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Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2011

Open to Public Inspection

A For the 2011 calendar year, or tax year beginning 01-01-2011 and ending 12-31-2011

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
LOW INCOME HOUSING INSTITUTE

Doing Business As

Number and street (or P O box if mail is not delivered to street address) | Room/suite
2407 FIRST AVENUE NO 200

City or town, state or country, and ZIP + 4
SEATTLE, WA 98121

D Employer identification number
94-3155150

E Telephone number
(206)443-9935

G Gross receipts $ 13,210,982

F Name and address of principal officer
SHARON H LEE
2407 FIRST AVENUE NO 200
SEATTLE,WA 98121

H(a) Is this a group return for affiliates? ☐ Yes ☑ No

H(b) Are all affiliates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW LIHI ORG

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1991

M State of legal domicile WA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
THE LOW INCOME HOUSING INSTITUTE DEVELOPS, OWNS AND OPERATES HOUSING FOR THE BENEFIT OF LOW-INCOME, HOMELESS AND FORMERLY HOMELESS PEOPLE IN WASHINGTON STATE, ADVOCATES FOR JUST HOUSING POLICIES AT THE LOCAL AND NATIONAL LEVELS, AND ADMINISTERS A RANGE OF SUPPORTIVE SERVICE PROGRAMS TO ASSIST THOSE WE SERVE IN MAINTAINING STABLE HOUSING AND INCREASING THEIR SELF-SUFFICIENCY

2 Check this box ▶☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	3	13
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	13
5	Total number of individuals employed in calendar year 2011 (Part V, line 2a)	5	161
6	Total number of volunteers (estimate if necessary)	6	150
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	4,115,569	5,987,769
	9	Program service revenue (Part VIII, line 2g)	3,582,339	3,614,963
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	333,774	281,281
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	192,601	72,551
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	8,224,283	9,956,564
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	366	586
	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)	2,985,322	3,288,164
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶105,600		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	4,352,084	3,839,439
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	7,337,772	7,128,189
	19	Revenue less expenses Subtract line 18 from line 12	886,511	2,828,375

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	50,145,021	50,568,103
	21	Total liabilities (Part X, line 26)	35,750,961	21,017,928
	22	Net assets or fund balances Subtract line 21 from line 20	14,394,060	29,550,175

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

****** | 2012-11-02
Signature of officer | Date

SHARON H LEE EXECUTIVE DIRECTOR
Type or print name and title

Paid Preparer's Use Only

Preparer's signature ▶ NANCY MORTON	Date	Check if self-employed ▶ ☐	Preparer's taxpayer identification number (see instructions) P00370064
Firm's name (or yours if self-employed), address, and ZIP + 4 ▶ DAUBY O'CONNOR & ZALESKI LLC, 501 CONGRESSIONAL BLVD STE 300, CARMEL, IN 46032			EIN ▶ 35-1750664
			Phone no ▶ (317) 848-5700

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 to any question in this Part III . . . . . ☑

1 Briefly describe the organization's mission

THE LOW INCOME HOUSING INSTITUTE DEVELOPS, OWNS AND OPERATES HOUSING FOR THE BENEFIT OF LOW-INCOME, HOMELESS AND FORMERLY HOMELESS PEOPLE IN WASHINGTON STATE, ADVOCATES FOR JUST HOUSING POLICIES AT THE LOCAL AND NATIONAL LEVELS, AND ADMINISTERS A RANGE OF SUPPORTIVE SERVICE PROGRAMS TO ASSIST THOSE WE SERVE IN MAINTAINING STABLE HOUSING AND INCREASING THEIR SELF-SUFFICIENCY

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts 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 $ 784,914 including grants of $) (Revenue $)

SERVICES AND TECHNICAL ASSISTANCE - HYGIENE CENTER FOR THE HOMELESS PROVIDING 44,911 SHOWERS, 24,930 LAUNDRY LOADS, AND 110,081 RESTROOM USES TO 4,933 PEOPLE

4b (Code) (Expenses $ 3,454,887 including grants of $) (Revenue $ 2,576,167)

PROPERTY MANAGEMENT - OWN OR MANAGE LOW-INCOME AND TRANSITIONAL HOUSING PROJECTS TOTALING MORE THAN 1746 UNITS

4c (Code) (Expenses $ 617,675 including grants of $) (Revenue $ 675,591)

REAL ESTATE DEVELOPMENT SERVICES FOR LOW-INCOME HOUSING PROJECTS

(Code) (Expenses $ 14,755 including grants of $) (Revenue $)

ADVOCACY PROGRAMS FOR HOUSING ISSUES AND TECHNICAL ASSISTANCE TO OTHER NOT-FOR-PROFIT ORGANIZATIONS WITH PLANNING INTERNAL POLICIES AND DEVELOPING PROGRAMS FOR HOMELESS PEOPLE

(Code) (Expenses $ 812,518 including grants of $) (Revenue $ 618,826)

GENERAL RESIDENT SERVICES FOR THE LOW INCOME HOUSING PROJECTS

(Code) (Expenses $ 459,391 including grants of $) (Revenue $)

MCKINNEY SPECIAL PROJECT - PROVIDES FOR SUPPORTIVE HOUSING AND SPECIAL NEEDS ASSISTANCE

4d Other program services (Describe in Schedule O)

(Expenses $ 1,286,664 including grants of $) (Revenue $ 618,826)

4e **Total program service expenses** ▶$ 6,144,140

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4	Yes	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is 'Yes,' then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line10? *If "Yes," complete Schedule D, Part VI.*	11a	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII.*	11b		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII.*	11c	Yes	
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX.*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X.*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X.*	11f	Yes	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI, XII, and XIII*	12a	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional*	12b		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Part I*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the U S ? *If "Yes," complete Schedule F, Part II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the U S ? *If "Yes," complete Schedule F, Part III and IV*	16		No
17	Did the organization report a total of more than $15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I*	17	Yes	
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18	Yes	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospitals? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach its audited financial statement to this return? **Note.** All Form 990 filers that operated one or more hospitals must attach audited financial statements	20b		

Part IV Checklist of Required Schedules *(continued)*

21	Did the organization report more than $5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21	Yes	
22	Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer questions 24b–24d and complete Schedule K. If "No," go to line 25*	24a	Yes	
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		No
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		No
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		No
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		No
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? *If "Yes," complete Schedule L, Part II*	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? *If "Yes," complete Schedule L, Part III*	27		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or owner? *If "Yes," complete Schedule L, Part IV*	28c		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29	Yes	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30	Yes	
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	33	Yes	
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1*	34	Yes	
35a	Is any related organization a controlled entity of the filing organization within the meaning of section 512(b)(13)?	35a		No
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		No
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	Yes	

Part V **Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response to any question in this Part V . . . . . ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	**1a** 103			
b	Enter the number of Forms W-2G included in line 1a *Enter -0-* if not applicable	**1b** 0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		**1c**	Yes	
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** 161			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		**2b**	Yes	
	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?		**3a**		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O*		**3b**		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account or securities account)?		**4a**		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . .		**5a**		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		**5b**		No
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		**5c**		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible?		**6a**	Yes	
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		**6b**	Yes	
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		**7a**	Yes	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		**7b**	Yes	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		**7c**		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	**7d**			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		**7e**		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . .		**7f**		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		**7g**		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		**7h**		
8	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		**8**		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the organization make any taxable distributions under section 4966?		**9a**		
b	Did the organization make a distribution to a donor, donor advisor, or related person?		**9b**		
10	**Section 501(c)(7) organizations.** Enter				
a	Initiation fees and capital contributions included on Part VIII, line 12 . . .	**10a**			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	**10b**			
11	**Section 501(c)(12) organizations.** Enter				
a	Gross income from members or shareholders	**11a**			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	**11b**			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		**12a**		
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.** All 501(c)(29) organizations must list in Schedule O each state in which they are licensed to issue qualified health plans, the amount of reserves required by each state, and the amount of reserves the organization allocated to each state		**13a**		
b	Enter the aggregate 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 aggregate amount of reserves on hand	**13c**			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		**14a**		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O* . .		**14b**		

