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Return of Organization Exempt From Income Tax

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

2009

Department of the Treasury
Internal Revenue Service

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

Open to Public Inspection

For the 2009 calendar year, or tax year beginning 2009, and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Termination <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending		C Please use IRS label or print or type. See specific instructions. ORANGE COUNTY COMMUNITY HOUSING CORP 1833 E. 17TH. ST. #207 SANTA ANA, CA 92705-8629		D Employer Identification Number 95-3221290	
				E Telephone number (714) 558-8161	
				G Gross receipts \$ 4,361,337.	
F Name and address of principal officer				H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all affiliates included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "No," attach a list. (see instructions)	
I Tax-exempt status <input checked="" type="checkbox"/> 501(c) (3) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527				H(c) Group exemption number	
J Website: WWW.OCCHC.ORG					
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other				L Year of formation 1977	
				M State of legal domicile CA	

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <u>FOUNDED IN 1977, OCCHC HAS A MISSION TO TRANSITION EXTREMELY LOW-INCOME FAMILIES TOWARDS GREATER SELF-SUFFICIENCY BY ASSISTING THEM WITH HOUSING AND EDUCATION. OVER THE PAST 32 YEARS THE ORGANIZATION HAS CREATED AND CONTINUES TO OWN AND MANAGE 225 APARTMENTS.</u>		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	14
	4	Number of independent voting members of the governing body (Part VI, line 1b)	14
	5	Total number of employees (Part V, line 2a)	21
	6	Total number of volunteers (estimate if necessary)	33
	7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	0.
7b	Net unrelated business taxable income from Form 990-T, line 34	0.	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year 359,938. Current Year 204,891.
	9	Program service revenue (Part VIII, line 2g)	2,469,214. 2,419,547.
	10	Investment income (Part VIII, column (A), lines 3-4, and 7d)	47,713. 40,585.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8d, 9d, 10, and 1e)	-326. 21,703.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,876,539. 2,686,726.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	1,287. 3,861.
	14	Benefits paid to or for members (Part IX, column (A), line 4)	
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	670,633. 488,438.
	16a	Professional fundraising fees (Part IX, column (A), line 11)	
	16b	Total fundraising expenses (Part IX, column (D), line 25)	83,212.
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f)	2,267,322. 2,327,143.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,939,242. 2,819,442.
19	Revenue less expenses. Subtract line 18 from line 12	-62,703. -132,716.	
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Year 14,834,786. End of Year 14,589,319.
	21	Total liabilities (Part X, line 26)	16,640,799. 16,476,919.
	22	Net assets or fund balances. Subtract line 21 from line 20	-1,806,013. -1,887,600.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.			
Sign Here	Signature of officer <u>Yesenia Velez Ochoa</u>		Date <u>5/13/10</u>
	YESENIA VELEZ OCHOA Type or print name and title. CHAIRPERSON		
Paid Preparer's Use Only	Preparer's signature	<u>Robert Lopez</u> ROBERT LOPEZ ACCOUNTANCY CORP. 1442 IRVINE BLVD., STE. 227 TUSTIN, CA 92780	Date <u>5/12/10</u>
	Firm's name (or yours if self-employed), address, and ZIP + 4	Preparer's identifying number (see instructions) N/A	
	EIN <u>N/A</u> Phone no <u>(714) 731-9009</u>		

May the IRS discuss this return with the preparer shown above? (see instructions)

☒ Yes ☐ No

BAA For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

TEEA0113L 12/29/09 Form 990 (2009)

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Part III Statement of Program Service Accomplishments

1 Briefly describe the organization's mission:

SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

☐ Yes ☒ No

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

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

☐ Yes ☒ No

If 'Yes,' describe these changes on Schedule O.

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: 000000) (Expenses \$ 2,357,285. including grants of \$) (Revenue \$)ORANGE COUNTY COMMUNITY HOUSING CORPORATION (OCCHC) PROVIDES HOUSING AND RELATED SERVICES TO LOW AND MODERATE INCOME PERSONS. DURING 2009 THE ORGANIZATION MAINTAINED UNITS AT 25 LOCATIONS. SEE ATTACHED NOTES ON ACCOMPLISHMENTS.4b (Code: 000000) (Expenses \$ 277,695. including grants of \$ 3,861.) (Revenue \$)STEPPING UP ASSISTS FAMILIES TO IMPROVE THEIR QUALITY OF LIFE. SEE ATTACHED NOTES ON ACCOMPLISHMENTS. IN PRIOR YEARS THIS PROGRAM WAS INCLUDED AS PART OF THE HOUSING PROGRAM. THE CONTRIBUTIONS OF \$195,039 ON PAGE 1, LINE 8 ARE FOR THE STEPPING UP PROGRAM.4c (Code: 000000) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe in Schedule O)

(Expenses \$ including grants of \$) (Revenue \$)4e Total program service expenses ► 2,634,980.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If 'Yes,' complete Schedule A	X	
2 Is the organization required to complete Schedule B, Schedule of Contributors?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I		X
4 Section 501(c)(3) organizations Did the organization engage in lobbying activities? If 'Yes,' complete Schedule C, Part II		X
5 Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? If 'Yes,' complete Schedule C, Part III		
6 Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If 'Yes,' complete Schedule D, Part I		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? If 'Yes,' complete Schedule D, Part II		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If 'Yes,' complete Schedule D, Part III		X
9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If 'Yes,' complete Schedule D, Part IV		X
10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If 'Yes,' complete Schedule D, Part V	X	
11 Is the organization's answer to any of the following questions 'Yes'? If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable	X	
• Did the organization report an amount for land, buildings and equipment in Part X, line 10? If 'Yes,' complete Schedule D, Part VI		
• Did the organization report an amount for investments— other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If 'Yes,' complete Schedule D, Part VII		
• Did the organization report an amount for investments— program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If 'Yes,' complete Schedule D, Part VIII		
• Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If 'Yes,' complete Schedule D, Part IX		
• Did the organization report an amount for other liabilities in Part X, line 25? If 'Yes,' complete Schedule D, Part X		
• Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? If 'Yes,' complete Schedule D, Part X		
12 Did the organization obtain separate, independent audited financial statement for the tax year? If 'Yes,' complete Schedule D, Parts XI, XII, and XIII	X	
12A Was the organization included in consolidated, independent audited financial statement for the tax year? If 'Yes,' completing Schedule D, Parts XI, XII, and XIII is optional	Yes	No
		X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If 'Yes,' complete Schedule E		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? If 'Yes,' complete Schedule F, Part I		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? If 'Yes,' complete Schedule F, Part II		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? If 'Yes,' complete Schedule F, Part III		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If 'Yes,' complete Schedule G, Part I		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If 'Yes,' complete Schedule G, Part II		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If 'Yes,' complete Schedule G, Part III		X
20 Did the organization operate one or more hospitals? If 'Yes,' complete Schedule H		X

Part IV Checklist of Required Schedules (continued)

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

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Form 990 (2009)

Part V Statements Regarding Other IRS Filings and Tax Compliance

		Yes	No
1 a	Enter the number reported in Box 3 of form 1096, Annual Summary and Transmittal of U S Information Returns. Enter -0- if not applicable	13	
1 b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	0	
1 c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	
2 a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	21	
2 b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to <i>e-file</i> this return. (see instructions)	X	
3 a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
3 b	If 'Yes,' has it filed a Form 990-T for this year? If 'No,' provide an explanation in Schedule O		
4 a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
4 b	If 'Yes,' enter the name of the foreign country: See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
5 a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
5 b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
5 c	If 'Yes,' to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?		
6 a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?		X
6 b	If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
7 a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	X	
7 b	If 'Yes,' did the organization notify the donor of the value of the goods or services provided?	X	
7 c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
7 d	If 'Yes,' indicate the number of Forms 8282 filed during the year		
7 e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
7 f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
7 g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?		
7 h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?		
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		
9	Sponsoring organizations maintaining donor advised funds.		
9 a	Did the organization make any taxable distributions under section 4966?		
9 b	Did the organization make any distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter:		
10 a	Initiation fees and capital contributions included on Part VIII, line 12		
10 b	Gross Receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter:		
11 a	Gross income from other members or shareholders		
11 b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		
12 a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
12 b	If 'Yes,' enter the amount of tax-exempt interest received or accrued during the year		

