

CHANGE OF ACCOUNTING PERIOD

Return of Organization Exempt From Income Tax

OMB No 1545-0047

Form **990**

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

2016

Department of the Treasury
Internal Revenue Service

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

Open to Public Inspection

A For the 2016 calendar year, or tax year beginning **JUL 1, 2016** and ending **DEC 31, 2016**

B Check if applicable: <input checked="" type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization FRANCIS HEIGHTS, INC		D Employer identification number 84-0626174
	Doing business as		E Telephone number 303-830-3300
	Number and street (or P.O. box if mail is not delivered to street address) Room/suite 1999 BROADWAY, SUITE 1000	G Gross receipts \$ 1,664,662.	
	City or town, state or province, country, and ZIP or foreign postal code DENVER, CO 80202		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	F Name and address of principal officer MELISSA CLAYTON 1999 BROADWAY, SUITE 1000, DENVER, CO 80202		H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions)
I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c)() (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		H(c) Group exemption number 0928	
J Website: N/A		K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other	
L Year of formation: 1970		M State of legal domicile: CO	

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities SEE SCHEDULE O			
	2 Check this box <input checked="" 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) 5		
	4	Number of independent voting members of the governing body (Part VI, line 1b) 0		
	5	Total number of individuals employed in calendar year 2016 (Part V, line 2a) 0		
	6	Total number of volunteers (estimate if necessary) 0		
	7a	Total unrelated business revenue from Part VIII, column (C), line 12 0.		
7b	Net unrelated business taxable income from Form 990-T, line 34 0.			
Revenue	8 Contributions and grants (Part VIII, line 1h)		Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)		1,397,402.	67,278.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		1,791,132.	1,597,242.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		-97,946.	142.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)		201,799.	0.
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)		3,292,387.	1,664,662.
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		0.	0.
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0.	83,627.
	16b Total fundraising expenses (Part IX, column (D), line 25) 0.		0.	0.
Expenses	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)		3,095,232.	1,368,711.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)		3,095,232.	1,452,338.
	19 Revenue less expenses. Subtract line 18 from line 12		197,155.	212,324.
	20 Total assets (Part X, line 16)		Beginning of Current Year	End of Year
Net Assets or Fund Balances	21 Total liabilities (Part X, line 26)		9,054,141.	9,126,702.
	22 Net assets or fund balances. Subtract line 21 from line 20		2,789,232.	2,649,469.
			6,264,909.	6,477,233.

Part II Signature Block

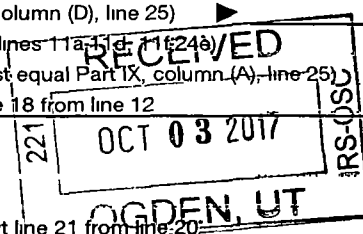
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of officer: *Vince Dodds* Date: **5-20-17**
VINCE DODDS, TREASURER
 Type or print name and title

Print/Type preparer's name: **KATHY BLACKBURN** Preparer's signature: *Kathy Blackburn CPA* Date: **9/18/17** Check if self-employed: PTIN: **P00450629**
 Firm's name: **COHNREZNICK LLP** Firm's EIN: **22-1478099**
 Firm's address: **525 NORTH TRYON STREET CHARLOTTE, NC 28202** Phone no. **704-332-9100**

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

SCANNED OCT 28 2017



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Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission

THE CORPORATION WAS FORMED FOR THE PURPOSE OF OPERATING A 383 UNIT COMMUNITY LOCATED IN DENVER, COLORADO WHICH PROVIDES HOUSING AND RELATED SERVICES FOR ELDERLY, LOW AND MODERATE INCOME PERSONS.

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 \$ 1,047,083. including grants of \$) (Revenue \$ 1,597,242.)

THE CORPORATION IS A NOT-FOR-PROFIT CORPORATION FORMED ON NOVEMBER 9, 1970, IN ACCORDANCE WITH THE NOT-FOR-PROFIT STATUTES OF COLORADO. THE CORPORATION WAS FORMED FOR THE PURPOSE OF OPERATING A 383 UNIT COMMUNITY LOCATED IN DENVER, COLORADO WHICH PROVIDES HOUSING AND RELATED SERVICES FOR ELDERLY, LOW AND MODERATE INCOME PERSONS. THE CORPORATION RECEIVES HOUSING ASSISTANCE AND A MORTGAGE INSURED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURSUANT TO SECTION 236 OF THE NATIONAL HOUSING ACT, AS AMENDED. THE CORPORATION ALSO RECEIVED GRANTS FROM THE CITY OF DENVER AND OTHER SOURCES TO ASSIST IN ITS PURPOSE.

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 1,047,083.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X

Part IV. Checklist of Required Schedules (continued)

	Yes	No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	X	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)		
a A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
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>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
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>	X	
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
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>	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
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>		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	X	

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

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

Main form table with columns for question numbers (1a-14b), Yes/No checkboxes, and numerical input fields. Includes questions about Form 1096, Form W-2G, Form W-3, and various tax compliance requirements.

