

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

# Return of Organization Exempt From Income Tax

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

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

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047  
**2019**  
Open to Public Inspection

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

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

**C** Name of organization: FRANCIS HEIGHTS INC  
 Doing business as:  
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite: 1600 BROADWAY SUITE 2000  
 City or town, state or province, country, and ZIP or foreign postal code: DENVER, CO 802025704

**D** Employer identification number: 84-0626174  
**E** Telephone number: (303) 830-3300  
**G** Gross receipts \$ 3,343,272

**F** Name and address of principal officer:  
 MELISSA CLAYTON  
 1600 BROADWAY SUITE 2000  
 DENVER, CO 802025704

**H(a)** Is this a group return for subordinates?  Yes  No  
**H(b)** Are all subordinates included?  Yes  No  
 If "No," attach a list. (see instructions)  
**H(c)** Group exemption number ▶

**I** Tax-exempt status:  501(c)(3)  501(c) ( ) ◀ (insert no.)  4947(a)(1) or  527

**J** Website: ▶ N/A

**K** Form of organization:  Corporation  Trust  Association  Other ▶  
**L** Year of formation: 1970 **M** State of legal domicile: CO

**Part I Summary**

**1** Briefly describe the organization's mission or most significant activities:  
 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** Check this box  if the organization discontinued its operations or disposed of more than 25% of its net assets.

<b>3</b> Number of voting members of the governing body (Part VI, line 1a)	<b>3</b>	5
<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)	<b>4</b>	0
<b>5</b> Total number of individuals employed in calendar year 2019 (Part V, line 2a)	<b>5</b>	0
<b>6</b> Total number of volunteers (estimate if necessary)	<b>6</b>	0
<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12	<b>7a</b>	0
<b>7b</b> Net unrelated business taxable income from Form 990-T, line 39	<b>7b</b>	0

	Prior Year	Current Year
<b>8</b> Contributions and grants (Part VIII, line 1h)	109,981	51,478
<b>9</b> Program service revenue (Part VIII, line 2g)	3,176,004	3,290,915
<b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)	603	879
<b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0
<b>12</b> Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	3,286,588	3,343,272
<b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0	0
<b>14</b> Benefits paid to or for members (Part IX, column (A), line 4)	0	0
<b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	218,515	311,801
<b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e)	0	0
<b>b</b> Total fundraising expenses (Part IX, column (D), line 25) ▶ 0		
<b>17</b> Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	2,882,664	2,949,916
<b>18</b> Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	3,101,179	3,261,717
<b>19</b> Revenue less expenses. Subtract line 18 from line 12	185,409	81,555

	Beginning of Current Year	End of Year
<b>20</b> Total assets (Part X, line 16)	9,978,622	9,872,613
<b>21</b> Total liabilities (Part X, line 26)	2,697,437	2,509,873
<b>22</b> Net assets or fund balances. Subtract line 21 from line 20	7,281,185	7,362,740

**Part II Signature Block**

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

**Sign Here**

Signature of officer: \*\*\*\*\*  
 Date: 2020-07-05

STEVE SPEARS VICE PRESIDENT  
 Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name: \_\_\_\_\_ Preparer's signature: \_\_\_\_\_ Date: 2020-06-18  
 Check  if self-employed PTIN: P00450629

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

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

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

**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 \$ 2,966,679 including grants of \$ ) (Revenue \$ 3,290,915 )  
See Additional Data





**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 ▶ 2,966,679

**Part IV Checklist of Required Schedules**

		Yes	No
<b>1</b>	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A 	Yes	
<b>2</b>	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)? 	Yes	
<b>3</b>	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I		No
<b>4</b>	<b>Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II		No
<b>5</b>	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III		No
<b>6</b>	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I 		No
<b>7</b>	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II 		No
<b>8</b>	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III 		No
<b>9</b>	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV 		No
<b>10</b>	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi endowments? If "Yes," complete Schedule D, Part V		No
<b>11</b>	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.		
<b>11a</b>	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI 	Yes	
<b>11b</b>	Did the organization report an amount for investments—other securities—in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII 		No
<b>11c</b>	Did the organization report an amount for investments—program related—in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII 		No
<b>11d</b>	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX 	Yes	
<b>11e</b>	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X 	Yes	
<b>11f</b>	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X 	Yes	
<b>12a</b>	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII 	Yes	
<b>12b</b>	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional 	Yes	
<b>13</b>	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		No
<b>14a</b>	Did the organization maintain an office, employees, or agents outside of the United States?		No
<b>14b</b>	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV		No
<b>15</b>	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV		No
<b>16</b>	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV		No
<b>17</b>	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)		No
<b>18</b>	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II		No
<b>19</b>	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III		No
<b>20a</b>	Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		No
<b>20b</b>	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
<b>21</b>	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II		No

Part IV Checklist of Required Schedules (continued)

Table with 3 main columns: Question, Yes, No. Rows include questions 22 through 38 regarding organizational reporting, compensation, tax-exempt status, and controlled entities.

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 [ ]

Table with 3 main columns: Question, Yes, No. Rows include questions 1a, 1b, and 1c regarding Form 1096, Forms W-2G, and backup withholding rules.

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

Table with multiple rows and columns containing questions and answers related to IRS filings and tax compliance. Rows include sections for employees, federal employment tax returns, gross income, foreign accounts, prohibited tax shelter transactions, deductible contributions, sponsoring organizations, and charitable trusts.

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



Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a (5), 1b (0), 2, 3, 4, 5, 6, 7a, 7b, 8a, 8b, 9.

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

Table with 3 columns: Question, Yes, No. Rows include: 10a, 10b, 11a, 11b, 12a, 12b, 12c, 13, 14, 15a, 15b, 16a, 16b.

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed
18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
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:

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

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

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

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

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

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

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) BRUCE SAAB ..... DIRECTOR/VICE PRESIDENT	1.00 ..... 40.00	X		X				0	135,087	17,337
(2) JOE ROSENBLUM ..... DIRECTOR/SECRETARY	1.00 ..... 40.00	X		X				0	110,817	6,253
(3) KASSIDI BOENING ..... DIRECTOR	1.00 ..... 40.00	X						0	105,411	30,116
(4) MELISSA CLAYTON ..... DIRECTOR/PRESIDENT	1.00 ..... 40.00	X		X				0	207,663	31,081
(5) RON JACKSON ..... DIRECTOR	1.00 ..... 40.00	X						0	177,169	28,940
(6) STEVE SPEARS ..... VICE PRESIDENT	1.00 ..... 40.00			X				0	305,686	36,536
(7) VINCE DODDS ..... TREASURER	1.00 ..... 40.00			X				0	183,483	39,962





Part VIII Statement of Revenue

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

Table with columns: (A) Total revenue, (B) Related or exempt function revenue, (C) Unrelated business revenue, (D) Revenue excluded from tax under sections 512 - 514. Rows include: 1a-1g Contributions, Gifts, Grants and Other Similar Amounts; 2a-f Program Service Revenue; 3-5 Other Revenue (Investment income, etc.); 6a-c Rental income; 7a-c Gain or loss from sales of assets; 8a-c Fundraising events; 9a-c Gaming activities; 10a-c Sales of inventory; 11a-e Miscellaneous Revenue; 12 Total revenue.