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

Check if Schedule O contains a response to any question in this Part VI . . . . . ☑

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	13		
b	Enter the number of voting members included in line 1a, above, who are independent	1b	13		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		Yes	
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3			No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			No
6	Did the organization have members or stockholders?	6			No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			No
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?	8a		Yes	
b	Each committee with authority to act on behalf of the governing body?	8b		Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9			No

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

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

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶ WA

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you made these available Check all that apply

☐ Own website ☐ Another's website ☑ Upon request

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 See Additional Data Table

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶

LYNNE BEHAR CFO
2407 FIRST AVENUE STE 200
SEATTLE, WA 98121
(206) 443-9935

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

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

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

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

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(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) LINDA BATTLES DIRECTOR	50	X						0	0	0
(2) BEVERLY SIMS DIRECTOR	50	X						0	0	0
(3) GEORGE WATERS DIRECTOR	50	X						0	0	0
(4) MARION YEARBY DIRECTOR	50	X						0	0	0
(5) MELINDA NICHOLS PRESIDENT	1 00	X		X				0	0	0
(6) ALAN CASTLE VICE PRESIDENT & SECRETARY	1 00	X		X				0	0	0
(7) HENRY MCGEE TREASURER	50	X		X				0	0	0
(8) DUNCAN HAAS DIRECTOR	50	X						0	0	0
(9) DWIGHT PREVO DIRECTOR	50	X						0	0	0
(10) PEARL LEUNG DIRECTOR	50	X						0	0	0
(11) ROD BUTLER DIRECTOR	50	X						0	0	0
(12) MIKE FAIT DIRECTOR	50	X						0	0	0
(13) JOE INGRAM DIRECTOR	50	X						0	0	0
(14) SHARON LEE EXECUTIVE DIRECTOR	40 00					X		167,125	0	6,455
(15) LYNNE BEHAR CHIEF FINANCIAL OFFICER	40 00					X		114,913	0	6,038

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

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(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			
1b	**Sub-Total** . . . . . ▶									
c	**Total from continuation sheets to Part VII, Section A** . . . . ▶									
d	**Total (add lines 1b and 1c)** . . . . . ▶							282,038	0	12,493

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 ▶2

			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**		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	**4**	Yes	
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	**5**		No

Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶0

Part VIII Statement of Revenue

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c	138,037			
	d	Related organizations	1d				
	e	Government grants (contributions)	1e	3,773,948			
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	2,075,784			
	g	Noncash contributions included in lines 1a-1f $ 30,429					
	h	**Total.** Add lines 1a-1f ▶		5,987,769			
Program Service Revenue			Business Code				
	2a	RENTAL INCOME	531110	1,338,966	1,338,966		
	b	PROPERTY MANAGEMENT FE	531310	719,915	719,915		
	c	DEVELOPMENT FEES	531390	675,591	675,591		
	d	CASH FLOW FEES	531110	517,286	517,286		
	e	RESIDENT SERVICE FEE	531110	363,205	363,205		
	f	All other program service revenue					
	g	**Total.** Add lines 2a–2f ▶		3,614,963			
Other Revenue	3	Investment income (including dividends, interest and other similar amounts) ▶		25,660			25,660
	4	Income from investment of tax-exempt bond proceeds ▶					
	5	Royalties ▶					
			(i) Real / (ii) Personal				
	6a	Gross rents					
	b	Less rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss) ▶					
			(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory	3,433,000				
	b	Less cost or other basis and sales expenses	3,177,379				
	c	Gain or (loss)	255,621				
	d	Net gain or (loss) ▶		255,621	255,621		
	8a	Gross income from fundraising events (not including $ 138,037 of contributions reported on line 1c) See Part IV, line 18	a 85,012				
	b	Less direct expenses	b 77,039				
	c	Net income or (loss) from fundraising events ▶		7,973			7,973
	9a	Gross income from gaming activities See Part IV, line 19	a				
	b	Less direct expenses	b				
	c	Net income or (loss) from gaming activities ▶					
	10a	Gross sales of inventory, less returns and allowances	a				
	b	Less cost of goods sold	b				
	c	Net income or (loss) from sales of inventory ▶					
		Miscellaneous Revenue	Business Code				
	11a	TENANT CHARGES	531110	64,578			64,578
	b						
	c						
	d	All other revenue					
	e	**Total.** Add lines 11a–11d ▶		64,578			
	12	**Total revenue.** See Instructions ▶		9,956,564	3,870,584	0	98,211

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) but are not required to complete columns (B), (C), and (D)
Check if Schedule O contains a response to any question 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 governments and organizations in the United States See Part IV, line 21	586	586		
2 Grants and other assistance to individuals in the United States See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the United States 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	2,702,326	2,239,683	396,587	66,056
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits	324,566	280,367	40,453	3,746
10 Payroll taxes	261,272	215,817	40,065	5,390
11 Fees for services (non-employees)				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising *See Part IV, line 17* . .				
f Investment management fees				
g Other	424,191	384,863	39,328	
12 Advertising and promotion	38,964	18,644	10,540	9,780
13 Office expenses	152,498	108,143	32,637	11,718
14 Information technology				
15 Royalties . .				
16 Occupancy	89,786	45,139	38,605	6,042
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	71,579	60,656	10,681	242
20 Interest	475,721	425,359	50,362	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	736,989	723,191	13,798	
23 Insurance	62,942	48,606	14,336	
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O)				
a PROPERTY MAINTENANCE AN	502,622	485,623	15,999	1,000
b UTILITIES	365,698	344,950	20,748	
c RESIDENT BENEFITS	269,704	269,624	80	
d MISC EXPENSE/OVERHEAD	212,161	203,275	8,886	
e				
f All other expenses	436,584	289,614	145,344	1,626
25 **Total functional expenses.** Add lines 1 through 24f	7,128,189	6,144,140	878,449	105,600
26 **Joint costs.** Check here ▶ ☐ if following SOP 98-2 (ASC 958-720) Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		3,187,392	1	2,890,776
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		45,949	4	78,770
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		25,830	9	33,036
	10a	Land, buildings, and equipment cost or other basis *Complete Part VI of Schedule D*	10a 36,402,584			
	b	Less accumulated depreciation	10b 7,003,140	30,565,586	10c	29,399,444
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11			12	
	13	Investments—program-related See Part IV, line 11		3,003,182	13	2,699,901
	14	Intangible assets		114,957	14	105,638
	15	Other assets See Part IV, line 11		13,202,125	15	15,360,538
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		50,145,021	16	50,568,103
Liabilities	17	Accounts payable and accrued expenses		77,654	17	86,581
	18	Grants payable			18	
	19	Deferred revenue		12,958	19	69,350
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability *Complete Part IV of Schedule D*			21	
	22	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		19,431,395	23	15,556,606
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		16,228,954	25	5,305,391
	26	**Total liabilities.** Add lines 17 through 25		35,750,961	26	21,017,928
Net Assets or Fund Balances		**Organizations that follow SFAS 117, check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		14,191,122	27	29,099,522
	28	Temporarily restricted net assets		202,938	28	450,653
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117, check here ▶ ☐ 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		14,394,060	33	29,550,175
	34	Total liabilities and net assets/fund balances		50,145,021	34	50,568,103

Part XI Reconcilliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI . . . . . ☑