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Form 990 (2009)

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

Section A. Governing Body and Management

	Yes	No
1 a Enter the number of voting members of the governing body	14	
1 b Enter the number of voting members that are independent	14	
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee or key employee?		X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		X
4 Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?		X
5 Did the organization become aware during the year of a material diversion of the organization's assets?		X
6 Does the organization have members or stockholders?		X
7 a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?		X
7 b Are any decisions of the governing body subject to approval by members, stockholders, or other persons?		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 or trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If 'Yes,' provide the names and addresses in Schedule O		X

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

	Yes	No
10 a Does the organization have local chapters, branches, or affiliates?		X
b If 'Yes,' does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?		
11 Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	X	
11 A Describe in Schedule O the process, if any, used by the organization to review this Form 990 SEE SCHEDULE O		
12 a Does the organization have a written conflict of interest policy? If 'No,' go to line 13	X	
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c Does the organization regularly and consistently monitor and enforce compliance with the policy? If 'Yes,' describe in Schedule O how this is done SEE SCHEDULE O	X	
13 Does the organization have a written whistleblower policy?	X	
14 Does 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 SEE SCHEDULE O	X	
b Other officers of key employees of the organization SEE SCHEDULE O	X	
If 'Yes' to line 15a or 15b, describe the process in Schedule O (See instructions)		
16 a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
b If 'Yes,' has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosures

17 List the states with which a copy of this Form 990 is required to be filed CA

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available Check all that apply
☒ Own website ☐ Another's website ☐ Upon request

19 Describe in Schedule O whether (and if so, how) the organization makes its governing documents, conflict of interest policy, and financial statements available to the public SEE SCHEDULE O

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization:
ALLEN BALDWIN 1833 E 17TH ST STE 207 SANTA ANA, CA 92705-8629 (714) 558-8161

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

1 a 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. Use Schedule J-2 if additional space is needed.

- 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. See instructions for definition of 'key employees.'
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

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

☐ Check this box if the organization did not compensate any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
ROBERT A. JOHNSON SECRETARY	0	X						0.	0.	0.
GARRETT BLAND DIRECTOR	0	X						0.	0.	0.
SAMUEL ROMERO DIRECTOR	0	X						0.	0.	0.
JIM COX DIRECTOR	0	X						0.	0.	0.
FR. ED POETTGEN DIRECTOR	0	X						0.	0.	0.
AMIN DAVID DIRECTOR	0	X						0.	0.	0.
ANTONIO NUNEZ DIRECTOR	0	X						0.	0.	0.
SASKIA KNIGHT DIRECTOR	0	X						0.	0.	0.
JONATHAN WARD TREASURER	0	X						0.	0.	0.
DOUG CESARIO DIRECTOR	0	X						0.	0.	0.
CRYSTAL SIMS DIRECTOR	0	X						0.	0.	0.
JON TIMMONS DIRECTOR	0	X						0.	0.	0.
YESENIA VELEZ OCHOA CHAIRPERSON	0	X						0.	0.	0.
FRANCISCO BARRAGAN DIRECTOR	0	X						0.	0.	0.
JACK GRADY DIRECTOR	0	X						0.	0.	0.
ALLEN P. BALDWIN EXEC. DIRECTOR	40			X				103,635.	0.	830.
NORA MENDEZ DEPUTY EXEC DIR	40			X				75,972.	0.	1,070.

Part VII	Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (cont.)
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(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
1 b Total								179,607.	0.	1,900.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization ▶ 1

- 3 Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If 'Yes,' complete Schedule J for such individual*
- 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*
- 5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? *If 'Yes,' complete Schedule J for such person*

	Yes	No
3		X
4		X
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

[illegible]

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

Part VIII Statement of Revenue

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
CONTRIBUTIONS, GIFTS, GRANTS AND OTHER SIMILAR AMOUNTS	1a Federated campaigns	1a 470.				
	b Membership dues	1b				
	c Fundraising events	1c 9,852.				
	d Related organizations	1d				
	e Government grants (contributions)	1e 10,119.				
	f All other contributions, gifts, grants, and similar amounts not included above	1f 184,450.				
	g Noncash contribns included in lns 1a-1f: \$	53,599.				
	h Total. Add lines 1a-1f		204,891.			
PROGRAM SERVICE REVENUE		Business Code				
	2a <u>LOW INCOME HOUSING RENT</u>	531110	2,419,547.	2,419,547.		
	b -----					
	c -----					
	d -----					
	e -----					
	f All other program service revenue					
g Total. Add lines 2a-2f		2,419,547.				
OTHER REVENUE	3 Investment income (including dividends, interest and other similar amounts)		40,589.			40,589.
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6a Gross Rents	(i) Real (ii) Personal				
	b Less: rental expenses					
	c Rental income or (loss)					
	d Net rental income or (loss)					
	7a Gross amount from sales of assets other than inventory	(i) Securities (ii) Other				
	b Less: cost or other basis and sales expenses					
	c Gain or (loss)					
	d Net gain or (loss)		-4.	-4.		
	8a Gross income from fundraising events (not including \$ 9,852. of contributions reported on line 1c) See Part IV, line 18	a 2,459.				
	b Less: direct expenses	b 3,161.				
	c Net income or (loss) from fundraising events		-702.			-702.
	9a Gross income from gaming activities See Part IV, line 19	a				
	b Less: direct expenses	b				
	c Net income or (loss) from gaming activities					
	10a Gross sales of inventory, less returns and allowances	a				
	b Less: cost of goods sold	b				
	c Net income or (loss) from sales of inventory					
Miscellaneous Revenue		Business Code				
11a <u>BAD DEBT RECOVERY</u>		15,000.	15,000.			
b <u>LATE CHARGES</u>		7,405.			7,405.	
c -----						
d All other revenue						
e Total. Add lines 11a-11d		22,405.				
12 Total revenue. See instructions		2,686,726.	2,434,543.	0.	47,292.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22	3,861.	3,861.		
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	190,482.	142,901.	28,390.	19,191.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1) and persons described in section 4958(c)(3)(B))	0.	0.	0.	0.
7 Other salaries and wages	227,185.	188,910.	1,313.	36,962.
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	19,053.	16,347.	955.	1,751.
9 Other employee benefits	51,718.	42,926.	3,103.	5,689.
10 Payroll taxes				
11 Fees for services (non-employees)				
a Management	58,949.	51,544.	2,613.	4,792.
b Legal				
c Accounting	63,226.	31,911.	31,315.	
d Lobbying				
e Prof fundraising svcs. See Part IV, ln 17				
f Investment management fees	4,380.		4,380.	
g Other	4,316.	199.	4,117.	
12 Advertising and promotion				
13 Office expenses	43,891.	37,731.	2,174.	3,986.
14 Information technology	6,609.	5,606.	354.	649.
15 Royalties				
16 Occupancy	43,200.	38,719.	1,582.	2,899.
17 Travel	6,816.	6,816.		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	3,104.	1,098.	2,006.	
20 Interest	502,411.	502,411.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	358,251.	356,495.	620.	1,136.
23 Insurance	95,709.	92,273.	1,213.	2,223.
24 Other expenses. Itemize expenses not covered above. (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below.)				
a REPAIRS	370,031.	370,031.		
b MAINTINANCE	304,559.	304,559.		
c UTILITIES	264,412.	264,412.		
d PROPERTY TAXES	54,563.	54,563.		
e IN KIND CONTRIBUTION	53,599.	53,599.		
f All other expenses	89,117.	68,068.	17,115.	3,934.
25 Total functional expenses. Add lines 1 through 24f	2,819,442.	2,634,980.	101,250.	83,212.
26 Joint costs. Check here <input type="checkbox"/> if following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

