SANTA ROSA VILLAGE LP IN 300 E MIDWAY EULESS, TX 76039 20-3683745	HOUSING	TX	NA					No			No	
VOA TEXAS SANTA ROSA VILLAGE I LLC 300 E MIDWAY EULESS, TX 76039 20-4437764	HOUSING	TX	NA					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
BENTON HARBOR I AFFORDABLE (1) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 38-3504494	HOUSING	MI	NA	C CORP					No
BENTON HARBOR II AFFORDABLE (1) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 38-3504493	HOUSING	MI	NA	C CORP					No
(2) BLAKELEY VOA AFFORDABLE HOUSING IN 1660 DUKE STREET ALEXANDRIA, VA 22314 20-2680055	HOUSING	MA	NA	C CORP					No
(3) BRUNSWICK VOA HOUSING INC 1660 DUKE STREET ALEXANDRIA, VA 22314 20-8138312	HOUSING	MD	NA	C CORP					No
CHESTNUT HILL VOA AFFORDABLE (4) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 26-3443014	HOUSING	OH	NA	C CORP					No
DENVER VOA AFFORDABLE HOUSING (5) INC 1660 DUKE STREET ALEXANDRIA, VA 22314 06-1607919	HOUSING	CO	NA	C CORP					No
(6) EAST CLIFF VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 47-1988467	HOUSING	CA	NA	C CORP					No
EASTERN AVENUE VOA AFFORDABLE (7) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4035267	HOUSING	MD	NA	C CORP					No
(8) HARBOR APARTMENTS VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4797655	HOUSING	SC	NA	C CORP					No
INTERFAITH GENERAL PARTNERS IV (9) DEVE 1660 DUKE STREET ALEXANDRIA, VA 22314 45-5562092	HOUSING	MD	NA	C CORP					No
(10) JI VOA MM LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 61-1711979	HOUSING	AK	NA	C CORP					No
(11) JII VOA MM LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0977787	HOUSING	AK	NA	C CORP					No
LAS PALMAS VOA AFFORDABLE (12) HOUSING G 1660 DUKE STREET ALEXANDRIA, VA 22314 27-4869972	HOUSING	FL	NA	C CORP					No
(13) MANZANITA VOA AFFORDABLE HOUSING L 1660 DUKE STREET ALEXANDRIA, VA 22314 81-1493760	HOUSING	CA	NA	C CORP					No
MONTBELLO II VOA AFFORDABLE (14) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 47-3727709	HOUSING	CO	NA	C CORP					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) 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
NAVY VILLAGE VOA AFFORDABLE (16) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 90-1033080	HOUSING	CA	NA	C CORP					No
(1) NAYLOR MILL LODGES 2 LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 46-3958112	HOUSING	MD	NA	C CORP					No
(2) SEA MIST VOA AFFORDABLE HOUSING LL 1660 DUKE STREET ALEXANDRIA, VA 22314 47-1852286	HOUSING	CA	NA	C CORP					No
SIERRA MANOR VOA AFFORDABLE (3) HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 26-2821850	HOUSING	NV	NA	C CORP					No
(4) SILVERLAKE VOA AFFORDABLE HOUSING 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4675403	HOUSING	CA	NA	C CORP					No
(5) SOUTH BRUNSWICK VOA AFFORDABLE HOUS 1660 DUKE STREET ALEXANDRIA, VA 22314 16-1738925	HOUSING	NJ	NA	C CORP					No
SUNSET TOWERS VOA AFFORDABLE (6) HOUSIN 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4644623	HOUSING	CO	NA	C CORP					No
(7) TH VOA MM LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 45-4129722	HOUSING	AK	NA	C CORP					No
(8) TH II VOA MM LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 90-0904382	HOUSING	AK	NA	C CORP					No
(9) TH III VOA MM LLC 1660 DUKE STREET ALEXANDRIA, VA 22314 80-0954706	HOUSING	AK	NA	C CORP					No
(10) VOA ST LOUIS HOPE VI GP INC 1660 DUKE STREET ALEXANDRIA, VA 22314 06-1598370	HOUSING	MO	NA	C CORP					No
(11) VOANS CAPITAL PARK INC 1660 DUKE STREET ALEXANDRIA, VA 22314 41-2000500	HOUSING	MN	NA	C CORP					No
(12) VOANS WOODLANDS ON LAFAYETTE INC 1660 DUKE STREET ALEXANDRIA, VA 22314 30-0101440	HOUSING	OH	NA	C CORP					No
WESTMINSTER COMMONS VOA (13) AFFORDABLE 1660 DUKE STREET ALEXANDRIA, VA 22314 45-3136809	HOUSING	CO	NA	C CORP					No
(14) VOANS INVESTOR CORP 1660 DUKE STREET ALEXANDRIA, VA 22314 45-5367419	HOUSING	LA	NA	C CORP					No