

PUBLIC INSPECTION COPY

Return of Organization Exempt From Income Tax

Form 990

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

2024

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

Open to Public Inspection

Department of the Treasury Internal Revenue Service

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

A For the 2024 calendar year, or tax year beginning and ending

B Check if applicable: C Name of organization: MONTGOMERY HOUSING PARTNERSHIP, INC. D Employer identification number: 52-1631939 E Telephone number: (301) 622-2400 G Gross receipts \$: 24,589,104. H(a) Is this a group return for subordinates? H(b) Are all subordinates included? I Tax-exempt status: J Website: WWW.MHPARTNERS.ORG K Form of organization: L Year of formation: 1989 M State of legal domicile: MD

Part I Summary

Table with 3 columns: Line number, Description, and Amount. Rows include: 1 Briefly describe the organization's mission... TO PROVIDE AFFORDABLE HOUSING FOR LOW-INCOME FAMILIES... 2 Check this box... 3-7a Governance metrics... 8-12 Revenue... 13-19 Expenses... 20-22 Net Assets or Fund Balances.

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.

Sign Here: Signature of officer ROBERT GOLDMAN, PRESIDENT, Date 1/16/26. Paid: Preparer's name ZACHARY SEGAL, Preparer's signature ZACHARY SEGAL, Date 11/17/25, PTIN P01511850. Preparer Use Only: Firm's name COHNREZNICK ADVISORY LLC, Firm's EIN 33-3709623, Firm's address 7501 WISCONSIN AVENUE, SUITE 400E, BETHESDA, MD 20814, Phone no. 301-652-9100.

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [] No

Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission: THE ORGANIZATION'S MAIN PURPOSE IS TO PROVIDE FOR LOW-INCOME FAMILIES AFFORDABLE HOUSING, AND IN THOSE COMMUNITIES ENHANCE THE VITALITY OF THESE NEIGHBORHOODS, AND IMPLEMENT COMMUNITY LIFE PROGRAMS FOR THOSE RESIDENTS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [] Yes [X] No If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 13,616,052. including grants of \$) (Revenue \$ 17,614,188.)

SEE SCHEDULE O

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

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

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

4e Total program service expenses 13,616,052.

Part IV Checklist of Required Schedules

Table with columns for question number, Yes, and No. Contains 21 main questions and sub-questions (a-f) regarding organizational requirements and reporting.

Part IV Checklist of Required Schedules (continued)

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

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

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

Table with columns for question number, question text, and Yes/No response boxes. Includes questions 2a through 17 regarding employee counts, tax returns, unrelated business income, foreign accounts, prohibited transactions, and charitable contributions.

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

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

Section A. Governing Body and Management

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

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

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

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed MD
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[] Own website [] Another's website [X] Upon request [] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
JENNIFER RUDOLPH - 301-622-2400
12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904

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

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

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

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

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See the 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, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(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) ROBERT GOLDMAN PRESIDENT	35.00 5.00			X				328,767.	0.	52,191.
(2) STEPHANIE MURDOCK ROODMAN VP OF REAL ESTATE DEVELOPMENT	35.00 5.00			X				192,517.	0.	46,195.
(3) JENNIFER RUDOLPH CFO	35.00 5.00			X				203,941.	0.	14,867.
(4) WILLIAM HIGHSMITH, JR VP OF OPERATIONS	35.00 5.00			X				177,005.	0.	16,236.
(5) EVA DILLON DIRECTOR OF ADVANCEMENT	35.00 5.00					X		148,842.	0.	27,427.
(6) SULEMA MIDDLETON STEWART VP OF COMMUNITY LIFE	35.00 0.00			X				163,637.	0.	7,837.
(7) JOHN POYER DIRECTOR OF REAL ESTATE	35.00 5.00					X		151,596.	0.	14,749.
(8) ELIZABETH SEWARD SENIOR PROJECT MANAGER REAL ESTATE	35.00 5.00					X		132,585.	0.	3,112.
(9) CHRIS GILLIS DIRECTOR, POLICY & NEIGHBORHOOD DEVE	35.00 5.00					X		113,570.	0.	17,445.
(10) GABRIEL HERRERO DIRECTOR OF ASSET MANAGEMENT	35.00 5.00					X		118,777.	0.	11,489.
(11) BILL CALDWELL CHAIR	1.00 1.00	X		X				0.	0.	0.
(12) BRANT SNYDER BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(13) CHAD COOLEY BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(14) CHRIS RUHLEN BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(15) CHRISTINE KAUFMAN BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(16) DEBRA MOSES TREASURER	1.00 1.00	X		X				0.	0.	0.
(17) EUGENE COSTA VICE CHAIR	1.00 1.00	X		X				0.	0.	0.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) HELENE GOLDBERG BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(19) JAMES KING BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(20) JANET BROWN SECRETARY	1.00 1.00	X		X				0.	0.	0.
(21) MADI AW DIOP BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(22) MARTINA WHITE BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(23) NANCY HOLLAND BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(24) OSCAR MONTES BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(25) RANDALL RENTFRO BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(26) RONNIE JAMISON BOARD MEMBER	1.00 1.00	X						0.	0.	0.
1b Subtotal								1,731,237.	0.	211,548.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								1,731,237.	0.	211,548.

