

PUBLIC INSPECTION COPY

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 for instructions and the latest information.

A For the 2018 calendar year, or tax year beginning and ending

B Check if applicable: <input checked="" type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization MERCY HOUSING 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 80202 F Name and address of principal officer: STEVE SPEARS 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	D Employer identification number 47-0646706 E Telephone number (303) 830-3300 G Gross receipts \$ 22,068,943. H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ▶
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		
J Website: ▶ WWW.MERCYHOUSING.ORG		
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		L Year of formation: 1981 M State of legal domicile: NE

Part I Summary

	1 Briefly describe the organization's mission or most significant activities: <u>SEE SCHEDULE O</u>		
Activities & Governance	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	18
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	18
	5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)	5	526
	6 Total number of volunteers (estimate if necessary)	6	0
	7 a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
	b Net unrelated business taxable income from Form 990-T, line 38	7b	86,693.
Revenue	8 Contributions and grants (Part VIII, line 1h)	3,818,916.	4,823,522.
	9 Program service revenue (Part VIII, line 2g)	14,807,476.	16,549,928.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	612,718.	695,493.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	1,884,341.	0.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	21,123,451.	22,068,943.
	Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	2,849,095.
14 Benefits paid to or for members (Part IX, column (A), line 4)		0.	0.
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		14,564,567.	16,775,076.
16a Professional fundraising fees (Part IX, column (A), line 11e)		0.	0.
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 360,755.			
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)		2,219,819.	4,724,835.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)		19,633,481.	23,281,319.
19 Revenue less expenses. Subtract line 18 from line 12	1,489,970.	-1,212,376.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	88,923,907.	80,965,006.
	21 Total liabilities (Part X, line 26)	53,302,753.	46,556,821.
	22 Net assets or fund balances. Subtract line 21 from line 20	35,621,154.	34,408,185.

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 VINCE DODDS, VICE PRESIDENT Type or print name and title	Date
Paid Preparer Use Only	Print/Type preparer's name KATHY BLACKBURN	Preparer's signature KATHY BLACKBURN
	Firm's name ▶ COHNREZNICK LLP Firm's address ▶ 525 NORTH TRYON STREET CHARLOTTE, NC 28202	Date 11/05/19
		Check if self-employed <input type="checkbox"/> PTIN P00450629
		Firm's EIN ▶ 22-1478099 Phone no. 704-332-9100

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 [X]

1 Briefly describe the organization's mission: THE MISSION OF MERCY HOUSING, INC. IS TO MANAGE OR DIRECT ENTITIES WHICH ARE ORGANIZED FOR THE PURPOSE OF CREATING STABLE, VIBRANT AND HEALTH COMMUNITIES BY DEVELOPING, FINANCING, AND OPERATING AFFORDABLE, PROGRAM-ENRICHED HOUSING FOR FAMILIES, SENIORS, AND PEOPLE WITH

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 [X] 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 [X] 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 \$ 14,024,403. including grants of \$ 1,781,408.) (Revenue \$ 16,549,928.) MERCY HOUSING, INC.'S PROGRAM SUPPORTS AFFORDABLE HOUSING AND RESIDENT SERVICES FOR LOW AND MODERATE INCOME PERSONS AND INCLUDES ACTIVITIES OF ASSET MANAGEMENT, HOUSING DEVELOPMENT, CONSULTING SERVICES, CONSTRUCTION MANAGEMENT AND FINANCIAL SERVICES SPECIFICALLY RELATED TO DEVELOPMENT OF AFFORDABLE HOUSING.

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 14,024,403.

Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules (continued)

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

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

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 526		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? 2b	X	
Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
b	If "Yes," enter the name of the foreign country: ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? ...		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12 10a		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders 11a		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state?		
Note. See the instructions for additional information the organization must report on Schedule O.			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b		
c	Enter the amount of reserves on hand 13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?		X
If "Yes," see instructions and file Form 4720, Schedule N.			
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income?		X
If "Yes," complete Form 4720, Schedule O.			

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

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

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members... 18; 1b Enter the number of voting members included in line 1a... 18; 2 Did any officer, director, trustee, or key employee have a family relationship... X; 3 Did the organization delegate control over management duties... X; 4 Did the organization make any significant changes to its governing documents... X; 5 Did the organization become aware during the year of a significant diversion of the organization's assets... X; 6 Did the organization have members or stockholders? X; 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? X; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? X; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: 8a The governing body? X; 8b Each committee with authority to act on behalf of the governing body? X; 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O X

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

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates? X; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes? X; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? X; 11b Describe in Schedule O the process, if any, used by the organization to review this Form 990.; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13 X; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? X; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done X; 13 Did the organization have a written whistleblower policy? X; 14 Did the organization have a written document retention and destruction policy? X; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision? 15a The organization's CEO, Executive Director, or top management official X; 15b Other officers or key employees of the organization X; If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? X; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed AL, AK, AZ, AR, CA, CO, CT, DC, FL, GA, IL, KS
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[] Own website [X] Another's website [X] Upon request [] Other (explain in Schedule O)
19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records STEVE SPEARS - 303-830-3300
1600 BROADWAY, SUITE 2000, DENVER, CO 80202

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

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

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

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

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

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ALWYN DIAS DIRECTOR	1.00	X					0.	0.	0.	
(2) BOB TETRAULT DIRECTOR	1.00	X					0.	0.	0.	
(3) CAROL WETMORE DIRECTOR	1.00	X					0.	0.	0.	
(4) CHARLIE FRANCIS DIRECTOR	1.00	X					0.	0.	0.	
(5) DOUG JUTTE DIRECTOR	1.00	X					0.	0.	0.	
(6) ED MADELL DIRECTOR	1.00	X					0.	0.	0.	
(7) ERIKA POETHIG DIRECTOR	1.00	X					0.	0.	0.	
(8) LOURDES CASTRO RAMIREZ DIRECTOR	1.00	X					0.	0.	0.	
(9) PATRICIA COCHRAN DIRECTOR	1.00	X					0.	0.	0.	
(10) SAMUEL ROSS DIRECTOR	1.00	X					0.	0.	0.	
(11) SR. BARBARA BUSCH DIRECTOR	1.00	X					0.	0.	0.	
(12) SR. DIANE HEJNA DIRECTOR	1.00	X					0.	0.	0.	
(13) SR. LINDA WERTHMAN DIRECTOR	1.00	X					0.	0.	0.	
(14) SR. MARY HADDAD DIRECTOR	1.00	X					0.	0.	0.	
(15) SR. PAT MCDERMOTT DIRECTOR	1.00	X					0.	0.	0.	
(16) SR. ROSE MARIE JASINSKI DIRECTOR	1.00	X					0.	0.	0.	
(17) SUZANNE SWIFT DIRECTOR	1.00	X					0.	0.	0.	

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) YVONNE CAMACHO DIRECTOR	1.00	X					0.	0.	0.	
(19) BILL RUMPF SENIOR VICE PRESIDENT	40.00			X			221,987.	0.	17,092.	
(20) CADE SCHOLL VICE PRESIDENT	40.00			X			173,830.	0.	29,854.	
(21) CHERYLL O'BRYAN SENIOR VP/PRESIDENT OF MHM	0.00 40.00			X			0. 0.	302,754.	35,276.	
(22) CHRISTOPHER REED VICE PRESIDENT	0.00 40.00			X			0. 0.	252,655.	25,863.	
(23) DEE WALSH EXECUTIVE VICE PRESIDENT	40.00			X			222,266.	0.	2,765.	
(24) DOUG SHOEMAKER SENIOR VICE PRESIDENT	40.00			X			230,003.	0.	21,202.	
(25) JAMES ALEXANDER SENIOR VICE PRESIDENT	40.00			X			173,643.	0.	1,338.	
(26) JANE GRAF CHIEF EXECUTIVE OFFICER	40.00			X			357,855.	0.	14,880.	
1b Sub-total							1,379,584.	555,409.	148,270.	
c Total from continuation sheets to Part VII, Section A							1,886,016.	0.	260,485.	
d Total (add lines 1b and 1c)							3,265,600.	555,409.	408,755.	