BAA

Form 990 (2009)

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
ASSETS	1 Cash — non-interest-bearing	29,641.	1	87,936.
	2 Savings and temporary cash investments	1,204,265.	2	1,334,299.
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	29,445.	4	16,334.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	110,251.	9	106,751.
	10a Land, buildings, and equipment cost or other basis. Complete Part VI of Schedule D	10a 18,373,161.		
	b Less accumulated depreciation	10b 6,095,434.	12,633,438.	10c 12,277,727.
	11 Investments — publicly-traded securities	100,125.	11	156,899.
	12 Investments — other securities. See Part IV, line 11		12	
	13 Investments — program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	727,621.	15	609,373.
16 Total assets. Add lines 1 through 15 (must equal line 34).	14,834,786.	16	14,589,319.	
LIABILITIES	17 Accounts payable and accrued expenses	845,890.	17	998,363.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	15,509,185.	23	15,171,186.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities. Complete Part X of Schedule D	285,724.	25	307,370.
	26 Total liabilities. Add lines 17 through 25.	16,640,799.	26	16,476,919.
NET ASSETS OR FUND BALANCES	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 27 through 29 and lines 33 and 34.			
	27 Unrestricted net assets	-1,935,640.	27	-2,074,126.
	28 Temporarily restricted net assets	29,627.	28	56,526.
	29 Permanently restricted net assets	100,000.	29	130,000.
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, and equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances.	-1,806,013.	33	-1,887,600.
	34 Total liabilities and net assets/fund balances	14,834,786.	34	14,589,319.

BAA

Form 990 (2009)

Part XI Financial Statements and Reporting

- 1 Accounting method used to prepare the Form 990 ☐ Cash ☒ Accrual ☐ Other

If the organization changed its method of accounting from a prior year or checked 'Other,' explain in Schedule O

- 2a Were the organization's financial statements compiled or reviewed by an independent accountant?

- b Were the organization's financial statements audited by an independent accountant?

- c If 'Yes' to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?

If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O

- d If 'Yes' to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both

☒ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis

- 3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?

- b If 'Yes,' did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits

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

BAA

Form 990 (2009)

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.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions and membership fees received. (Do not include 'unusual grants'.)	283,574.	334,395.	303,554.	359,938.	195,039.	1,476,500.
2 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf						0.
3 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge						0.
4 Total. Add lines 1-through 3	283,574.	334,395.	303,554.	359,938.	195,039.	1,476,500.
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)						362,973.
6 Public support. Subtract line 5 from line 4						1,113,527.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
7 Amounts from line 4	283,574.	334,395.	303,554.	359,938.	195,039.	1,476,500.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	29,310.	43,802.	44,949.	46,249.	40,589.	204,899.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						0.
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV) SEE PART IV	11,158.	-826.	27,201.	-326.	31,555.	68,762.
11 Total support. Add lines 7 through 10						1,750,161.
12 Gross receipts from related activities, etc. (see instructions)					12	11,955,831.
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ▶ <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2009 (line 6, column (f) divided by line 11, column (f))	14	63.6 %
15 Public support percentage from 2008 Schedule A, Part II, line 14	15	64.2 %
16a 33-1/3 support test – 2009. If the organization did not check the box on line 13, and the 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 – 2008. 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 – 2009 If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the 'facts-and-circumstances' test, check this box and stop here. Explain in Part IV how the organization meets the 'facts-and-circumstances' test. The organization qualifies as a publicly supported organization. ▶ <input type="checkbox"/>		
b 10%-facts-and-circumstances test – 2008. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the 'facts-and-circumstances' test, check this box and stop here. Explain in Part IV how the organization meets the 'facts-and-circumstances' test. The organization qualifies as a publicly supported organization. ▶ <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"/>		

BAA

Schedule A (Form 990 or 990-EZ) 2009

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

(Complete only if you checked the box on line 9 of Part I.)

Section A. Public Support

Calendar year (or fiscal yr beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions and membership fees received. (Do not include 'unusual grants'.)						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in a 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, 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of 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 yr beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets. (Explain in Part IV.)						
13 Total support. (add lns 9, 10c, 11, and 12.)						
14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2009 (line 8, column (f) divided by line 13, column (f)).	15	%
16 Public support percentage from 2008 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2009 (line 10c, column (f) divided by line 13, column (f)).	17	%
18 Investment income percentage from 2008 Schedule A, Part III, line 17	18	%

- 19a 33-1/3 support tests – 2009.** 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 – 2008.** If the organization did not check a box on line 14 or 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 ☐

Supplemental Information. Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Provide any other additional information. See instructions.

2009

SCHEDULE A, PART IV - SUPPLEMENTAL INFORMATION PAGE 5

CLIENT 103

ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

5/12/10

05:19PM

PART II, LINE 10 - OTHER INCOME

NATURE AND SOURCE	2009	2008	2007	2006	2005
MISC. INCOME			30.	48.	279.
SPECIAL EVENT	9,150.	-7,811.	19,410.	-874.	9,728.
LATE CHARGES	7,405.	7,485.	7,761.		1,151.
BAD DEBT RECOVERY	15,000.				
TOTAL	\$ 31,555.	\$ -326.	\$ 27,201.	\$ -826.	\$ 11,158.

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

- **Complete if the organization answered 'Yes,' to Form 990, Part IV, lines 6, 7, 8, 9, 10, 11, or 12.**
► **Attach to Form 990. ► See separate instructions**

OMB No 1545-0047

2009**Open to Public
Inspection**

Name of the organization

ORANGE COUNTY COMMUNITY HOUSING CORP

Employer identification number

95-3221290

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

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

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

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

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

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

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or pleasure)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of certified historic structure
<input type="checkbox"/> Preservation of open space	

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

	Held at the End of the Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06	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 easement it holds? ☐ Yes ☐ No

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

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

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

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

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

Complete if the organization answered 'Yes' to Form 990, Part IV, line 8.

- 1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.
- b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items
- (i) Revenues included in Form 990, Part VIII, line 1 ► \$ _____
- (ii) Assets included in Form 990, Part X ► \$ _____
- 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items:
- a Revenues included in Form 990, Part VIII, line 1 ► \$ _____
- b Assets included in Form 990, Part X ► \$ _____

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

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

a ☐ Public exhibition

d ☐ Loan or exchange programs

b ☐ Scholarly research

e ☐ Other _____

c ☐ Preservation for future generations

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

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

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

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

b If 'Yes,' explain the arrangement in Part XIV and complete the following table:

	Amount
1c	
1d	
1e	
1f	

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If 'Yes,' explain the arrangement in Part XIV.

Part V Endowment Funds Complete if organization answered 'Yes' to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance.	240,399.	199,294.			
b Contributions	30,000.	100,000.			
c Net investment earnings, gains, and losses	61,797.	-58,895.			
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance	332,196.	240,399.			

2 Provide the estimated percentage of the year end balance held as

a Board designated or quasi-endowment ▶ 52.77 %

b Permanent endowment ▶ 47.23 %

c Term endowment ▶ %

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

(i) unrelated organizations

(ii) related organizations

b If 'Yes' to 3a(ii), are the related organizations listed as required on Schedule R? SEE PART XIV

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

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

Part VI Investments—Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated Depreciation	(d) Book Value
1a Land		5,231,776.		5,231,776.
b Buildings		13,063,766.	6,038,469.	7,025,297.
c Leasehold improvements				
d Equipment				
e Other		77,619.	56,965.	20,654.

Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) ▶ 12,277,727.

BAA

Schedule D (Form 990) 2009

Part VII Investments—Other Securities See Form 990, Part X, line 12. N/A

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Financial derivatives		
Closely-held equity interests		
Other		
Total. (Column (b) must equal Form 990 Part X, col. (B) line 12.)		

Part VIII Investments—Program Related (See Form 990, Part X, line 13) N/A

(a) Description of investment type	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. (Column (b) must equal Form 990, Part X, Col. (B) line 13.)		

Part IX Other Assets (See Form 990, Part X, line 15) N/A

(a) Description	(b) Book value
Total. (Column (b) must equal Form 990, Part X, col. (B), line 15)	

Part X Other Liabilities (See Form 990, Part X, line 25)

(a) Description of Liability	(b) Amount
Federal Income Taxes	
RENT ADVANCE	31,580.
RENT ADVANCE-KEEL	106,751.
TENANT DEPOSITS	169,039.
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25)	307,370.

2. FIN 48 Footnote. In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48

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

1	Total revenue (Form 990, Part VIII, column (A), line 12)	2,686,726.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2,819,442.
3	Excess or (deficit) for the year. Subtract line 2 from line 1	-132,716.
4	Net unrealized gains (losses) on investments	51,129.
5	Donated services and use of facilities	
6	Investment expenses	
7	Prior period adjustments	
8	Other (Describe in Part XIV)	
9	Total adjustments (net) Add lines 4 through 8	51,129.
10	Excess or (deficit) for the year per audited financial statements Combine lines 3 and 9	-81,587.

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

1	Total revenue, gains, and other support per audited financial statements	1	2,741,016.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
a	Net unrealized gains on investments	2a	51,129.
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV) SEE PART XIV	2d	3,161.
e	Add lines 2a through 2d	2e	54,290.
3	Subtract line 2e from line 1	3	2,686,726.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investments expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	
5	Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	2,686,726.

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

1	Total expenses and losses per audited financial statements	1	2,822,603.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV) SEE PART XIV	2d	3,161.
e	Add lines 2a through 2d	2e	3,161.
3	Subtract line 2e from line 1	3	2,819,442.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investments expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	
5	Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	2,819,442.

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

PART V, LINE 4 - INTENDED USES OF ENDOWMENT FUND

REVENUE TO BE USED FOR STEPPING UP PROGRAM.

Part XIV	Supplemental Information <i>(continued)</i>
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[illegible]

2009

SCHEDULE D, PART XIV - SUPPLEMENTAL INFORMATION

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SCHEDULE D, PART XII, LINE 2D

OTHER REVENUE INCLUDED IN F/S BUT NOT INCLUDED ON FORM 990

AHA BREAKFAST DIRECT EXPENSES

TOTAL \$ 3,161.
\$ 3,161.

SCHEDULE D, PART XIII, LINE 2D

OTHER EXPENSES AND LOSSES PER AUDITED F/S

AHA BREAKFAST DIRECT EXPENSES

TOTAL \$ 3,161.
\$ 3,161.

**SCHEDULE M
(Form 990)**

Department of the Treasury
Internal Revenue Service

Noncash Contributions

► **Complete if the organizations answered 'Yes'**
on Form 990, Part IV, lines 29 or 30.
► **Attach to Form 990.**

OMB No 1545-0047

2009

**Open To Public
Inspection**

Name of the organization

ORANGE COUNTY COMMUNITY HOUSING CORP

Employer identification number

95-3221290

Part I Types of Property

	(a) Check if applicable	(b) Number of Contributions	(c) Revenues reported on Form 990, Part VIII, line 1g	(d) Method of determining revenues
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods	X		53,599.	FMV
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution— Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ► (_____)				
26 Other ► (_____)				
27 Other ► (_____)				
28 Other ► (_____)				

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

29

30a During the year, did the organization receive by contribution any property reported in Part I, lines 1-28 that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period?

b If 'Yes,' describe the arrangement in Part II

31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?

b If 'Yes,' describe in Part II.

33 If the organization did not report revenues in column (c) for a type of property for which column (a) is checked, describe in Part II

	Yes	No
30a		X
31		X
32a		X
33		

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

Schedule M (Form 990) 2009

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

[illegible]

SCHEDULE O
(Form 990)

Supplemental Information to Form 990

OMB No 1545-0047

2009

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990.

Name of the organization

ORANGE COUNTY COMMUNITY HOUSING CORP

Employer identification number

95-3221290

SCHEDULE D ENDOWMENTS FUNDS

IN 2009 A \$30,000 BOARD DESIGNATED CONTRIBUTION WAS ADDED TO THE STEPPING UP
ENDOWMENT.

FORM 990, PART III, LINE 1 - ORGANIZATION MISSION

FOUNDED IN 1977, OCCHC HAS A MISSION TO TRANSITION EXTREMELY LOW-INCOME FAMILIES
TOWARDS GREATER SELF-SUFFICIENCY BY ASSISTING THEM WITH HOUSING AND EDUCATION. OVER
THE PAST 32 YEARS THE ORGANIZATION HAS CREATED AND CONTINUES TO OWN AND MANAGE 225
APARTMENTS, SERVING EXTREMELY LOW-INCOME FAMILIES CONSISTING OF 942 ORANGE COUNTY
RESIDENTS (518 CHILDREN AND 424 ADULTS). THE ORGANIZATION'S UNIQUE STANCE IN OWNING
AND MANAGING ALL OF ITS UNITS ALLOWS IT TO ENHANCE THE LIVES OF ITS FAMILIES WHILE
THEY LIVE IN A STABLE ENVIRONMENT CONDUCIVE TO LEARNING AND SELF-IMPROVEMENT.

FORM 990, PART VI, LINE 11 - FORM 990 REVIEW PROCESS

A COPY OF FORM 990 AND SUPPORTING SCHEDULES IS GIVEN TO EACH BOARD MEMBER. THE FORM
990 IS REVIEWED WITH THE EXECUTIVE COMMITTEE AND THE BOARD OF DIRECTORS APPROVE ITS
FILING WITH THE INTERNAL REVENUE SERVICE.

FORM 990, PART VI, LINE 12C - EXPLANATION OF MONITORING AND ENFORCEMENT OF CONFLICTS

THE CONFLICT OF INTEREST POLICY CALLS FOR DISCLOSURE OF CONFLICT OF INTEREST ON
APPOINTMENT OF NEW DIRECTORS OR HIRING OF NEW EMPLOYEES, AT THE TIME A CONFLICT
ARISES AND, ANNUALLY AT THE JANUARY BOARD MEETING.

FORM 990, PART VI, LINE 15A - COMPENSATION REVIEW & APPROVAL PROCESS FOR CEO, EXEC. DIR., OR TOP MGT

THE ORGANIZATION HAS A COMPENSATION COMMITTEE THAT REVIEWS FORM 990 OF OTHER
NONPROFIT ORGANIZATIONS PROVIDING AFFORDABLE HOUSING, AND SUBMITS ITS
RECOMMENDATIONS TO THE BOARD OF DIRECTORS FOR APPROVAL.

FORM 990, PART VI, LINE 15B - COMPENSATION REVIEW & APPROVAL PROCESS FOR OFFICERS & KEY EMPLOYEES

THE EXECUTIVE DIRECTOR REVIEWS THE SALARIES OF OFFICERS AND KEY EMPLOYEES ON AN
ANNUAL BASIS AND CONSIDERS AMOUNTS PAID BY OTHER NONPROFIT ORGANIZATIONS, AND THE

Name of the organization

ORANGE COUNTY COMMUNITY HOUSING CORP

Employer identification number

95-3221290

FORM 990, PART VI, LINE 15B - COMPENSATION REVIEW & APPROVAL PROCESS FOR OFFICERS & KEY EMPLOYEES

INDIVIDUAL'S ACCOMPLISHMENTS AND RESPONSIBILITIES.