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

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

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year. If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.		
	5		
1b	Enter the number of voting members included in line 1a, above, who are independent.		
	0		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	X	
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?	X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	X	
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	X	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	X	
b	Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O.		X

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

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13.	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done.	X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official.	X	
b	Other officers or key employees of the organization. If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).	X	
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **NONE**
- 18** Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain in Schedule O)
- 19** Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **STEVE SPEARS - 303-830-3300**
1999 BROADWAY, SUITE 1000, DENVER, CO 80202

Part 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	1 a	Federated campaigns					
	b	Membership dues					
	c	Fundraising events					
	d	Related organizations					
	e	Government grants (contributions)	67,278.				
	f	All other contributions, gifts, grants, and similar amounts not included above					
	g	Noncash contributions included in lines 1a-1f \$					
	h	Total. Add lines 1a-1f		67,278.			
Program Service Revenue	2 a	RENTAL INCOME	531110	1,560,955.	1,560,955.		
	b	ANCILLARY SERVICES	531110	36,287.	36,287.		
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f		1,597,242.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		142.		142.	
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
	6 a	Gross rents	(i) Real				
			(ii) Personal				
	b	Less rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss)					
	7 a	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other				
	b	Less cost or other basis and sales expenses					
c	Gain or (loss)						
d	Net gain or (loss)						
8 a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a					
		b	Less direct expenses				
		c	Net income or (loss) from fundraising events				
9 a	Gross income from gaming activities See Part IV, line 19	a					
		b	Less direct expenses				
		c	Net income or (loss) from gaming activities				
10 a	Gross sales of inventory, less returns and allowances	a					
		b	Less cost of goods sold				
		c	Net income or (loss) from sales of inventory				
Miscellaneous Revenue		Business Code					
11 a							
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d						
12	Total revenue. See instructions.		1,664,662.	1,597,242.	0.	142.	

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	83,627.		83,627.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (non-employees)				
a Management	121,381.		121,381.	
b Legal				
c Accounting	34,209.		34,209.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion	713.		713.	
13 Office expenses	38,368.		38,368.	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	3,401.		3,401.	
20 Interest	15,910.	15,910.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	242,934.	242,934.		
23 Insurance	71,739.	71,739.		
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	340,010.	340,010.		
b UTILITIES	193,432.	193,432.		
c MISCELLANEOUS ADMIN	123,556.		123,556.	
d RESIDENT SERVICES	117,720.	117,720.		
e All other expenses	65,338.	65,338.		
25 Total functional expenses. Add lines 1 through 24e	1,452,338.	1,047,083.	405,255.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

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

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year	
Assets	1	Cash - non-interest-bearing	118,594.	1	257,206.
	2	Savings and temporary cash investments		2	
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net	29,493.	4	68,759.
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr). Complete Part II of Sch L		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges		9	40,961.
	10a	Land, buildings, and equipment cost or other basis. Complete Part VI of Schedule D	10a 14,091,106.		
	b	Less accumulated depreciation	10b 6,627,906.	10c 7,666,647.	7,463,200.
	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	70,420.	14	
	15	Other assets See Part IV, line 11	1,168,987.	15	1,296,576.
16	Total assets. Add lines 1 through 15 (must equal line 34)	9,054,141.	16	9,126,702.	
Liabilities	17	Accounts payable and accrued expenses	252,102.	17	161,960.
	18	Grants payable		18	
	19	Deferred revenue	26,258.	19	33,239.
	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	2,315,061.	23	2,302,787.
	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	195,811.	25	151,483.
	26	Total liabilities. Add lines 17 through 25	2,789,232.	26	2,649,469.
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	6,264,909.	27	6,477,233.
	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	6,264,909.	33	6,477,233.	
34	Total liabilities and net assets/fund balances	9,054,141.	34	9,126,702.	

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	1,664,662.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,452,338.
3	Revenue less expenses. Subtract line 2 from line 1	3	212,324.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	6,264,909.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	6,477,233.

Part XII Financial Statements and Reporting

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

		Yes	No
1	Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> 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 <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
2b	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 <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input checked="" type="checkbox"/> Both consolidated and separate basis	X	
2c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	X	
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	X	

Form 990 (2016)

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

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

OMB No 1545-0047

2016

Open to Public
Inspection

Name of the organization FRANCIS HEIGHTS, INC	Employer identification number 84-0626174
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Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ))
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions) Enter the name, city, and state of the college or university _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations
- g Provide the following information about the supported organization(s).

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

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
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) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(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 ▶ <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

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

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

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	1664364.	1640924.	1501108.	1397402.	67,278.	6271076.
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	1573489.	1704407.	1755472.	1791132.	1597242.	8421742.
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	3237853.	3345331.	3256580.	3188534.	1664520.	14692818.
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0.
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						0.
c Add lines 7a and 7b						0.
8 Public support. (Subtract line 7c from line 6)						14692818.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
9 Amounts from line 6	3237853.	3345331.	3256580.	3188534.	1664520.	14692818.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	745.	591.	358.	251.	142.	2,087.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	745.	591.	358.	251.	142.	2,087.
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)	205,768.	200,018.	202,798.	201,799.		810,383.
13 Total support. (Add lines 9, 10c, 11, and 12)	3444366.	3545940.	3459736.	3390584.	1664662.	15505288.
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 2016 (line 8, column (f) divided by line 13, column (f))	15	94.76 %
16 Public support percentage from 2015 Schedule A, Part III, line 15	16	94.20 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2016 (line 10c, column (f) divided by line 13, column (f))	17	.01 %
18 Investment income percentage from 2015 Schedule A, Part III, line 17	18	.02 %

- 19a 33 1/3% support tests - 2016.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization
- b 33 1/3% support tests - 2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

	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 12a or 12b in Part I, answer (b) and (c) below.		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI.		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI.		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI.		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI.		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer 10b below.		
b Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally Integrated Supporting Organizations

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

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

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

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

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

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

Schedule A (Form 990 or 990-EZ) 2016

Part VI.

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

Lined area for supplemental information.