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **15**

	Yes	No
3 Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	3	X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual	4	X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person	5	X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
COHNREZNICK LLP, 525 N. TRYON STREET, SUITE 800, CHARLOTTE, NC 28202-0210	ACCOUNTING SERVICES	3,911,625.
GRANITE TELECOMMUNICATIONS PO BOX 983119, BOSTON, MA 02298-3119	TELECOMMUNICATIONS	1,276,662.
VINSON & ELKINS LLP PO BOX 301019, DALLAS, TX 75303-1019	LEGAL SERVICES	1,070,555.
ENVISION BUSINESS CONSULTING 1860 BLAKE ST - SUITE 130, DENVER, CO 80202	BUSINESS CONSULTING	698,383.
SIMPSON GARRITY INNES & JACUZZI, 601 GATEWAY BLVD STE 950, SAN FRANCISCO, CA	LEGAL SERVICES	215,564.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **8**

SEE PART VII, SECTION A CONTINUATION SHEETS

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (check all that apply)						(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			
(27) JANICE TURNER SENIOR VICE PRESIDENT	40.00			X				181,288.	0.	3,392.
(28) JOHN MARCOLINA VICE PRESIDENT	40.00			X				164,743.	0.	46,383.
(29) MARK ANGELINI SENIOR VICE PRESIDENT	40.00			X				214,535.	0.	11,682.
(30) MELISSA CLAYTON SENIOR VICE PRESIDENT	40.00			X				200,373.	0.	31,262.
(31) MICHELE MAMET SENIOR VP/CAO	40.00			X				274,397.	0.	37,476.
(32) RON JACKSON VICE PRESIDENT/SECRETARY	40.00			X				152,613.	0.	28,564.
(33) STEVE SPEARS SENIOR VP/CFO	40.00			X				290,388.	0.	34,346.
(34) VAL AGOSTINO SENIOR VICE PRESIDENT	40.00			X				221,117.	0.	30,524.
(35) VINCE DODDS VICE PRESIDENT	40.00			X				186,562.	0.	36,856.
Total to Part VII, Section A, line 1c								1,886,016.		260,485.

Part VIII Statement of Revenue

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

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d	70,459.				
	e Government grants (contributions)	1e					
	f All other contributions, gifts, grants, and similar amounts not included above	1f	4,753,063.				
	g Noncash contributions included in lines 1a-1f: \$						
	h Total. Add lines 1a-1f		4,823,522.				
	Program Service Revenue	2 a INSURANCE REIMB. FROM PROPERTIES	Business Code 531390	9,286,953.	9,286,953.		
b SERVICE FEES		531390	5,076,844.	5,076,844.			
c MISCELLANEOUS REVENUE		531390	1,085,167.	1,085,167.			
d INTEREST		531390	732,560.	732,560.			
e BAD DEBT RECOVERY		531390	294,622.	294,622.			
f All other program service revenue		531390	73,782.	73,782.			
g Total. Add lines 2a-2f			16,549,928.				
Other Revenue		3 Investment income (including dividends, interest, and other similar amounts)		695,493.			695,493.
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents	(i) Real	(ii) Personal				
		b Less: rental expenses					
		c Rental income or (loss)					
		d Net rental income or (loss)					
	7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
		b Less: cost or other basis and sales expenses					
		c Gain or (loss)					
		d Net gain or (loss)					
	8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a					
		b Less: direct expenses	b				
		c Net income or (loss) from fundraising events					
	9 a Gross income from gaming activities. See Part IV, line 19	a					
b Less: direct expenses		b					
c Net income or (loss) from gaming activities							
10 a Gross sales of inventory, less returns and allowances	a						
	b Less: cost of goods sold	b					
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code					
11	a _____						
	b _____						
	c _____						
	d All other revenue						
	e Total. Add lines 11a-11d						
12 Total revenue. See instructions			22,068,943.	16,549,928.	0.	695,493.	

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	1,781,408.	1,781,408.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	12,314,289.	2,563,928.	8,980,759.	769,602.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	413,289.	99,318.	295,537.	18,434.
9 Other employee benefits	3,207,624.	2,042,500.	1,137,904.	27,220.
10 Payroll taxes	839,874.	178,919.	623,825.	37,130.
11 Fees for services (non-employees):				
a Management	660,914.	8,785.	558,180.	93,949.
b Legal	1,064,711.	3,356.	1,061,355.	
c Accounting	340,893.		340,893.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch. O.)	355,862.	6,803.	339,197.	9,862.
12 Advertising and promotion	43,465.	923.	41,042.	1,500.
13 Office expenses	985,049.	58,397.	874,629.	52,023.
14 Information technology	4,399,610.	9,620.	4,387,074.	2,916.
15 Royalties				
16 Occupancy	6,892,774.	6,403,720.	444,097.	44,957.
17 Travel	675,256.	182,013.	307,271.	185,972.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	28,704.	4,928.	22,131.	1,645.
20 Interest	1,177,951.		1,177,951.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	91,907.		91,907.	
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a RESERVE FOR LOAN LOSSES	684,327.	684,327.		
b MISCELLANEOUS ADMIN	374,164.	-560.	366,736.	7,988.
c BANK SERVICE CHARGES	337,610.	-1.	331,762.	5,849.
d CONTRACT LABOR-TEMP	201,954.		201,954.	
e All other expenses	-13,590,316.	-3,981.	-12,688,043.	-898,292.
25 Total functional expenses. Add lines 1 through 24e	23,281,319.	14,024,403.	8,896,161.	360,755.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				
Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing		1	
	2 Savings and temporary cash investments	33,708,447.	2	32,590,916.
	3 Pledges and grants receivable, net	753,635.	3	353,168.
	4 Accounts receivable, net	3,102,039.	4	3,198,535.
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr). Complete Part II of Sch L		6	
	7 Notes and loans receivable, net	15,659,679.	7	8,884,065.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	2,004,598.	9	2,290,831.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 8,411,292.		
	b Less: accumulated depreciation	10b 3,891,703.	932,853.	10c 4,519,589.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11	9,634,378.	12	9,978,751.
	13 Investments - program-related. See Part IV, line 11	746,538.	13	775,631.
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	22,381,740.	15	18,373,520.
16 Total assets. Add lines 1 through 15 (must equal line 34)	88,923,907.	16	80,965,006.	
Liabilities	17 Accounts payable and accrued expenses	9,810,294.	17	9,900,511.
	18 Grants payable		18	
	19 Deferred revenue	5,153,205.	19	8,131,382.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties	21,356,239.	24	20,432,781.
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	16,983,015.	25	8,092,147.
	26 Total liabilities. Add lines 17 through 25	53,302,753.	26	46,556,821.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	33,196,832.	27	32,127,286.
	28 Temporarily restricted net assets	1,669,322.	28	2,280,899.
	29 Permanently restricted net assets	755,000.	29	0.
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	35,621,154.	33	34,408,185.	
34 Total liabilities and net assets/fund balances	88,923,907.	34	80,965,006.	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	22,068,943.
2	Total expenses (must equal Part IX, column (A), line 25)	2	23,281,319.
3	Revenue less expenses. Subtract line 2 from line 1	3	-1,212,376.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	35,621,154.
5	Net unrealized gains (losses) on investments	5	-593.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	34,408,185.

Part XII Financial Statements and Reporting

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

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

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

Form 990 (2018)

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

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

OMB No. 1545-0047

2018

Open to Public Inspection

Name of the organization **MERCY HOUSING INC** Employer identification number **47-0646706**

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

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

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

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

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2018 (line 6, column (f) divided by line 11, column (f))	14	%
15 Public support percentage from 2017 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2018. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test - 2017. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2018. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2017. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	6909558.	8917305.	10217802.	3818916.	4823522.	34687103.
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	4598819.	9530488.	12494081.	14807476.	16549928.	57980792.
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	11508377.	18447793.	22711883.	18626392.	21373450.	92667895.
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	437,136.			87,500.	17,000.	541,636.
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	342,057.	47,683.	773,649.	5945879.	1965959.	9075227.
c Add lines 7a and 7b	779,193.	47,683.	773,649.	6033379.	1982959.	9616863.
8 Public support. (Subtract line 7c from line 6.)						83051032.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
9 Amounts from line 6	11508377.	18447793.	22711883.	18626392.	21373450.	92667895.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	1492416.	632,239.	612,867.	612,718.	695,493.	4045733.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	1492416.	632,239.	612,867.	612,718.	695,493.	4045733.
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)				1884341.		1884341.
13 Total support. (Add lines 9, 10c, 11, and 12.)	13000793.	19080032.	23324750.	21123451.	22068943.	98597969.

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

Section C. Computation of Public Support Percentage

15 Public support percentage for 2018 (line 8, column (f), divided by line 13, column (f))	15	84.23 %
16 Public support percentage from 2017 Schedule A, Part III, line 15	16	82.05 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2018 (line 10c, column (f), divided by line 13, column (f))	17	4.10 %
18 Investment income percentage from 2017 Schedule A, Part III, line 17	18	4.42 %

19a 33 1/3% support tests - 2018. 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 - 2017. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

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

Part IV Supporting Organizations (continued)

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

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally Integrated Supporting Organizations

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

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

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

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

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

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

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions.	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	
9 Distributable amount for 2018 from Section C, line 6	
10 Line 8 amount divided by line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2018	(iii) Distributable Amount for 2018
1 Distributable amount for 2018 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2018 (reasonable cause required- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2018			
a From 2013			
b From 2014			
c From 2015			
d From 2016			
e From 2017			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2018 distributable amount			
i Carryover from 2013 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2018 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2018 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2018, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2018. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2019. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2014			
b Excess from 2015			
c Excess from 2016			
d Excess from 2017			
e Excess from 2018			

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.)