**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

<b>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</b>	<b>(A)</b> Total expenses	<b>(B)</b> Program service expenses	<b>(C)</b> Management and general expenses	<b>(D)</b> Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 . . . . .				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 . . . . .				
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16. . . . .				
<b>4</b> Benefits paid to or for members . . . . .				
<b>5</b> Compensation of current officers, directors, trustees, and key employees . . . . .				
<b>6</b> Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .				
<b>7</b> Other salaries and wages . . . . .	264,488	264,488		
<b>8</b> Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions) . . . . .				
<b>9</b> Other employee benefits . . . . .				
<b>10</b> Payroll taxes . . . . .	47,313	47,313		
<b>11</b> Fees for services (non-employees):				
<b>a</b> Management . . . . .	412,138	177,338	234,800	
<b>b</b> Legal . . . . .	3,399	3,399		
<b>c</b> Accounting . . . . .	60,238		60,238	
<b>d</b> Lobbying . . . . .				
<b>e</b> Professional fundraising services. See Part IV, line 17				
<b>f</b> Investment management fees . . . . .				
<b>g</b> Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	346,928	346,928		
<b>12</b> Advertising and promotion . . . . .				
<b>13</b> Office expenses . . . . .	134,548	134,548		
<b>14</b> Information technology . . . . .				
<b>15</b> Royalties . . . . .				
<b>16</b> Occupancy . . . . .	388,016	388,016		
<b>17</b> Travel . . . . .				
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .				
<b>19</b> Conferences, conventions, and meetings . . . . .	4,455	4,455		
<b>20</b> Interest . . . . .	29,647	29,647		
<b>21</b> Payments to affiliates . . . . .				
<b>22</b> Depreciation, depletion, and amortization . . . . .	716,541	716,541		
<b>23</b> Insurance . . . . .	66,535	66,535		
<b>24</b> 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.)				
<b>a</b> MISCELLANEOUS ADMIN	355,029	355,029		
<b>b</b> MEDICAL EXPENSES	227,388	227,388		
<b>c</b> OPERATING & MAINTENANCE	204,764	204,764		
<b>d</b> MISCELLANEOUS TAXES	290	290		
<b>e</b> All other expenses				
<b>25</b> Total functional expenses. Add lines 1 through 24e	3,261,717	2,966,679	295,038	0
<b>26</b> Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

**Part X Balance Sheet**

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

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	626,916	<b>1</b>	627,101
	<b>2</b> Savings and temporary cash investments . . . . .		<b>2</b>	
	<b>3</b> Pledges and grants receivable, net . . . . .		<b>3</b>	
	<b>4</b> Accounts receivable, net . . . . .	203,180	<b>4</b>	184,319
	<b>5</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) . . . . .		<b>6</b>	
	<b>7</b> Notes and loans receivable, net . . . . .		<b>7</b>	
	<b>8</b> Inventories for sale or use . . . . .		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges . . . . .	37,457	<b>9</b>	42,214
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	15,257,450		
	<b>b</b> Less: accumulated depreciation	8,637,593	7,058,694	<b>10c</b> 6,619,857
	<b>11</b> Investments—publicly traded securities . . . . .		<b>11</b>	
	<b>12</b> Investments—other securities. See Part IV, line 11 . . . . .		<b>12</b>	
	<b>13</b> Investments—program-related. See Part IV, line 11 . . . . .		<b>13</b>	
	<b>14</b> Intangible assets . . . . .		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 . . . . .	2,052,375	<b>15</b>	2,399,122
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 34) . . . . .	9,978,622	<b>16</b>	9,872,613	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	304,288	<b>17</b>	231,123
	<b>18</b> Grants payable . . . . .		<b>18</b>	
	<b>19</b> Deferred revenue . . . . .	15,792	<b>19</b>	212,905
	<b>20</b> Tax-exempt bond liabilities . . . . .		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties . . . . .	2,232,127	<b>23</b>	1,934,369
	<b>24</b> Unsecured notes and loans payable to unrelated third parties . . . . .		<b>24</b>	
	<b>25</b> 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	145,230	<b>25</b>	131,476
	<b>26 Total liabilities.</b> Add lines 17 through 25 . . . . .	2,697,437	<b>26</b>	2,509,873
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions . . . . .	7,281,185	<b>27</b>	7,362,740
	<b>28</b> Net assets with donor restrictions . . . . .		<b>28</b>	
	<b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds . . . . .		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building or equipment fund . . . . .		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds		<b>31</b>	
<b>32</b> Total net assets or fund balances . . . . .	7,281,185	<b>32</b>	7,362,740	
<b>33</b> Total liabilities and net assets/fund balances . . . . .	9,978,622	<b>33</b>	9,872,613	

**Part XI Reconciliation of Net Assets**

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

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	3,343,272
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	3,261,717
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	81,555
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	<b>4</b>	7,281,185
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	0
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	<b>10</b>	7,362,740

**Part XII Financial Statements and Reporting**

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

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

	Yes	No
<b>2a</b>		No
<b>2b</b>	Yes	
<b>2c</b>	Yes	
<b>3a</b>	Yes	
<b>3b</b>	Yes	

## Additional Data

**Software ID:**

**Software Version:**

**EIN:** 84-0626174

**Name:** FRANCIS HEIGHTS INC

Form 990 (2019)

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**Form 990, Part III, Line 4a:**

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.

