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## CHANGE OF ACCOUNTING PERIOD

Form **990****Return of Organization Exempt From Income Tax**  
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

OMB No 1545-0047

**2016**

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.  
▶ Information about Form 990 and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

A For the 2016 calendar year, or tax year beginning JUL 1, 2016 and ending DEC 31, 2016

B Check if applicable:  <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization <b>EDEN HOUSING, INC.</b>		D Employer identification number <b>23-1716750</b>
	Doing business as		E Telephone number <b>510-582-1460</b>
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	G Gross receipts \$ <b>29,683,745.</b>
	22645 GRAND STREET		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	City or town, state or province, country, and ZIP or foreign postal code <b>HAYWARD, CA 94541</b>		H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions)
F Name and address of principal officer: <b>LINDA MANDOLINI</b> <b>SAME AS C ABOVE</b>			H(c) Group exemption number ▶
I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			
J Website: ▶ <b>WWW.EDENHOUSING.ORG</b>			
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: <b>1968</b> M State of legal domicile: <b>CA</b>

**Part I Summary**

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <b>BUILD AND MAINTAIN HIGH-QUALITY, WELL-MANAGED, SERVICE ENHANCED AFFORDABLE HOUSING COMMUNITIES THAT</b>		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	14
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	14
	5 Total number of individuals employed in calendar year 2016 (Part V, line 2a)	5	106
	6 Total number of volunteers (estimate if necessary)	6	0
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, line 34	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)	45,847,557.	14,512,118.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	13,735,035.	13,424,200.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	2,160,193.	1,747,427.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	0.	0.
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	61,742,785.	29,683,745.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	7,086,431.	1,845,943.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0.	0.
Expenses	16a Professional fundraising fees (Part IX, column (A), line 11e)	3,822,230.	2,620,546.
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0.	0.	0.
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	6,662,591.	3,364,710.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	17,571,252.	7,831,199.
	19 Revenue less expenses. Subtract line 18 from line 12	44,171,533.	21,852,546.
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21 Total liabilities (Part X, line 26)	178,365,572.	200,545,539.
	22 Net assets or fund balances. Subtract line 21 from line 20	30,934,644.	31,241,671.
		147,430,928.	169,303,868.

**Part II Signature Block**

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

Sign Here	Signature of officer	Date
	<b>CORINNE MORRISON, CFO</b>	<b>05/15/17</b>

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN
	<b>ALEXIS H. WONG</b>	<i>Alex Wong</i>	<b>5/12/2017</b>	<input type="checkbox"/>	<b>P00604756</b>
	Firm's name ▶ <b>LINDQUIST, VON HUSEN &amp; JOYCE LLP</b>	Firm's EIN ▶ <b>94-1250261</b>			
	Firm's address ▶ <b>90 NEW MONTGOMERY STREET, 11TH FLOOR</b>	Phone no. (415) 957-9999			
	<b>SAN FRANCISCO, CA 94105</b>				

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

☒ Yes ☐ No

**Part III** Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission.

**BUILD AND MAINTAIN HIGH-QUALITY, WELL-MANAGED, SERVICE ENHANCED AFFORDABLE HOUSING COMMUNITIES THAT MEET THE NEEDS OF LOWER INCOME FAMILIES, SENIORS AND PERSONS WITH DISABILITIES.**

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

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

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

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

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

4a (Code ) (Expenses \$ 6,162,439. including grants of \$ 1,845,943. ) (Revenue \$ 13,424,200. )  
**THE ORGANIZATION'S EXEMPT PURPOSE IS TO PROVIDE AFFORDABLE HOUSING TO LOW-INCOME FAMILIES. EDEN HOUSING IDENTIFIES SITES, ACTS AS THE PRIMARY DEVELOPER OF HOUSING AND RECEIVES FEES AND REVENUES FOR ITS SERVICES. DURING THE CURRENT YEAR, THE ORGANIZATION COMPLETED DEVELOPMENT AND/OR REHABILITATION OF SEVERAL AFFORDABLE APARTMENT COMPLEXES IN ITS EFFORTS TO INCREASE AND SUSTAIN AFFORDABLE HOUSING UNITS.**