Multiple horizontal lines for supplemental information.

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

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

OMB No. 1545-0047

2018
Open to Public Inspection

Name of the organization MERCY HOUSING INC **Employer identification number** 47-0646706

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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (e.g., recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

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

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 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?

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

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

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

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

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

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

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

(i) Revenue included on Form 990, Part VIII, line 1

(ii) Assets included in Form 990, Part X

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

a Revenue included on Form 990, Part VIII, line 1

b Assets included in Form 990, Part X

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule D (Form 990) 2018

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

- 3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange programs
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

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

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

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

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

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____%
 - b Permanent endowment _____%
 - c Temporarily restricted endowment _____%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) unrelated organizations | 3a(i) | |
| (ii) related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		855,000.		855,000.
b Buildings		236,925.	77,754.	159,171.
c Leasehold improvements				
d Equipment		7,319,367.	3,813,949.	3,505,418.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				4,519,589.

Part VII Investments - Other Securities.

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

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A) BANK CERTIFICATES OF		
(B) DEPOSIT	9,978,751.	COST
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶	9,978,751.	

Part VIII Investments - Program Related.

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

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

Part IX Other Assets.

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

(a) Description	(b) Book value
(1) DUE FROM AFFILIATES	7,176,144.
(2) LOAN TO AFFILIATES	11,197,376.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	18,373,520.

Part X Other Liabilities.

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) LOAN FROM AFFILIATES	8,092,147.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	8,092,147.

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

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

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

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

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

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

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

Part XIII Supplemental Information.

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

PART X, LINE 2:

MERCY HOUSING, INC. (MHI) AND ITS CONSOLIDATED NONPROFIT CORPORATIONS ARE EXEMPT FROM FEDERAL AND STATE INCOME TAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND COMPARABLE STATE STATUTES AND DID NOT HAVE ANY UNRELATED BUSINESS INCOME FOR THE YEAR ENDED DECEMBER 31, 2018. DUE TO THEIR TAX EXEMPT STATUS, MHI AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE NOT SUBJECT TO INCOME TAXES. MHI AND THE CONSOLIDATED NONPROFIT CORPORATIONS ARE REQUIRED TO FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THERE ARE NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. INCOME TAX RETURNS FILED BY THE CORPORATION ARE SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE FOR A PERIOD OF

Part XIII Supplemental Information *(continued)*

THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY
THE INTERNAL REVENUE SERVICE, TAX YEARS SINCE 2015 REMAIN OPEN.

Multiple horizontal lines for supplemental information.

**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

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

▶ **Attach to Form 990.**

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

OMB No. 1545-0047

2018

**Open to Public
Inspection**

Name of the organization **MERCY HOUSING INC** Employer identification number **47-0646706**

Part I General Information on Grants and Assistance

- 1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? **Yes** **No**
- 2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
MERCY HOUSING LAKEFRONT 120 S. LASALLE, SUITE 1850 CHICAGO, IL 60603	36-3453183	501(C)(3)	227,073.	0.			LOW-INCOME HOUSING
MERCY HOUSING CALIFORNIA 1360 MISSION STREET, SUITE 300 SAN FRANCISCO, CA 94103	94-3081666	501(C)(3)	480,870.	0.			LOW-INCOME HOUSING
MERCY HOUSING MIDWEST 6816 SOUTH 137TH PLAZA OMAHA, NE 68137	47-0772351	501(C)(3)	12,500.	0.			LOW-INCOME HOUSING
MERCY HOUSING SOUTHEAST 621 NORTH AVENUE NE, SUITE A 150 ATLANTA, GA 30308	56-1993872	501(C)(3)	229,611.	0.			LOW-INCOME HOUSING
MERCY HOUSING SOUTHWEST 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	86-0743192	501(C)(3)	12,500.	0.			LOW-INCOME HOUSING
MERCY HOUSING MOUNTAIN PLAINS 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	20-1583332	501(C)(3)	570,677.	0.			LOW-INCOME HOUSING

- 2** Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶ 7.
- 3** Enter total number of other organizations listed in the line 1 table ▶ _____

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

Schedule I (Form 990) (2018)

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

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
MERCY HOUSING NORTHWEST 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	91-1546525	501(C)(3)	209,779.	0.			LOW-INCOME HOUSING

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

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

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

PART I

THE MAJORITY OF GRANTS EXPENSE REPRESENTS CONTRIBUTIONS TO AFFILIATED ORGANIZATIONS. DONORS CONTRIBUTE TO THE ORGANIZATION FOR SPECIFIC CAPITAL PORJECTS OR OTHER RESTRICTED OPERATING AND PROGRAM ACTIVITIES AND THE ORGANIZATION PASSES THE CONTRIBUTION TO A RELATED ENTITY IN ACCORDANCE WITH THE DONOR RESTRICTION.

**SCHEDULE J
(Form 990)**

Compensation Information

OMB No. 1545-0047

2018

Open to Public Inspection

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization: **MERCY HOUSING INC**
 Employer identification number: **47-0646706**

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input checked="" type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Schedule J (Form 990) 2018

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) BILL RUMPF SENIOR VICE PRESIDENT	(i)	221,987.	0.	0.	5,358.	11,734.	239,079.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) CADE SCHOLL VICE PRESIDENT	(i)	173,830.	0.	0.	8,921.	20,933.	203,684.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) CHERYLL O'BRYAN SENIOR VP/PRESIDENT OF MHM	(i)	0.	0.	0.	0.	0.	0.	0.
	(ii)	302,754.	0.	0.	14,095.	21,181.	338,030.	0.
(4) CHRISTOPHER REED VICE PRESIDENT	(i)	0.	0.	0.	0.	0.	0.	0.
	(ii)	252,655.	0.	0.	14,129.	11,734.	278,518.	0.
(5) DEE WALSH EXECUTIVE VICE PRESIDENT	(i)	222,266.	0.	0.	0.	2,765.	225,031.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(6) DOUG SHOEMAKER SENIOR VICE PRESIDENT	(i)	230,003.	0.	0.	9,468.	11,734.	251,205.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(7) JAMES ALEXANDER SENIOR VICE PRESIDENT	(i)	173,643.	0.	0.	333.	1,005.	174,981.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(8) JANE GRAF CHIEF EXECUTIVE OFFICER	(i)	357,855.	0.	0.	12,938.	1,942.	372,735.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(9) JANICE TURNER SENIOR VICE PRESIDENT	(i)	181,288.	0.	0.	1,960.	1,432.	184,680.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(10) JOHN MARCOLINA VICE PRESIDENT	(i)	164,743.	0.	0.	10,611.	35,772.	211,126.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(11) MARK ANGELINI SENIOR VICE PRESIDENT	(i)	214,535.	0.	0.	10,677.	1,005.	226,217.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(12) MELISSA CLAYTON SENIOR VICE PRESIDENT	(i)	200,373.	0.	0.	9,687.	21,575.	231,635.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(13) MICHELE MAMET SENIOR VP/CAO	(i)	274,397.	0.	0.	16,543.	20,933.	311,873.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(14) RON JACKSON VICE PRESIDENT/SECRETARY	(i)	152,613.	0.	0.	3,232.	25,332.	181,177.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(15) STEVE SPEARS SENIOR VP/CFO	(i)	290,388.	0.	0.	12,455.	21,891.	324,734.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(16) VAL AGOSTINO SENIOR VICE PRESIDENT	(i)	221,117.	0.	0.	10,393.	20,131.	251,641.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(17) VINCE DODDS VICE PRESIDENT	(i)	186,562.	0.	0.	11,728.	25,128.	223,418.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

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.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2018

Open to Public
Inspection

Name of the organization

MERCY HOUSING INC

Employer identification number

47-0646706

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

THE MISSION AND CHARITABLE PURPOSE OF MERCY HOUSING, INC. IS TO MANAGE OR DIRECT ENTITIES WHICH ARE ORGANIZED FOR THE PURPOSE OF CREATING STABLE, VIBRANT AND HEALTH COMMUNITIES BY DEVELOPING, FINANCING, AND OPERATING AFFORDABLE, PROGRAM-ENRICHED HOUSING FOR FAMILIES, SENIORS, AND PEOPLE WITH SPECIAL NEEDS WHO LACK THE ECONOMIC RESOURCES TO ACCESS QUALITY, SAFE HOUSING OPPORTUNITIES. MERCY HOUSING, INC., EITHER DIRECTLY OR INDIRECTLY, WILL SUPPORT OR FOSTER THE DEVELOPMENT, ACQUISITION, FINANCING, OPERATION AND MANAGEMENT OF QUALITY, AFFORDABLE PROGRAM-ENRICHED HOUSING FOR LOW AND MODERATE INCOME PERSONS.

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

SPECIAL NEEDS WHO LACK THE ECONOMIC RESOURCES TO ACCESS QUALITY, SAFE HOUSING OPPORTUNITIES.