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 11

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

Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation
HAZEN, INC., 735 8TH STREET SE, SUITE 200, WASHINGTON, DC 20003	PROFESSIONAL SERVICES	211,011.
MARCUM, LLP, 1899 L STREET., NW, SUITE 850, WASHINGTON, DC 20036	HR SERVICES	199,900.
HOLLAND & KNIGHT LLP 10 ST. JAMES AVENUE, BOSTON, ME 02116	LEGAL SERVICES	150,801.
THE DONOHOE COMPANIES, INC., 7101 WISCONSIN AVENUE SUITE 700, BETHESDA, MD	CONSTRUCTION SERVICES	133,279.
BUILDING CONSULTANTS, INC., 5042 DORSEY HALL DRIVE, SUITE #202, ELLICOTT CITY, MD	PROFESSIONAL SERVICES	131,383.

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

SEE PART VII, SECTION A CONTINUATION SHEETS

Part VIII Statement of Revenue

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

				(A)	(B)	(C)	(D)	
				Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns	1a					
	b	Membership dues	1b					
	c	Fundraising events	1c	40,149.				
	d	Related organizations	1d					
	e	Government grants (contributions)	1e	375,000.				
	f	All other contributions, gifts, grants, and similar amounts not included above ...	1f	4,667,640.				
	g	Noncash contributions included in lines 1a-1f	1g	\$				
	h	Total. Add lines 1a-1f			5,082,789.			
Program Service Revenue	2 a	DEVELOPMENT FEES	Business Code	531110	9,888,203.	9,888,203.		
	b	RENTAL INCOME	531110	5,450,146.	5,450,146.			
	c	ASSET AND INCENTIVE MANAGEMENT FE	531110	2,199,954.	2,199,954.			
	d							
	e							
	f	All other program service revenue						
	g	Total. Add lines 2a-2f			17,538,303.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)			1,874,371.		1874371.	
	4	Income from investment of tax-exempt bond proceeds						
	5	Royalties						
	6 a	Gross rents	6a	(i) Real				
				(ii) Personal				
	b	Less: rental expenses ...	6b					
	c	Rental income or (loss)	6c					
	d	Net rental income or (loss)						
	7 a	Gross amount from sales of assets other than inventory	7a	(i) Securities				
				(ii) Other				
	b	Less: cost or other basis and sales expenses	7b					
	c	Gain or (loss)	7c					
d	Net gain or (loss)							
8 a	Gross income from fundraising events (not including \$ 40,149. of contributions reported on line 1c). See Part IV, line 18	8a		17,756.				
				93,235.				
b	Less: direct expenses	8b						
c	Net income or (loss) from fundraising events			-75,479.		-75,479.		
9 a	Gross income from gaming activities. See Part IV, line 19	9a						
b	Less: direct expenses	9b						
c	Net income or (loss) from gaming activities							
10 a	Gross sales of inventory, less returns and allowances	10a						
b	Less: cost of goods sold	10b						
c	Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a		Business Code					
	b							
	c							
	d	All other revenue		531110	75,885.	75,885.		
	e	Total. Add lines 11a-11d			75,885.			
12	Total revenue. See instructions			24,495,869.	17614188.	0.	1798892.	