1	Total revenue (must equal Part VIII, column (A), line 12) . . .	1	9,956,564
2	Total expenses (must equal Part IX, column (A), line 25)	2	7,128,189
3	Revenue less expenses Subtract line 2 from line 1	3	2,828,375
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A)) . .	4	14,394,060
5	Other changes in net assets or fund balances (explain in Schedule O)	5	12,327,740
6	Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	29,550,175

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII . . . . . ☑

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? . .	2a		No
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
c	If "Yes," to 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	2c	Yes	
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both ☑ Separate basis ☐ Consolidated basis ☐ Both consolidated and separated basis			
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?	3a	Yes	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits . .	3b	Yes	

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SCHEDULE A
(Form 990 or 990EZ)

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. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

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

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

1 ☐ A church, convention of churches, or association of churches **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

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 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)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h

a ☐ Type I **b** ☐ Type II **c** ☐ Type III - Functionally integrated **d** ☐ Type III - Other

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

f If the organization received a written determination from the IRS that it is a Type I, Type II or Type III supporting organization, check this box ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

		Yes	No
(i) a person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the the supported organization?	**11g(i)**		
(ii) a family member of a person described in (i) above?	**11g(ii)**		
(iii) a 35% controlled entity of a person described in (i) or (ii) above?	**11g(iii)**		

h Provide the following information about the supported organization(s)

(i) Name of supported organization	**(ii)** EIN	**(iii)** Type of organization (described on lines 1- 9 above or IRC section (see instructions))	**(iv)** Is the organization in col (i) listed in your governing document?		**(v)** Did you notify the organization in col (i) of your support?		**(vi)** Is the organization in col (i) organized in the U S ?		**(vii)** Amount of support?
			Yes	**No**	**Yes**	**No**	**Yes**	**No**	
Total									

Part II **Support Schedule for Organizations Described in IRC 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)** 2007	**(b)** 2008	**(c)** 2009	**(d)** 2010	**(e)** 2011	**(f)** Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")	2,233,546	2,981,561	3,526,067	4,115,569	5,987,769	18,844,512
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	2,233,546	2,981,561	3,526,067	4,115,569	5,987,769	18,844,512
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						18,844,512

Section B. Total Support

Calendar year (or fiscal year beginning in)	**(a)** 2007	**(b)** 2008	**(c)** 2009	**(d)** 2010	**(e)** 2011	**(f)** Total
7 Amounts from line 4	2,233,546	2,981,561	3,526,067	4,115,569	5,987,769	18,844,512
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	56,798	77,889	5,635	5,553	25,660	171,535
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income (Explain in Part IV) Do not include gain or loss from the sale of capital assets	104,975	149,898	126,223	192,601	64,578	638,275
11 **Total support** (Add lines 7 through 10)						19,654,322

12 Gross receipts from related activities, etc (See instructions) **12** 18,969,468

13 **First Five Years** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

14 Public Support Percentage for 2011 (line 6 column (f) divided by line 11 column (f)) **14** 95 880 %

15 Public Support Percentage for 2010 Schedule A, Part II, line 14 **15** 93 020 %

16a **33 1/3% support test—2011.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☑

b **33 1/3% support test—2010.** If the organization did not check the box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

17a **10%-facts-and-circumstances test—2011.** 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 IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ☐

b **10%-facts-and-circumstances test—2010.** 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 IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ☐

18 **Private Foundation** If the organization did not check a box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions ☐

Part III **Support Schedule for Organizations Described in IRC 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	**(a)** 2007	**(b)** 2008	**(c)** 2009	**(d)** 2010	**(e)** 2011	**(f)** Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
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						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public Support** (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	**(a)** 2007	**(b)** 2008	**(c)** 2009	**(d)** 2010	**(e)** 2011	**(f)** Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
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 IV)						
13 **Total support** (Add lines 9, 10c, 11 and 12)						

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

Section C. Computation of Public Support Percentage

15	Public Support Percentage for 2011 (line 8 column (f) divided by line 13 column (f))	**15**	
16	Public support percentage from 2010 Schedule A, Part III, line 15	**16**	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2011** (line 10c column (f) divided by line 13 column (f))	**17**	
18	Investment income percentage from **2010** Schedule A, Part III, line 17	**18**	

19a **33 1/3% support tests—2011.** 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—2010.** 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 **Supplemental Information.** Supplemental Information. Complete this part to provide the explanation required by Part II, line 10; Part II, line 17a or 17b; or Part III, line 12. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Explanation

SCHEDULE A, PART IV, SUPPLEMENTAL INFORMATION SCHEDULE A, PART II, LINE 10 MISCELLANEOUS INCOME CONSISTS OF TENANT CHARGES, LAUNDRY AND VENDING CHARGES AND OTHER INCOME ITEMS FOR SERVICES PROVIDED FOR THE CONVENIENCE OF THE TENANTS INCLUDED ON PAGE 9 IN CURRENT YEAR OTHER REVENUE LINE 7C IS A GAIN ON DISPOSAL OF DEPRECIABLE ASSETS OF $255,621 THE GAIN IS NOT BEING INCLUDED ON SCHEDULE A, PART II, LINE 10 BECAUSE IT DOES NOT MEET THE DEFINITION OF SUPPORT AS DEFINED IN SECTION 509(D) OF THE INTERNAL REVENUE CODE

Additional Data

Software ID:
Software Version:
EIN: 94-3155150
Name: LOW INCOME HOUSING INSTITUTE

Form 990, Special Condition Description:

Special Condition Description

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services

(Code) (Expenses $ 14,755 including grants of $) (Revenue $)
ADVOCACY PROGRAMS FOR HOUSING ISSUES AND TECHNICAL ASSISTANCE TO OTHER NOT-FOR-PROFIT ORGANIZATIONS WITH PLANNING INTERNAL POLICIES AND DEVELOPING PROGRAMS FOR HOMELESS PEOPLE

(Code) (Expenses $ 812,518 including grants of $) (Revenue $ 618,826)
GENERAL RESIDENT SERVICES FOR THE LOW INCOME HOUSING PROJECTS

(Code) (Expenses $ 459,391 including grants of $) (Revenue $)
MCKINNEY SPECIAL PROJECT - PROVIDES FOR SUPPORTIVE HOUSING AND SPECIAL NEEDS ASSISTANCE

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493307004302

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶ **Complete if the organization is described below.**
▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

2011

Open to Public Inspection

If the organization answered "Yes," to Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes," to Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes," to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, line 35c (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization	Employer identification number
LOW INCOME HOUSING INSTITUTE	94-3155150

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities on behalf of or in opposition to candidates for public office in Part IV

2 Political expenditures ▶ $

3 Volunteer hours

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4a Was a correction made? ☐ Yes ☐ No

b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c) except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt funtion activities ▶ $

3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds If none, enter -0-	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☑ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)

B Check ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		**(a)** Filing Organization's Totals	**(b)** Affiliated Group Totals
1a	Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b	Total lobbying expenditures to influence a legislative body (direct lobbying)		
c	Total lobbying expenditures (add lines 1a and 1b)	0	0
d	Other exempt purpose expenditures		
e	Total exempt purpose expenditures (add lines 1c and 1d)	0	0
f	Lobbying nontaxable amount Enter the amount from the following table in both columns	0	0
g	Grassroots nontaxable amount (enter 25% of line 1f)	0	0
h	Subtract line 1g from line 1a If zero or less, enter -0-		
i	Subtract line 1f from line 1c If zero or less, enter -0-		
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?	☐ **Yes**	☐ **No**

If the amount on line 1e, column (a) or (b) is:	**The lobbying nontaxable amount is:**
Not over $500,000	20% of the amount on line 1e
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000
Over $17,000,000	$1,000,000