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

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

4d Other program services (Describe in Schedule O )

(Expenses \$ including grants of \$ ) (Revenue \$ )

4e Total program service expenses **6,162,439.**

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

**Part IV Checklist of Required Schedules** (continued)

	Yes	No
<b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
<b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
<b>21</b> Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	X	
<b>22</b> Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	X	
<b>23</b> 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	
<b>24a</b> Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
<b>b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
<b>c</b> Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
<b>d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
<b>25a</b> <b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
<b>b</b> Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
<b>26</b> Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>		X
<b>27</b> Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
<b>28</b> 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).		
<b>a</b> A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
<b>b</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
<b>c</b> An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>		X
<b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
<b>30</b> 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
<b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
<b>32</b> 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
<b>33</b> 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	
<b>34</b> Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
<b>35a</b> Did the organization have a controlled entity within the meaning of section 512(b)(13)?	X	
<b>b</b> If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
<b>36</b> <b>Section 501(c)(3) organizations.</b> 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
<b>37</b> 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
<b>38</b> Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	X	

Note. All Form 990 filers are required to complete Schedule O

**Part V** Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V ☐

		Yes	No
<b>1a</b>	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	47	
<b>1b</b>	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	0	
<b>c</b>	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	
<b>2a</b>	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	106	
<b>b</b>	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <b>Note.</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		X
<b>3a</b>	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
<b>b</b>	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation in Schedule O		
<b>4a</b>	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
<b>b</b>	If "Yes," enter the name of the foreign country: See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)		
<b>5a</b>	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
<b>b</b>	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
<b>c</b>	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		
<b>6a</b>	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
<b>b</b>	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
<b>7</b>	<b>Organizations that may receive deductible contributions under section 170(c).</b>		
<b>a</b>	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
<b>b</b>	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
<b>c</b>	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
<b>d</b>	If "Yes," indicate the number of Forms 8282 filed during the year	7d	
<b>e</b>	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
<b>f</b>	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
<b>g</b>	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
<b>h</b>	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
<b>8</b>	<b>Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
<b>9</b>	<b>Sponsoring organizations maintaining donor advised funds.</b>		
<b>a</b>	Did the sponsoring organization make any taxable distributions under section 4966?		
<b>b</b>	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
<b>10</b>	<b>Section 501(c)(7) organizations.</b> Enter		
<b>a</b>	Initiation fees and capital contributions included on Part VIII, line 12	10a	
<b>b</b>	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
<b>11</b>	<b>Section 501(c)(12) organizations.</b> Enter.		
<b>a</b>	Gross income from members or shareholders	11a	
<b>b</b>	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
<b>12a</b>	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?		
<b>b</b>	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
<b>13</b>	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>a</b>	Is the organization licensed to issue qualified health plans in more than one state? <b>Note.</b> See the instructions for additional information the organization must report on Schedule O.		
<b>b</b>	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
<b>c</b>	Enter the amount of reserves on hand	13c	
<b>14a</b>	Did the organization receive any payments for indoor tanning services during the tax year?		X
<b>b</b>	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		

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

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

☒**Section A. Governing Body and Management**

	Yes	No
<b>1a</b> Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	14	
<b>1b</b> Enter the number of voting members included in line 1a, above, who are independent	14	
<b>2</b> 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
<b>3</b> 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
<b>4</b> Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
<b>5</b> Did the organization become aware during the year of a significant diversion of the organization's assets?		X
<b>6</b> Did the organization have members or stockholders?		X
<b>7a</b> 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
<b>b</b> Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		X
<b>8</b> Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
<b>a</b> The governing body?	X	
<b>b</b> Each committee with authority to act on behalf of the governing body?	X	
<b>9</b> Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		X

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

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

**Section C. Disclosure**

**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 (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 ☒ Upon request ☐ Other (explain in Schedule O)

**19** Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

**20** State the name, address, and telephone number of the person who possesses the organization's books and records **EDEN HOUSING, INC. - (510) 582-1460**  
**22645 GRAND STREET, HAYWARD, CA 94541**