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	1,203,193.	721,916.	360,958.	120,319.
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	3,501,626.	2,100,976.	1,050,488.	350,162.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	69,760.	41,856.	20,928.	6,976.
9 Other employee benefits	535,102.	321,062.	160,530.	53,510.
10 Payroll taxes	386,753.	232,052.	116,026.	38,675.
11 Fees for services (nonemployees):				
a Management	194,916.	194,916.		
b Legal	72,552.		72,552.	
c Accounting	153,551.	92,131.	46,065.	15,355.
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)	140,841.	84,505.	42,252.	14,084.
12 Advertising and promotion				
13 Office expenses	400,107.	242,723.	118,038.	39,346.
14 Information technology				
15 Royalties				
16 Occupancy	1,249,522.	961,619.	215,927.	71,976.
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings				
20 Interest	3,579,613.	3,579,613.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,309,597.	1,306,741.	2,133.	723.
23 Insurance	198,204.	197,262.	687.	255.
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a OPERATING AND MAINT.	1,096,272.	1,093,819.	1,789.	664.
b LOSS ON DEBT EXTINGUISH	836,533.	836,533.		
c LOSS FEES EXPENSES	248,686.	248,686.		
d TAXES	133,797.	133,797.		
e All other expenses	2,041,328.	1,225,845.	611,612.	203,871.
25 Total functional expenses. Add lines 1 through 24e	17,351,953.	13,616,052.	2,819,985.	915,916.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash - non-interest-bearing		1	
	2 Savings and temporary cash investments	20,177,834.	2	20,028,361.
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	3,190,962.	4	4,073,728.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	198,677.	9	214,241.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 57,714,726.		
	b Less: accumulated depreciation	10b 5,417,991.	52,847,205.	10c 52,296,735.
	11 Investments - publicly traded securities	344,104.	11	350,350.
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets	1,117,771.	14	926,585.
	15 Other assets. See Part IV, line 11	38,919,929.	15	48,390,406.
16 Total assets. Add lines 1 through 15 (must equal line 33)	116,796,482.	16	126,280,406.	
Liabilities	17 Accounts payable and accrued expenses	3,665,611.	17	3,839,556.
	18 Grants payable		18	
	19 Deferred revenue	1,164,448.	19	967,823.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	66,578,817.	23	66,833,025.
	24 Unsecured notes and loans payable to unrelated third parties	250,000.	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	294,792.	25	1,255,235.
	26 Total liabilities. Add lines 17 through 25	71,953,668.	26	72,895,639.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	42,704,579.	27	52,033,671.
	28 Net assets with donor restrictions	2,138,235.	28	1,351,096.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	44,842,814.	32	53,384,767.
	33 Total liabilities and net assets/fund balances	116,796,482.	33	126,280,406.

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	24,495,869.
2	Total expenses (must equal Part IX, column (A), line 25)	2	17,351,953.
3	Revenue less expenses. Subtract line 2 from line 1	3	7,143,916.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	44,842,814.
5	Net unrealized gains (losses) on investments	5	-113.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	1,731,551.
9	Other changes in net assets or fund balances (explain on Schedule O)	9	-333,401.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	53,384,767.

Part XII Financial Statements and Reporting

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

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other		
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant?		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:		
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		
b Were the organization's financial statements audited by an independent accountant?	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:		
<input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	X	
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.		
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	X	
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 on Schedule O and describe any steps taken to undergo such audits	X	

Form 990 (2024)

SCHEDULE A
(Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
Attach to Form 990 or Form 990-EZ.

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

OMB No. 1545-0047

2024

Open to Public Inspection

Name of the organization MONTGOMERY HOUSING PARTNERSHIP, INC.	Employer identification number 52-1631939
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Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

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

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

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

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	3293034.	4649756.	7625052.	3920409.	5082789.	24571040.
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	3293034.	4649756.	7625052.	3920409.	5082789.	24571040.
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)						1755541.
6 Public support. Subtract line 5 from line 4.						22815499.

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
7 Amounts from line 4	3293034.	4649756.	7625052.	3920409.	5082789.	24571040.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	652,426.	731,624.	6860859.	2008278.	1874371.	12127558.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)			332,084.	313,598.	75,885.	721,567.
11 Total support. Add lines 7 through 10						37420165.
12 Gross receipts from related activities, etc. (see instructions)					12	68,714,220.
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2024 (line 6, column (f), divided by line 11, column (f))	14	60.97 %
15 Public support percentage from 2023 Schedule A, Part II, line 14	15	60.26 %
16a 33 1/3% support test - 2024. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input checked="" type="checkbox"/>
b 33 1/3% support test - 2023. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2024. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2023. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(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) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(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 on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2024 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2023 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2024 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2023 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2024. 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 - 2023. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

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

Part IV Supporting Organizations (continued)

Table with 3 columns: Question, Yes, No. Row 11: Has the organization accepted a gift or contribution from any of the following persons? Sub-rows 11a, 11b, 11c.