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period

	Calendar year (or fiscal year beginning in)	**(a)** 2008	**(b)** 2009	**(c)** 2010	**(d)** 2011	**(e)** Total
2a	Lobbying non-taxable amount					
b	Lobbying ceiling amount (150% of line 2a, column(e))					
c	Total lobbying expenditures					
d	Grassroots non-taxable amount					
e	Grassroots ceiling amount (150% of line 2d, column (e))					
f	Grassroots lobbying expenditures					

Part II-B **Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

		(a) Yes	(a) No	(b) Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?			
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i	Other activities? If "Yes," describe in Part IV			
j	Total lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b	If "Yes," enter the amount of any tax incurred under section 4912			
c	If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1		
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3		

Part III-B **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, lines 1 and 2 are answered "No" OR if Part III-A, line 3 is answered "Yes".**

1	Dues, assessments and similar amounts from members	1	
2	Section 162(e) non-deductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5	Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV **Supplemental Information**

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i
Also, complete this part for any additional information

Identifier	Return Reference	Explanation
PART IV, SUPPLEMENTAL INFORMATION		THE ORGANIZATION SENDS STAFF AND VOLUNTEERS TO THE STATE CAPITAL, OLYMPIA, EVERY FEBRUARY FOR ANNUAL HOUSING ADVOCACY DAY THE GROUP ADVOCATES FOR FUNDS FOR THE STATE HOUSING TRUST FUND, AND FOR LEGISLATION FAVORABLE TO LOW INCOME HOUSING VOLUNTEER BOARD MEMBERS MAY ENGAGE IN LOBBYING RELEVANT TO LOW INCOME HOUSING ON BEHALF OF THE ORGANIZATION ORGANIZATION STAFF PERIODICALLY LOBBY FOR LEGISLATION FAVORABLE TO LOW INCOME HOUSING THE ORGANIZATION PUBLISHES A QUARTERLY NEWSLETTER, CALLED HOUSING WASHINGTON THIS PUBLICATION INCLUDES ARTICLES ON LOCAL AND NATIONAL HOUSING ISSUES, INCLUDING LEGISLATION AND ACTIVITIES OF PUBLIC OFFICIALS THIS IS A SUBSCRIPTION-BASED NEWSLETTER ORGANIZATION STAFF PERIODICALLY MAKE DIRECT CONTACT WITH LEGISLATORS, THEIR STAFF, AND GOVERNMENT OFFICIALS THIS IS IN THE FORM OF LETTERS, EMAILS, PHONE CALLS, AND PERSONAL MEETINGS THIS IS FOR THE PURPOSE OF DISCUSSING LEGISLATION AND POLICY SURROUNDING LOW INCOME HOUSING ORGANIZATION STAFF ATTENDS RALLIES, DEMONSTRATIONS, SEMINARS, SPEECHES, LECTURES WHEN IN RELATION TO LOW INCOME HOUSING, BUT ORGANIZATION DOES NOT CONDUCT OR PAY FOR THESE TYPES OF ACTIVITIES

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Part I **Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

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

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

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

Part II **Conservation Easements.** Complete if the organization answered "Yes" to 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 pleasure)
☐ Preservation of an historically importantly land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

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

			Held at the End of the Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06	2d	

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

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

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

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

7 Amount of expenses incurred in monitoring, inspecting, 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 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, 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" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, 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 XIV, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116, 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) Revenues included in 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 relating to these items

a Revenues included in Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

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

3 Using the organization's 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 XIV

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" to 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 XIV 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? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV

Part V Endowment Funds. Complete if the organization answered "Yes" to 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 Investment earnings or 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 year end balance held as

a Board designated or quasi-endowment ▶

b Permanent endowment ▶

c Term endowment ▶

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

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

Part VI Land, Buildings, and Equipment. 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		11,775,846		11,775,846
b Buildings		21,347,902	5,610,048	15,737,854
c Leasehold improvements		2,511,173	764,955	1,746,218
d Equipment		767,663	628,137	139,526
e Other				
Total. Add lines 1a-1e *(Column (d) should equal Form 990, Part X, column (B), line 10(c).)* ▶				29,399,444

Part VII Investments—Other Securities. 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		
Other		
Total. *(Column (b) should equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII Investments—Program Related. See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) INVESTMENT IN LIMITED LIABILITY ENTITIES	2,699,901	C
Total. *(Column (b) should equal Form 990, Part X, col (B) line 13)* ▶	2,699,901	

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
See Additional Data Table	
Total. *(Column (b) should equal Form 990, Part X, col.(B) line 15.)* . . . . . ▶	15,360,538

Part X Other Liabilities. See Form 990, Part X, line 25.

1 (a) Description of Liability	(b) Amount
Federal Income Taxes	
ACCRUED INTEREST	70,164
ACCRUED EXPENSES	560,103
TENANTS SECURITY DEPOSITS	91,965
DEVELOPMENT COSTS PAYABLE	1,136
DEFERRED LOANS AND GRANTS	4,570,354
DEFERRED INTEREST	11,669
Total. *(Column (b) should equal Form 990, Part X, col (B) line 25)* ▶	5,305,391

2. Fin 48 (ASC 740) Footnote In Part XIV, 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 (ASC740)

Part XI Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	9,956,564
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	7,128,189
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	2,828,375
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	12,327,740
8	Other (Describe in Part XIV)	8	
9	Total adjustments (net) Add lines 4 - 8	9	12,327,740
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	15,156,115

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	10,170,808
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIV)	2d	214,244		
e	Add lines **2a** through **2d**			2e	214,244
3	Subtract line **2e** from line **1**			3	9,956,564
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 XIV)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total Revenue Add lines **3** and **4c.** (This should equal Form 990, Part I, line 12)			5	9,956,564

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	7,342,433
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 XIV)	2d	214,244		
e	Add lines **2a** through **2d**			2e	214,244
3	Subtract line **2e** from line **1**			3	7,128,189
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 XIV)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total expenses Add lines **3** and **4c.** (This should equal Form 990, Part I, line 18)			5	7,128,189

Part XIV Supplemental Information

Complete this part to 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, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b Also complete this part to provide any additional information

Identifier	Return Reference	Explanation
DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48	PART X	THE CORPORATION IS EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE THE CORPORATION ALSO IS NOT SUBJECT TO STATE INCOME TAX IN THE STATE OF WASHINGTON ACCORDINGLY, NO PROVISION FOR FEDERAL AND STATE TAXES ON REVENUE AND INCOME HAS BEEN RECOGNIZED IN THE ACCOMPANYING FINANCIAL STATEMENTS
PART XII, LINE 2D - OTHER ADJUSTMENTS		RECLASS FUNDRAISING EXPENSE 77,039 RECLASS LOSS ON DISPOSAL 137,205
PART XIII, LINE 2D - OTHER ADJUSTMENTS		RECLASS FUNDRAISING EXPENSE 77,039 RECLASS LOSS ON DISPOSAL 137,205

Additional Data

Software ID:
Software Version:
EIN: 94-3155150
Name: LOW INCOME HOUSING INSTITUTE