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**Check if Schedule O contains a response or note to any line in this Part VII ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

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

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) KATHLEEN HAMM SECRETARY	0.40 3.60	X		X				0.	0.	0.
(2) NICHOLAS J. RANDALL CHAIR	0.40 3.60	X		X				0.	0.	0.
(3) JIM KENNEDY TREASURER	0.40 3.60	X		X				0.	0.	0.
(4) JANET LOCKHART VICE CHAIR	0.40 3.60	X		X				0.	0.	0.
(5) TIMOTHY REILLY DIRECTOR	0.40 3.60	X						0.	0.	0.
(6) CALVIN WHITAKER DIRECTOR	0.40 3.60	X						0.	0.	0.
(7) ILENE WEINREB DIRECTOR	0.40 3.60	X						0.	0.	0.
(8) JOHN GAFFNEY INTERIM VICE CHAIR	0.40 3.60	X						0.	0.	0.
(9) TIMOTHY SILVA DIRECTOR	0.40 3.60	X						0.	0.	0.
(10) PAULINE WEAVER DIRECTOR	0.40 3.60	X						0.	0.	0.
(11) DOUG KUERSCHNER DIRECTOR	0.40 3.60	X						0.	0.	0.
(12) JOE POSTIGO DIRECTOR	0.40 3.60	X						0.	0.	0.
(13) GRACE LI DIRECTOR	0.40 3.60	X						0.	0.	0.
(14) ANNETTE BILLINGSLEY DIRECTOR	0.40 3.60	X						0.	0.	0.
(15) LINDA MANDOLINI PRESIDENT	35.00 30.30			X				0.	335,500.	18,961.
(16) JAN PETERS COO/EXECUTIVE VP	10.00 44.80			X				0.	273,300.	25,436.
(17) CORINNE MORRISON CFO	10.00 41.30			X				0.	206,008.	5,774.



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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) ANDRE MADEIRA SR. VP DEVELOPMENT	55.00 0.00				X			0.	260,944.	13,602.
(19) TATIANA BLANK VP PORTFOLIO FIN. & ASSET MGMT	55.00 0.00				X			0.	186,008.	688.
(20) LISA RYDHOLM VP HUMAN RESOURCES	55.00 0.00				X			0.	170,627.	17,192.
(21) LEANNE MORFORD VP SYSTEMS & INFRASTRUCTURE	55.00 0.00				X			0.	170,627.	17,192.
(22) ANDREA OSGOOD DIR-RE DEVELOPMENT	55.00 0.00				X			0.	159,488.	16,635.
(23) KEVIN LEICHNER ASSOC. DIR- RE DEVELOP	55.00 0.00					X		0.	130,594.	15,191.
(24) ANNE GWYN SIMPSON DIR OF RESIDENT SERVICES	55.00 0.00					X		0.	127,970.	11,124.
(25) NEIL SAXBY ASSOC. DIR-RE DEVELOP	55.00 0.00					X		0.	126,000.	14,906.
(26) JENNIFER REED DIR-FUND DEV. & PR	55.00 0.00					X		0.	123,841.	14,832.
<b>1b Sub-total</b>								0.	2,270,907.	171,533.
<b>c Total from continuation sheets to Part VII, Section A</b>								0.	123,552.	14,832.
<b>d Total (add lines 1b and 1c)</b>								0.	2,394,459.	186,365.

**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 **13**

	Yes	No
<b>3</b> Did the organization list any <b>former</b> officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual		X
<b>4</b> 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	X	
<b>5</b> 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		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
VAN METER WILLIAMS POLLACK LLP, 333 BYRANT ST., SUITE 300, SAN FRANCISCO, CA 94107	ARCHITECT	488,830.
LINDQUIST VON HUSEN & JOYCE LLP, 90 NEW MONTGOMERY, 11TH FLR, SAN FRANCISCO, CA	AUDIT AND TAX SERVICE	180,250.
MICHAEL ROGERS 6508 RAYMOND ST., OAKLAND, CA 94609	CONSULTING	143,456.
COX, CASTLE, & NICHOLSON, 2049 CENTURY PARK EAST 28TH FLR, LOS ANGELES, CA 90067	LEGAL	111,668.