SCHEDULE D (Form 990)

Supplemental Financial Statements

OMB No 1545-0047

2016 Open to Public Inspection

Department of the Treasury Internal Revenue Service

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.

Name of the organization FRANCIS HEIGHTS, INC Employer identification number 84-0626174

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

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 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?, 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?

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). 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. 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? 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)? 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. 1b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items: (i) Revenue included on Form 990, Part VIII, line 1; (ii) Assets included in Form 990, Part X. 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items: a Revenue included on Form 990, Part VIII, line 1; b Assets included in Form 990, Part X.

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule D (Form 990) 2016

632051 08-29-16

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

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

- a Public exhibition
- b Scholarly research
- c Preservation for future generations
- d Loan or exchange programs
- e Other _____

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

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

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

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

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

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

	Amount
1c	
1d	
1e	
1f	

2a 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 on Part XIII

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

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

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

- a Board designated or quasi-endowment ▶ _____%
- b Permanent endowment ▶ _____%
- c Temporarily restricted endowment ▶ _____%

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

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

- (i) unrelated organizations
- (ii) related organizations

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

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

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

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		125,802.		125,802.
b Buildings		10,836,688.	4,836,308.	6,000,380.
c Leasehold improvements		265,935.	122,288.	143,647.
d Equipment		2,862,681.	1,669,310.	1,193,371.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				7,463,200.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

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

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

Part IX Other Assets.

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

(a) Description	(b) Book value
(1) SECURITY DEPOSIT	151,250.
(2) MORTGAGE ESCROW DEPOSIT	28,005.
(3) REPLACEMENT RESERVE	1,093,111.
(4) OTHER RESERVES	24,210.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	
	1,296,576.

Part X Other Liabilities.

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) TENANT DEPOSITS	150,747.
(3) MISCELLANEOUS LIABILITIES	736.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	
	151,483.

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

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	1,664,662.
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	0.
3	Subtract line 2e from line 1		3	1,664,662.
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	0.
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)		5	1,664,662.

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	1,452,338.
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	0.
3	Subtract line 2e from line 1		3	1,452,338.
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	0.
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)		5	1,452,338.

Part XIII Supplemental Information.

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

PART X, LINE 2:

THE CORPORATION HAS ELECTED TAX EXEMPT STATUS UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND DID NOT HAVE ANY UNRELATED BUSINESS INCOME FOR THE YEAR ENDED DECEMBER 31, 2016. DUE TO ITS TAX EXEMPT STATUS, THE CORPORATION IS NOT SUBJECT TO INCOME TAXES. THE CORPORATION IS REQUIRED TO FILE AND DOES FILE TAX RETURNS WITH THE INTERNAL REVENUE SERVICE AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THESE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THE CORPORATION HAS NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. INCOME TAX RETURNS FILED BY THE CORPORATION ARE SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE FOR A PERIOD OF THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY THE INTERNAL REVENUE SERVICE, TAX YEARS

Part XIII Supplemental Information *(continued)*

SINCE 2013 REMAIN OPEN.

Lined area for supplemental information.

**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.

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

2016

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization

FRANCIS HEIGHTS, INC

Employer identification number

84-0626174

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 (such as, maid, chauffeur, chef) |

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

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

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

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

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

- a** Receive a severance payment or change-of-control payment?
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?
c Participate in, or receive payment from, an equity-based compensation arrangement?
 If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

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

- a** The organization?
b Any related organization?
 If "Yes" on line 5a or 5b, describe in Part III.

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

- a** The organization?
b Any related organization?
 If "Yes" on line 6a or 6b, describe in Part III.

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

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

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

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

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

Schedule J (Form 990) 2016

Schedule J (Form 990) 2016 **FRANCIS HEIGHTS, INC** 84-0626174

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 aren't 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				
(1) MELISSA CLAYTON DIRECTOR/PRESIDENT	0.	0.	0.	0.	0.	0.	0.
(ii) 198,698.	0.	0.	0.	5,960.	21,265.	225,923.	0.
(2) RON JACKSON DIRECTOR	0.	0.	0.	0.	0.	0.	0.
(ii) 136,291.	0.	0.	0.	1,442.	24,362.	162,095.	0.
(3) STEVE SPEARS VICE PRESIDENT	0.	0.	0.	0.	0.	0.	0.
(ii) 285,664.	0.	0.	0.	7,413.	37,556.	330,633.	0.
(4) VINCE DODDS TREASURER	0.	0.	0.	0.	0.	0.	0.
(ii) 184,725.	0.	0.	0.	7,812.	25,512.	218,049.	0.
(i)							
(ii)							
(i)							
(ii)							
(i)							
(ii)							
(i)							
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(i)							
(ii)							
(i)							
(ii)							
(i)							
(ii)							
(i)							
(ii)							

Part I Liquidation, Termination, or Dissolution (continued)

		Yes	No
3	Did the organization distribute all of its assets during the tax year, then Form 990, Part X, column (B), line 16 (Total assets), and line 26 (Total liabilities), should equal -0-		
4a	Did the organization distribute its assets in accordance with its governing instrument(s)? If "No," describe in Part III		
4b	Is the organization required to notify the attorney general or other appropriate state official of its intent to dissolve, liquidate, or terminate?		
5	If "Yes," did the organization provide such notice?		
6a	Did the organization discharge or pay all of its liabilities in accordance with state laws?		
6b	Did the organization have any tax-exempt bonds outstanding during the year?		

b If "Yes" to line 6a, did the organization discharge or defease all of its tax-exempt bond liabilities during the tax yr in accordance with the Internal Revenue Code and state laws?
c If "Yes" on line 6b, describe in Part III how the organization defeased or otherwise settled these liabilities. If "No" on line 6b, explain in Part III

Part II Sale, Exchange, Disposition, or Other Transfer of More Than 25% of the Organization's Assets. Complete this part if the organization answered "Yes" on Form 990, Part IV, line 32, or Form 990-EZ, line 36. Part II can be duplicated if additional space is needed.