Section B. Type I Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? Row 2: Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization?

Section C. Type II Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)?

Section D. All Type III Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided? Row 2: Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? Row 3: By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year?

Section E. Type III Functionally Integrated Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions). Sub-rows a, b, c. Row 2: Activities Test. Answer lines 2a and 2b below. Sub-rows a, b. Row 3: Parent of Supported Organizations. Answer lines 3a and 3b below. Sub-rows a, b.

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

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

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

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i>)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9	Distributable amount for 2024 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2024	(iii) Distributable Amount for 2024
1 Distributable amount for 2024 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2024 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2024			
a From 2019			
b From 2020			
c From 2021			
d From 2022			
e From 2023			
f Total of lines 3a through 3e			
g Applied to under distributions of prior years			
h Applied to 2024 distributable amount			
i Carryover from 2019 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2024 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2024 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2024, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2024. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2025. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2020			
b Excess from 2021			
c Excess from 2022			
d Excess from 2023			
e Excess from 2024			

Schedule A (Form 990) 2024

SCHEDULE D
(Form 990)

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

Attach to Form 990.

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

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

MONTGOMERY HOUSING PARTNERSHIP, INC.

Employer identification number

52-1631939

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

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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

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

Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

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

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included on line 2a	2c
d Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d

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

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

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

Yes No

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

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

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

Yes No

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

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

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

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

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

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

(ii) Assets included in Form 990, Part X

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

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

b Assets included in Form 990, Part X

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

Schedule D (Form 990) (Rev. 12-2024)

LHA 432051 01-02-25

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

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make 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 program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

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

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

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

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

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

Part VI Land, Buildings, and Equipment

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		13,537,423.		13,537,423.
b Buildings		43,123,153.	5,172,242.	37,950,911.
c Leasehold improvements		1,054,150.	245,749.	808,401.
d Equipment				
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				52,296,735.

Part VII Investments - Other Securities

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

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

Part VIII Investments - Program Related.

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

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

Part IX Other Assets

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

(a) Description	(b) Book value
(1) INVESTMENT IN SUBSIDIARIES AND AFFILIATES	34,380,735.
(2) RESTRICTED RESERVES	2,461,039.
(3) DEVELOPMENT FEES RECEIVABLE	11,440,329.
(4) CONSTRUCTION IN PROGRESS	108,303.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	48,390,406.

Part X Other Liabilities

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) TENANT SECURITY DEPOSITS	147,231.
(3) DUE TO/ FROM INTERCOMPANY	1,108,004.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	1,255,235.

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

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

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

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

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

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

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

Part XIII Supplemental Information

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

PART X, LINE 2:

MHP AND ITS SUBSIDIARIES (EXCEPT FLOWER MAPLE, PARKVIEW TOWERS, SILVER SPRING AVENUE, NORTH FREDERICK AVENUE, FOREST GLEN, HILLWOOD MANOR, GREAT HOPE HOMES, GREENWOOD TERRACE, MHP WORTHINGTON WOODS, MHP CRESCENT PARK, ROLLINGWOOD, TAKOMA PARK PRESERVATION, BLAIR PARK AND MHP FRANKLIN) HAVE APPLIED FOR AND RECEIVED A DETERMINATION LETTER FROM THE INTERNAL REVENUE SERVICE ("IRS") TO BE TREATED AS A TAX-EXEMPT ENTITY PURSUANT TO SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND DID NOT HAVE ANY UNRELATED BUSINESS INCOME FOR THE YEAR ENDED DECEMBER 31, 2024. DUE TO ITS TAX-EXEMPT STATUS, THE ORGANIZATION IS NOT SUBJECT TO INCOME TAXES. THE ORGANIZATION IS REQUIRED TO FILE AND DOES FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES. MANAGEMENT HAS ANALYZED THE TAX POSITIONS TAKEN BY THE ORGANIZATION AND HAS CONCLUDED THAT, AS OF DECEMBER 31, 2024, THERE ARE NO UNCERTAIN TAX POSITIONS TAKEN OR EXPECTED TO BE TAKEN THAT WOULD REQUIRE RECOGNITION OF A LIABILITY (OR ASSET) OR DISCLOSURE IN THE FINANCIAL STATEMENTS. ACCORDINGLY, THESE CONSOLIDATED FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THE ORGANIZATION HAS NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE. INCOME TAX RETURNS FILED BY THE AFFILIATES ARE SUBJECT TO EXAMINATION BY THE IRS FOR A PERIOD OF THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY THE IRS TAX YEARS SINCE 2021 REMAIN OPEN.