FORM 990, PART VI, SECTION A, LINE 1:

MERCY HOUSING, INC. IS CO-SPONSORED BY NINE CONGREGATIONS OF RELIGIOUS WOMEN WHO APPOINT MEMBERS TO THE SPONSOR COUNCIL. THE SPONSOR COUNCIL APPOINTS THE CORPORATE MEMBER GROUP. THE RESERVED RIGHTS HELD BY THE CORPORATE MEMBER GROUP INCLUDE APPROVAL OF THE FOLLOWING ACTIVITIES: CERTAIN REVISIONS TO ARTICLES AND BYLAWS, MERGERS AND ACQUISITIONS, PLEDGING, MORTGAGING, OR DISPOSING OF ALL OR SUBSTANTIALLY ALL ASSETS, AND APPOINTMENT OR REMOVAL OF GOVERNANCE BOARD MEMBERS AND OFFICERS AND APPOINTMENT/TERMINATION OF THE CHIEF EXECUTIVE OFFICER.

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

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

Schedule O (Form 990 or 990-EZ) (2018)

832211 10-10-18

Name of the organization MERCY HOUSING INC	Employer identification number 47-0646706
---	--

MERCY HOUSING, INC., IS CO-SPONSORED BY NINE CONGREGATIONS OF WOMEN RELIGIOUS ORDERS.

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

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

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

SAME AS LINE 7A.

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

THE FORM 990 IS SUBMITTED TO THE GOVERNING BOARD MEMBERS FOR REVIEW AND IF, WITHIN 7 DAYS, THERE ARE NO FURTHER COMMENTS, QUESTIONS OR MODIFICATIONS, THE FORM 990 IS FILED WITH THE IRS.

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

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

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

ANNUALLY THE EXECUTIVE COMMITTEE WITHIN THE MERCY HOUSING, INC. BOARD OF

Name of the organization MERCY HOUSING INC	Employer identification number 47-0646706
---	--

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

FORM 990, PART VI, LINE 17, LIST OF STATES RECEIVING COPY OF FORM 990:
AL, AK, AZ, AR, CA, CO, CT, DC, FL, GA, IL, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, NH, NJ, NM, NY
NC, ND, OH, OK, OR, PA, RI, SC, TN, UT, VA, WA, WV, WI

FORM 990, PART VI, SECTION C, LINE 19:
GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS ARE MADE AVAILABLE TO THE PUBLIC UPON REQUEST.

FORM 990, PART XII, LINE 2C:
RESPONSIBILITY FOR SELECTION OF AN INDEPENDENT ACCOUNTANT AND OVERSIGHT OF THE ANNUAL AUDIT IS RESERVED BY THE MERCY HOUSING, INC. BOARD OF TRUSTEES.

FORM 990, PART XII
#2B: THE ORGANIZATION'S FINANCIAL STATEMENTS ARE AUDITED IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES. THE AUDITED FINANCIAL STATEMENTS ARE REPORTED WITHIN THE CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION OF MERCY HOUSING, INC.

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

Name of the organization

MERCY HOUSING INC

Employer identification number

47-0646706

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

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

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

OMB No. 1545-0047

2018

Open to Public Inspection

Name of the organization

MERCY HOUSING INC

Employer identification number

47-0646706

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.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
2101 TELEGRAPH AVENUE, INC. - 94-3222935 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
ALEXANDRIA MINISTRIES, INC. - 47-5177987 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	INDIANA	501(C)(3)	LINE 10	N/A		X
ALL HALLOWS COMMUNITY - 94-2722870 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
ALLEGRE POINT SENIOR RESIDENCES - 20-4295472 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X

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

Schedule R (Form 990) 2018

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
ASSISI HOMES - BATAVIA APARTMENTS, INC. - 36-3914084, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - COLONY PARK, INC. - 36-4039278, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - CONSTITUTION HOUSE, INC. - 36-4049150, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - JEFFERSON COURT, INC. - 39-1771526, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	WISCONSIN	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - KENOSHA, INC. - 39-1814815 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	WISCONSIN	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - LASALLE MANOR, INC. - 80-0623447, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES - NEENAH, INC. - 36-3767250 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	WISCONSIN	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES OF GURNEE, INC. - 36-3942336 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES OF ILLINOIS, INC. - 36-3803443 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ASSISI HOMES SAXONY INC - 39-1790498 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
AVONDALE SENIOR VILLAGE - 86-0980810 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ARIZONA	501(C)(3)	LINE 10	N/A		X
CAMELOT CASITAS - 86-0980809 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ARIZONA	501(C)(3)	LINE 10	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
CANTEBRIA SENIOR HOMES - 94-3361794 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
CANTICLE PLACE, INC. - 36-3957850 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
CASA DE MERCED - 86-0808941 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
CASA DE SHANTI - 86-0728526 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 12A, I	N/A		X
CENTRAL COAST HOUSING - 77-0117473 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
CHARLES CREST CORPORATION - 34-1399869 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 10	N/A		X
CHARLES CREST II, CORPORATION - 34-1714407 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 10	N/A		X
CHARLES MEADOWS CORPORATION - 34-1552671 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 10	N/A		X
CLARE GARDENS, INC. - 23-7200039 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
CLARE OF ASSISI HOMES-WESTMINSTER, INC. - 74-2740978, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
DAVENPORT MINISTRIES, INC. - 47-5227048 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
DECATUR PLACE - 84-1062097 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X

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						Yes	No
DUBLIN MANOR, INC. - 02-0655254 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501(C)(3)	LINE 10	N/A		X
EAGLE SENIOR VILLAGE - 03-0410639 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501(C)(3)	LINE 10	N/A		X
EFFINGHAM MINISTRIES, INC. - 47-5190275 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
EH/CC HOUSING CORP. (EDEN HOUSE) - 94-3234538, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
EL MIRAGE SENIOR - 86-0847975 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
FLORIN HOUSING CORP. - 68-0336533 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
FRANCIS HEIGHTS, INC. - 84-0626174 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
FRANCIS OF ASSISI COMMUNITY - 94-2366315 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
GARDEN PARK APT COMMUNITY - 68-0484147 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
GAULT STREET SENIOR - 75-2983979 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
GUADALUPE SENIOR VILLAGE - 86-0897709 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
INDEPENDENCE HILL, INC. - 72-1545927 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501(C)(3)	LINE 12A, I	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

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						Yes	No
INDIANAPOLIS MINISTRIES 1, INC. - 47-5178092 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
INDIANAPOLIS MINISTRIES 2, INC. - 47-5178185 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
INTERCOMMUNITY HOUSING FERNDALE - 91-1667138 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501(C)(3)	LINE 10	N/A		X
JOHN W. KING SENIOR COMMUNITY - 94-3282891 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
KOKOMO MINISTRIES, INC. - 47-5189624 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	INDIANA	501(C)(3)	LINE 10	N/A		X
LAKE WALES MINISTRIES, INC. - 47-5190723 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	FLORIDA	501(C)(3)	LINE 10	N/A		X
MARIA B. FREITAS SENIOR HOUSING CORP. - 94-3190261, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MARIAN HOUSING CENTER, INC. - 39-1515867 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WISCONSIN	501(C)(3)	LINE 10	N/A		X
MARIAN PARK, INC. - 36-2750105 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
MARIN HOMES FOR INDEPENDENT LIVING - 94-2787430, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MARIN HOUSING CORP. - 94-1358291 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MARLTON AFFORDABLE HOUSING CORP - 91-2164481 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X

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						Yes	No
MARSHSIDE VILLAGE, INC. - 20-1910771 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	SOUTH CAROLINA	501(C)(3)	LINE 10	N/A		X
MCAULEY MANOR, INC. - 31-1548500 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	KENTUCKY	501(C)(3)	LINE 10	N/A		X
MERCY BOND PROPERTIES AZ I - 94-3142767 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ARIZONA	501(C)(3)	LINE 12A, I	N/A		X
MERCY BOND PROPERTIES COLORADO I - 94-3286321, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	COLORADO	501(C)(3)	LINE 12A, I	N/A		X
MERCY BOND PROPERTIES NEBRASKA I - 68-0378674, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	NEBRASKA	501(C)(3)	LINE 12A, I	N/A		X
MERCY COMMUNITY HOUSING GEORGIA - 58-2461689 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	GEORGIA	501(C)(3)	LINE 12A, I	N/A		X
MERCY GARDENS - 33-0809069 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY HOLLY PARK EAST - 84-1347445 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	COLORADO	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING CA HOLDING CO. - 94-2834861 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING CALIFORNIA - 94-3081666 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING CALIFORNIA FAMILY PROPERTIES - 33-0998451, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING CALIFORNIA SENIOR PROPERTIES - 20-3177114, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X