1	(a) Description of asset(s) distributed or transaction expenses paid	(b) Date of distribution	(c) Fair market value of asset(s) distributed or amount of transaction expenses	(d) Method of determining FMV for asset(s) distributed or transaction expenses	(e) EIN of recipient	(f) Name and address of recipient	(g) IRC section of recipient(s) (if tax-exempt) or type of entity
	OWNERSHIP OF THE ENTITY	07/01/16	0.	SEE PART III	27-2239991	MERCY HOUSING WHEATON NFP 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	501(C)(3)

		Yes	No
2	Did or will any officer, director, trustee, or key employee of the organization		
a	Become a director or trustee of a successor or transferee organization?		X
b	Become an employee of, or independent contractor for, a successor or transferee organization?		X
c	Become a direct or indirect owner of a successor or transferee organization?		X
d	Receive, or become entitled to, compensation or other similar payments as a result of the organization's significant disposition of assets?		
e	If the organization answered "Yes" to any of the questions on lines 2a through 2d, provide the name of the person involved and explain in Part III		X

Part III

Supplemental Information. Provide the information required by Part I, lines 2e and 6c, and Part II, line 2e. Also complete this part to provide any additional information.

PART II, LINE 2E:

ON APRIL 1, 2016, WHEATON FRANCISCAN SERVICES, INC. ENTERED INTO AN
 AGREEMENT TO TRANSFER OWNERSHIP AND SPONSORSHIP OF FRANCIS HEIGHTS, INC.
 TO MERCY HOUSING, INC. AND ITS AFFILIATES. ALL ASSETS AND LIABILITIES
 WERE TRANSFERRED AT BOOK VALUE. ON JULY 1, 2016, THE BOARD OF DIRECTORS
 FOR FRANCIS HEIGHTS, INC. WAS REPLACED AT THE DIRECTION OF MERCY
 HOUSING, INC. IN ADDITION, THE CORPORATION RECEIVED HUD APPROVAL TO
 CHANGE THE PROPERTY'S MANAGEMENT AGENT TO MERCY HOUSING MANAGEMENT
 GROUP. DURING 2016, THE CORPORATION OBTAINED HUD APPROVAL TO CHANGE ITS
 FISCAL YEAR END FROM JUNE 30 TO DECEMBER 31.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No 1545-0047

2016

Open to Public
Inspection

Name of the organization

FRANCIS HEIGHTS, INC

Employer identification number

84-0626174

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

THE CORPORATION WAS FORMED FOR THE PURPOSE OF OPERATING A 383 UNIT
COMMUNITY LOCATED IN DENVER, COLORADO WHICH PROVIDES HOUSING AND
RELATED SERVICES FOR ELDERLY, LOW AND MODERATE INCOME PERSONS.

FORM 990, PART VI, SECTION A, LINE 4:

ON JULY 1, 2016, MERCY HOUSING WHEATON NFP BECAME THE SOLE MEMBER OF
FRANCIS HEIGHTS, INC. AS PART OF THE AMENDED BY-LAWS AND THE FISCAL YEAR
WAS CHANGED TO DECEMBER YEAR END.

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

FRANCIS HEIGHTS, INC. IS A NONSTOCK, NONPROFIT CORPORATION WITH MERCY
HOUSING WHEATON NFP AS THE SOLE MEMBER.

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

THE BOARD OF TRUSTEES OF MERCY HOUSING, INC. HAS AUTHORITY OVER FRANCIS
HEIGHTS, INC. IN VARIOUS ASPECTS OF OPERATIONS AND MANAGEMENT. THE RESERVED
RIGHTS HELD BY THE MERCY HOUSING BOARD OF TRUSTEES, WHICH MAY BE FURTHER
DELEGATED TO THE PRESIDENT AND CEO OF MERCY HOUSING, INC., INCLUDE APPROVAL
OF THE FOLLOWING ACTIVITIES: REVISIONS TO ARTICLES AND BYLAWS; MERGERS AND
ACQUISITIONS; ESTABLISHMENT OF NEW ENTITIES; PLEDGING, MORTGAGING OR
DISPOSING OF ALL OR SUBSTANTIALLY ALL ASSETS; OBLIGATIONS OF NEW OPERATING
AND MORTGAGE DEBT; AND, APPOINTMENT OR REMOVAL OF GOVERNING BOARD MEMBERS
AND OFFICERS.

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

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

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

632211 08-25-16

Name of the organization

FRANCIS HEIGHTS, INC

Employer identification number

84-0626174

SAME AS LINE 7A.

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

EACH MEMBER IS GIVEN THE OPPORTUNITY TO REVIEW THE RETURN BEFORE IT IS FILED.