FORM 990, PART VI, LINE 19 - OTHER ORGANIZATION DOCUMENTS PUBLICLY AVAILABLE

GOVERNING DOCUMENTS, POLICIES, FINANCIAL STATEMENTS AND FORM 990 ARE ON THE

ORGANIZATION'S WEBSITE FOR VIEWING BY THE PUBLIC.

Employer identification number

95-3221290

TEEA4902L 07/17/09



2009

ORANGE COUNTY COMMUNITY HOUSING CORPORATION 95-3221290
PART III 4A AND B STATEMENT OF PROGRAM ACCOMPLISHMENTS

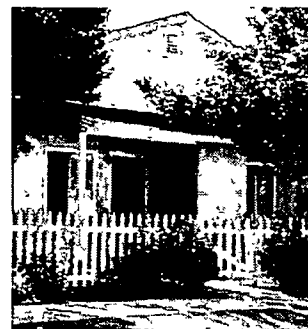
Report to the Community 2009



In October 2008 OCCHC/SteppingUP shared that with the changing economy in mind, the success of our Tutor House alumni and an increased need to continue the CAP education of our at-risk youth, our Board of Directors approved a plan to revise our SteppingUP Program to more effectively strengthen and support our families during a time in our economy when it is more important than ever.

The plan was identified as our "BRIDGE to 2011" and involved the restructuring of SteppingUP to serve the critical needs extremely low-income families are facing in times of economic hardship while maintaining our commitment *"to transition extremely low-income families towards greater self-sufficiency by assisting them with housing and education."*

Our Board of Directors, Advisory Board, staff and families remain committed to expanding our fundraising efforts to build a sustainable funding future through the SteppingUP Endowment, grant writing, individual donors and fundraising events. We are pleased to report that the SteppingUP Endowment created with a \$100,000 grant from the Zoota Family Foundation was increased by \$30,000 at year end. Grants and individual donations were successful in raising enough funding to continue to provide our program services while an additional grant from Wells Fargo Bank celebrated OCCHC's 32nd year by paying off our very first mortgage, the Berry Street four-plex, acknowledging the work being done to preserve housing affordable for our working poor.



Production of affordable housing continued in 2009 with the completion of 2 of our 3 homes built through the Logan Neighborhood Project in collaboration with Taller San Jose where a total of 3 houses in the Logan Neighborhood of Santa Ana are assisting low-income families in becoming first time homeowners. In addition, the work as named Trustee for the ETHIC Housing Trust continued working on the production of 166 affordable housing units in the Great Park planning area of the City of Irvine. Created in 2005, the ETHIC Housing Trust is a collaboration with The Salvation Army, Riverside Charitable, American Riding Club for the Handicapped, Second Baptist Church Homeless Coalition and OCCHC. The opportunity arose from Trust member involvement in the closing of El Toro MCAS beginning in 1995 and planning efforts continued throughout 2009 promising a very busy 2010 with reorganization, site identification, site planning and design involvement.

OCCHC's unique stance in owning and managing each of our 225 units with 942 Orange County residents (518 children and 424 adults) allows us to enhance the lives of our families through its signature program, SteppingUP. Generous support in 2009 allowed the program to serve over 500 individuals with over 800 visits through Family Mentoring. The program saved 40 families from becoming homeless and assisted 6 families in becoming first-time homeowners.

The College Awareness Program (CAP) provided free mentoring and academic advising to over 125 students through 3,810 one-on-one weekly meetings. In 2009, a number of students were faced with the struggles of increased economic strife and feeling a need to drop out of high school even during their senior year to get a part-time job to assist their parents. If CAP was not there for these students they most likely would have quit high school adding to the number of dropouts in Orange County where the poverty would continue to transfer from generation to generation. Instead, students worked with our program and were convinced that the long-term goal of a higher education would far outweigh the benefits of quitting high school to get a job today. As a result, CAP celebrated 5 high school graduates this year who are the first generation in their families to attend college and we are pleased to share our success.

"I joined CAP because I saw my friends make a difference in their lives so I did too. My advisor has been positive in my life and the most valuable lesson from him was to keep trying to do better in school. I mean I don't get the best grades so he pushes me into trying harder and to do better."

- Anthony, 9th grade

Family Mentoring

As the economy continues to significantly change, issues of sustainability for families earning \$10 an hour or less become increasingly critical. While OCCHC provides affordable housing to assist families in need it is finding that it is just as important to provide the program services/safety net that will assist in fighting poverty. Over the past year, research of our 225 families has shown that over 24% of OCCHC families are experiencing a significant decrease in income due to job loss or reduction of work hours. In 2009, 40 of our families reported to be delinquent in rent and other areas of financial stress. *SteppingUP's* Family Mentoring program worked one-on-one to create a budgeting plan with each family identifying additional resources where needed. Without our help, these 40 families would be faced with returning to transitional housing shelters that are already at full capacity leaving them homeless.

In 2009, *SteppingUP's* Family Mentoring Component goal of homeownership continued to be on the rise in 2009 with 6 additional families becoming first time homeowners (45 homeowners since 2003). The program served over 500 individuals with approximately 800 visits and provided 8 seminars focusing on financial self-sufficiency/education, credit counseling, homeownership, budgeting, career advancement and more. For the 2nd year, the program collaborated with Working Wardrobes of Orange County to provide a 7-week women's empowerment series and re-created a similar seminar for our Spanish-speaking residents with Hoag Hospital (pictured). In addition, 8 families opened bank accounts, 24 residents improved their budgeting skills, 7 residents improved credit scores, 25 residents reported an interest in learning more about first time homeownership. Twenty residents obtained a better job or improved their current position and 7 residents enrolled into English classes.



College Awareness Program (CAP)

The College Awareness Program (CAP) provided 3,810 one-on-one meetings with fully training Academic Advisors to over 125 students with 5 of our CAP seniors not only graduating high school, but also enrolling into college!! Monthly Saturday meetings were held at 3 sites located in Buena Park, Garden Grove and Huntington Beach; combining activities with the focus area of the month such as leadership, personal improvement, career planning, planning for college, community service and cultural sensitivity, SAT's, college field trips and more. Four community service events provided a forum for CAP students to give back to their community. Three college field trips to CSULA, UCLA and CSULB were provided in addition to educational excursions to the Getty Museum and Museum of Tolerance. CAP's Literacy Club (optional for students) worked to instill a love for reading. In 2009, Literacy Club members read *Push*, *Lovely Bones*, *My Sister's Keeper* and *Always Running*. Students were rewarded with a chance to see movies such as "Precious" after reading the books noting that they enjoyed the book better!! Advisors also took time out of their busy schedules to meet with students to tour local colleges such as CSUF, SAC, Cypress Community College, Fullerton Community College and Goldenwest Community College. Parents continued to take an active roll in learning how they can assist their children in obtaining a higher education through CAP's PADRE component (*Parents Actively Dedicated to Reinforcing Education*) and CAP alumni have returned to volunteer their time with monthly meetings and student recruitment.