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		GOLF TOURNAMENT		NONE	
		(event type)	(event type)	(total number)	
Revenue	1	Gross receipts	57,905.		57,905.
	2	Less: Contributions	40,149.		40,149.
	3	Gross income (line 1 minus line 2)	17,756.		17,756.
Direct Expenses	4	Cash prizes			
	5	Noncash prizes			
	6	Rent/facility costs			
	7	Food and beverages			
	8	Entertainment			
	9	Other direct expenses	93,235.		93,235.
	10	Direct expense summary. Add lines 4 through 9 in column (d)			93,235.
	11	Net income summary. Subtract line 10 from line 3, column (d)			-75,479.

Part III Gaming. Complete if the organization answered "Yes" on 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			
	2	Cash prizes			
Direct Expenses	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
	6	Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No
	7	Direct expense summary. Add lines 2 through 5 in column (d)			
	8	Net gaming income summary. Subtract line 7 from line 1, column (d)			

9 Enter the state(s) in which the organization conducts gaming activities: _____
 a Is the organization licensed to conduct 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: _____

Part IV Supplemental Information *(continued)*

Lined area for supplemental information.

**SCHEDULE J
(Form 990)**

(Rev. December 2024)
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" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public
Inspection

Name of the organization **MONTGOMERY HOUSING PARTNERSHIP, INC.** Employer identification number **52-1631939**

Part I Questions Regarding Compensation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Schedule J (Form 990) (Rev. 12-2024)

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) ROBERT GOLDMAN PRESIDENT	(i)	308,767.	20,000.	0.	13,497.	38,694.	380,958.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) STEPHANIE MURDOCK ROODMAN VP OF REAL ESTATE DEVELOPMENT	(i)	188,517.	4,000.	0.	7,993.	38,202.	238,712.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) JENNIFER RUDOLPH CFO	(i)	200,441.	3,500.	0.	5,241.	9,626.	218,808.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(4) WILLIAM HIGHSMITH, JR VP OF OPERATIONS	(i)	173,505.	3,500.	0.	0.	16,236.	193,241.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(5) EVA DILLON DIRECTOR OF ADVANCEMENT	(i)	144,842.	4,000.	0.	6,155.	21,272.	176,269.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(6) SULEMA MIDDLETON STEWART VP OF COMMUNITY LIFE	(i)	159,637.	4,000.	0.	6,546.	1,291.	171,474.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(7) JOHN POYER DIRECTOR OF REAL ESTATE	(i)	147,596.	4,000.	0.	6,246.	8,503.	166,345.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

Part III Supplemental Information

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

PART I, LINE 7:

THE BONUSES WERE RECEIVED AT THE DISCRETION OF THE BOARD.

**SCHEDULE O
(Form 990)**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

Attach to Form 990 or Form 990-EZ.

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

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

MONTGOMERY HOUSING PARTNERSHIP, INC.

Employer identification number

52-1631939

FORM 990, PART III, LINE 4A, DESCRIPTION OF PROGRAM SERVICE:

PROJECT DEVELOPMENT, ASSET MANAGEMENT, AND NEIGHBORHOOD DEVELOPMENT. DURING THE YEAR, MHP RESOURCES WERE DEVOTED PRIMARILY TO: DEVELOPING AND DIRECTING RENOVATION/CONSTRUCTION OF AFFILIATED ENTITIES' APARTMENT HOUSING PROJECTS TARGETED FOR LOW-INCOME RESIDENTS. PROVIDING ASSET MANAGEMENT SERVICES FOR AFFILIATED ENTITIES' RESIDENTIAL, LOW-INCOME REAL ESTATE PROPERTIES, INCLUDING OVERSIGHT OF RENTAL OPERATIONS AND MONITORING TO CONTINUALLY IMPROVE THE PROPERTIES' CONDITIONS. PROVIDING, AT LOW-INCOME RESIDENTIAL PROPERTY SITES OF AFFILIATED ENTITIES, COMMUNITY LIFE PROGRAMS INCLUDING AN AFTER-SCHOOL HOMEWORK CLUB, TEEN CLUB, PRESCHOOL PROGRAM, SUMMER ENRICHMENT PROGRAM, ADULT COMPUTER CLASSES, AND ENGLISH LANGUAGE LESSONS FOR THE LARGELY IMMIGRANT POPULATION. COMMUNITY-WIDE HEALTH FAIRS FOR THE RESIDENTS ARE HELD PERIODICALLY AT THE PROPERTY SITES THAT ATTRACTS VAST ATTENDANCE AND COMMUNITY SUPPORT. EXTENDING THE AFFORDABILITY OF PREVIOUSLY OWNED MODERATELY PRICED DWELLING UNITS (MPDUS) BY PURCHASING, IMPROVING, AND RESELLING THESE UNITS TO FAMILIES AND INDIVIDUALS AT OR BELOW 60% OF THE AREA MEDIAN INCOME, OR ADDING THE PURCHASED UNIT TO AN AFFILIATED ORGANIZATION'S PORTFOLIO OF MPDUS HELD FOR RENTAL TO LOW-INCOME INDIVIDUALS IN THE MPDU PROGRAM. CONTINUING THE NEIGHBORHOOD REVITALIZATION PROGRAM IN EAST SILVER SPRING WHERE MHP IS WORKING WITH AN UMBRELLA ORGANIZATION OF CIVIC ASSOCIATIONS AS WELL AS INDIVIDUAL NEIGHBORHOOD ORGANIZATIONS TO IMPROVE AFFORDABLE HOUSING AND STRENGTHEN NEIGHBORHOODS.

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

THE AUDIT COMMITTEE, REPRESENTING THE ORGANIZATION'S GOVERNING BODY, MEETS TO REVIEW THE FORM 990, AND APPROVES IT FOR FILING.

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

THE ORGANIZATION MONITORS AND ENFORCES COMPLIANCE WITH THE CONFLICT OF INTEREST POLICY BY:

- REVIEWING THE CONFLICT OF INTEREST QUESTIONNAIRE COMPLETED BY EMPLOYEES.
- RECEIVING DISCLOSURES OF PROPOSED COVERED TRANSACTIONS.
- REVIEWING THE PROPOSED COVERED TRANSACTIONS TO DETERMINE WHETHER THEY MEET THE STANDARDS DEFINED IN THE CONFLICT OF INTEREST POLICY.
- MAINTAINING MINUTES AND SUCH OTHER DOCUMENTATION THAT IS NECESSARY AND APPROPRIATE TO DOCUMENT ITS REVIEW OF COVERED TRANSACTIONS.
- REVIEWING THE OPERATION OF THE CONFLICT OF INTEREST POLICY AND MAKING CHANGES FROM TIME TO TIME AS IT'S DEEMED APPROPRIATE.

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

COMPENSATION IS DETERMINED BY SALARY SURVEYS AND PERIODIC BUDGET ANALYSIS. SALARY SURVEYS COMPLETED BY THE HOUSING ASSOCIATION ARE REVIEWED TO COMPARE THE ORGANIZATION'S SALARIES WITH OTHER NON-PROFITS IN SIMILAR LOCATIONS AND INDUSTRIES. BUDGETS AND MARKET CONDITIONS ARE PERIODICALLY REVIEWED TO ENSURE THAT INCREASES ARE APPROPRIATE. SALARIES FOR ALL EMPLOYEES ARE APPROVED BY THE PRESIDENT OF THE ORGANIZATION. THE PRESIDENT'S SALARY IS APPROVED BY THE BOARD OF DIRECTORS.