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

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.  
▶ Attach to Form 990 or Form 990-EZ.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2019**

**Open to Public Inspection**

**Name of the organization**  
FRANCIS HEIGHTS INC

**Employer identification number**  
84-0626174

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

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

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

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

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b>	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .						
<b>2</b>	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
<b>3</b>	The value of services or facilities furnished by a governmental unit to the organization without charge..						
<b>4</b>	<b>Total.</b> Add lines 1 through 3						
<b>5</b>	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). . .						
<b>6</b>	<b>Public support.</b> Subtract line 5 from line 4.						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>7</b>	Amounts from line 4. . .						
<b>8</b>	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .						
<b>9</b>	Net income from unrelated business activities, whether or not the business is regularly carried on. . .						
<b>10</b>	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
<b>11</b>	<b>Total support.</b> Add lines 7 through 10						
<b>12</b>	Gross receipts from related activities, etc. (see instructions) . . . . .					<b>12</b>	
<b>13</b>	<b>First five years.</b> 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 <b>stop here</b> . . . . . ▶ <input type="checkbox"/>						

**Section C. Computation of Public Support Percentage**

<b>14</b>	Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f)) . . . . .	<b>14</b>	
<b>15</b>	Public support percentage for 2018 Schedule A, Part II, line 14 . . . . .	<b>15</b>	
<b>16a</b>	<b>33 1/3% support test—2019.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization . . . . . ▶ <input type="checkbox"/>		
<b>b</b>	<b>33 1/3% support test—2018.</b> 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 <b>stop here.</b> The organization qualifies as a publicly supported organization . . . . . ▶ <input type="checkbox"/>		
<b>17a</b>	<b>10%-facts-and-circumstances test—2019.</b> 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 <b>stop here.</b> 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>b</b>	<b>10%-facts-and-circumstances test—2018.</b> 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 <b>stop here.</b> 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>18</b>	<b>Private foundation.</b> 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) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") . . . . .	1,397,402	67,278	106,118	109,981	51,478	1,732,257
<b>2</b> 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 . . . . .	1,791,132	1,597,242	3,360,212	3,176,004	3,290,915	13,215,505
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513 . . . . .						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf . . . . .						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge . . . . .						
<b>6 Total.</b> Add lines 1 through 5 . . . . .	3,188,534	1,664,520	3,466,330	3,285,985	3,342,393	14,947,762
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons . . . . .						0
<b>b</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
<b>c</b> Add lines 7a and 7b. . . . .						0
<b>8 Public support.</b> (Subtract line 7c from line 6.) . . . . .						14,947,762

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>9</b> Amounts from line 6. . . . .	3,188,534	1,664,520	3,466,330	3,285,985	3,342,393	14,947,762
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources . . . . .	251	142	350	603	879	2,225
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975. . . . .						
<b>c</b> Add lines 10a and 10b. . . . .	251	142	350	603	879	2,225
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on. . . . .						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . . . .	201,799					201,799
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.) . . . . .	3,390,584	1,664,662	3,466,680	3,286,588	3,343,272	15,151,786

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

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2019 (line 8, column (f) divided by line 13, column (f)) . . . . .	<b>15</b>	98.650 %
<b>16</b> Public support percentage from 2018 Schedule A, Part III, line 15 . . . . .	<b>16</b>	97.340 %

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for <b>2019</b> (line 10c, column (f) divided by line 13, column (f)) . . . . .	<b>17</b>	0.010 %
<b>18</b> Investment income percentage from <b>2018</b> Schedule A, Part III, line 17 . . . . .	<b>18</b>	0.010 %

**19a 33 1/3% support tests—2019.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization . . . . .

**b 33 1/3% support tests—2018.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization . . . . .

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



**Part IV Supporting Organizations**

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

**Section A. All Supporting Organizations**

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

**Part IV Supporting Organizations** (continued)

		Yes	No
<b>11</b>	Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b>	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>b</b>	A family member of a person described in (a) above?		
<b>c</b>	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
<b>1</b>	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>		
<b>2</b>	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
<b>1</b>	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
<b>1</b>	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?		
<b>2</b>	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>		
<b>3</b>	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**

<b>1</b>	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year ( <b>see instructions</b> ):		
<b>a</b>	<input type="checkbox"/> The organization satisfied the Activities Test. Complete <b>line 2</b> below.		
<b>b</b>	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete <b>line 3</b> below.		
<b>c</b>	<input type="checkbox"/> The organization supported a governmental entity. Describe in <b>Part VI</b> how you supported a government entity (see instructions)		
<b>2</b>	Activities Test. <b>Answer (a) and (b) below.</b>		
<b>a</b>	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>	Yes	No
<b>b</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>		
<b>3</b>	Parent of Supported Organizations. <b>Answer (a) and (b) below.</b>		
<b>a</b>	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>b</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.

<b>Section A - Adjusted Net Income</b>		(A) Prior Year	(B) Current Year (optional)
<b>1</b>	Net short-term capital gain	<b>1</b>	
<b>2</b>	Recoveries of prior-year distributions	<b>2</b>	
<b>3</b>	Other gross income (see instructions)	<b>3</b>	
<b>4</b>	Add lines 1 through 3	<b>4</b>	
<b>5</b>	Depreciation and depletion	<b>5</b>	
<b>6</b>	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)	<b>6</b>	
<b>7</b>	Other expenses (see instructions)	<b>7</b>	
<b>8</b>	<b>Adjusted Net Income</b> (subtract lines 5, 6 and 7 from line 4)	<b>8</b>	
<b>Section B - Minimum Asset Amount</b>		(A) Prior Year	(B) Current Year (optional)
<b>1</b>	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	<b>1</b>	
<b>a</b>	Average monthly value of securities	<b>1a</b>	
<b>b</b>	Average monthly cash balances	<b>1b</b>	
<b>c</b>	Fair market value of other non-exempt-use assets	<b>1c</b>	
<b>d</b>	<b>Total</b> (add lines 1a, 1b, and 1c)	<b>1d</b>	
<b>e</b>	<b>Discount</b> claimed for blockage or other factors (explain in detail in Part VI):		
<b>2</b>	Acquisition indebtedness applicable to non-exempt use assets	<b>2</b>	
<b>3</b>	Subtract line 2 from line 1d	<b>3</b>	
<b>4</b>	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	<b>4</b>	
<b>5</b>	Net value of non-exempt-use assets (subtract line 4 from line 3)	<b>5</b>	
<b>6</b>	Multiply line 5 by .035	<b>6</b>	
<b>7</b>	Recoveries of prior-year distributions	<b>7</b>	
<b>8</b>	<b>Minimum Asset Amount</b> (add line 7 to line 6)	<b>8</b>	
<b>Section C - Distributable Amount</b>			Current Year
<b>1</b>	Adjusted net income for prior year (from Section A, line 8, Column A)	<b>1</b>	
<b>2</b>	Enter 85% of line 1	<b>2</b>	
<b>3</b>	Minimum asset amount for prior year (from Section B, line 8, Column A)	<b>3</b>	
<b>4</b>	Enter greater of line 2 or line 3	<b>4</b>	
<b>5</b>	Income tax imposed in prior year	<b>5</b>	
<b>6</b>	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	<b>6</b>	
<b>7</b>	<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)