Spotlight on Success: CAP '09 Alumni Step Up to College

Student

Marco Gutierrez
Danny Renteria
Danny Rodriguez
Mariel Pantoja
Edwin Rivera

College

San Bernardino State University
Goldenwest Community College
Goldenwest Community College
Fullerton Community College
University of San Diego (Biology Major)



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2009 FEDERAL BOOK DEPRECIATION SCHEDULE

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CLIENT 103

ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

5/12/10

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAGE /BASIS REDUCT.	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 990/990-PF																
1																
5	BERRY 4-PLEX	3/01/81		115,503							115,503	115,503	S/L	25		0
31	BERRY ST. FENCE	2/08/93		2,218							2,218	2,218	S/L	10		0
33	BERRY ST. BLOCK WALL	2/11/94		3,000							3,000	1,119	S/L	40		75
39	BERRY ST. TRASH ENCLOSURE	2/21/94		300							300	118	S/L	40		8
TOTAL 1																
				121,021		0	0	0	0	0	121,021	118,958				83
10-1																
12	252 STREAMWOOD CONDO	4/27/90		63,180							63,180	29,625	S/L	40		1,580
123	IRVINE CONDOS REFINANCE	1/01/99		2,273							2,273	760	S/L	30		76
TOTAL 10-1																
				65,453		0	0	0	0	0	65,453	30,385				1,656
10-2																
13	TANGELO CONDO	4/27/90		48,811							48,811	22,875	S/L	40		1,220
TOTAL 10-2																
				48,811		0	0	0	0	0	48,811	22,875				1,220
10-3																
14	EAGLEPOINT CONDO	5/11/90		68,005							68,005	31,733	S/L	40		1,700
TOTAL 10-3																
				68,005		0	0	0	0	0	68,005	31,733				1,700

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2009 FEDERAL BOOK DEPRECIATION SCHEDULE

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CLIENT 103

ORANGE COUNTY COMMUNITY HOUSING CORP

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR ALLOW	PRIOR 179/ BONUS/ SP DEPR	PRIOR DEC BAL DEPR	SALVAGE /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR	METHOD	LIFE	RATE	CURRENT DEPR
10-4																
17	7 STREAMWOOD CONDO	5/31/90		62,530							62,530	29,176	S/L	40		1,563
TOTAL 10-4				62,530		0	0	0	0	0	62,530	29,176				1,563
10-5																
15	FIRWOOD CONDO	5/23/90		58,012							58,012	27,067	S/L	40		1,450
TOTAL 10-5				58,012		0	0	0	0	0	58,012	27,067				1,450
10-6																
16	SPARROWHAWK CONDO	5/23/90		75,360							75,360	35,168	S/L	40		1,884
TOTAL 10-6				75,360		0	0	0	0	0	75,360	35,168				1,884
11																
24	CARNELIAN RESIDENCE	3/23/92		49,003							49,003	20,519	S/L	40		1,225
25	CARNELIAN IMPROVEMENTS	5/29/92		20,000							20,000	8,292	S/L	40		500
124	CARNELIAN REFINANCE	12/01/98		651							651	222	S/L	30		22
TOTAL 11				69,654		0	0	0	0	0	69,654	29,033				1,747
13																
29	CITRON BLDG	12/22/93		434,705							434,705	163,038	S/L	40		10,868
44	CITRON REHAB	6/01/95		460,044							460,044	156,222	S/L	40		11,501
125	CITRON REFINANCE	1/01/99		4,575							4,575	1,530	S/L	30		153
129	CITRON RELOCATION COSTS	1/01/98		3,324							3,324	913	S/L	40		83
TOTAL 13				902,648		0	0	0	0	0	902,648	321,703				22,605

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAGE /BASIS REDUCT.	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
14																
30	KEELSON BLDG	12/30/93		193,857							193,857	72,684	S/L	40		4,846
35	KEELSON REHAB	7/01/94		122,175							122,175	44,283	S/L	40		3,054
110	KEELSON REFINANCE	1/01/99		4,438							4,438	1,480	S/L	30		148
	TOTAL 14			320,470		0	0	0	0	0	320,470	118,447				8,048
15																
32	11TH. STREET BLDG	12/30/93		226,165							226,165	84,810	S/L	40		5,654
36	11TH. ST. REHAB	6/01/94		260,950							260,950	95,142	S/L	40		6,524
38	11TH. ST. LOANS FEES	1/01/94		1,251							1,251	630	S/L	30		42
78	11TH-AWNINGS	1/19/96		518							518	518	S/L	7		0
	TOTAL 15			488,884		0	0	0	0	0	488,884	181,100				12,220
16																
37	RAMONA 6-UNITS	10/28/94		236,108							236,108	83,628	S/L	40		5,903
76	RAMONA-REHAB	4/01/96		74,039							74,039	23,600	S/L	40		1,851
80	RAMONA-BEDROOM	12/09/96		1,515							1,515	459	S/L	40		38
126	RAMONA REFINANCE	12/01/98		1,648							1,648	555	S/L	30		55
	TOTAL 16			313,310		0	0	0	0	0	313,310	108,242				7,847
17																
42	17361 KOLEDO 1	3/01/95		153,920							153,920	53,231	S/L	40		3,848
43	17371 KOLEDO 1	4/27/95		140,201							140,201	47,902	S/L	40		3,505

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ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

5/12/10

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS PCT.	CUR 179 BONUS	SPECIAL DEPR ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC BAL DEPR.	SALVAGE /BASIS REDUCT.	DEPR BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
79	KOLEDO 1-REHAB	6/01/96		174,226							174,226	54,813	S/L	40		4,356
102	GATES-17361 KOLEDO 1	1/10/97		780							780	240	S/L	40		20
103	SHEILD GATES-17361 KOLEDO	2/10/97		1,298							1,298	382	S/L	40		32
111	KOLEDO1 REFINANCE	1/01/99		5,086							5,086	1,700	S/L	30		170
TOTAL 17				475,511		0	0	0	0	0	475,511	158,268				11,931
18																
77	9TH ST-.38 UNITS	9/30/96		1,070,063							1,070,063	327,712	S/L	40		26,752
86	9TH ST-REHAB	1/01/97		1,447,372							1,447,372	434,208	S/L	40		36,184
112	9TH ST REFINANCE	1/01/99		9,230							9,230	3,080	S/L	30		308
TOTAL 18				2,526,665		0	0	0	0	0	2,526,665	765,000				63,244
19																
84	QUEENS LANE-8 UNITS	12/31/96		285,082							285,082	85,524	S/L	40		7,127
87	QUEENS LANE-REHAB	1/01/97		152,202							152,202	45,660	S/L	40		3,805
127	QUEENS LANE REFINANCE	12/01/98		1,853							1,853	625	S/L	30		62
TOTAL 19				439,137		0	0	0	0	0	439,137	131,809				10,994
2																
6	CAPO 24-UNITS	4/15/84		1,277,236							1,277,236	1,092,757	S/L	30		42,575
26	CAPO LAUNDRY	9/15/92		4,094							4,094	1,666	S/L	40		102
27	CAPO LIGHTS	10/01/92		1,706							1,706	699	S/L	40		43
109	CAPO REFINANCE	12/01/98		14,508							14,508	4,880	S/L	30		484
TOTAL 2				1,297,544		0	0	0	0	0	1,297,544	1,100,002				43,204

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ORANGE COUNTY COMMUNITY HOUSING CORP

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS PCT.	CUR 179 BONUS	SPECIAL DEPR ALLOW	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAGE /BASIS REDUCT	DEPR BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
20-1																
90	300 CARRIAGE #C-CONDO	1/01/98		34,684							34,684	9,537	S/L	40		867
104	300 CARRIAGE #C-REHAB	1/01/98		14,384							14,384	3,960	S/L	40		360
	TOTAL 20-1			49,068		0	0	0	0	0	49,068	13,497				1,227
20-2																
92	430 CARRIAGE #D-CONDO	2/01/98		34,096							34,096	9,301	S/L	40		852
105	430 CARRIAGE #D-REHAB	2/01/98		17,965							17,965	4,910	S/L	40		449
	TOTAL 20-2			52,061		0	0	0	0	0	52,061	14,211				1,301
20-3																
88	201 CARRIAGE #D-CONDO	1/01/98		34,115							34,115	9,383	S/L	40		853
106	201 CARRIAGE #D-REHAB	1/01/98		15,586							15,586	4,344	S/L	40		390
	TOTAL 20-3			49,701		0	0	0	0	0	49,701	13,727				1,243
20-4																
94	2760 SEGERSTROM #E-CONDO	5/01/98		58,104							58,104	15,498	S/L	40		1,453
107	2760 SEGERSTROM #E-REHAB	5/01/98		11,948							11,948	3,234	S/L	40		299
	TOTAL 20-4			70,052		0	0	0	0	0	70,052	18,732				1,752
20-5																
100	1725 W 3RD	5/01/98		42,150							42,150	11,243	S/L	40		1,054
108	1725 W 3RD #B-REHAB	5/01/98		14,989							14,989	4,011	S/L	40		375
	TOTAL 20-5			57,139		0	0	0	0	0	57,139	15,254				1,429