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						Yes	No
MERCY HOUSING CALIFORNIA SPECIAL NEEDS - 94-3088260, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING CALWEST - 94-2963228 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING FRANCISCAN CAMPUS, INC. - 81-3397958, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING LAKEFRONT - 36-3453183 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 7	N/A		X
MERCY HOUSING MANAGEMENT GROUP - 82-0376108 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING MIDWEST - 47-0772351 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING MOUNTAIN PLAINS - 20-1583332 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING NORTHWEST - 91-1546525 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING NORTHWEST IDAHO, INC. - 36-3453183, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IDAHO	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING OHIO, INC. - 20-2373936 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 12A, I	N/A		X
MERCY HOUSING PEMBROKE, INC. - 13-4224803 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING SOUTHEAST - 56-1993872 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	NORTH CAROLINA	501(C)(3)	LINE 10	N/A		X

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						Yes	No
MERCY HOUSING SOUTHWEST - 86-0743192 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING WEST - 68-0254564 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING WHEATON, NFP - 27-2239991 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING, 2904 N 45TH ST, OMAHA - 37-1068780, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	NEBRASKA	501(C)(3)	LINE 10	N/A		X
MERCY HOUSING, INC. - 47-0646706 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY LOAN FUND - 84-1559406 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY MANOR, INC. - 61-1344092 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	TENNESSEE	501(C)(3)	LINE 10	N/A		X
MERCY MIDTOWN, INC. - 68-0002157 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY MOSCOW, INC. (HAWTHORNE) - 82-0475388 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501(C)(3)	LINE 10	N/A		X
MERCY OAKS VILLAGE - 75-3134134 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY OAKWOOD GARDENS - 84-1344220 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
MERCY PLACE BELMONT INC. - 80-0034784 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	NORTH CAROLINA	501(C)(3)	LINE 10	N/A		X

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						Yes	No
MERCY PORTFOLIO SERVICES - 26-4002114 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
MERCY PROPERTIES ARIZONA - 86-0772987 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARKANSAS	501(C)(3)	LINE 10	N/A		X
MERCY PROPERTIES CALIFORNIA - 68-0233835 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
MERCY PROPERTIES II, INC. - 82-0485862 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IDAHO	501(C)(3)	LINE 12A, I	N/A		X
MERCY PROPERTIES WA II - 30-0117515 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501(C)(3)	LINE 10	N/A		X
MERCY PROPERTIES WASHINGTON - 91-1903782 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501(C)(3)	LINE 12A, I	N/A		X
MERCY PROPERTIES WASHINGTON II - 30-0117515 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WASHINGTON	501(C)(3)	LINE 10	N/A		X
MERCY PROPERTIES, INC. (MPI) - 84-1173689 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY SENIOR HOUSING OXNARD - 94-3224446 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY SOUTHEAST IDAHO, INC. - 84-1284293 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
MERCY VILLAGE JOPLIN - 37-1459692 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	MISSOURI	501(C)(3)	LINE 10	N/A		X
MESA SENIOR MEADOWS - 86-0897708 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X

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						Yes	No
MOLINE MINISTRIES 1, INC. - 47-5216971 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
MOLINE MINISTRIES 2, INC. - 47-5217175 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
MOST HOLY REDEEMER SENIOR HOUSING CORPORATION - 94-3044873, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
NEARY LAGOON, INC. - 77-0214799 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
NOTRE DAME SENIOR HOUSING CORP. - 94-3209503 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
OCEANA SENIOR HOUSING CORP. - 94-3167825 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
PADRE APARTMENTS COMMUNITY - 84-0789830 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
PADUCAH MINISTRIES I, INC. - 47-5203278 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
PENDLETON MINISTRIES 2, INC. - 47-5247951 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
PEORIA PLACE - 86-0980811 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
PHOENIX MINISTRIES 3, INC. - 47-5217326 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X
PLAZAS DE MERCED - 86-0758961 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X

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						Yes	No
PRESENTATION SENIOR COMMUNITY - 94-3264209 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
PRINCETON MINISTRIES 4, INC. - 47-5202983 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
RIVERVIEW - ST. MARY'S INC. - 62-1782683 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	TENNESSEE	501(C)(3)	LINE 10	N/A		X
ROSELAND PLACE INC NFP - 26-2330256 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
ROSELAND VILLAGE INC - 26-4723017 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ILLINOIS	501(C)(3)	LINE 10	N/A		X
RUSSELL MANOR - 93-1189914 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
SACRED HEART VILLAGE I, INC. - 31-1411531 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501(C)(3)	LINE 10	N/A		X
SACRED HEART VILLAGE II, INC. - 61-1339396 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	KENTUCKY	501(C)(3)	LINE 10	N/A		X
SACRED HEART VILLAGE III, INC. - 61-1367719 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 10	N/A		X
SAN JUAN HOUSING CORP. - 68-0378676 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
SAVANNAH GARDENS SENIOR RESIDENCES, INC - 27-3400284, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GEORGIA	501(C)(3)	LINE 10	N/A		X
SIENA SPRINGS (SIENA SPRINGS I) - 31-1052772 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	OHIO	501(C)(3)	LINE 10	N/A		X

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						Yes	No
SIENA SPRINGS II - 31-1591780 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	OHIO	501(C)(3)	LINE 10	N/A		X
SOUTH OF MARKET MERCY - 94-3199902 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
ST. CATHERINE RESIDENCE, INC - 39-0857537 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	WISCONSIN	501(C)(3)	LINE 1	N/A		X
ST. MARY'S VILLA AT RIVERVIEW II, INC. - 31-1723287, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	TENNESSEE	501(C)(3)	LINE 12A, I	N/A		X
ST. MARY'S VILLA, INC. - 31-1548512 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	KENTUCKY	501(C)(3)	LINE 10	N/A		X
ST. THERESA VILLAGE, INC. - 31-1411529 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	OHIO	501(C)(3)	LINE 10	N/A		X
STERLING SENIOR HOUSING - 14-1866405 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	WASHINGTON	501(C)(3)	LINE 10	N/A		X
TIERRA DEL SOL, INC. - 75-3004763 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
TUCSON MINISTRIES, INC. - 47-5239406 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	COLORADO	501(C)(3)	LINE 10	N/A		X
VILLA CARIDAD SENIOR HOUSING - 68-0387620 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 10	N/A		X
VILLA MARIA, INC. - 84-1347868 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	ILLINOIS	501(C)(3)	LINE 10	N/A		X
VISITACION VALLEY AFFORDABLE HOUSING - 94-3273336, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X

Part II Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
VISTA ALEGRE - 86-0947230 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	ARIZONA	501(C)(3)	LINE 10	N/A		X
WALNUT GROVE - 68-0233835 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CALIFORNIA	501(C)(3)	LINE 12A, I	N/A		X
WILLOW STREET APARTMENTS - 84-1334167 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	COLORADO	501(C)(3)	LINE 10	N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
1028 HOWARD ST. ASSOCIATES - 94-3160742, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
104TH STREET LP - 27-2755027 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
1100 OCEAN AVENUE LP - 45-4437017, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
1101 HOWARD ST. ASSOCIATES - 94-3160341, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
104TH STREET MM LLC - 27-2754418 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
111TH & WENTWORTH APARTMENTS CORP. - 38-3648994, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
AFFORDABLE HOUSING CORP - 84-1173690 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	C CORP					X
AFFORDABLE HOUSING INITIATIVE (AHI) - 94-3096988, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	C CORP					X
ANTIOCH II, LLC - 27-3209358 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	GA	N/A	C CORP					X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
111 JONES STREET ASSOC. (111 JONES ST) - 94-3142765, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
1475 167TH AVENUE ASSOC. - 94-3249328, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
16TH & CHURCH STREET ASSOC. - 94-3135262, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
1760 BUSH, LP - 47-3449006 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
180 PROPERTIES - 27-0561021 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
1880 PINE, LP - 47-1291546 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
2000 ILLINOIS AURORA LLC - 46-2558442, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
2101 TELEGRAPH AVENUE ASSOC. - 94-3222935, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
2220 10TH AVENUE ASSOC. (SANTANA APTS.) - 94-3140163, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
2698 CALIFORNIA, LP - 47-3462784, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
2814 FIFTH STREET ASSOCIATES, LP - 68-0340317, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
345 ARGUELLO, LP - 47-1286361 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
455 FELL, LP - 47-4654112 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
4707 MALDEN LTD PARTNERSHIP - 36-3762788, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
5042 WINTHROP APARTMENTS LP - 36-3855358, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
55 LAGUNA LP - 45-3582721 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
901 WEST 63RD LP (ENGLEWOOD APARTMENTS) - 26-1233617, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
ACQUISITION PROPERTIES GEORGIA I - 20-4465851, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
ADAMSVILLE GREEN, LP - 26-2252791, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
ALLEGRE MERCY REDEVELOPMENT LLLP - 45-3540725, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
ANTIOCH VILLAS, LP - 27-0194197, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
APPIAN WAY MERCY LLC - 91-1546525, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
AROMOR MERCY LLC (AROMOR APARTMENTS) - 30-0296042, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
BALDWIN ROSE LP - 82-3235725 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
BAYSHORE COURT - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
BELRAY APARTMENTS - 36-4027474, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
BENNETT HOUSE, LP - 65-1308081, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