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

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

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

THE PROCESS FOR DETERMINING COMPENSATION FOR THE PRESIDENT, CHAIRMAN, OFFICERS, AND DIRECTORS IS DETERMINED BY AN EMPLOYEE BENEFITS COMMITTEE, WHICH IS APPOINTED BY THE BOARD OF DIRECTORS OF MERCY HOUSING, INC. TO ENSURE COMPETITIVENESS, WAGES ARE COMPARED TO OTHER AFFORDABLE HOUSING ORGANIZATIONS, BOTH FOR- AND NOT-FOR-PROFIT, OR THE LOCAL MARKET FOR POSITIONS APPLICABLE TO A BROADER COMPETITIVE MARKET. MERCY HOUSING, INC. WILL COMPLY WITH ALL APPLICABLE FEDERAL AND STATE LABOR LAWS AND REGULATIONS. THE PROCESS WILL BE ADMINISTERED ACCORDING TO THE RELEVANT HUMAN RESOURCE OPERATIONAL POLICIES AND BY THE HUMAN RESOURCE DEPARTMENT WITH DIRECTION FROM THE SENIOR LEADERSHIP TEAM. THE CEO WILL MAKE A REPORT TO THE BOARD OF TRUSTEES ON IMPLEMENTATION OF THE WAGE AND BENEFIT PROGRAM ANNUALLY. PERIODICALLY THE EXECUTIVE COMMITTEE WITHIN THE MERCY HOUSING, INC. BOARD OF TRUSTEES WILL REVIEW EXECUTIVE SALARIES TO ENSURE COMPETITIVENESS AND REASONABLENESS WITH EXTERNAL MARKETS AND FOR INTERNAL EQUITY IN RELATION TO GENERAL EMPLOYEE WAGES AND BENEFITS, INDIVIDUAL AND ORGANIZATIONAL PERFORMANCE, AND THE FINANCIAL RESOURCES OF THE

Name of the organization

FRANCIS HEIGHTS, INC

Employer identification number

84-0626174

ORGANIZATION.

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

THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST.

FORM 990, PART X, LINE 23:

THE FIRST MORTGAGE IS HELD BY CAPMARK FINANCIAL, INC. IN THE ORIGINAL AMOUNT OF \$1,421,500. THE NOTE BEARS A 6.5% INTEREST RATE. THE NOTE MATURES ON FEBRUARY 1, 2038. PRINCIPAL AND INTEREST ARE DUE MONTHLY. THE NOTE IS FIRST IN THE LIEN PRIORITY AND IS COLLATERALIZED BY THE REAL ESTATE AND PERSONAL PROPERTY. THE CAPITAL RECOVERY NOTE PAYABLE IS HELD BY FMI IN THE ORIGINAL AMOUNT OF \$90,981. THE LOAN BEARS A 6.5% INTEREST RATE. IT MATURES ON FEBRUARY 1, 2023. PRINCIPAL AND INTEREST ARE DUE MONTHLY. THE NOTE IS SECOND IN THE LIEN PRIORITY AND IS COLLATERALIZED BY THE REAL ESTATE AND PERSONAL PROPERTY. THE FLEXIBLE SUBSIDY NOTE PAYABLE IS HELD BY HUD IN THE ORIGINAL AMOUNT OF \$1,902,470. THE NOTE BEARS A 1.0% INTEREST RATE. IT MATURES ON FEBRUARY 1, 2038. PRINCIPAL AND INTEREST ARE DUE FROM RESIDUAL RECEIPTS AFTER THE REPAYMENT OF THE FIRST MORTGAGE. THE LOAN IS THIRD IN THE LIEN PRIORITY AND IS COLLATERALIZED BY THE REAL ESTATE AND PERSONAL PROPERTY.

FORM 990, PART XII, LINE 2C:

RESPONSIBILITY FOR SELECTION OF AN INDEPENDENT ACCOUNTANT AND OVERSIGHT OF THE ANNUAL AUDIT IS RESERVED BY THE MERCY HOUSING, INC. BOARD OF TRUSTEES.

Name of the organization

FRANCIS HEIGHTS, INC

Employer identification number

84-0626174

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
ASSISI HOMES OF GURNEE, INC. - 36-3942336 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES OF ILLINOIS, INC. - 36-3803443 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)		N/A		X
ASSISI HOMES - BATAVIA APARTMENTS, INC. - 36-3914084, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - COLONY PARK, INC. - 36-4039278, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - CONSTITUTION HOUSE, INC. - 36-4049150, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - JEFFERSON COURT, INC. - 39-1771526, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSGNG	WISCONSIN	501 (C) (3)	10	N/A		X
ASSISI HOMES - KENOSHA, INC. - 39-1814815 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	WISCONSIN	501 (C) (3)	10	N/A		X
ASSISI HOMES - LASALLE MANOR, INC. - 80-0623447, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSGNG	ILLINOIS	501 (C) (3)	10	N/A		X
ASSISI HOMES - NEENAH, INC. - 36-3767250 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	WISCONSIN	501 (C) (3)	10	N/A		X
AVONDALE SENIOR VILLAGE - 86-0980810 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	ARIZONA	501 (C) (3)	10	N/A		X
CAMELOT CASITAS - 86-0980809 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	ARIZONA	501 (C) (3)	10	N/A		X
CANTEBRIA SENIOR HOMES - 94-3361794 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSGNG	CALIFORNIA	501 (C) (3)	10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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						Yes	No
CANTICLE PLACE, INC. - 36-3957850 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
CASA DE MERCED - 86-0808941 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
CASA DE SHANTI - 86-0728526 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	12A	N/A		X
CENTRAL COAST HOUSING - 77-0117473 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
CHARLES CREST CORPORATION - 34-1399869 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CHARLES CREST II, CORPORATION - 34-1714407 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CHARLES MEADOWS CORPORATION - 34-1552671 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	10	N/A		X
CLARE GARDENS, INC. - 23-7200039 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)		N/A		X
CLARE OF ASSISI HOMES-WESTMINSTER, INC. - 74-2740978, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)		N/A		X
DECATUR PLACE - 84-1062097 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	10	N/A		X
DUBLIN MANOR, INC. - 02-0655254 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
EAGLE SENIOR VILLAGE - 03-0410639 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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						Yes	No
EFFINGHAM MINISTRIES, INC. - 47-5190275 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
EH/CC HOUSING CORP. (EDEN HOUSE) - 94-3234538, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
EL MIRAGE SENIOR - 86-0847975 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
FAIRFAX NONPROFIT HOUSING DEVELOPMENT CO - 94-2772546, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
FLORIN HOUSING CORP. - 68-0336533 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
FRANCIS HEIGHTS, INC. - 84-0626174 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)		N/A		X
FRANCIS OF ASSISI COMMUNITY - 94-2366315 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
GARDEN PARK APT COMMUNITY - 68-0484147 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
GAULT STREET SENIOR - 75-2983979 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
GUADALUPE SENIOR VILLAGE - 86-0897709 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X
INDEPENDENCE HILL, INC. - 72-1545927 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	12A	N/A		X
INTERCOMMUNITY HOUSING FERDALE - 91-1667138 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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