**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 **4**

SEE PART VII, SECTION A CONTINUATION SHEETS

[illegible]

**Part VIII** Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII ☐

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	1 a Federated campaigns	1a			
	b Membership dues	1b			
	c Fundraising events	1c			
	d Related organizations	1d	13,815,787.		
	e Government grants (contributions)	1e			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	696,331.		
	g Noncash contributions included in lines 1a-1f \$				
	h <b>Total.</b> Add lines 1a-1f		14,512,118.		
<b>Program Service Revenue</b>	2 a <b>DEVELOPMENT FEES</b>	Business Code 531390	10,141,729.	10,141,729.	
	b <b>MANAGEMENT FEES</b>	531390	1,697,321.	1,697,321.	
	c <b>RENTAL INCOME</b>	531110	1,276,317.	1,276,317.	
	d <b>DEF. GROUND LEASE</b>	531390	204,784.	204,784.	
	e <b>MISCELLANEOUS</b>	531390	104,049.	104,049.	
	f All other program service revenue				
	g <b>Total.</b> Add lines 2a-2f		13,424,200.		
	<b>Other Revenue</b>	3 Investment income (including dividends, interest, and other similar amounts)		1,747,427.	
4 Income from investment of tax-exempt bond proceeds					
5 Royalties					
6 a Gross rents		(i) Real (ii) Personal			
b Less. rental expenses					
c Rental income or (loss)					
d Net rental income or (loss)					
7 a Gross amount from sales of assets other than inventory		(i) Securities (ii) Other			
b Less: cost or other basis and sales expenses					
c Gain or (loss)					
d Net gain or (loss)					
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18		a			
b Less. direct expenses		b			
c Net income or (loss) from fundraising events					
9 a Gross income from gaming activities. See Part IV, line 19		a			
b Less. direct expenses		b			
c Net income or (loss) from gaming activities					
10 a Gross sales of inventory, less returns and allowances		a			
b Less. cost of goods sold		b			
c Net income or (loss) from sales of inventory					
<b>Miscellaneous Revenue</b>		<b>Business Code</b>			
11 a					
b					
c					
d All other revenue					
e <b>Total.</b> Add lines 11a-11d					
12 <b>Total revenue.</b> See instructions.		29,683,745.	13,424,200.	0.	1,747,427.

**Part IX Statement of Functional Expenses**

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	1,845,443.	1,845,443.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	500.	500.		
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	1,877,981.	1,257,116.	620,865.	
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	436,231.	291,412.	144,819.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	25,960.	17,923.	8,037.	
9 Other employee benefits	133,870.	92,423.	41,447.	
10 Payroll taxes	146,504.	101,146.	45,358.	
11 Fees for services (non-employees).				
a Management	61,609.	61,609.		
b Legal	36,455.	36,455.		
c Accounting	77,060.	77,060.		
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.)	506,702.	387,603.	119,099.	
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	60,595.	60,595.		
17 Travel	51,286.	51,286.		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	708,644.	708,644.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	605,884.	605,884.		
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a OFFICE AND MAINTENANCE	1,055,344.	378,496.	676,848.	
b LOBBYING EXPENDITURES	130,000.	130,000.		
c WORKERS COMPENSATION	39,685.	27,398.	12,287.	
d STAFF RECOGNITION	14,995.	14,995.		
e All other expenses	16,451.	16,451.		
25 Total functional expenses. Add lines 1 through 24e	7,831,199.	6,162,439.	1,668,760.	0.
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 ☐ if following SOP 98-2 (ASC 958-720)