<b>Section D - Distributions</b>	<b>Current Year</b>
<b>1</b> Amounts paid to supported organizations to accomplish exempt purposes	
<b>2</b> Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
<b>3</b> Administrative expenses paid to accomplish exempt purposes of supported organizations	
<b>4</b> Amounts paid to acquire exempt-use assets	
<b>5</b> Qualified set-aside amounts (prior IRS approval required)	
<b>6</b> Other distributions (describe in <b>Part VI</b> ). See instructions	
<b>7 Total annual distributions.</b> Add lines 1 through 6.	
<b>8</b> Distributions to attentive supported organizations to which the organization is responsive (provide details in <b>Part VI</b> ). See instructions	
<b>9</b> Distributable amount for 2019 from Section C, line 6	
<b>10</b> Line 8 amount divided by Line 9 amount	

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

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

<b>Facts And Circumstances Test</b>
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**990 Schedule A, Supplemental Information**

Return Reference	Explanation
SCHEDULE A, PART III, LINE 12, EXPLANATION OF OTHER INCOME:	OTHER INCOME - 2015 AMOUNT: \$ 201,799.

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

# Supplemental Financial Statements

OMB No. 1545-0047  
**2019**  
**Open to Public Inspection**

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.  
▶ Attach to Form 990.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**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.

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

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

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

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

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

Preservation of land for public use (e.g., recreation or education)  Preservation of an historically important land area

Protection of natural habitat  Preservation of a certified historic structure

Preservation of open space

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

	Held at the End of the Year
a Total number of conservation easements . . . . .	2a
b Total acreage restricted by conservation easements . . . . .	2b
c Number of conservation easements on a certified historic structure included in (a) . . . . .	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register . . . . .	2d

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

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

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

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \_\_\_\_\_

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ \_\_\_\_\_

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

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.**  
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 . . . . . ▶ \$ \_\_\_\_\_

(ii) Assets included in Form 990, Part X . . . . . ▶ \$ \_\_\_\_\_

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1 . . . . . ▶ \$ \_\_\_\_\_

b Assets included in Form 990, Part X . . . . . ▶ \$ \_\_\_\_\_

**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
<b>1c</b>	
<b>1d</b>	
<b>1e</b>	
<b>1f</b>	

- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . .  **Yes**  **No**
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII . . . .

**Part V Endowment Funds.**

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

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
<b>1a</b> Beginning of year balance . . . . .					
<b>b</b> Contributions . . . . .					
<b>c</b> Net investment earnings, gains, and losses					
<b>d</b> Grants or scholarships . . . . .					
<b>e</b> Other expenditures for facilities and programs . . . . .					
<b>f</b> Administrative expenses . . . . .					
<b>g</b> 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
<b>3a(i)</b>		
<b>3a(ii)</b>		
<b>3b</b>		

**b** If "Yes" on 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
<b>1a</b> Land . . . . .		125,802		125,802
<b>b</b> Buildings . . . . .		11,924,456	6,077,342	5,847,114
<b>c</b> Leasehold improvements		265,935	147,308	118,627
<b>d</b> Equipment . . . . .		2,941,257	2,412,943	528,314
<b>e</b> Other . . . . .				
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				6,619,857

**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)		
<b>Total.</b> (Column (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)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 13.)		

**Part IX Other Assets.**

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

(a) Description	(b) Book value
(1) SECURITY DEPOSIT	132,489
(2) MORTGAGE ESCROW DEPOSIT	30,071
(3) REPLACEMENT RESERVE	2,212,344
(4) OTHER RESERVES	24,218
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 15.)	2,399,122

**Part X Other Liabilities.**

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

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 25.)	131,476

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.

<b>1</b>	Total revenue, gains, and other support per audited financial statements . . . . .		<b>1</b>	3,343,272
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
<b>a</b>	Net unrealized gains (losses) on investments . . . . .	<b>2a</b>		
<b>b</b>	Donated services and use of facilities . . . . .	<b>2b</b>		
<b>c</b>	Recoveries of prior year grants . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII.) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	0
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	3,343,272
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII.) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	0
<b>5</b>	Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.) . . . . .		<b>5</b>	3,343,272

**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.

<b>1</b>	Total expenses and losses per audited financial statements . . . . .		<b>1</b>	3,261,717
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
<b>a</b>	Donated services and use of facilities . . . . .	<b>2a</b>		
<b>b</b>	Prior year adjustments . . . . .	<b>2b</b>		
<b>c</b>	Other losses . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII.) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	0
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	3,261,717
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII.) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	0
<b>5</b>	Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.) . . . . .		<b>5</b>	3,261,717

**Part XIII Supplemental Information**

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

Return Reference	Explanation
See Additional Data Table	

**Part XIII** Supplemental Information *(continued)*

Return Reference	Explanation

## Additional Data

**Software ID:**

**Software Version:**

**EIN:** 84-0626174

**Name:** FRANCIS HEIGHTS INC

## Supplemental Information

Return Reference	Explanation
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, 2019. 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 SINCE 2016 REMAIN OPEN.

**Schedule J**  
(Form 990)

## Compensation Information

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

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**  
▶ **Attach to Form 990.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