FRANCIS HEIGHTS, INC

Schedule R (Form 990)

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
MCAULEY MANOR, INC. - 31-1548500 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3)	10	N/A		X
MERCY BOND PROPERTIES AZ I - 94-3142767 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	12A	N/A		X
MERCY BOND PROPERTIES COLORADO I - 94-3286321, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	12A	N/A		X
MERCY BOND PROPERTIES NEBRASKA I - 68-0378674, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501 (C) (3)	12A	N/A		X
MERCY COMMUNITY HOUSING GEORGIA - 58-2461689 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501 (C) (3)	12A	N/A		X
MERCY GARDENS - 33-0809069 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOLLY PARK EAST - 84-1347445 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	12A	N/A		X
MERCY HOUSING CA HOLDING CO. - 94-2834861 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MERCY HOUSING CALIFORNIA - 94-3081666 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOUSING CALIFORNIA FAMILY PROPERTIES - 33-0998451, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X
MERCY HOUSING CALIFORNIA SENIOR PROPERTIES - 20-3177114, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
MERCY HOUSING CALIFORNIA SPECIAL NEEDS - 94-3088250, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	12A	N/A		X

Part III Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
MERCY HOUSING CALWEST - 94-2963228 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3)	10	N/A		X
MERCY HOUSING FRANCISCAN CAMPUS, INC. - 81-3397958, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	10	N/A		X
MERCY HOUSING LAKEFRONT - 36-3453183 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	7	N/A		X
MERCY HOUSING MANAGEMENT GROUP - 82-0376108 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3)	10	N/A		X
MERCY HOUSING MIDWEST - 47-0772351 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501 (C) (3)	10	N/A		X
MERCY HOUSING MOUNTAIN PLAINS - 20-1583332 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501 (C) (3)	10	N/A		X
MERCY HOUSING NORTHWEST - 91-1546525 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3)	10	N/A		X
MERCY HOUSING NORTHWEST IDAHO, INC. - 36-3453183, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IDAHO	501 (C) (3)	12A	N/A		X
MERCY HOUSING OHIO, INC. - 20-2373936 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3)	12A	N/A		X
MERCY HOUSING PEMBROKE, INC. - 13-4224803 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501 (C) (3)	10	N/A		X
MERCY HOUSING SOUTHEAST - 56-1993872 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	NORTH CAROLINA	501 (C) (3)	10	N/A		X
MERCY HOUSING SOUTHWEST - 86-0743192 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501 (C) (3)	10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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

FRANCIS HEIGHTS, INC

Schedule R (Form 990)

Part II Continuation of Identification of Related Tax-Exempt Organizations

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

FRANCIS HEIGHTS, INC

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

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
ROSELAND PLACE INC NFP - 26-2330256 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501 (C) (3) 10	10	N/A		X
ROSELAND VILLAGE INC - 26-4723017 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501 (C) (3) 10	10	N/A		X
RUSSELL MANOR - 93-1189914 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3) 10	10	N/A		X
SACRED HEART VILLAGE I, INC. - 31-1411531 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	KENTUCKY	501 (C) (3) 10	10	N/A		X
SACRED HEART VILLAGE II, INC. - 61-1339396 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	KENTUCKY	501 (C) (3) 10	10	N/A		X
SACRED HEART VILLAGE III, INC. - 61-1367719 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	OHIO	501 (C) (3) 10	10	N/A		X
SAN JUAN HOUSING CORP. - 68-0378676 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3) 12A	12A	N/A		X
SAVANNAH GARDENS SENIOR RESIDENCES, INC - 27-3400284, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNB	GEORGIA	501 (C) (3) 10	10	N/A		X
SIENA SPRINGS (SIENA SPRINGS I) - 31-1052772 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	OHIO	501 (C) (3) 10	10	N/A		X
SIENA SPRINGS II - 31-1591780 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	OHIO	501 (C) (3) 10	10	N/A		X
SOUTH OF MARKET MERCY - 94-3199902 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501 (C) (3) 12A	12A	N/A		X
ST. CATHERINE RESIDENCE, INC - 39-0857537 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNB	WISCONSIN	501 (C) (3) 1	1	N/A		X