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NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAGE /BASIS REDUCT.	DEPR BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
20-6																
113	809 DIAMOND	12/01/98		63,996							63,996	16,133	S/L	40		1,600
114	809 DIAMOND-REHAB	12/01/98		47,851							47,851	12,060	S/L	40		1,196
TOTAL 20-6				111,847		0	0	0	0	0	111,847	28,193				2,796
20-7																
115	1705 SPRUCE	1/01/99		46,814							46,814	11,700	S/L	40		1,170
116	1705 SPRUCE-REHAB	1/01/99		617							617	150	S/L	40		15
130	1705 SPRUCE-REHAB	1/01/99		34,000							34,000	8,500	S/L	40		850
171	REHABILITATION D	8/14/04		18,130							18,130	1,982	S/L MM	40	.02500	453
TOTAL 20-7				99,561		0	0	0	0	0	99,561	22,332				2,488
21																
96	17351 KOLEDO 2	12/30/97		101,538							101,538	27,918	S/L	40		2,538
98	17291 KOLEDO 2	12/30/97		89,377							89,377	24,574	S/L	40		2,234
128	KOLEDO 2 REFINANCE	2/05/99		2,866							2,866	952	S/L	30		96
131	KOLEDO 2-REHAB	1/01/99		197,204							197,204	49,300	S/L	40		4,930
TOTAL 21				390,985		0	0	0	0	0	390,985	102,744				9,798
22-6																
117	1001 STEVENS 172	1/01/99		49,855							49,855	12,460	S/L	40		1,246
118	1001 STEVENS 172-REHAB	1/01/99		12,419							12,419	3,100	S/L	40		310
TOTAL 22-6				62,274		0	0	0	0	0	62,274	15,560				1,556

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22-7																
132	1001 STEVENS 192	5/07/99		44,511							44,511	10,759	S/L	40		1,113
133	1001 STEVENS 192-REHAB	5/07/99		11,497							11,497	2,775	S/L	40		287
	TOTAL 22-7			56,008		0	0	0	0	0	56,008	13,534				1,400
23																
135	KOLEDO 3	4/18/00		401,413							401,413	86,970	S/L	40		10,035
139	KOLEDO 3-REHAB	6/30/01		182,925							182,925	34,298	S/L	40		4,573
	TOTAL 23			584,338		0	0	0	0	0	584,338	121,268				14,608
24																
137	KOLEDO 4	9/29/00		405,597							405,597	83,655	S/L	40		10,140
140	KOLEDO 4-REHAB	6/30/01		213,417							213,417	40,013	S/L	40		5,335
	TOTAL 24			619,014		0	0	0	0	0	619,014	123,668				15,475
25																
141	KOLEDO 5-REHAB	6/30/01		62,613							62,613	11,738	S/L	40		1,565
142	KOLEDO 5	2/01/01		210,696							210,696	41,697	S/L	40		5,267
	TOTAL 25			273,309		0	0	0	0	0	273,309	53,435				6,832
3																
7	CYP 1 4-PLEX	1/10/85		194,122							194,122	186,360	S/L	25		7,762
40	CYP 1 TRASH ENCLOSURE	2/21/94		150							150	59	S/L	40		4
	TOTAL 3			194,272		0	0	0	0	0	194,272	186,419				7,766

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18	BUENA 2 8-UNITS	8/01/90		576,484							576,484	265,514	S/L	40		14,412
21	BUENA 2 RAINGUTTERS	4/03/91		991							991	444	S/L	40		25
TOTAL 8																
9				577,475		0	0	0	0	0	577,475	265,958				14,437
-																
19	BUENA 3 20-UNITS	12/14/90		1,372,900							1,372,900	620,693	S/L	40		34,323
20	BUENA 3 RAINGUTTERS	4/03/91		2,476							2,476	1,100	S/L	40		62
22	BUENA 3 SCREEN DOORS	7/09/91		1,500							1,500	1,463	S/L	HY	5	0
23	BUENA 3 RAILINGS	11/22/91		495							495	205	S/L	40		12
TOTAL 9																
				1,377,371		0	0	0	0	0	1,377,371	623,461				34,397
FURNITURE AND FIXTURES																
1	MISC FURNITURE	7/01/83		360							360	360	S/L	5		0
2	5 FT TABLE	7/01/85		40							40	40	S/L	5		0
3	FILE CABINET	2/26/86		538							538	538	S/L	5		0
4	COMPUTER WORK DESK	2/08/93		358							358	336	S/L	7		0
83	FILE CABINETS(2)(U)	9/30/96		677							677	677	S/L	7		0
144	AVAYA TELEPHONE SYSTEM	1/02/01		3,363							3,363	2,240	S/L	12		280
145	EXEC CHAIR & DESK USED	1/02/01		218							218	144	S/L	12		18
146	BELKIN PHONE REGULATOR	1/30/01	12/31/09	289							289	190	S/L	12		99
147	DELL COMPUTER	2/26/01	12/31/09	1,970							1,970	1,970	S/L	5		0
148	DESK & FILE CABINET	8/25/01		321							321	198	S/L	12		27
149	AVAYA TELEPHONE SYSTEM	9/06/01		774							774	477	S/L	12		65
150	AVAYA TELEPHONE SYSTEM	9/06/01		1,076							1,076	660	S/L	12		90
151	BOOK CASES(2) USED	12/07/01		210							210	127	S/L	12		18

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152	AVAYA TELEPHONE SYSTEM	9/24/01		460							460	276	S/L	12		38
153	OFFICE CHAIR	11/13/01		86							86	50	S/L	12		7
154	STORAGE CABINET TUTOR	11/13/01		290							290	172	S/L	12		24
155	"L" WORK STATION TUTOR	11/13/01		430							430	258	S/L	12		36
156	"U" WORK STATION TUTOR	11/13/01		430							430	258	S/L	12		36
157	LEATHER CHAIR TUTOR	11/13/01		215							215	129	S/L	12		18
158	LATERAL FILE TUTOR	11/13/01		430							430	258	S/L	12		36
159	72" BOOKCASE TUTOR	11/13/01		322							322	193	S/L	12		27
160	DELL LAPTOP COMPUTER	12/13/02	12/31/09	2,714							2,714	2,714	S/L	MQ	5	0
161	BACKUP SERVER	12/13/02		2,408							2,408	2,408	S/L	MQ	5	0
162	DELL COMPUTER	2/10/03	12/31/09	1,663							1,663	1,663	S/L	HY	5	0
163	DELL COMPUTER	2/10/03		1,626							1,626	1,626	S/L	HY	5	0
164	FIVE DRAWER FILE CABINETS	9/11/03		2,308							2,308	1,815	S/L	HY	7	330
165	CANON CAMERA	11/25/03		380							380	297	S/L	HY	7	54
166	DELL COMPUTER	12/09/03		983							983	983	S/L	HY	5	0
167	CANON CAMERA	12/09/03		380							380	297	S/L	HY	7	54
168	PROJECTOR	11/23/04		1,858							1,858	1,196	S/L	HY	7	265
169	COMPUTER	12/28/04		1,539							1,539	1,386	S/L	HY	5	153
170	SERVER	12/28/04		460							460	414	S/L	HY	5	46
174	DELL LAPTOP	12/19/04		2,241							2,241	2,016	S/L	HY	5	225
175	DELL COMPUTER	10/03/04		1,432							1,432	1,287	S/L	HY	5	145
176	FAX MACHINE	12/01/04	12/31/09	412							412	265	S/L	HY	7	147
177	COMPUTERS (2)	2/24/04		1,330							1,330	1,197	S/L	HY	5	133
178	H.P. PRINTER	11/08/04	12/31/09	442							442	396	S/L	HY	5	46
179	DELL COMPUTER	1/15/05		2,275							2,275	1,763	S/L	MQ	5	455
180	DELL SERVER	2/01/05		2,514							2,514	1,949	S/L	MQ	5	503
181	21ST CENTURY SOFTWARE	10/13/05		2,665							2,665	2,665	S/L	MQ	3	0