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

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

Schedule O (Form 990) (Rev. 12-2024)

LHA 432211 01-15-25

**SCHEDULE R
(Form 990)**

(Rev. January 2025)

Department of the Treasury
Internal Revenue Service

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

OMB No. 1545-0047

**Open to Public
Inspection**

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

Name of the organization **MONTGOMERY HOUSING PARTNERSHIP, INC.** Employer identification number **52-1631939**

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
MHP 610-614 SSA, LLC - 45-4028133 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	188,647.	1,991,607.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP BOWIE MILL LLC - 26-4170632 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP CRESCENT PARK, LLC - 85-2499443 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	1,424,607.	13,306,163.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP EARLE MANOR, LLC - 88-0571768 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
MHP BEALLS, INC. - 20-5038795 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	501(C)(3)	LINE 12A, I	MONTGOMERY HOUSING PARTNERSHIP, INC	<input checked="" type="checkbox"/>	
MHP DRHC, INC. - 14-1855665 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	501(C)(3)	LINE 12A, I	MONTGOMERY HOUSING PARTNERSHIP, INC	<input checked="" type="checkbox"/>	
MHP EDINBURGH HOUSE INC - 52-1937891 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	501(C)(3)	LINE 12A, I	MONTGOMERY HOUSING PARTNERSHIP, INC	<input checked="" type="checkbox"/>	
MHP GREAT HOPE HOMES, INC. - 52-2298864 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	501(C)(3)	LINE 12A, I	MONTGOMERY HOUSING PARTNERSHIP, INC	<input checked="" type="checkbox"/>	

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

Schedule R (Form 990) (Rev. 1-2025)

Part I Continuation of 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
MHP FLOWER-MAPLE, LLC - 20-8818942 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	313,094.	2,887,021.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP FOREST GLEN, LLC - 81-0732500 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	183,750.	1,718,805.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP FRANKLIN LLC - 88-0635259 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	3,573,336.	36,458,785.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP HILLBROOKE TOWERS, LLC - 81-0722050 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP HILLWOOD MANOR, LLC - 81-0718320 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	31,276.	739,079.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP MINORITY OWNER LLC 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP MPDU RESALE, INC. - 27-4699245 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP NORTH FREDERICK AVENUE, LLC - 46-1323360 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	103,496.	2,783,006.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP PARKVIEW TOWERS, LLC - 24-4112313 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	163,436.	2,900,564.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP ROLLINGWOOD GP LLC - 88-4355055 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC

Part I Continuation of 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
MHP ROLLINGWOOD LP LLC - 88-4369522 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP RW APARTMENTS GP LLC 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP WORTHINGTON WOODS LLC - 83-4658186 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	4,218.	18,349.	MONTGOMERY HOUSING PARTNERSHIP, INC
PARKVIEW MANOR, LP - 54-1867624 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC
MHP NORTH FREDERICK MM LLC - 92-2128784 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MARYLAND	0.	0.	MONTGOMERY HOUSING PARTNERSHIP, INC

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	
515 THAYER LLC - 85-3695009 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
BEALL'S GRANT APARTMENTS, LLC - 81-2194879, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
BLAIR PARK APARTMENTS, LP - 52-2341501, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP BLAIR PARK APARTMENTS, INC.		11,929.	2,921,276.	X		N/A	X		99.99%
GREAT HOPE HOMES 2001, LP - 52-2320420, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MONTGOMERY HOUSING PARTNERSHIP, INC		23,495.	7,375,674.	X		N/A	X		99.99%

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
515 THAYER MM LLC - 85-3711529 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	4,390.	1,517.	100%	X	
BGA MM, LLC - 81-2217135 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-62.	1,388.	100%	X	
MHP ART, LLC - 82-1264009 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-471,049.	286,358.	100%	X	
MHP BLAIR PARK APARTMENTS, INC. - 52-2341500 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	1.	395,724.	100%	X	
MHP COLONNADE MM, LLC - 87-1678530 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-157.	2,162.	100%	X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
GREENWOOD TERRACE APARTMENTS, LP - 52-2341499, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP COLONNADE, LLC - 87-1725107, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP EDINBURGH HOUSE, LP - 27-5007345, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP FOREST GLEN 4 LP - 92-0262211, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP FOREST GLEN 4 GP, LLC		25.	2,030,465.	X		N/A	X		.10*
MHP FOREST GLEN 9 LP - 88-4103282, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP FOREST GLEN 9 GP, LLC		0.	2,999,849.	X		N/A	X		.01*
MHP HALPINE HAMLET, LP - 45-4028133, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP MAPLE TOWERS, LLC - 26-3740805, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP PARKVIEW MANOR LLC - 82-1234215, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A
MHP PARKVIEW TOWERS, LP - 46-1104322, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A	X		N/A	X		N/A