Part III Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
ST. ELIZABETH HOUSING CORP. - 94-2705149 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 12A		N/A		X
ST. MARY'S VILLA AT RIVERVIEW II, INC. - 31-1723287, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	TENNESSEE	501 (C) (3) 12A		N/A		X
ST. MARY'S VILLA, INC. - 31-1548512 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501 (C) (3) 10		N/A		X
ST. THERESA VILLAGE, INC. - 31-1411529 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501 (C) (3) 10		N/A		X
STERLING SENIOR HOUSING - 14-1866405 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501 (C) (3) 10		N/A		X
SUNSET LANE APARTMENTS LLC - 45-3959651 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 12A		N/A		X
TIERRA DEL SOL, INC. - 75-3004763 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X
TRANSBAY BLOCK 6 LLC - 46-5357713 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X
VILLA CARIDAD SENIOR HOUSING - 68-0387620 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X
VILLA MARIA, INC. - 84-1347868 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X
VISITACION VALLEY AFFORDABLE HOUSING - 94-3273336, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501 (C) (3) 12A		N/A		X
VISTA ALEGRE - 86-0947230 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501 (C) (3) 10		N/A		X

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

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

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
111 JONES STREET ASSOC. (111 JONES ST) - 94-3142765, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
1475 167TH AVENUE ASSOC. - 94-3249328, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
16TH & CHURCH STREET ASSOC. - 94-3135262, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
180 PROPERTIES - 27-0561021 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
1760 BUSH, LP - 47-3449006 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
1880 PINE, LP - 47-1291546 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
2000 ILLINOIS AURORA LLC - 46-2558442, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
2101 TELEGRAPH AVENUE ASSOC. - 94-3222935, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
2220 10TH AVENUE ASSOC. (SANTANA APTS.) - 94-3140163, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
2698 CALIFORNIA, LP - 47-3462784, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
2814 FIFTH STREET ASSOCIATES, LP - 68-0340317, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
455 FELL, LP - 47-4654112 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
4707 MALDEN LTD PARTNERSHIP - 36-3762788, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
5042 WINTHROP APARTMENTS LP - 36-3855358, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
55 LAGUNA LP - 45-3582721 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
901 WEST 63RD LP (ENGLEWOOD APARTMENTS) - 26-1233617, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
ACQUISITION PROPERTIES GEORGIA I - 20-4465851, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X	
ADAMSVILLE GREEN, LP - 26-2252791, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under Sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
ALLEGRE MERCY REDEVELOPMENT LLLP - 45-3540725, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
ANTIUCH VILLAS, LP - 27-0194197, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X	
APPIAN WAY MERCY LLC - 91-1546525, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
AROMOR MERCY LLC (AROMOR APARTMENTS) - 30-0296042, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A		X	
BAYSHORE COURT - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
BELRAY APARTMENTS - 36-4027474, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
BENNETT HOUSE, LP - 65-1308081, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
BISHOPS BLOCK (BISHOPS BLOCK) - 01-0477157, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED			X		N/A		X	
BLUFF MERCY, LLC - 27-0954394 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A		X	

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

(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			
BOISE SENIOR 202 OWNER, LP - 27-0992784, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED			X		N/A		X
BOUNDARY VILLAGE - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
BRENTWOOD GREEN VALLEY APTS - 94-3135990, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X
BRITTON STREET ASSOC. (BRITTON COURT) - 94-3300509, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X
CAMBRIDGE APARTMENTS - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
CASCADE APARTMENTS - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
CASCADE VILLAGE - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
CEDARWOOD I - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
CEDARWOOD IV - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
CENTRO PARTNERS - 77-0295344 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
CHENEY GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
COASTSIDE SENIOR HOUSING LP - 45-2262853, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
COLONIA SAN MARTIN ASSOCIATES, LP - 83-0481233, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
COMMONS ON MAIN LP - 20-8033896, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED				X	N/A		X	
COUNTRYSIDE SENIOR APARTMENTS LP - 26-1483851, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
DANVILLE VETERANS HOUSING LLC - 35-2441770, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
DOROTHY DAY COMMUNITY, LP - 65-1308078, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
DOVE FAMILY HOUSING ASSOCIATES LP - 33-0975782, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
EDEN HOUSE LP - 46-2704216 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X
EL MONTE LP - 46-1360554 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X
EVERGREEN MANOR - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
EVERGREEN VISTA 1 OWNER LP - 27-4160484, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
FAMILY TREE & LINCOLN WAY LLLP - 46-2841485, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
FERNDALE VILLA - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
FIRCREST - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X
FLORIN WOOD ASSOC. - 68-0318012, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X
FRANCISCAN HOMES III, LP - 31-1394513, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED			X		N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Dispropor- tionate 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	
FRANCISCAN HOMES IV, LP - 31-1463371, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED			X		N/A		X	
GALEWOOD SLF ASSOCIATES, LP - 20-1882654, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
GRAYSLAKE SENIOR HOUSING - 26-3800351, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
GREENWICH PARK APARTMENTS LLC - 32-0453460, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED			X		N/A		X	
HAROLD WASHINGTON APARTMENTS - 36-3556291, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
HWA-850 EASTWOOD LP - 27-1257130, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
IMPACT FAMILY VILLAGE GP LLC - 36-4715432, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
IMPACT FAMILY VILLAGE LP - 80-0769567, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
JFK TOWER, LP - 47-3477829 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

FRANCIS HEIGHTS, INC

Schedule R (Form 990)