# 2019

**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**

		Yes	No		
<p><b>1a</b> 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.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> First-class or charter travel  <input type="checkbox"/> Travel for companions  <input type="checkbox"/> Tax idemnification and gross-up payments  <input type="checkbox"/> Discretionary spending account                 </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Housing allowance or residence for personal use  <input type="checkbox"/> Payments for business use of personal residence  <input type="checkbox"/> Health or social club dues or initiation fees  <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)                 </td> </tr> </table>	<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax idemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)			
<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax idemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)				
<p><b>b</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</p>	<b>1b</b>				
<p><b>2</b> Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?</p>	<b>2</b>				
<p><b>3</b> 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.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Compensation committee  <input type="checkbox"/> Independent compensation consultant  <input type="checkbox"/> Form 990 of other organizations                 </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Written employment contract  <input checked="" type="checkbox"/> Compensation survey or study  <input checked="" type="checkbox"/> Approval by the board or compensation committee                 </td> </tr> </table>	<input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Written employment contract <input checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee			
<input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Written employment contract <input checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee				
<p><b>4</b> 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:</p> <p><b>a</b> Receive a severance payment or change-of-control payment? . . . . .</p> <p><b>b</b> Participate in, or receive payment from, a supplemental nonqualified retirement plan? . . . . .</p> <p><b>c</b> Participate in, or receive payment from, an equity-based compensation arrangement? . . . . .</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	<b>4a</b>		No		
	<b>4b</b>		No		
	<b>4c</b>		No		
<p><b>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</b></p> <p><b>5</b> 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:</p> <p><b>a</b> The organization? . . . . .</p> <p><b>b</b> Any related organization? . . . . .</p> <p>If "Yes," on line 5a or 5b, describe in Part III.</p>	<b>5a</b>		No		
	<b>5b</b>		No		
<p><b>6</b> 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:</p> <p><b>a</b> The organization? . . . . .</p> <p><b>b</b> Any related organization? . . . . .</p> <p>If "Yes," on line 6a or 6b, describe in Part III.</p>	<b>6a</b>		No		
	<b>6b</b>		No		
<p><b>7</b> For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III . . . . .</p>	<b>7</b>		No		
<p><b>8</b> 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 . . . . .</p>	<b>8</b>		No		
<p><b>9</b> If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? . . . . .</p>	<b>9</b>				

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
<b>1</b> BRUCE SAAB DIRECTOR/VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	----- 135,087	----- 0	----- 0	----- 6,681	----- 10,656	----- 152,424	----- 0
<b>2</b> MELISSA CLAYTON DIRECTOR/PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	----- 207,663	----- 0	----- 0	----- 11,600	----- 19,481	----- 238,744	----- 0
<b>3</b> RON JACKSON DIRECTOR	(i)	0	0	0	0	0	0	0
	(ii)	----- 177,169	----- 0	----- 0	----- 3,558	----- 25,382	----- 206,109	----- 0
<b>4</b> STEVE SPEARS VICE PRESIDENT	(i)	0	0	0	0	0	0	0
	(ii)	----- 305,686	----- 0	----- 0	----- 11,683	----- 24,853	----- 342,222	----- 0
<b>5</b> VINCE DODDS TREASURER	(i)	0	0	0	0	0	0	0
	(ii)	----- 183,483	----- 0	----- 0	----- 11,712	----- 28,250	----- 223,445	----- 0

**Part III**    **Supplemental Information**

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

<b>Return Reference</b>	<b>Explanation</b>
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**SCHEDULE O**  
(Form 990 or 990-EZ)**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2019****Open to Public Inspection**

Department of the Treasury

Name of the organization  
FRANCIS HEIGHTS INC

Employer identification number

84-0626174

**990 Schedule O, Supplemental Information**

Return Reference	Explanation
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.

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
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.



**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
FORM 990, PART VI, SECTION A, LINE 7B	SAME AS LINE 7A.

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
FORM 990, PART VI, SECTION B, LINE 11B	EACH MEMBER IS GIVEN THE OPPORTUNITY TO REVIEW THE RETURN BEFORE IT IS FILED.

# 990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	THE AUDIT COMMITTEE OF MERCY HOUSING, INC. REVIEWS PERIODICALLY THE CONFLICT OF INTEREST DISCLOSURES AND DETERMINES WHETHER ANY ACTION IS REQUIRED.

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
FORM 990, PART VI, SECTION B, LINE 15	THE PROCESS FOR DETERMINING COMPENSATION FOR THE PRESIDENT, CHAIRMAN, OFFICERS, AND DIRECTORS IS DETERMINED BY THE EXECUTIVE COMMITTEE OF THE BOARD. 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 ORGANIZATION.

# 990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
FORM 990, PART IX, LINE 11G	OTHER FEES-PROGSERV-990: PROGRAM SERVICE EXPENSES 346,928. MANAGEMENT AND GENERAL EXPENSES 0. FUNDRAISING EXPENSES 0. TOTAL EXPENSES 346,928.

## 990 Schedule O, Supplemental Information

Return Reference	Explanation
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.

# SCHEDULE R (Form 990)

## Related Organizations and Unrelated Partnerships

OMB No. 1545-0047

# 2019

**Open to Public Inspection**

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.**  
▶ **Attach to Form 990.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

Department of the Treasury  
Internal Revenue Service

Name of the organization  
FRANCIS HEIGHTS INC

Employer identification number  
84-0626174

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

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

See Additional Data Table

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



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

See Additional Data Table

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

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

See Additional Data Table

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

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

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

	Yes	No
<b>1</b> 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?		
<b>a</b> Receipt of <b>(i)</b> interest, <b>(ii)</b> annuities, <b>(iii)</b> royalties, or <b>(iv)</b> rent from a controlled entity . . . . .		No
<b>b</b> Gift, grant, or capital contribution to related organization(s) . . . . .		No
<b>c</b> Gift, grant, or capital contribution from related organization(s) . . . . .		No
<b>d</b> Loans or loan guarantees to or for related organization(s) . . . . .		No
<b>e</b> Loans or loan guarantees by related organization(s) . . . . .		No
<b>f</b> Dividends from related organization(s) . . . . .		No
<b>g</b> Sale of assets to related organization(s) . . . . .		No
<b>h</b> Purchase of assets from related organization(s) . . . . .		No
<b>i</b> Exchange of assets with related organization(s) . . . . .		No
<b>j</b> Lease of facilities, equipment, or other assets to related organization(s) . . . . .		No
<b>k</b> Lease of facilities, equipment, or other assets from related organization(s) . . . . .		No
<b>l</b> Performance of services or membership or fundraising solicitations for related organization(s) . . . . .		No
<b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) . . . . .	Yes	
<b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) . . . . .		No
<b>o</b> Sharing of paid employees with related organization(s) . . . . .	Yes	
<b>p</b> Reimbursement paid to related organization(s) for expenses . . . . .	Yes	
<b>q</b> Reimbursement paid by related organization(s) for expenses . . . . .		No
<b>r</b> Other transfer of cash or property to related organization(s) . . . . .		No
<b>s</b> Other transfer of cash or property from related organization(s) . . . . .		No

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) MERCY HOUSING MANAGEMENT GROUP	M	283,058	CASH
(2) MERCY HOUSING MANAGEMENT GROUP	O	264,488	CASH
(3) MERCY HOUSING MOUNTAIN PLAINS	M	227,388	CASH