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182	OFFICE FURNITURE	10/04/05		711							711	319	S/L	MQ	7	.14280	102
183	DELL COMPUTER (2)	11/17/05		2,528							2,528	1,581	S/L	MQ	5	.20000	506
184	DELL LAPTOP	9/09/06		1,581							1,581	751	S/L	MQ	5	.20000	316
185	STAFF CELL PHONES (4)	4/20/06		2,160							2,160	1,152	S/L	5			432
186	HANDYCAM CAMCORDER	8/15/06	12/31/09	830							830	282	S/L	MQ	7	.14290	548
187	CASIO CAMERA	7/30/06		250							250	85	S/L	MQ	7	.14290	36
188	HP OFFICE PRINTER	9/30/06	12/31/09	485							485	230	S/L	MQ	5	.20000	255
190	FURNITURE	1/02/07		1,250							1,250	335	S/L	MQ	7	.14280	179
191	CUBICLES	1/24/07		2,268							2,268	608	S/L	MQ	7	.14280	324
192	SONY TAPE BACKUP	4/05/07		921							921	299	S/L	MQ	5	.20000	184
193	DELL LAPTOP COMPUTERS (5)	10/23/07		4,062							4,062	914	S/L	MQ	5	.20000	812
194	LAPTOP COMPUTER	11/13/07		1,480							1,480	237	S/L	MQ	7	.14280	211
195	BATTERY BACKUP	12/31/07		574							574	129	S/L	MQ	5	.20000	115
196	OFFICE FURNITURE	4/12/07		804							804	187	S/L	MQ	7	.14280	115
197	PAY PAL COMPUTER	12/11/07		329							329	74	S/L	MQ	5	.20000	66
198	CUBICLES	1/25/07		475							475	127	S/L	MQ	7	.14280	68
199	DELL COMPUTER	2/12/08		610							610	61	S/L	HY	5	.20000	122
200	DELL COMPUTER	5/23/08		695							695	70	S/L	HY	5	.20000	139
201	HP LAPTOP COMPUTER	8/26/08		1,040							1,040	104	S/L	HY	5	.20000	208
202	DELL COMPUTERS (2)	10/22/09		2,549							2,549		S/L	MQ	5	.02500	64

TOTAL FURNITURE AND FIXTURE

68,089 0 0 0 0 68,089 43,433 8,177

LAND

45 LAND-BERRY

3/01/81

94,000

94,000

0

46 LAND-CAPO

4/15/84

305,397

305,397

0

47 LAND-CYP 1

1/10/85

58,112

58,112

0

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48	LAND-BUEA 1	12/02/85		85,710							85,710					0
49	LAND-CYP 2	8/01/86		82,800							82,800					0
50	LAND-VISTA	11/01/86		87,000							87,000					0
51	LAND-POPLAR	3/15/89		61,423							61,423					0
52	LAND-BUENA 2	4/03/90		100,377							100,377					0
53	LAND-252 STREAMWOOD	4/27/90		66,820							66,820					0
54	LAND-TANGELO	4/27/90		84,189							84,189					0
55	LAND-EAGLEPOINT	5/11/90		76,995							76,995					0
56	LAND-FIRWOOD	5/23/90		78,488							78,488					0
57	LAND-SPARROWHAWK	5/23/90		84,640							84,640					0
58	LAND-7 STREAMWOOD	5/31/90		67,470							67,470					0
59	LAND-BUENA 3	12/14/90		250,880							250,880					0
60	LAND-CARNELIAN	3/23/92		113,152							113,152					0
61	LAND-CITRON	12/22/93		243,450							243,450					0
62	LAND-KEELSON	12/30/93		91,349							91,349					0
63	LAND-11TH. ST.	12/30/93		318,811							318,811					0
64	LAND-RAMONA	10/28/94		180,034							180,034					0
65	LAND-17361 KOLEDO LANE 1	3/01/95		150,000							150,000					0
66	LAND-KOLEDO LANE-17371	4/27/95		150,000							150,000					0
82	LAND-9TH. ST.	9/30/96		688,751							688,751					0
85	LAND-QUEENS LANE	12/31/96		219,131							219,131					0
89	LAND-201 CARRIAGE #D	1/01/98		43,419							43,419					0
91	LAND-300 CARRIAGE #C	1/01/98		41,882							41,882					0
93	LAND-430 CARRIAGE #D	2/01/98		39,866							39,866					0
95	LAND-2760 SEGERSTROM #E	5/01/98		50,502							50,502					0
97	LAND-17351 KOLEDO 2	12/30/97		160,496							160,496					0
99	LAND-17291 KOLEDO 2	12/30/97		152,118							152,118					0

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101	LAND-1725 W 3RD	5/01/98		30,272							30,272					0
119	LAND-809 DIAMOND	12/01/98		43,021							43,021					0
120	LAND-1705 SPRUCE	1/01/99		88,096							88,096					0
121	LAND-1001 STEVENS 172	1/01/99		40,955							40,955					0
134	LAND-1001 STEVENS 192	5/07/99		33,170							33,170					0
136	LAND-KOLEDO 3	4/18/00		331,092							331,092					0
138	LAND-KOLEDO 4	9/29/00		296,857							296,857					0
143	LAND-KOLEDO 5	2/01/01		141,051							141,051					0
TOTAL LAND																
				5,231,776		0	0	0	0	0	5,231,776	0				0
MISCELLANEOUS																
67	ORIGINAL PAINTING D	10/21/89		100							100			S/L	12	0
68	DESKS/GREDENZA D	11/21/91		700							700			S/L	12	0
69	DESKS/CHAIRS(6) D	11/21/91		750							750			S/L	12	0
70	BOOKCASES(2) D	11/21/91		140							140			S/L	12	0
71	VISITOR CHAIRS(6) D	11/21/91		600							600			S/L	12	0
72	LEGAL FILE CABINET D	11/21/91		125							125			S/L	12	0
73	SILK OFFICE PLANTS D	11/21/91		120							120			S/L	12	0
74	FRAMED OFFICE PICTURE D	11/21/91		100							100			S/L	12	0
75	CONFERENCE ROOM TABLE D	11/21/91		150							150			S/L	12	0
81	FURNITURE D	10/22/96		500							500			S/L	12	0
172	KITCHEN APPLIANCES D 1705	8/14/04		1,950							1,950			S/L	HY 7	278
173	FURNITURE D 1705	8/14/04		10,300							10,300			S/L	HY 7	1,471
189	FURNITURE D POPLAR	11/30/06		2,800							2,800			S/L	MQ 7	400
TOTAL MISCELLANEOUS																
				18,335		0	0	0	0	0	18,335	12,011				2,149

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	TOTAL DEPRECIATION				0	0	0	0	0	18,381,966	5,745,988				358,251
	GRAND TOTAL DEPRECIATION				0	0	0	0	0	18,381,966	5,745,988				358,251
	DEPRECIATION ASSETS SOLD				0	0	0	0	0	8,805	7,710				1,095
	DEPR REMAINING ASSETS				0	0	0	0	0	18,373,161	5,738,278				357,156