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MHP TPP, LLC - 20-4864851 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP TAKOMA, INC.		-382,511.	9,153,066.		X	N/A		X	100%
PEMBRIDGE SQUARE APARTMENTS, LP - 77-0597583, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A
ROLLINGWOOD VENTURE LP - 92-1227137, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP ROLLINGWOOD GP LLC		-4,633,949.	70,362,015.		X	N/A		X	100%
ROLLINGWOOD VENTURE II LP - 88-4369590, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	MHP RW APARTMENTS GP LLC		0.	0.		X	N/A		X	100%
SILVER SPRING LIBRARY RESIDENCES, LP - 46-1794725, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A
MHP WW APARTMENTS LLC - 88-2170242, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A
MHP NORTH FREDERICK OWNER LLC - 92-2149490, 12200 TECH ROAD, SUITE 250, SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A
MHP NEBEL 4 LLC - 93-1802826 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A
MHP NEBEL 9 LLP - 93-1775955 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	AFFORDABLE HOUSING	MD	N/A	N/A	N/A	N/A		X	N/A		X	N/A

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
MHP EDH, INC - 27-4576093 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-37.	207,521.	100%	X	
MHP GREENWOOD TERRACE, INC. - 52-2341497 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	25.	82,445.	100%	X	
MHP HALPINE, INC. - 45-2601960 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	3.	923,028.	100%	X	
MHP MAPLE TOWERS, INC. - 27-4449147 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-124,437.	602.	100%	X	
MHP PARKVIEW TOWERS, INC. - 46-1093303 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-33.	2,903,667.	100%	X	
MHP PEMBRIDGE, INC. - 33-1053892 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-130,062.	213,400.	100%	X	
MHP SSLR, INC - 46-4241655 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-12,300.	931,856.	100%		X
MHP TAKOMA, INC. - 26-2700739 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-39.	914.	100%		X
WORTHINGTON WOODS MM LLC - 92-2128784 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	-207.	9,185.	100%		X
MHP FOREST GLEN 4 GP LLC - 88-4094317 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	25.	2,030,465.	100%		X
MHP FOREST GLEN 9 GP LLC - 92-0247684 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	0.	2,999,849.	100%		X
MHP NEBEL 4 MM LLC - 93-1707081 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904	INVESTMENT IN PARTNERSHIP	MD	MONTGOMERY HOUSING PARTNERSHIP,	C CORP	2.	1,243.	100%		X

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

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

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

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

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) MHP SCATTERED SITE, INC.	L	156,613.	COST
(2) MHP SCATTERED SITE, INC.	L	368,872.	COST
(3)			
(4)			
(5)			
(6)			

Part VII Supplemental Information

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

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME OF RELATED ORGANIZATION:

GREAT HOPE HOMES 2001, LP

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC

PART IV, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS CORP OR TRUST:

NAME OF RELATED ORGANIZATION:

515 THAYER MM LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

BGA MM, LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP ART, LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP BLAIR PARK APARTMENTS, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP COLONNADE MM, LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

Part VII Supplemental Information

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

NAME OF RELATED ORGANIZATION:

MHP EDH, INC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP GREENWOOD TERRACE, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP HALPINE, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP MAPLE TOWERS, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP PARKVIEW TOWERS, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP PEMBRIDGE, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP SSLR, INC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

Part VII Supplemental Information

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

NAME OF RELATED ORGANIZATION:

MHP TAKOMA, INC.

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

WORTHINGTON WOODS MM LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP FOREST GLEN 4 GP LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP FOREST GLEN 9 GP LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP NEBEL 4 MM LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

NAME OF RELATED ORGANIZATION:

MHP NEBEL 9 MM LLC

DIRECT CONTROLLING ENTITY: MONTGOMERY HOUSING PARTNERSHIP, INC.

MONTGOMERY HOUSING PARTNERSHIP, INC * DEPARTMENT OF THE TREASURY 9
147227 * INTERNAL REVENUE SERVICE CENTER 9
CLIENT CODE: 8001495-0036158.0990:V * OGDEN, UT 84201-0027 0

MONTGOMERY HOUSING PARTNERSHIP, INC
12200 TECH ROAD, 250
SILVER SPRING, MD 20904