**Part VII**    **Supplemental Information**

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

<b>Return Reference</b>	<b>Explanation</b>

**Additional Data**

**Software ID:**  
**Software Version:**  
**EIN:** 84-0626174  
**Name:** FRANCIS HEIGHTS INC

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

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

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

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

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

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



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

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

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

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
2814 FIFTH STREET ASSOCIATES LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0340317	LOW-INC HSNG	CA	N/A	RELATED				No			No	
345 ARGUELLO LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1286361	LOW-INC HSNG	CA	N/A	RELATED				No			No	
455 FELL LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4654112	LOW-INC HSNG	CA	N/A	RELATED				No			No	
4707 MALDEN LTD PARTNERSHIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3762788	LOW-INC HSNG	IL	N/A	RELATED				No			No	
5042 WINTHROP APARTMENTS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3855358	LOW-INC HSNG	IL	N/A	RELATED				No			No	
55 LAGUNA LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3582721	LOW-INC HSNG	CA	N/A	RELATED				No			No	
901 WEST 63RD LP (ENGLEWOOD APARTMENTS)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1233617	LOW-INC HSNG	IL	N/A	RELATED				No			No	
ACQUISITION PROPERTIES GEORGIA I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-4465851	LOW-INC HSNG	GA	N/A	RELATED				No			No	
ADAMSVILLE GREEN LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2252791	LOW-INC HSNG	GA	N/A	RELATED				No			No	
ALLEGRE MERCY REDEVELOPMENT LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3540725	LOW-INC HSNG	WA	N/A	RELATED				No			No	
ANTIOCH VILLAS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0194197	LOW-INC HSNG	GA	N/A	RELATED				No			No	
APPIAN WAY MERCY LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1546525	LOW-INC HSNG	WA	N/A	RELATED				No			No	
AROMOR MERCY LLC (AROMOR APARTMENTS)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0296042	LOW-INC HSNG	CO	N/A	RELATED				No			No	
BALDWIN ROSE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3235725	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BAYSHORE COURT  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproporionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
BELRAY APARTMENTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027474	LOW-INC HSNG	IL	N/A	RELATED				No			No	
BENNETT HOUSE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308081	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BISHOPS BLOCK (BISHOPS BLOCK)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 01-0477157	LOW-INC HSNG	IA	N/A	RELATED				No			No	
BLUFF MERCY LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0954394	LOW-INC HSNG	CO	N/A	RELATED				No			No	
BOISE SENIOR 202 OWNER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0992784	LOW-INC HSNG	ID	N/A	RELATED				No			No	
BOUNDARY VILLAGE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
BRENTWOOD GREEN VALLEY APTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3135990	LOW-INC HSNG	CA	N/A	RELATED				No			No	
BRITTON STREET ASSOC (BRITTON COURT)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3300509	LOW-INC HSNG	CA	N/A	RELATED				No			No	
CAMBRIDGE APARTMENTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CANDLESTICK POINT 11A LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-4939414	LOW-INC HSNG	CA	N/A	RELATED				No			No	
CASCADE APARTMENTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CASCADE VILLAGE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CEDARWOOD I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CEDARWOOD IV  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
CENTRO PARTNERS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0295344	LOW-INC HSNG	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproporionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
CHENEY GARDENS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
COASTSIDE SENIOR HOUSING LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2262853	LOW-INC HSNG	CA	N/A	RELATED				No			No	
COLONIA SAN MARTIN ASSOCIATES LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-0481233	LOW-INC HSNG	CA	N/A	RELATED				No			No	
COMMONS ON MAIN LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8033896	LOW-INC HSNG	OH	N/A	RELATED				No			No	
COUNTRYSIDE SENIOR APARTMENTS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-1483851	LOW-INC HSNG	IL	N/A	RELATED				No			No	
DANVILLE VETERANS HOUSING LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2441770	LOW-INC HSNG	IL	N/A	RELATED				No			No	
DOROTHY DAY COMMUNITY LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308078	LOW-INC HSNG	CA	N/A	RELATED				No			No	
DOVE FAMILY HOUSING ASSOCIATES LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-0975782	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EDEN HOUSE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2704216	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EL MONTE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1360554	LOW-INC HSNG	CA	N/A	RELATED				No			No	
EVERGREEN MANOR  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
EVERGREEN VISTA 1 OWNER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-4160484	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FAMILY TREE & LINCOLN WAY LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2841485	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FERNDALE VILLA  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
FIRCREST  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	



(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
FLORIN WOOD ASSOC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0318012	LOW-INC HSNB	CA	N/A	RELATED				No			No	
FRANCISCAN HOMES III LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1394513	LOW-INC HSNB	OH	N/A	RELATED				No			No	
FRANCISCAN HOMES IV LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 31-1463371	LOW-INC HSNB	OH	N/A	RELATED				No			No	
GALEWOOD SLF ASSOCIATES LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1882654	LOW-INC HSNB	IL	N/A	RELATED				No			No	
GRAYSLAKE SENIOR HOUSING  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3800351	LOW-INC HSNB	IL	N/A	RELATED				No			No	
GREENWICH PARK APARTMENTS LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0453460	LOW-INC HSNB	WI	N/A	RELATED				No			No	
HWA-850 EASTWOOD LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-1257130	LOW-INC HSNB	IL	N/A	RELATED				No			No	
IMPACT FAMILY VILLAGE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0769567	LOW-INC HSNB	WA	N/A	RELATED				No			No	
JFK TOWER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3477829	LOW-INC HSNB	CA	N/A	RELATED				No			No	
JOHNSTON CENTER RE-USE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0529359	LOW-INC HSNB	IL	N/A	RELATED				No			No	
JUNIPERO SERRA LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308082	LOW-INC HSNB	CA	N/A	RELATED				No			No	
KANKAKEE STATION STREET SENIOR HOUSING  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1841937	LOW-INC HSNB	IL	N/A	RELATED				No			No	
KENNEDY ESTATES HSG ASSOC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0355465	LOW-INC HSNB	CA	N/A	RELATED				No			No	
LAGUNA SENIOR HOUSING LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3126523	LOW-INC HSNB	CA	N/A	RELATED				No			No	
LA PLAYA RESIDENTIAL  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0278613	LOW-INC HSNB	CA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
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							Yes	No		Yes	No	
LAKE STEVENS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
LAKE VILLAGE EAST  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MABTON GARDENS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNB	WA	N/A	RELATED				No			No	
MAGNOLIA LIMITED PARTNERSHIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3822288	LOW-INC HSNB	IL	N/A	RELATED				No			No	
MALDEN LIMITED PARTNERSHIP II  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8746121	LOW-INC HSNB	IL	N/A	RELATED				No			No	
MARLTON AFFORDABLE HSG ASSOC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 04-3594636	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY CRESTVIEW VILLAGE HOUSING LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578510	LOW-INC HSNB	NE	N/A	RELATED				No			No	
MERCY FAMILY PLAZA LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3094867	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING ARIZONA I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 86-0791473	LOW-INC HSNB	AZ	N/A	RELATED				No			No	
MERCY HOUSING ARIZONA II (PAGE COMMONS)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 33-1075152	LOW-INC HSNB	AZ	N/A	RELATED				No			No	
MERCY HOUSING CA XXXIII  1600 BROADWAY SUITE 2000 DENVER, CO 80202 43-2100410	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CA XXXVII  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0631916	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 47 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2930358	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 48 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3117667	LOW-INC HSNB	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 49 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3277379	LOW-INC HSNB	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 50 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3381977	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 51 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2963228	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 52 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2751062	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 53 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2050339	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 54 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-2963228	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 55 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-3710672	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 56 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4659051	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 57 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4711412	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 58 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4486957	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 59 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2537487	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 60 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-1239561	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 61 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3636570	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 62 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3424351	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 63 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3921420	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 64 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-5015672	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 65 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1120541	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 66 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3441276	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 67 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3628711	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 68 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4992813	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 69 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5419818	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 70 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5463378	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 71 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5468338	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 72 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-1758210	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 73 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2079108	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 74 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2465663	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 75 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2748406	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 76 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4847211	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 77 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-4331332	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 78 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3603246	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 79 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-1365251	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 80 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-3550899	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 81 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-4190852	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 82 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-2837965	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 83 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0573857	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 84 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-1888005	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 85 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-3325459	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 87 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-3982236	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 88 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2330842	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 89 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3546610	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 90 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2346409	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 91 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2469828	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 92 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2691358	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 93 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2704879	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 94 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3623115	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MERCY HOUSING CALIFORNIA 95 LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-3963315	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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