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							Yes	No		Yes	No	
BISHOPS BLOCK (BISHOPS BLOCK) - 01-0477157, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED				X	N/A		X	
BLUFF MERCY, LLC - 27-0954394 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
BOISE SENIOR 202 OWNER, LP - 27-0992784, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A		X	
BOUNDARY VILLAGE - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
BRENTWOOD GREEN VALLEY APTS - 94-3135990, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
BRITTON STREET ASSOC.(BRITTON COURT) - 94-3300509, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
CAMBRIDGE APARTMENTS - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
CANDLESTICK POINT 11A LP - 81-4939414, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
CASCADE APARTMENTS - 77-0601463, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
CASCADE VILLAGE - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
CEDARWOOD I - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
CEDARWOOD IV - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
CENTRO PARTNERS - 77-0295344 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
CHENEY GARDENS - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
COASTSIDE SENIOR HOUSING LP - 45-2262853, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
COLONIA SAN MARTIN ASSOCIATES, LP - 83-0481233, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
COMMONS ON MAIN LP - 20-8033896, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED				X	N/A		X	
COUNTRYSIDE SENIOR APARTMENTS LP - 26-1483851, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
DANVILLE VETERANS HOUSING LLC - 35-2441770, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
DOROTHY DAY COMMUNITY, LP - 65-1308078, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
DOVE FAMILY HOUSING ASSOCIATES LP - 33-0975782, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
EDEN HOUSE LP - 46-2704216 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
EL MONTE LP - 46-1360554 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
EVERGREEN MANOR - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
EVERGREEN VISTA 1 OWNER LP - 27-4160484, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
FAMILY TREE & LINCOLN WAY LLLP - 46-2841485, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
FERNDAL VILLA - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
FIRCREST - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
FLORIN WOOD ASSOC. - 68-0318012, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
FRANCISCAN HOMES III, LP - 31-1394513, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED				X	N/A		X	
FRANCISCAN HOMES IV, LP - 31-1463371, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	OH	N/A	RELATED				X	N/A		X	
GALEWOOD SLF ASSOCIATES, LP - 20-1882654, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
GRAYSLAKE SENIOR HOUSING - 26-3800351, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
GREENWICH PARK APARTMENTS LLC - 32-0453460, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED				X	N/A		X	
HWA-850 EASTWOOD LP - 27-1257130, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
IMPACT FAMILY VILLAGE LP - 80-0769567, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
JFK TOWER, LP - 47-3477829 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
JOHNSTON CENTER RE-USE LP - 30-0529359, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
JUNIPERO SERRA, LP - 65-1308082, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
KANKAKEE STATION STREET SENIOR HOUSING - 46-1841937, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
KENNEDY ESTATES HSG. ASSOC. - 68-0355465, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
LAGUNA SENIOR HOUSING LP - 47-3126523, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
LA PLAYA RESIDENTIAL - 77-0278613, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
LAKE STEVENS - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
LAKE VILLAGE EAST - 77-0601463, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MABTON GARDENS - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	WA	N/A	RELATED				X	N/A		X	
MAGNOLIA LIMITED PARTNERSHIP - 36-3822288, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	IL	N/A	RELATED				X	N/A		X	
MALDEN LIMITED PARTNERSHIP II - 20-8746121, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	IL	N/A	RELATED				X	N/A		X	
MARLTON AFFORDABLE HSG. ASSOC. - 04-3594636, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	CA	N/A	RELATED				X	N/A		X	
MERCY CRESTVIEW VILLAGE HOUSING, LP - 26-4578510, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	NE	N/A	RELATED				X	N/A		X	
MERCY FAMILY PLAZA L.P. - 94-3094867, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING ARIZONA I - 86-0791473, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	AZ	N/A	RELATED				X	N/A		X	
MERCY HOUSING ARIZONA II (PAGE COMMONS) - 33-1075152, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	AZ	N/A	RELATED				X	N/A		X	
MERCY HOUSING CA XXXIII - 43-2100410, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CA XXXVII - 68-0631916, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 47, LP - 27-2930358, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 48, LP - 27-3117667, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 49, LP - 27-3277379, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 50, LP - 27-3381977, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 51, LP - 94-2963228, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 52, LP - 45-2751062, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 53, LP - 45-2050339, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 54 LP - 94-2963228, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 55, LP - 45-3710672, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 56, LP - 45-4659051, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 57, LP - 45-4711412, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 58 LP - 45-4486957, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 59, LP - 46-2537487, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 60, LP - 46-1239561, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 61, LP - 46-3636570, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 62, LP - 46-3424351, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 63, LP - 46-3921420, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 64, LP - 46-5015672, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 65, LP - 47-1120541, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 66, LP - 47-3441276, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 67, LP - 47-3628711, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 68, LP - 47-4992813, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 69, LP - 47-5419818, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 70, LP - 47-5463378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 71, LP - 47-5468338, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 72, LP - 81-1758210, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA 73, LP - 81-2079108, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 74, LP - 81-2465663, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 75, LP - 81-2748406, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 76, LP - 36-4847211, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 77, LP - 81-4331332, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 78, LP - 82-3603246, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 79, LP - 82-1365251, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 80, LP - 82-3550899, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA 81, LP - 82-4190852, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA I - 84-1210914, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA II - 94-3187825, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA III - 94-3187826, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA IX - 94-3230471, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA V - 94-3229051, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA VI - 94-3224528, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA VII - 94-3229540, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA X (THE ROSE) - 94-3232501, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XI - 94-3244521, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XII - 94-3366333, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XIII - 94-3377935, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XIV - 94-3377941, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XIX - 01-0716135, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XL - 26-1398920, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XLI - 26-2350027, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XLII - 26-2575525, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XLIII - 26-2553554, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XLIV - 26-3583090, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XLV - 65-1308076, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XLVII - 27-2930358, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XV - 94-3379316, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XVI - 94-3381170, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XVII - 94-3400496, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XVIII - 03-0376881, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XX - 36-4497277, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXI - 48-1259652, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXII - 35-2172040, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XXIII - 82-0560494, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXIV - 74-3052786, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXIX - 73-1729092, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXV - 81-0564415, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXVI - 58-2679059, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXVII - 65-1207291, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXVIII - 73-1721242, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXX - 61-1488186, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXI - 87-0756700, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING CALIFORNIA XXXII - 87-0756940, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXIV, LP - 51-0594948, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXIX - 01-0885277, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXV - 76-0827799, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXVI - 56-2568833, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING CALIFORNIA XXXVIII - 33-1153406, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO I, LTD - 84-1176712, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO III - 84-1292696, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO V - 84-1318329, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	

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(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING COLORADO VI - 84-1361296, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO VII - 84-1473883, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO VIII - 93-1190349, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO XI, LLC - 20-5331841, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO-I, LTD (GRACE) - 84-1176712, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING COLORADO-IX - 87-0706258, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA 12, LP - 27-2987561, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA 13, LP - 45-5108221, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA 14, LP - 46-2787254, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	