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

		(A) Beginning of year		(B) End of year	
Assets	1	Cash - non-interest-bearing	14,167,650.	1	30,458,108.
	2	Savings and temporary cash investments	207,581.	2	29,210.
	3	Pledges and grants receivable, net	2,260,744.	3	854,970.
	4	Accounts receivable, net	36,706,684.	4	40,431,234.
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr) Complete Part II of Sch L		6	
	7	Notes and loans receivable, net	78,255,876.	7	83,534,099.
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges	36,401.	9	60,108.
	10a	Land, buildings, and equipment. cost or other basis. Complete Part VI of Schedule D	10a 23,582,214.		
	10b	Less. accumulated depreciation	10b 4,682,048.	10c	18,900,166.
	11	Investments - publicly traded securities	17,321,385.	11	16,031,213.
	12	Investments - other securities See Part IV, line 11		12	
	13	Investments - program-related. See Part IV, line 11	378,462.	13	359,999.
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11	8,903,712.	15	9,886,432.
16	<b>Total assets.</b> Add lines 1 through 15 (must equal line 34)	178,365,572.	16	200,545,539.	
Liabilities	17	Accounts payable and accrued expenses	774,489.	17	1,267,400.
	18	Grants payable		18	
	19	Deferred revenue	81,914.	19	86,563.
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23	Secured mortgages and notes payable to unrelated third parties	26,658,639.	23	26,858,794.
	24	Unsecured notes and loans payable to unrelated third parties		24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	3,419,602.	25	3,028,914.
	26	<b>Total liabilities.</b> Add lines 17 through 25	30,934,644.	26	31,241,671.
	Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
27		Unrestricted net assets	147,430,928.	27	169,303,868.
28		Temporarily restricted net assets		28	
29		Permanently restricted net assets		29	
Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.					
30		Capital stock or trust principal, or current funds		30	
31		Paid-in or capital surplus, or land, building, or equipment fund		31	
32		Retained earnings, endowment, accumulated income, or other funds		32	
33	<b>Total net assets or fund balances</b>	147,430,928.	33	169,303,868.	
34	<b>Total liabilities and net assets/fund balances</b>	178,365,572.	34	200,545,539.	

Form 990 (2016)

**Part XI Reconciliation of Net Assets**Check if Schedule O contains a response or note to any line in this Part XI ☐

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	29,683,745.
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	7,831,199.
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	21,852,546.
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	<b>4</b>	147,430,928.
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	20,394.
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	0.
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	<b>10</b>	169,303,868.

**Part XII Financial Statements and Reporting**Check if Schedule O contains a response or note to any line in this Part XII ☒

	Yes	No
<b>1</b> 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 in Schedule O.		
<b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
<b>b</b> Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input checked="" type="checkbox"/> Both consolidated and separate basis	X	
<b>c</b> 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.	X	
<b>3a</b> 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?	X	
<b>b</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	X	

Form 990 (2016)

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

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**

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

▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2016**

Open to Public  
Inspection

Name of the organization

**EDEN HOUSING, INC.**

Employer identification number  
**23-1716750**

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

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

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

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

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

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	12500449.	1646266.	21521575.	45847557.	14512118.	96027965.
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>4 Total.</b> Add lines 1 through 3	12500449.	1646266.	21521575.	45847557.	14512118.	96027965.
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
<b>6 Public support.</b> Subtract line 5 from line 4						96027965.

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
<b>7</b> Amounts from line 4	12500449.	1646266.	21521575.	45847557.	14512118.	96027965.
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	1561937.	1744452.	2125209.	2160193.	1747427.	9339218.
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on						
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
<b>11 Total support.</b> Add lines 7 through 10						105367183
<b>12</b> Gross receipts from related activities, etc. (see instructions)					12	55,527,775.
<b>13 First five years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> ▶ <input type="checkbox"/>						

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

<b>14</b> Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f))	<b>14</b>	91.14	%
<b>15</b> Public support percentage from 2015 Schedule A, Part II, line 14	<b>15</b>	90.33	%
<b>16a 33 1/3% support test - 2016.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization ▶ <input checked="" type="checkbox"/>			
<b>b 33 1/3% support test - 2015.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>			
<b>17a 10% -facts-and-circumstances test - 2016.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>			
<b>b 10% -facts-and-circumstances test - 2015.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>			
<b>18 Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ <input type="checkbox"/>			