Form 990, Schedule D, Part IX, - Other Assets

(a) Description	**(b)** Book value
FUNDED RESERVES	1,393,595
TENANT SECURITY DEPOSITS	95,989
PROJECT DEVELOPMENT COSTS	991,674
DUE FROM FLEETWOOD, L P	901,613
DUE FROM JENSON BLOCK, L P	118,029
DUE FROM FRYE BUILDING, L P	1,281,074
DUE FROM STONE VIEW VILLAGE I	239,262
DUE FROM STONE VIEW VILLAGE II	98,446
DUE FROM BROOKS & 25TH, L P	417
DUE FROM JULIE APARTMENTS, L P	420,724
DUE FROM LAKEVIEW APARTMENTS, L P	211,508
DUE FROM MAGNOLIA VILLA ASSOCIATES LLC	517,113
DEVELOPER FEES RECEIVABLE	893,037
DUE FROM LIHI AUBURN ASSOCIATES LLC	179,827
DUE FROM LIHI RAINIER ASSOCIATES LLC	167,514
DUE FROM LIHI CEDAR HEIGHTS ASSOCIATES LLC	653,067
DUE FROM LIHI MEADOWBROOK ASSOCIATES LLC	288,337
DUE FROM LIHI NORTHWEST 85TH LLC	263,332
DUE FROM LIHI PENNEY ASSOCIATES LLC	522,309
DUE FROM ANDOVER COURT ASSOCIATES LLC	26,873
DUE FROM CEDARWOOD II ASSOCIATES LLC	286,932
DUE FROM LIHI PINE CITY ASSOCIATES	111,848
RESTRICTED CASH	353,473
GOVERNMENT CONTRACTS RECEIVABLE	154,786
LIMITED LIABILITY ENTITY CASH FLOW FEES RECEIVABLE	1,113,970
DUE FROM CHESTER MANOR	1,570,616
DUE FROM DENNY PARK LLC	541,314
DUE FROM LIHI SUNSET MEADOWS, LLC	665,464
PROPERTY MANAGEMENT FEES	8,511
DUE FROM FIR VILLAGE, LLC	7,765
DUE FROM LAKE CITY CONDO ASSOCIATES, LLC	7,203
DUE FROM CASCADE SENIOR HOUSING	71,106
ACCRUED INTEREST-DEVELOPER FEE	8,922
DUE FROM DENICE HUNT HOMEOWNERS ASSOCIATION	2,600
DUE FROM LIHI LAKE CITY, LLC	90,042
DUE FROM 47TH STREET DEVELOPMENT LLLP	8,607
DUE FROM 2010 JACKSON STREET DEVELOPMENT, LLLP	5,760
DUE FROM COPPER LANTERN APARTMENTS, LLLP	1,087,879

SCHEDULE G (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.
▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Part I **Fundraising Activities.** Complete if the organization answered "Yes" to Form 990, Part IV, line 17.

1 Indicate whether the organization raised funds through any of the following activities Check all that apply

a ☑ Mail solicitations
b ☑ Internet and e-mail solicitations
c ☑ Phone solicitations
d ☑ In-person solicitations
e ☑ Solicitation of non-government grants
f ☑ Solicitation of government grants
g ☑ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☑ **Yes** ☐ **No**

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization Form 990-EZ filers are not required to complete this table

(i) Name and address of individual or entity (fundraiser)	**(ii)** Activity	**(iii)** Did fundraiser have custody or control of contributions? Yes	No	**(iv)** Gross receipts from activity	**(v)** Amount paid to (or retained by) fundraiser listed in col **(i)**	**(vi)** Amount paid to (or retained by) organization
PB&J SERVICES INC PO BOX 358 SILVANA, WA 98287	AUCTION	Yes		77,792	1,200	76,592
TOLO EVENTS LLC 2717 WESTERN AVE STE 1106 SEATTLE, WA 98121	AUCTION	Yes		0	10,000	-10,000
APRIL BROWN AUCTION SERVICE INC PO BOX 77214 SEATTLE, WA 98177	AUCTION		No	0	5,000	-5,000
Total . . . . . ▶				77,792	16,200	61,592

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

WA

Part II **Fundraising Events.** Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than $15,000 on Form 990-EZ, line 6a. List events with gross receipts greater than $5,000.

		(a) Event #1 LIHI 9TH ANNUAL BENEFIT AUCTION (event type)	(b) Event #2 (event type)	(c) Other Events (total number)	(d) Total Events (Add col (a) through col (c))
Revenue	1 Gross receipts	223,049			223,049
	2 Less Charitable contributions	138,037			138,037
	3 Gross income (line 1 minus line 2)	85,012			85,012
Direct Expenses	4 Cash prizes	0			
	5 Non-cash prizes	0			
	6 Rent/facility costs	39,404			39,404
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	37,635			37,635
	10 Direct expense summary Add lines 4 through 9 in column (d) ▶				(77,039)
	11 Net income summary Combine lines 3 and 10 in column (d) ▶				7,973

Part III **Gaming.** Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (Add col (a) through col (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Non-cash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
	7 Direct expense summary Add lines 2 through 5 in column (d) ▶				( )
	8 Net gaming income summary Combine lines 1 and 7 in column (d) ▶				

9 Enter the state(s) in which the organization operates gaming activities _____

a Is the organization licensed to operate gaming activities in each of these states? ☐ Yes ☐ No

b If "No," Explain _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," Explain _____

11 Does the organization operate gaming activities with nonmembers? . . . . . ☐ Yes ☐ No

12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? . . . . . ☐ Yes ☐ No

13 Indicate the percentage of gaming activity operated in

a The organization's facility	**13a**	
b An outside facility	**13b**	

14 Provide the name and address of the person who prepares the organization's gaming/special events books and records

Name ▶ .....

Address ▶ .....

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? . . . . . ☐ Yes ☐ No

b If "Yes," enter the amount of gaming revenue received by the organization ▶ $ _____ and the amount of gaming revenue retained by the third party ▶ $ _____

c If "Yes," enter name and address

Name ▶ .....

Address ▶ .....

16 Gaming manager information

Name ▶ .....

Gaming manager compensation ▶ $ .....

Description of services provided ▶ .....

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? . . . . . ☐ Yes ☐ No

b Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ $

Part IV Complete this part to provide additional information for responses to quuestion on Schedule G (see instructions.)

Identifier	ReturnReference	Explanation

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," to Form 990, Part IV, line 21 or 22.
▶ Attach to Form 990

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

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 Governments and Organizations in the United States.

Complete if the organization answered "Yes" to Form 990, Part IV, line 21 for any recipient that received more than $5,000. Check this box if no one recipient received more than $5,000. Use Part IV and Schedule I-1 (Form 990) if additional space is needed . . . ▶ ☐

(a) Name and address of organization or government	(b) EIN	(c) IRC Code 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
(1) RENEW VETS AND HUMAN SERVICES603 STEWART ST 819 SEATTLE, WA 98101	45-2050450		5,000				TO RENEW THE VETERANS AND HUMAN SERVICES LEVY

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

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

Part III **Grants and Other Assistance to Individuals in the United States.** Complete if the organization answered "Yes" to Form 990, Part IV, line 22. Use Schedule I-1 (Form 990) 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 non-cash assistance

Part IV **Supplemental Information.** Complete this part to provide the information required in Part I, line 2, and any other additional information.

Identifier	Return Reference	Explanation
PROCEDURE FOR MONITORING GRANTS IN THE U S	PART I, LINE 2	SCHEDULE I, PART I, LINE 2 SELECTION CRITERIA IS CONSISTENT WITH THE MISSION OF THE ORGANIZATION

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Schedule J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropiate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items ☐ First-class or charter travel ☐ Housing allowance or residence for personal use ☐ Travel for companions ☐ Payments for business use of personal residence ☐ Tax idemnification and gross-up payments ☐ Health or social club dues or initiation fees ☐ Discretionary spending account ☐ Personal services (e g , maid, chauffeur, chef)			
b	If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement orprovision of all the expenses described above? If "No," complete Part III to explain	**1b**		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	**2**	Yes	
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply ☐ Compensation committee ☑ Written employment contract ☐ Independent compensation consultant ☑ Compensation survey or study ☐ Form 990 of other organizations ☑ Approval by the board or compensation committee			
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization			
a	Receive a severance payment or change-of-control payment?	**4a**		No
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	**4b**		No
c	Participate in, or receive payment from, an equity-based compensation arrangement?	**4c**		No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III			
	Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.			
5	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of			
a	The organization?	**5a**		No
b	Any related organization?	**5b**		No
	If "Yes," to line 5a or 5b, describe in Part III			
6	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of			
a	The organization?	**6a**		No
b	Any related organization?	**6b**		No
	If "Yes," to line 6a or 6b, describe in Part III			
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	**7**		No
8	Were any amounts reported in Form 990, Part VII, paid or accured pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III	**8**		No
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	**9**		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space needed.