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

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



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

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING GEORGIA IX LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-8829418	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA V LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 90-0284434	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA VI LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-4466474	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA VIII LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA X  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0162550	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING GEORGIA XI LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2523190	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MERCY HOUSING IDAHO V (SISTERS VILLA)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 04-3624359	LOW-INC HSNG	ID	N/A	RELATED				No			No	
MERCY HOUSING IOWA II LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1284752	LOW-INC HSNG	IA	N/A	RELATED				No			No	
MERCY HOUSING S CAROLINA I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 59-3767323	LOW-INC HSNG	SC	N/A	RELATED				No			No	
MERCY HOUSING SOUTH CAROLINA I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 59-3767323	LOW-INC HSNG	SC	N/A	RELATED				No			No	
MERCY HOUSING SOUTH DAKOTA I LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-2830331	LOW-INC HSNG	SD	N/A	RELATED				No			No	
MERCY HOUSING SOUTH DAKOTA II LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-2830356	LOW-INC HSNG	SD	N/A	RELATED				No			No	
MERCY HOUSING UTAH I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 02-0564555	LOW-INC HSNG	UT	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON III  1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-1676111	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON IX LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1186086	LOW-INC HSNG	WA	N/A	RELATED				No			No	

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING WASHINGTON V  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1457612	LOW-INC HSNG	OR	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VI  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-1459924	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VII  1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-2038920	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON VIII  1600 BROADWAY SUITE 2000 DENVER, CO 80202 91-2124779	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY HOUSING WASHINGTON X LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 55-0887839	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY PROPERTIES WASHINGTON I LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MERCY PROPERTIES WASHINGTON III LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHMP 12 HOLLY PARK EAST AND WEST LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2586920	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MHNW 10 OTHELLO WEST LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1614235	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 11 WOODLAKES LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-2334969	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 12 ELEANOR APARTMENTS LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3599013	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 13 BUILDING 9 SOUTH LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4660134	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 14 BUILDING 9 NORTH LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-4683004	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 15 BUILDING 9 CENTER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-3897409	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 16 FAMILY HOUSING LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-2083103	LOW-INC HSNG	WA	N/A	RELATED				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MHNW 17 MLK SENIOR HOUSING LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-4759698	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 18 VANCOUVER HOUSING LLLP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 84-2022760	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHNW 9 OTHELLO EAST LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-1620007	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MHSE ADAMSVILLE GREEN SENIOR PARTNERS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2523190	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE HERITAGE SENIOR LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-5085069	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE MERCY PARK LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 61-1757712	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE PINELAKE I LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 90-0856866	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE PINELAKE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0616765	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE REYNOLDSTOWN SENIOR GP LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3048811	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MHSE REYNOLDSTOWN SENIOR LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-3054017	LOW-INC HSNG	GA	N/A	RELATED				No			No	
MIRIAM APARTMENTS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-1893158	LOW-INC HSNG	IL	N/A	RELATED				No			No	
MONROE VILLA  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
MONSIGNOR LYNE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308080	LOW-INC HSNG	CA	N/A	RELATED				No			No	
MORTGAGE RESOLUTION FUND LLC  1600 BROADWAY SUITE 2000 CHICAGO, IL 60603 45-3801619	MANAGEMENT	IL	N/A	RELATED				No			No	
MOSES LAKE ESTATES  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
MPI HIGHLAND PLACE APARTMENTS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2461689	LOW-INC HSNG	GA	N/A	RELATED				No			No	
NEAR NORTH PARTNERSHIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 32-0143113	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEARY LAGOON PARTNERS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0256317	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND IV-A LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3082758	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND PARTNERS I LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 51-0524022	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW DANA STRAND TOWNHOMES  1600 BROADWAY SUITE 2000 DENVER, CO 80202 51-0524022	LOW-INC HSNG	CA	N/A	RELATED				No			No	
NEW STERLING PARK LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523530	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEW STERLING PARK MM LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523309	LOW-INC HSNG	IL	N/A	RELATED				No			No	
NEW TACOMA PHASE I OWNER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4569316	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NEW TACOMA PHASE II MERCY LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-2478067	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NEW TACOMA SENIOR HOUSING PHASE I  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4569316	LOW-INC HSNG	WA	N/A	RELATED				No			No	
NORTHGLEN LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578510	LOW-INC HSNG	NE	N/A	RELATED				No			No	
OAK HARBOR  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
OLYMPIC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PARK TERRACE APTS (PARK TERRACE APTS)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3332881	LOW-INC HSNG	CA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
PARKSIDE TERRACE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3914505	LOW-INC HSNG	IL	N/A	RELATED				No			No	
PILCHUCK  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PINE ROAD VILLAGE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
PINEWOOD COURT APARTMENTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0435836	LOW-INC HSNG	CA	N/A	RELATED				No			No	
PLAZA MARIA LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-5513121	LOW-INC HSNG	CA	N/A	RELATED				No			No	
PLACENTIA VETERANS VILLAGE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 83-2048748	LOW-INC HSNG	CA	N/A	RELATED				No			No	
RAINER VISTA BLOCK 43 OWNER LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3221112	LOW-INC HSNG	WA	N/A	RELATED				No			No	
RED DOOR LIMITED PARTNERSHIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3915050	LOW-INC HSNG	IL	N/A	RELATED				No			No	
RICHMOND HACIENDA LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 85-0699259	LOW-INC HSNG	CA	N/A	RELATED				No			No	
RIVERSIDELIEBRANDT  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0278613	LOW-INC HSNG	CA	N/A	RELATED				No			No	
ROCK CREEK TERRACE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
ROSELAND LIMITED PARTNERHSIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4304416	LOW-INC HSNG	IL	N/A	RELATED				No			No	
ROSELAND PLACE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 80-0195044	LOW-INC HSNG	IL	N/A	RELATED				No			No	
SAN FELIPE HOMES (SAN FELIPE HOMES)  1600 BROADWAY SUITE 2000 DENVER, CO 80202 95-4384732	LOW-INC HSNG	CA	N/A	RELATED				No			No	
SANDSTONE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	