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
JOHNSTON CENTER OUTLOTS LLC - 27-0162550, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED			X		N/A		X	
JOHNSTON CENTER RE-USE LP - 30-0529359, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
JUNIPERO SERRA, LP - 65-1308082, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
KANKAKEE STATION STREET SENIOR HOUSING - 46-1841937, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
KENNEDY ESTATES HSG. ASSOC. - 68-0355465, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
LA PLAYA RESIDENTIAL - 77-0278613, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
LAKE STEVENS - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
LAKE VILLAGE EAST - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MABTON GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MAGNOLIA LIMITED PARTNERSHIP - 36-3822288, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
MALDEN LIMITED PARTNERSHIP II - 20-8746121, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
MARLTON AFFORDABLE HSG. ASSOC. - 04-3594636, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY ALSTON LAKE LLC - 20-2948887, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED			X		N/A		X	
MERCY CRESTVIEW VILLAGE HOUSING, LP - 26-4578510, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED			X		N/A		X	
MERCY EDEN HOUSE LLC - 46-4227209, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY FAMILY PLAZA L.P. - 94-3094867, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING ARIZONA I - 86-0791473, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	AZ	N/A	RELATED			X		N/A		X	
MERCY HOUSING ARIZONA II (PAGE COMMONS) - 33-1075152, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	AZ	N/A	RELATED			X		N/A		X	

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 54												
LP - 94-2963228, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 55,												
LP - 45-3710672, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 56,												
LP - 45-4659051, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 57,												
LP - 45-4711412, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 58												
LP - 45-4486957, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 59,												
LP - 46-2537487, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 60,												
LP - 46-1239561, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 61,												
LP - 46-3636570, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 62,												
LP - 46-3424351, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 62,												
LP - 46-3424351, 1999												
BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 63, LP - 46-3921420, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 64, LP - 46-5015672, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 65, LP - 47-1120541, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 66, LP - 47-3441276, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 67, LP - 47-3628711, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 68, LP - 47-4992813, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 69, LP - 47-5419818, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 70, LP - 47-5463378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 71, LP - 47-5468338, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA 71, LP - 47-5468338, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

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

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

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XL - 26-1398920, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLI - 26-2350027, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLII - 26-2575525, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLIII - 26-2553554, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLIV - 26-3583090, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLV - 65-1308076, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XLVII - 27-2930358, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XV - 94-3379316, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
MERCY HOUSING CALIFORNIA XVI - 94-3381170, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

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

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
MERCY HOUSING COLORADO-I, LTD (GRACE) - 84-1176712, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A		X
MERCY HOUSING COLORADO-IX - 87-0706258, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA 12, LP - 27-2987561, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA 13, LP - 45-5108221, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA 14, LP - 46-2787254, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA 15, LP - 46-5547801, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA I - 58-2461689, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA III - 43-1954812, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X
MERCY HOUSING GEORGIA IV - 56-2328730, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED			X		N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING GEORGIA IX, LP - 20-8829418, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA V, LP - 90-0284434, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA VI, LP - 20-4456474, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA VIII LP - 58-2461689, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA X - 27-0162550, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA XI, LP - 26-2523190, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING IDAHO NSP LLC (NSPID) - 27-1039061, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A		X	
MERCY HOUSING IDAHO V (SISTERS VILLA) - 04-3624359, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A		X	
MERCY HOUSING IOWA II L.P. - 84-1284752, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED				X	N/A		X	

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING WASHINGTON V - 84-1457612, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	OR	N/A	RELATED			X		N/A		X	
MERCY HOUSING WASHINGTON VI - 84-1459924, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MERCY HOUSING WASHINGTON VII - 91-2038920, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MERCY HOUSING WASHINGTON VIII - 91-2124779, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MERCY HOUSING WASHINGTON X, LLC - 55-0887839, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MERCY LOAN FUND SUB-CDE, LLC - 27-1326149, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED			X		N/A		X	
MERCY PROPERTIES WASHINGTON I, LLC - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MERCY PROPERTIES WASHINGTON III LLC - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
MHC HEALTH I LP - 47-3554305 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

FRANCIS HEIGHTS, INC

Schedule R (Form 990)

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

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

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

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

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

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

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
ST. MARY TOWER LLC - 47-5627488, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
SUNNYDALE DEVELOPMENT CO LLC - 26-3566543, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
SYCAMORE STREET COMMONS LLC - 77-0117473, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
TAHOE VALLEY TOWNHOMES ASSOC. - 94-3298324, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
THE KEATING BUILDING LITTLE VILLAGE LLC - 26-4584321, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
THIRD AND LECANTE LP - 26-4176495, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
VILLA COLUMBA MERCY RIVERSIDE, LP - 65-1308076, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
VILLA KATHLEEN REDEVELOPMENT - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
VILLAGE PARK HOUSING ASSOCIATES - 68-0254566, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
VISITATION VALLEY FAM. HSG. ASSOC. - 94-3275566, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
WAPATO GARDENS - 20-1031378 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
WASHINGTON SQUARE - 20-1031378, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
WENTWORTH COMMONS - 30-0082553, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED			X		N/A		X	
WEST 28TH STREET - 95-4550003 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED			X		N/A		X	
WESTERN MANOR, LP - 26-4578652, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED			X		N/A		X	
WOODLAKE MANOR - 77-0601463 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	
WOODLAKE MANOR II - 77-0601463, 1999 BROADWAY, SUITE 1000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED			X		N/A		X	

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

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

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

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

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

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

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)

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	Yes	No
(1)	MERCY HOUSING MANAGEMENT GROUP	M	145,510. CASH			X
(2)	MERCY HOUSING MANAGEMENT GROUP	O	83,627. CASH			X
(3)						
(4)						
(5)						
(6)						

Part VII Supplemental Information.

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

Lined area for supplemental information.