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

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

(A) Name		(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 reported in prior Form 990 or Form 990-EZ
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) SHARON LEE	(i)	167,125	0	0	0	6,455	173,580	0
	(ii)	0	0	0	0	0	0	0

Part III Supplemental Information

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8 Also complete this part for any additional information

Identifier	Return Reference	Explanation

Schedule K (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information on Tax Exempt Bonds

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Schedule O (Form 990).
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Part I Bond Issues

	(a) Issuer Name	(b) Issuer EIN	(c) CUSIP #	(d) Date Issued	(e) Issue Price	(f) Description of Purpose	(g) Defeased		(h) On Behalf of Issuer		(i) Pool financing	
							Yes	No	Yes	No	Yes	No
A	WASHINGTON STATE HOUSING FINANCE COMMISSION	91-1874730		02-18-2005	5,680,000	LOAN ORIGINATED BY BANNER BANK TO PROVIDE FINANCING FOR RESID RENTAL PROJ		X		X		X

Part II Proceeds

		A	B	C	D
1	Amount of bonds retired				
2	Amount of bonds defeased				
3	Total proceeds of issue				
4	Gross proceeds in reserve funds				
5	Capitalized interest from proceeds				
6	Proceeds in refunding escrow				
7	Issuance costs from proceeds				
8	Credit enhancement from proceeds				
9	Working capital expenditures from proceeds				
10	Capital expenditures from proceeds				
11	Other spent proceeds				
12	Other unspent proceeds				
13	Year of substantial completion	2005			

		A Yes	A No	B Yes	B No	C Yes	C No	D Yes	D No
14	Were the bonds issued as part of a current refunding issue?		X						
15	Were the bonds issued as part of an advance refunding issue?		X						
16	Has the final allocation of proceeds been made?	X							
17	Does the organization maintain adequate books and records to support the final allocation of proceeds?	X							

Part III Private Business Use

		A Yes	A No	B Yes	B No	C Yes	C No	D Yes	D No
1	Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds?		X						
2	Are there any lease arrangements that may result in private business use of bond-financed property?		X						

Part III Private Business Use *(Continued)*

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
3a	Are there any management or service contracts that may result in private business use?		X						
b	If 'Yes' to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?								
c	Are there any research agreements that may result in private business use of bond-financed property?		X						
d	If 'Yes' to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property?								
4	Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government ▶								
5	Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government ▶								
6	Total of lines 4 and 5								
7	Has the organization adopted management practices and procedures to ensure the post-issuance compliance of its tax-exempt bond liabilities?		X						

Part IV Arbitrage

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
1	Has a Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate, been filed with respect to the bond issue?		X						
2	Is the bond issue a variable rate issue?		X						
3a	Has the organization or the governmental issuer entered into a hedge with respect to the bond issue?		X						
b	Name of provider								
c	Term of hedge								
d	Was the hedge superintegrated?								
e	Was a hedge terminated?								
4a	Were gross proceeds invested in a GIC?		X						
b	Name of provider								
c	Term of GIC								
d	Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied?								
5	Were any gross proceeds invested beyond an available temporary period?		X						
6	Did the bond issue qualify for an exception to rebate?		X						

Part V Procedures To Undertake Corrective Action

Check the box if the organization established written procedures to ensure that violations of federal tax requirements are timely identified and corrected through the voluntary closing agreement program if self-remediation is not available under applicable regulations . . . . . ☐ Yes ☑ No

Part VI Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule K (see instructions)

Identifier	Return Reference	Explanation

SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

NonCash Contributions

▶Complete if the organization answered "Yes" on Form 990, Part IV, lines 29 or 30.
▶ Attach to Form 990.

OMB No 1545-0047

2011

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Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Part I Types of Property

	(a) Check if applicable	(b) Number of Contributions or items contributed	(c) Contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining contribution amounts
1 Art—Works of art	X	8	816	DONOR VALUE/SOLD PRICE
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications	X		120	DONOR VALUE/SOLD PRICE
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory	X	11	2,393	DONOR VALUE/SOLD PRICE
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (MISC)	X	106	8,236	DONOR VALUE/SOLD PRICE
26 Other ▶ (VACATION GETAWAY PACKAGE)	X	22	10,350	DONOR VALUE/SOLD PRICE
27 Other ▶ (GIFT CERTIFICATES)	X	33	3,795	DONOR VALUE/SOLD PRICE
28 Other ▶ (MISC SERVICES)	X	24	4,719	DONOR VALUE/SOLD PRICE

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement . . . | 29 |

		Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1-28 that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period?	30a		No
b If "Yes," describe the arrangement in Part II			
31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?	31		No
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell non-cash contributions?	32a	Yes	
b If "Yes," describe in Part II			
33 If the organization did not report revenues in column (c) for a type of property for which column (a) is checked, describe in Part II			

Part II

Supplemental Information. Complete this part to provide the information required by Part I, lines 30b, 32b, and 33. Also complete this part for any additional information.

Identifier	Return Reference	Explanation
THIRD PARTY USE	PART I, LINE 32B	THE ORGANIZATION CONTRACTS TOLO EVENTS LLC, PB&J SERVICES INC, AND APRIL BROWN AUCTION SVC INC TO SOLICIT, PROCESS, OR SELL NON-CASH CONTRIBUTIONS