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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6</b> Total. Add lines 1 through 5						
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
<b>c</b> Add lines 7a and 7b						
<b>8</b> Public support. (Subtract line 7c from line 6.)						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
<b>9</b> Amounts from line 6						
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
<b>c</b> Add lines 10a and 10b						
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
<b>13</b> Total support. (Add lines 9, 10c, 11, and 12.)						
<b>14</b> 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**

<b>15</b> Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	<b>15</b>	%
<b>16</b> Public support percentage from 2015 Schedule A, Part III, line 15	<b>16</b>	%

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

<b>17</b> Investment income percentage for 2016 (line 10c, column (f) divided by line 13, column (f))	<b>17</b>	%
<b>18</b> Investment income percentage from 2015 Schedule A, Part III, line 17	<b>18</b>	%

**19a 33 1/3% support tests - 2016.** 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 - 2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ☐

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

**Part IV Supporting Organizations**

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

**Section A. All Supporting Organizations**

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

**Part IV. Supporting Organizations** (continued)

- 11 Has the organization accepted a gift or contribution from any of the following persons?
- a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?
- b A family member of a person described in (a) above?
- c A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.

	Yes	No
11a		
11b		
11c		

**Section B. Type I Supporting Organizations**

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

	Yes	No
1		
2		

**Section C. Type II Supporting Organizations**

- 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)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).

	Yes	No
1		

**Section D. All Type III Supporting Organizations**

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

	Yes	No
1		
2		
3		

**Section E. Type III Functionally Integrated Supporting Organizations**

- 1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).
- a ☐ The organization satisfied the Activities Test. Complete line 2 below.
- b ☐ The organization is the parent of each of its supported organizations. Complete line 3 below.
- c ☐ The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).

**2 Activities Test. Answer (a) and (b) below.**

- a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.
- b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.

**3 Parent of Supported Organizations. Answer (a) and (b) below.**

- a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? Provide details in Part VI.
- b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.

	Yes	No
2a		
2b		
3a		
3b		

**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	<b>Adjusted Net Income</b> (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	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	<b>Discount</b> claimed for blockage or other factors (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (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 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	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions)		

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions	
7 <b>Total annual distributions.</b> Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	
9 Distributable amount for 2016 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2016	(iii) Distributable Amount for 2016
1 Distributable amount for 2016 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2016 (reasonable cause required- explain in Part VI). See instructions			
3 Excess distributions carryover, if any, to 2016:			
a			
b			
c From 2013			
d From 2014			
e From 2015			
f <b>Total</b> of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2016 distributable amount			
i Carryover from 2011 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2016 from Section D, line 7. \$			
a Applied to underdistributions of prior years			
b Applied to 2016 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2016, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions			
6 Remaining underdistributions for 2016. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions			
7 <b>Excess distributions carryover to 2017.</b> Add lines 3j and 4c			
8 Breakdown of line 7:			
a			
b Excess from 2013			
c Excess from 2014			
d Excess from 2015			
e Excess from 2016			

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

**PART II, SECTION A, LINE (E)**

EDEN HOUSING INC CHANGED ITS ACCOUNTING PERIOD TO A CALENDAR YEAR END.

THE CURRENT TAX YEAR'S PUBLIC SUPPORT REPRESENTS SIX MONTHS OF  
ACTIVITY.

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

Department of the Treasury  
Internal Revenue Service

**Political Campaign and Lobbying Activities**

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

- ▶ **Complete if the organization is described below.** ▶ **Attach to Form 990 or Form 990-EZ.**  
▶ **Information about Schedule C (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).**

OMB No 1545-0047

**2016**

**Open to Public  
Inspection**

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

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

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

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

**If the organization answered "Yes," on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then**

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

Name of organization

**EDEN HOUSING, INC.**

Employer identification number

**23-1716750**

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

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.
- 2 Political campaign activity expenditures ▶ \$ \_\_\_\_\_
- 3 Volunteer hours for political campaign activities ..... \_\_\_\_\_

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

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ \_\_\_\_\_
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ \_\_\_\_\_
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year?  
☐ Yes ☐ No
- 4a Was a correction made?  
☐ Yes ☐ No

b If "Yes," describe in Part IV.