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							Yes	No		Yes	No	
SAXONY MANOR LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 35-2521928	LOW-INC HSNB	WI	N/A	RELATED				No			No	
SC RESIDENCE LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-0675562	LOW-INC HSNB	WI	N/A	RELATED				No			No	
SILVERCREST  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNB	WA	N/A	RELATED				No			No	
SKAGIT VILLAGE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNB	WA	N/A	RELATED				No			No	
SOMERSET SENIOR HSG  1600 BROADWAY SUITE 2000 DENVER, CO 80202 74-2765568	LOW-INC HSNB	TX	N/A	RELATED				No			No	
SOUTH LOOP APARTMENTS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027476	LOW-INC HSNB	IL	N/A	RELATED				No			No	
ST ANDREW COMMUNITY LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308080	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE BLOCK 6 HOUSING PARTNERSHIP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 82-2104869	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE DEVELOPMENT CO LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-3566543	LOW-INC HSNB	CA	N/A	RELATED				No			No	
SUNNYDALE PARCEL Q HOUSING PARTNERS LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 81-2696503	LOW-INC HSNB	CA	N/A	RELATED				No			No	
TAHOE VALLEY TOWNHOMES ASSOC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3298324	LOW-INC HSNB	CA	N/A	RELATED				No			No	
THE ARBORS AT ELLINGTON  1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0459313	LOW-INC HSNB	AL	N/A	RELATED				No			No	
THE KEATING BUILDING LITTLE VILLAGE LLC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4584321	LOW-INC HSNB	IL	N/A	RELATED				No			No	
THIRD AND LECANTE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4176495	LOW-INC HSNB	CA	N/A	RELATED				No			No	
VILLA COLUMBA MERCY RIVERSIDE LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 65-1308076	LOW-INC HSNB	CA	N/A	RELATED				No			No	

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end- of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
VILLA KATHLEEN REDEVELOPMENT  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
VILLAGE PARK HOUSING ASSOCIATES  1600 BROADWAY SUITE 2000 DENVER, CO 80202 68-0254566	LOW-INC HSNG	CA	N/A	RELATED				No			No	
VISITATION VALLEY FAM HSG ASSOC  1600 BROADWAY SUITE 2000 DENVER, CO 80202 94-3275566	LOW-INC HSNG	CA	N/A	RELATED				No			No	
WAPATO GARDENS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WASHINGTON SQUARE  1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-1031378	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WENTWORTH COMMONS  1600 BROADWAY SUITE 2000 DENVER, CO 80202 30-0082553	LOW-INC HSNG	IL	N/A	RELATED				No			No	
WEST 28TH STREET  1600 BROADWAY SUITE 2000 DENVER, CO 80202 95-4550003	LOW-INC HSNG	CA	N/A	RELATED				No			No	
WESTERN MANOR LP  1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-4578652	LOW-INC HSNG	NE	N/A	RELATED				No			No	
WOODLAKE MANOR  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA	N/A	RELATED				No			No	
WOODLAKE MANOR II  1600 BROADWAY SUITE 2000 DENVER, CO 80202 77-0601463	LOW-INC HSNG	WA		RELATED				No			No	



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

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

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								Yes	No
MHSE ADAMSVILLE GREEN SENIOR PARTNERS 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-1321251	LOW-INC HSNG	GA	N/A	C					No
MHSE ARBORS LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-3284075	LOW-INC HSNG	GA	N/A	C					No
MHSE MERCY PARK GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3464689	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE III LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 58-2434289	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE IV GP 1600 BROADWAY SUITE 2000 DENVER, CO 80202 45-4967129	LOW-INC HSNG	GA	N/A	C					No
MHSE SAVANNAH GARDENS PHASE V GP LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 46-2777338	LOW-INC HSNG	GA	N/A	C					No
MPI HIGHLAND PLACE LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 26-2380898	LOW-INC HSNG	GA	N/A	C					No
NEAR NORTH APARTMENTS CORP NF 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4570431	LOW-INC HSNG	IL	N/A	C					No
NEW STERLING PARK MM LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-2523309	LOW-INC HSNG	IL	N/A	C					No
NEW TACOMA CONDOMINIUM ASSOCIATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 47-3225087	LOW-INC HSNG	WA	N/A	C					No
ROSELAND APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4304417	LOW-INC HSNG	IL	N/A	C					No
SAVANNAH ROSE OF SHARON LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 20-3591948	LOW-INC HSNG	GA	N/A	C					No
SOUTH LOOP APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-4027475	LOW-INC HSNG	IL	N/A	C					No
STAPLETON II MERCY LLC 1600 BROADWAY SUITE 2000 DENVER, CO 80202 27-0954394	LOW-INC HSNG	CO	N/A	C					No
WINTHROP APARTMENTS CORPORATION 1600 BROADWAY SUITE 2000 DENVER, CO 80202 36-3855355	LOW-INC HSNG	IL	N/A	C					No