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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 to provide any additional information.
▶ Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 2	GEORGE WATERS, MEMBER OF BOARD OF DIRECTORS, SERVES AS BOARD PRESIDENT OF GOODWILL DEVELOPMENT ASSOCIATION, WHICH IS THE GENERAL PARTNER OF BROOKS & 25TH, LP OUR ORGANIZATION IS THE SPECIAL LIMITED PARTNER AND THE MANAGEMENT COMPANY AT BROOK & 25TH, LP
	FORM 990, PART VI, SECTION B, LINE 11	THE AUDITING FIRM SENDS A DRAFT OF THE RETURN TO THE MANAGEMENT COMPANY THE MANAGEMENT COMPANY FORWARDS A COPY OF THE RETURN TO EACH BOARD MEMBER FOR THEIR COMMENTS PRIOR TO FILING
	FORM 990, PART VI, SECTION B, LINE 12C	CONFLICT OF INTEREST QUESTIONNAIRES ARE ADMINISTERED ANNUALLY CONFLICTS ARE DISCUSSED WHEN APPLICABLE DURING BOARD MEETINGS AND MEMBER ABSTAINS FROM VOTING ON RELEVANT ISSUES
	FORM 990, PART VI, SECTION B, LINE 15	COMPENSATION FOR EXECUTIVE DIRECTOR IS DETERMINED BY REVIEWING SALARY SURVEYS IT IS THEN APPROVED BY THE BOARD OF DIRECTORS COMPENSATION FOR OFFICERS AND KEY EMPLOYEES IS DETERMINED BY REVIEWING SALARY SURVEYS IT IS THEN APPROVED BY THE BOARD OF DIRECTORS
	FORM 990, PART VI, SECTION C, LINE 19	THE FORM 990 AND ALL RELATED FINANCIAL AND POLICY INFORMATION ARE MADE AVAILABLE TO THE PUBLIC UPON WRITTEN REQUEST
AVERAGE NUMBER OF HOURS WORKED	PART VII, SECTION A, LINE 1A, COLUMN B	ALL OF THE OFFICERS, DIRECTORS, AND EMPLOYEES LISTED IN PART VII, SECTION A PERFORM SIMILAR DUTIES AND HAVE SIMILAR RESPONSIBILITIES FOR RELATED ORGANIZATIONS AS THEY DO FOR THIS ORGANIZATION THEIR TOTAL HOURS WORKED PER WEEK FOR THIS ORGANIZATION ARE SIMILAR TO THEIR HOURS WORKED FOR RELATED ORGANIZATIONS BOTH IN TERMS OF NUMBER OF HOURS AND TYPE OF WORK PERFORMED
CHANGES IN NET ASSETS OR FUND BALANCES	FORM 990, PART XI, LINE 5	PRIOR PERIOD ADJUSTMENTS 12,327,740
OVERSIGHT OF AUDITING FUNCTION	FORM 990, PART XII, LINE 2C	THE MANAGEMENT COMPANY RECEIVES A COPY OF THE AUDIT PRIOR TO THE FINALIZATION OF THE AUDIT, A COPY OF THE AUDIT IS GIVEN TO ALL OF THE BOARD MEMBERS FOR THEIR COMMENTS WHEN THE AUDIT IS UP FOR BID, THE BOARD DISCUSSES THE RELATIONSHIP WITH THE CURRENT AUDITORS AND MAKES A DETERMINATION AS TO WHETHER TO MAINTAIN THIS RELATIONSHIP OR CHANGE TO A NEW AUDITING FIRM
OTHER CHANGES IN NET ASSETS	FORM 990, PART XI, LINE 5	THE BALANCE OF UNRESTRICTED NET ASSETS HAS BEEN RESTATED AS OF JANUARY 1, 2010 AS A RESULT OF A CHANGE IN ACCOUNTING PRINCIPLE RELATING TO THE RECOGNITION OF PROMISSION NOTES WHICH MANAGEMENT'S DETERMINATION WILL NOT BE REPAID BECAUSE THESE NOTES ARE NOT EXPECTED TO RESULT IN FUTURE ECONOMIC SACRAFICES, THEY HAVE BEEN EXCLUDED FROM LIABILITIES IN THE RESTATED FINANCIAL STATEMENTS, AND INCLUDED AS NET ASSETS PROCEEDS DRAWN UNDER SUCH NOTES TOTALED $12,247,002 AS OF JANUARY 1, 2010 ACCORDINGLY, THE BALANCE OF UNRESTRICTED NET ASSETS HAS BEEN INCREASED BY $12,247,002 AS OF JANUARY 1, 2010 IN ADDITION THE BALANCE OF NET ASSETS HAS BEEN RESITATED AS OF DECEMBER 31, 2010 TO REFLECT THE SAME CHANGE IN ACCOUNTING PRINCIPLE RELATING TO PROMISSORY NOTES WHICH IN MANAGEMENT'S DETERMINATION WILL NOT BE REPAID ACCORDINGLY, AS OF DECEMBER 31, 2010, THE BALANCE OF UNRESTRICTED NET ASSETS HAS BEEN INCREASED BY $12,327,740
ADDITIONAL INFORMATION ON SALE OF KENMORE COURT	FORM 990, PART VIII, LINE 7D	ON DECEMBER 21, 2011, LIHI SOLD THE REMAINING 21 UNITS OF COPPER LANTERN TO COPPER LANTERN APARTMENTS, LLLP, A RELATED PARTY THIS GAIN IS A PART OF THE TOTAL GAIN SHOWN ON LINE 7D, PART VIII OF FORM 990

SCHEDULE R (Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

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

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
LOW INCOME HOUSING INSTITUTE

Employer identification number
94-3155150

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

(a) Name, address, and EIN 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
See Additional Data Table					

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 organization Yes	No
(1) LIHI CASCADE SENIOR HOUSING DEVELOPMENT 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 20-8615152	MULTIFAMILY RESIDENTIAL	WA	501(C)(3)	YES	LOW INCOME HOUSING INSTITUTE		No

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership

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

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

		Yes	No
1 During the tax year, did the orgranization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?			
a Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties **(iv)** rent from a controlled entity	1a	Yes	
b Gift, grant, or capital contribution to related organization(s)	1b	Yes	
c Gift, grant, or capital contribution from related organization(s)	1c		No
d Loans or loan guarantees to or for related organization(s)	1d	Yes	
e Loans or loan guarantees by related organization(s)	1e		No
f Sale of assets to related organization(s)	1f		No
g Purchase of assets from related organization(s)	1g		No
h Exchange of assets with related organization(s)	1h		No
i Lease of facilities, equipment, or other assets to related organization(s)	1i		No
j Lease of facilities, equipment, or other assets from related organization(s)	1j	Yes	
k Performance of services or membership or fundraising solicitations for related organization(s)	1k	Yes	
l Performance of services or membership or fundraising solicitations by related organization(s)	1l		No
m Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1m		No
n Sharing of paid employees with related organization(s)	1n		No
o Reimbursement paid to related organization(s) for expenses	1o		No
p Reimbursement paid by related organization(s) for expenses	1p	Yes	
q Other transfer of cash or property to related organization(s)	1q	Yes	
r Other transfer of cash or property from related organization(s)	1r		No

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

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved	(d) Method of determining amount involved
(1) See Additional Data Table			
(2)			
(3)			
(4)			
(5)			
(6)			

Part VI **Unrelated Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 37.)

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

(a) Name, address, and EIN of entity	**(b)** Primary activity	**(c)** Legal domicile (state or foreign country)	**(d)** Predominant income(related, unrelated, excluded from tax under sections 512-514)	**(e)** Are all partners section 501(c)(3) organizations?		**(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**		**Yes**	**No**	

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

Identifier	Return Reference	Explanation	

Additional Data

Return to Form

Software ID:
Software Version:
EIN: 94-3155150
Name: LOW INCOME HOUSING INSTITUTE

Form 990, Schedule R, Part I - Identification of Disregarded Entities

(a) Name, address, and EIN 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
LIHI FIRST AVENUE DEVELOPMENT LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL & COMMERCIAL	WA		359,958	LOW INCOME HOUSING INSTITUTE
KENMORE COURT LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	405,108	34,213	LOW INCOME HOUSING INSTITUTE
DEARBORN COMMONS LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	-10,290	103,148	LOW INCOME HOUSING INSTITUTE
LIHI UNIVERSITY APARTMENTS LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	LOW INCOME HOUSING INSTITUTE
ROOSEVELT DEVELOPMENT LLLP 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	30,356	1,453,848	
LIHI ROOSEVELT LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
LIHI BALLARD LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
57TH NW DEVELOPMENT LLLP 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	1,277,458	
2020 JACKSON STREET LLLP 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	951,724	
JACKSON PHASE II LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
LIHI KENMORE APARTMENTS LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
LIHI 20TH STREET LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
BELLEVUE APARTMENTS DEVELOPMENT LLLP 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	2,803,323	
LIHI BELLEVUE LLC 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	0	0	
GLEN HOTEL LP 2407 FIRST AVENUE STE 200 SEATTLE, WA 98121 94-3155150	MULTIFAMILY RESIDENTIAL	WA	-26,672	1,977,328	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income ($)	(g) Share of end-of-year assets ($)	(h) Disproportionate allocations? Yes	(h) Disproportionate allocations? No	(i) Code V-UBI amount on Box 20 of K-1 ($)	(j) General or Managing Partner? Yes	(j) General or Managing Partner? No	(k) Percentage ownership
ANDOVER COURT ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2020180	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-6	358		No		Yes		
CEDARWOOD II ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2130368	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-4	293		No		Yes		
CHESTER MANOR LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 04-3657130	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-29	651		No		Yes		
FRYE BUILDING LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1896315	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-43	1,232		No		Yes		
JENSEN BLOCK LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1640431	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-51	2,901		No		Yes		
LAKEVIEW APARTMENTS LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1939984	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-302	534	Yes			Yes		
LIHI AUBURN ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1961172	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-2,158	143	Yes			Yes		
LIHI CEDAR HEIGHTS ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2040808	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-73,484	220	Yes			Yes		
LIHI DENNY PARK LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 77-0597271	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-31	960		No		Yes		
LIHI MEADOWBROOK ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2038501	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-29	783		No		Yes		
LIHI NORTHWEST 85TH LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2122605	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-13	593		No		Yes		
LIHI PENNEY ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-2126383	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	73,008	394	Yes			Yes		
LIHI PINE CITY ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 41-2025542	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-16	436		No		Yes		
LIHI RAINIER ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1961173	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-3	157		No		Yes		
LIHI SUNSET MEADOWS LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 20-2034481	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-16	310		No		Yes		