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							Yes	No		Yes	No	
MERCY HOUSING GEORGIA 15, LP - 46-5547801, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA I - 58-2461689, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA III - 43-1954812, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA IV - 56-2328730, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA IX, LP - 20-8829418, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA V, LP - 90-0284434, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA VI, LP - 20-4466474, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA VIII LP - 58-2461689, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING GEORGIA X - 27-0162550, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING GEORGIA XI, LP - 26-2523190, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MERCY HOUSING IDAHO V (SISTERS VILLA) - 04-3624359, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	ID	N/A	RELATED				X	N/A		X	
MERCY HOUSING IOWA II L.P. - 84-1284752, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IA	N/A	RELATED				X	N/A		X	
MERCY HOUSING S. CAROLINA I - 59-3767323, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED				X	N/A		X	
MERCY HOUSING SOUTH CAROLINA I - 59-3767323, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	SC	N/A	RELATED				X	N/A		X	
MERCY HOUSING SOUTH DAKOTA I, LLC - 20-2830331, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	SD	N/A	RELATED				X	N/A		X	
MERCY HOUSING SOUTH DAKOTA II, LLC - 20-2830356, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	SD	N/A	RELATED				X	N/A		X	
MERCY HOUSING UTAH I - 02-0564555, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	UT	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON III - 91-1676111, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MERCY HOUSING WASHINGTON IX, LP - 65-1186086, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON V - 84-1457612, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	OR	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON VI - 84-1459924, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON VII - 91-2038920, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON VIII - 91-2124779, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY HOUSING WASHINGTON X, LLC - 55-0887839, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY LOAN FUND SUB-CDE , LLC - 27-1326149, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CO	N/A	RELATED				X	N/A		X	
MERCY PROPERTIES WASHINGTON I, LLC - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MERCY PROPERTIES WASHINGTON III LLC - 77-0601463, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MHC HEALTH 1 LP - 47-3554305 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MHC HEALTH 2, LP - 47-4515862 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MHMP 12 HOLLY PARK EAST AND WEST LP - 35-2586920, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MHNW 10 OTHELLO WEST LP - 47-1614235, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 11 WOODLAKES LP - 47-2334969, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 12 ELEANOR APARTMENTS LLLP - 47-3599013, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 13 BUILDING 9 SOUTH LP - 47-4660134, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 14 BUILDING 9 NORTH LP - 47-4683004, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 15 BUILDING 9 CENTER LP - 81-3897409, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MHNW 16 FAMILY HOUSING LLLP - 82-2083103, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 17 MLK SENIOR HOUSING LLLP - 82-4759698, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHNW 9 OTHELLO EAST LP - 47-1620007, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MHSE ADAMSVILLE GREEN SENIOR PARTNERS - 26-2523190, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MHSE HERITAGE SENIOR LP - 27-5085069, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MHSE MERCY PARK LP - 61-1757712, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MHSE PINELAKE I LP - 90-0856866, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MHSE PINELAKE LP - 80-0616765 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MHSE REYNOLDSTOWN SENIOR GP, LLC - 46-3048811, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MHSE REYNOLDSTOWN SENIOR LP - 46-3054017, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MIRIAM APARTMENTS LP - 83-1893158, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
MONROE VILLA - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MONSIGNOR LYNE, LP - 65-1308080, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
MORTGAGE RESOLUTION FUND LLC - 45-3801619, 1600 BROADWAY, SUITE 2000, CHICAGO, IL 60603	MANAGEMENT	IL	N/A	RELATED				X	N/A		X	
MOSES LAKE ESTATES - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
MPI HIGHLAND PLACE APARTMENTS, LP - 58-2461689, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
MSHE WILSON SENIOR RESIDENCE LP - 46-4907701, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	GA	N/A	RELATED				X	N/A		X	
NEAR NORTH PARTNERSHIP - 32-0143113, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
NEARY LAGOON PARTNERS - 77-0256317, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
NEW DANA STRAND IV-A, LP - 47-3082758, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
NEW DANA STRAND PARTNERS I, LP - 51-0524022, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
NEW DANA STRAND TOWNHOMES - 51-0524022, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
NEW STERLING PARK LLC - 27-2523530, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
NEW STERLING PARK MM LLC - 27-2523309, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
NEW TACOMA PHASE I OWNER LP - 26-4569316, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
NEW TACOMA PHASE II MERCY LLC - 45-2478067, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
NEW TACOMA SENIOR HOUSING PHASE I - 26-4569316, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

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							Yes	No		Yes	No	
NORTHGLEN, LP - 26-4578510 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED				X	N/A		X	
OAK HARBOR - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
OLYMPIC - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
PARK TERRACE APTS. (PARK TERRACE APTS.) - 94-3332881, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
PARKSIDE TERRACE LP - 36-3914505, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
PILCHUCK - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
PINE ROAD VILLAGE - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
PINEWOOD COURT APARTMENTS - 68-0435836, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
PLAZA MARIA LP - 47-5513121 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
RAINER VISTA BLOCK 43 OWNER LP - 27-3221112, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
RED DOOR LIMITED PARTNERSHIP - 36-3915050, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
RIVERSIDE/LIEBRANDT - 77-0278613, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
ROCK CREEK TERRACE - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
ROSELAND LIMITED PARTNERHSIP - 36-4304416, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
ROSELAND PLACE LP - 80-0195044, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
SAN FELIPE HOMES (SAN FELIPE HOMES) - 95-4384732, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
SANDSTONE - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
SAXONY MANOR, LLC - 35-2521928, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
SC RESIDENCE LLC - 26-0675562 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WI	N/A	RELATED				X	N/A		X	
SILVERCREST - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
SKAGIT VILLAGE - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
SOMERSET SENIOR HSG. - 74-2765568, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	TX	N/A	RELATED				X	N/A		X	
SOUTH LOOP APARTMENTS - 36-4027476, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
ST. ANDREW COMMUNITY, LP - 65-1308080, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
SUNNYDALE BLOCK 6 HOUSING PARTNERSHIP - 82-2104869, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
SUNNYDALE DEVELOPMENT CO LLC - 26-3566543, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
SUNNYDALE PARCEL Q HOUSING PARTNERS LP - 81-2696503, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
TAHOE VALLEY TOWNHOMES ASSOC. - 94-3298324, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
THE ARBORS AT ELLINGTON - 27-0459313, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	AL	N/A	RELATED				X	N/A		X	
THE KEATING BUILDING LITTLE VILLAGE LLC - 26-4584321, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
THIRD AND LECANTE LP - 26-4176495, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
VILLA COLUMBA MERCY RIVERSIDE, LP - 65-1308076, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
VILLA KATHLEEN REDEVELOPMENT - 77-0601463, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
VILLAGE PARK HOUSING ASSOCIATES - 68-0254566, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
VISITATION VALLEY FAM. HSG. ASSOC. - 94-3275566, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
WAPATO GARDENS - 20-1031378 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
WASHINGTON SQUARE - 20-1031378, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
WENTWORTH COMMONS - 30-0082553, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	RELATED				X	N/A		X	
WEST 28TH STREET - 95-4550003 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	RELATED				X	N/A		X	
WESTERN MANOR, LP - 26-4578652, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	NE	N/A	RELATED				X	N/A		X	
WOODLAKE MANOR - 77-0601463 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	
WOODLAKE MANOR II - 77-0601463, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
BELRAY APARTMENTS CORPORATION - 36-4027474 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
BELVIDERE PLACE CORP., I, NFP - 26-3800299 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	KY	N/A	C CORP					X
COUNTRYSIDE SENIORS LLC - 26-1483851 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
DANVILLE VETERANS HOUSING MM, LLC - 36-4728761, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
ENGLEWOOD APARTMENTS NFP - 26-1233523 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
ESPERANZA CROSSING II, LLC - 81-3887973 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	CA	N/A	C CORP					X
GREENWICH PARK APARTMENTS MM LLC - 61-1750718, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WI	N/A	C CORP					X
HAROLD WASHINGTON APARTMENTS CORPORATION - 36-3556291, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
HWA 850 EASTWOOD GP - 27-1257072 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X
IMPACT FAMILY VILLAGE CONDOMINIUM ASSOCIATION - 81-1504693, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	WA	N/A	C CORP					X
IMPACT FAMILY VILLAGE GP, LLC - 36-4715432 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNG	WA	N/A	C CORP					X
KANKAKEE STATION STREET SENIOR HOUSING MM LLC - 32-0399823, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNG	IL	N/A	C CORP					X

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
MHMP CO GP INC - 61-1689475 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	CO	N/A	C CORP					X
MHSE ADAMSVILLE GREEN SENIOR PARTNERS - 27-1321251, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MHSE ARBORS LLC - 27-3284075 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MHSE MERCY PARK GP, LLC - 47-3464689 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MHSE SAVANNAH GARDENS PHASE III LLC - 58-2434289, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MHSE SAVANNAH GARDENS PHASE IV GP - 45-4967129, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MHSE SAVANNAH GARDENS PHASE V GP LLC - 46-2777338, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
MPI HIGHLAND PLACE LLC - 26-2380898 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	GA	N/A	C CORP					X
NEAR NORTH APARTMENTS CORP. NF - 36-4570431 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	IL	N/A	C CORP					X
NEW STERLING PARK MM, LLC - 27-2523309 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	IL	N/A	C CORP					X
NEW TACOMA CONDOMINIUM ASSOCIATION - 47-3225087, 1600 BROADWAY, SUITE 2000, DENVER, CO 80202	LOW-INC HSNB	WA	N/A	C CORP					X
ROSELAND APARTMENTS CORPORATION - 36-4304417 1600 BROADWAY, SUITE 2000 DENVER, CO 80202	LOW-INC HSNB	IL	N/A	C CORP					X

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

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

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

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

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 CALIFORNIA	A	109,462.	CASH
(2) MERCY HOUSING CALIFORNIA	B	480,870.	CASH
(3) MERCY HOUSING SOUTHEAST	B	229,611.	CASH
(4) MERCY HOUSING MOUNTAIN PLAINS	B	570,677.	CASH
(5) MERCY HOUSING NORTHWEST	B	209,779.	CASH
(6) MERCY HOUSING SOUTHEAST	C	70,459.	CASH

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

(a) Name of other organization	(b) Transaction type (a-r)	(c) Amount involved	(d) Method of determining amount involved
(7) MERCY HOUSING LAKEFRONT	D	1,733,993.	CASH
(8) MERCY HOUSING SOUTHEAST	D	1,214,681.	CASH
(9) MERCY HOUSING LAKEFRONT	B	227,073.	CASH
(10) MERCY HOUSING SOUTHEAST	A	335,784.	CASH
(11) MERCY HOUSING WEST	L	899,204.	CASH
(12) SOUTH OF MARKET MERCY HOUSING	L	362,820.	CASH
(13) MERCY HOUSING CALWEST	L	903,138.	CASH
(14) MERCY PROPERTIES INC	L	482,772.	CASH
(15) MERCY HOUSING WHEATON NFP	L	305,460.	CASH
(16)			
(17)			
(18)			
(19)			
(20)			
(21)			
(22)			
(23)			
(24)			

Form **990-W**
(Worksheet)

**Estimated Tax on Unrelated Business Taxable
Income for Tax-Exempt Organizations**

OMB No. 1545-0976

(and on Investment Income for Private Foundations) FORM 990-T

Department of the Treasury
Internal Revenue Service

▶ Go to www.irs.gov/Form990W for instructions and the latest information.
▶ Keep for your records. Do not send to the Internal Revenue Service.