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income ($)	(g) Share of end-of-year assets ($)	(h) Disproprtionate allocations?		(i) Code V-UBI amount on Box 20 of K-1 ($)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MAGNOLIA VILLA ASSOCIATES LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1961274	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-2	129		No		Yes		
STONE VIEW VILLAGE II LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1932113	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-165	3,443		No		Yes		
FLEETWOOD LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1676852	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-113,840	2,531	Yes			Yes		
JULIE APARTMENTS LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1901841	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-17,803	488	Yes			Yes		
STONE VIEW VILLAGE I LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 91-1868238	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-110	2,817		No		Yes		
LIHI FIR VILLAGE LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 20-2034416	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-7	251		No		Yes		
CASCADE SENIOR HOUSING LP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 20-8615205	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-33	1,221		No		Yes		
LIHI LAKE CITY COURT LLC 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 26-1641365	LOW INCOME HOUSING	WA	LOW INCOME HOUSING INSTITUTE	UNRELATED	-25,967	1,382	Yes			Yes		
47TH STREET DEVELOPMENT LLLP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 27-2142614	LOW INCOME HOUSING	WA	LIHI UNIVERSITY APARTMENTS LLC	UNRELATED	-31	1,364		No		Yes		
2010 JACKSON STREET LLLP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 27-3388467	LOW INCOME HOUSING	WA	LIHI 20TH STREET LLC	UNRELATED		385		No		Yes		
COPPER LANTERN APARTMENTS LLLP 2407 FIRST AVENUE SUITE 200 SEATTLE, WA 98121 45-3540431	LOW INCOME HOUSING	WA	LIHI KENMORE APARTMENTS LLC	UNRELATED	-4	346		No		Yes		

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

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)	(d) Method of determining amount involved
(1)	2010 JACKSON STREET LLLP	K	240,300	
(2)	47TH STREET DEVELOPMENT LLLP	K	445,431	
(3)	ANDOVER COURT ASSOCIATES LLC	K	74,123	
(4)	CASCADE SENIOR HOUSING LP	K	65,478	
(5)	CEDARWOOD II ASSOCIATES LLC	K	84,654	
(6)	FRYE BUILDING LP	K	376,601	
(7)	JENSEN BLOCK LP	K	61,544	
(8)	LIHI AUBURN ASSOCIATES LLC	K	70,045	
(9)	LIHI CEDAR HEIGHTS ASSOCIATES LLC	K	101,910	
(10)	LIHI DENNY PARK LLC	K	55,820	
(11)	LIHI LAKE CITY COURT LLC	K	31,061	
(12)	LIHI MEADOWBROOK ASSOC LLC	K	140,093	
(13)	LIHI PINE CITY ASSOCIATES LLC	K	59,615	
(14)	LIHI RAINIER ASSOCIATES LLC	K	65,794	
(15)	CHESTER MANOR LLC	K	30,049	
(16)	FLEETWOOD LP	K	27,551	
(17)	JULIE APARTMENTS LP	K	34,160	
(18)	LAKEVIEW APARTMENTS LP	K	41,289	
(19)	LIHI NORTHWEST 85TH LLC	K	43,503	
(20)	LIHI PENNEY ASSOCIATES LLC	K	28,682	

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

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)	(d) Method of determining amount involved
(21)	LIHI SUNSET MEADOWS LLC	K	77,625	
(22)	MAGNOLIA VILLA ASSOCIATES LLC	K	31,387	
(23)	STONE VIEW VILLAGE I LP	K	18,293	
(24)	STONE VIEW VILLAGE II LP	K	33,924	
(25)	2010 JACKSON STREET LLLP	P	124,010	
(26)	47TH STREET DEVELOPMENT LLLP	P	95,152	
(27)	CASCADE SENIOR HOUSING LP	P	67,375	
(28)	CEDARWOOD II ASSOCIATES LLC	P	71,391	
(29)	CHESTER MANOR LLC	P	86,900	
(30)	COPPER LANTERN APARTMENTS LLLP	P	72,978	
(31)	FRYE BUILDING LP	P	643,397	
(32)	JULIE APARTMENTS LP	P	99,050	
(33)	LAKEVIEW APARTMENTS LP	P	78,851	
(34)	LIHI AUBURN ASSOCIATES LLC	P	64,981	
(35)	LIHI CEDAR HEIGHTS ASSOCIATES LLC	P	118,169	
(36)	LIHI DENNY PARK LLC	P	80,122	
(37)	LIHI LAKE CITY COURT LLC	P	259,456	
(38)	LIHI MEADOWBROOK ASSOCIATES LLC	P	91,967	
(39)	LIHI NORTHWEST 85TH LL	P	63,796	
(40)	LIHI PINE CITY ASSOCIATES LLC	P	71,382	

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

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)	(d) Method of determining amount involved
(41)	LIHI SUNSET MEADOWS	P	52,782	
(42)	MAGNOLIA VILLA ASSOCIATES LLC	P	57,050	
(43)	ANDOVER COURT ASSOCIATES LLC	P	20,639	
(44)	FLEETWOOD LP	P	35,618	
(45)	JENSEN BLOCK LP	P	46,702	
(46)	LIHI PENNEY ASSOCIATES LLC	P	25,827	
(47)	LIHI RAINIER ASSOCIATES LLC	P	41,475	
(48)	STONE VIEW VILLAGE I LP	P	45,335	
(49)	STONE VIEW VILLAGE II LP	P	59,352	
(50)	LIHI BELLEVUE LLC	A	17,052	
(51)	ROOSEVELT DEVELOPMENT LLLP	A	12,372	
(52)	57TH NW DEVELOPMENT LLLP	A	12,250	
(53)	LIHI LAKE CITY COURT LLC	B	257,730	
(54)	JULIE APARTMENTS LP	B	71	
(55)	LIHI BELLEVUE LLC	D	545,000	
(56)	57TH NW DEVELOPMENT LLLP	D	1,225,000	
(57)	ROOSEVELT DEVELOPMENT LLLP	D	1,420,000	
(58)	COPPER LANTERN APARTMENTS LLLP	D	917,000	
(59)	JULIE APARTMENTS LP	J	18,427	
(60)	LIHI MEADOWBROOK ASSOCIATES LLC	J	26,507	

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

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)	(d) Method of determining amount involved
(61)	COPPER LANTERN APARTMENTS LLLP	Q	3,200,000	
(62)	2010 JACKSON STREET LLLP	Q	850,000	