2019

1	Unrelated business taxable income expected in the tax year		1
2	Tax on the amount on line 1. See instructions for tax computation		2
3	Alternative minimum tax for trusts. See instructions		3
4	Total. Add lines 2 and 3		4
5	Estimated tax credits. See instructions		5
6	Subtract line 5 from line 4		6
7	Other taxes. See instructions		7
8	Total. Add lines 6 and 7		8
9	Credit for federal tax paid on fuels. See instructions		9
10a	Subtract line 9 from line 8. Note: If less than \$500, the organization is not required to make estimated tax payments. Private foundations, see instructions	10a	
b	Enter the tax shown on the 2018 return. See instructions. Caution: If zero or the tax year was for less than 12 months, skip this line and enter the amount from line 10a on line 10c	10b	18,206.
c	2019 Estimated Tax. Enter the smaller of line 10a or line 10b. If the organization is required to skip line 10b, enter the amount from line 10a on line 10c	ADJUSTED TO	
		10c	18,240.

		(a)	(b)	(c)	(d)	
11	Installment due dates. See instructions	11	04/15/19	06/17/19	09/16/19	12/16/19
12	Required installments. Enter 25% of line 10c in columns (a) through (d). But see instructions if the organization uses the annualized income installment method, the adjusted seasonal installment method, or is a "large organization."	12	4,560.	4,560.	4,560.	4,560.
13	2018 Overpayment. See instructions	13				
14	Payment due (Subtract line 13 from line 12)	14	4,560.	4,560.	4,560.	4,560.

LHA For Paperwork Reduction Act Notice, see instructions.

Form **990-W** (2019)

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

2018

For calendar year 2018 or other tax year beginning _____, and ending _____

Go to www.irs.gov/Form990T for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Department of the Treasury Internal Revenue Service

Open to Public Inspection for 501(c)(3) Organizations Only

Part I: Name of organization (MERCY HOUSING INC), Employer identification number (47-0646706), Address (1600 BROADWAY, SUITE 2000, DENVER, CO 80202)

Part II: Group exemption number (0), Check organization type (501(c) corporation)

Part III: Enter the number of the organization's unrelated trades or businesses. Describe the only (or first) unrelated trade or business here.

Part IV: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? No

Part V: The books are in care of STEVE SPEARS Telephone number 303-830-3300

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Cost of goods sold, Capital gain net income, etc.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.)

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Compensation of officers, directors, and trustees, Salaries and wages, Repairs and maintenance, etc.

Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33	0.
34	Amounts paid for disallowed fringes	34	87,693.
35	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions)	35	
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36	87,693.
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37	1,000.
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36	38	86,693.

Part IV Tax Computation

39	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	39	18,206.
40	Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 38 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	40	
41	Proxy tax. See instructions	41	
42	Alternative minimum tax (trusts only)	42	
43	Tax on Noncompliant Facility Income. See instructions	43	
44	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	44	18,206.

Part V Tax and Payments

45a	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	45a	
b	Other credits (see instructions)	45b	
c	General business credit. Attach Form 3800	45c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	45d	
e	Total credits. Add lines 45a through 45d	45e	
46	Subtract line 45e from line 44	46	18,206.
47	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47	
48	Total tax. Add lines 46 and 47 (see instructions)	48	18,206.
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	0.
50a	Payments: A 2017 overpayment credited to 2018	50a	
b	2018 estimated tax payments	50b	
c	Tax deposited with Form 8868	50c	18,206.
d	Foreign organizations: Tax paid or withheld at source (see instructions)	50d	
e	Backup withholding (see instructions)	50e	
f	Credit for small employer health insurance premiums (attach Form 8941)	50f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total	50g	
51	Total payments. Add lines 50a through 50g	51	18,206.
52	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	52	
53	Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53	
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54	
55	Enter the amount of line 54 you want: Credited to 2019 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	55	

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

56	At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here	Yes	No
57	During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file.		X
58	Enter the amount of tax-exempt interest received or accrued during the tax year \$		

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 taxpayer) is based on all information of which preparer has any knowledge.

Sign Here
 Signature of officer: _____ Date: _____ Title: **VICE PRESIDENT**
 May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only
 Print/Type preparer's name: **KATHY BLACKBURN** Preparer's signature: **KATHY BLACKBURN** Date: **11/05/19** Check if self-employed PTIN: **P00450629**
 Firm's name: **COHNREZNICK LLP** Firm's EIN: **22-1478099**
 Firm's address: **525 NORTH TRYON STREET CHARLOTTE, NC 28202** Phone no.: **704-332-9100**

Schedule A - Cost of Goods Sold. Enter method of inventory valuation ► **N/A**

1	Inventory at beginning of year	1		6	Inventory at end of year	6			
2	Purchases	2		7	Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2	7			
3	Cost of labor	3		8	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?		Yes	No	
4a	Additional section 263A costs (attach schedule)	4a							
b	Other costs (attach schedule)	4b							
5	Total. Add lines 1 through 4b	5							

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1. Description of property

(1)	
(2)	
(3)	
(4)	

2. Rent received or accrued

(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	0.	Total 0.

(c) **Total income.** Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A)

(b) **Total deductions.** Enter here and on page 1, Part I, line 6, column (B) ... 0.

Schedule E - Unrelated Debt-Financed Income (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)	
(1)				
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1)		%		
(2)		%		
(3)		%		
(4)		%		
Totals			Enter here and on page 1, Part I, line 7, column (A). 0.	Enter here and on page 1, Part I, line 7, column (B). 0.
Total dividends-received deductions included in column 8			0.	0.

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					

Nonexempt Controlled Organizations

7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				
Totals			Add columns 5 and 10. Enter here and on page 1, Part I, line 8, column (A).	Add columns 6 and 11. Enter here and on page 1, Part I, line 8, column (B).
			0.	0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col. 3 plus col. 4)
(1)				
(2)				
(3)				
(4)				
Totals		Enter here and on page 1, Part I, line 9, column (A).		Enter here and on page 1, Part I, line 9, column (B).
		0.		0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3). If a gain, compute cols. 5 through 7.	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4).
(1)						
(2)						
(3)						
(4)						
Totals		Enter here and on page 1, Part I, line 10, col. (A).	Enter here and on page 1, Part I, line 10, col. (B).			Enter here and on page 1, Part II, line 26.
		0.	0.			0.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col. 2 minus col. 3). If a gain, compute cols. 5 through 7.	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4).
(1)						
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))		0.	0.			0.

Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis.)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col. 2 minus col. 3). If a gain, compute cols. 5 through 7.	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4).
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	Enter here and on page 1, Part I, line 11, col. (A). 0.	Enter here and on page 1, Part I, line 11, col. (B). 0.				Enter here and on page 1, Part II, line 27. 0.

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

1. Name	2. Title	3. Percent of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
Total. Enter here and on page 1, Part II, line 14			0.

Application for Automatic Extension of Time To File an Exempt Organization Return

Department of the Treasury
Internal Revenue Service

▶ **File a separate application for each return.**
▶ **Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

	Enter filer's identifying number	
Type or print	Name of exempt organization or other filer, see instructions. MERCY HOUSING INC	Employer identification number (EIN) or 47-0646706
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. 1600 BROADWAY, SUITE 2000	Social security number (SSN)
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. DENVER, CO 80202	

Enter the Return Code for the return that this application is for (file a separate application for each return) 0 | 7

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

STEVE SPEARS

- The books are in the care of ▶ **1600 BROADWAY, SUITE 2000 - DENVER, CO 80202**
Telephone No. ▶ **303-830-3300** Fax No. ▶ _____
- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and EINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **NOVEMBER 15, 2019**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
▶ calendar year **2018** or
▶ tax year beginning _____, and ending _____.

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

3a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	18,206.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	18,206.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.