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

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ \_\_\_\_\_
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ \_\_\_\_\_
- 3 Total exempt function expenditures Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ▶ \$ \_\_\_\_\_  
☐ Yes ☐ No
- 4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

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

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

Schedule C (Form 990 or 990-EZ) 2016

LHA

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

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

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

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
<b>1a</b> Total lobbying expenditures to influence public opinion (grass roots lobbying)		130,000.													
<b>b</b> Total lobbying expenditures to influence a legislative body (direct lobbying)															
<b>c</b> Total lobbying expenditures (add lines 1a and 1b)		130,000.													
<b>d</b> Other exempt purpose expenditures		7,831,199.													
<b>e</b> Total exempt purpose expenditures (add lines 1c and 1d)		7,961,199.													
<b>f</b> Lobbying nontaxable amount. Enter the amount from the following table in both columns.		548,060.													
<table border="1"> <thead> <tr> <th>If the amount on line 1e, column (a) or (b) is:</th> <th>The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e.														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.														
Over \$17,000,000	\$1,000,000														
<b>g</b> Grassroots nontaxable amount (enter 25% of line 1f)		137,015.													
<b>h</b> Subtract line 1g from line 1a. If zero or less, enter -0-		0.													
<b>i</b> Subtract line 1f from line 1c. If zero or less, enter -0-		0.													
<b>j</b> If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?			<input type="checkbox"/> Yes <input type="checkbox"/> No												

**4-Year Averaging Period Under section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below.)

See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2013	(b) 2014	(c) 2015	(d) 2016	(e) Total
<b>2a</b> Lobbying nontaxable amount	632,533.	802,542.	1,028,563.	548,060.	3,011,698.
<b>b</b> Lobbying ceiling amount (150% of line 2a, column(e))					4,517,547.
<b>c</b> Total lobbying expenditures	0.	0.	0.	130,000.	130,000.
<b>d</b> Grassroots nontaxable amount	158,133.	200,636.	257,141.	137,015.	752,925.
<b>e</b> Grassroots ceiling amount (150% of line 2d, column (e))					1,129,388.
<b>f</b> Grassroots lobbying expenditures	0.	0.	0.	130,000.	130,000.



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

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

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

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4, Part I-C, line 5; Part II-A (affiliated group list), Part II-A, lines 1 and 2 (see instructions), and Part II-B, line 1. Also, complete this part for any additional information.

**SCHEDULE D**  
(Form 990)Department of the Treasury  
Internal Revenue Service**Supplemental Financial Statements**▶ Complete if the organization answered "Yes" on Form 990,  
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.  
▶ Attach to Form 990.▶ Information about Schedule D (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2016**Open to Public  
Inspection

Name of the organization

EDEN HOUSING, INC.

Employer identification number

23-1716750

**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)

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a 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 Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a ☐ Public exhibition  
 b ☐ Scholarly research  
 c ☐ Preservation for future generations

- d ☐ Loan or exchange programs  
 e ☐ Other \_\_\_\_\_

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

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

to be sold to raise funds rather than to be maintained as part of the organization's collection?

☐ Yes ☐ No

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

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

	Amount
1c Beginning balance	
1d Additions during the year	
1e Distributions during the year	
1f Ending balance	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?

☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

☐

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

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

(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ► \_\_\_\_\_ %

b Permanent endowment ► \_\_\_\_\_ %

c Temporarily restricted endowment ► \_\_\_\_\_ %

The percentages on lines 2a, 2b, and 2c should equal 100%

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

(i) unrelated organizations

(ii) related organizations

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

	Yes	No
3a(i)		
3a(ii)		
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		5,828,593.		5,828,593.
b Buildings		16,982,711.	4,164,834.	12,817,877.
c Leasehold improvements				
d Equipment		770,910.	517,214.	253,696.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c)				18,900,166.

**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, col. (B) line 12.) ►		

**Part VIII Investments - Program Related.**

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

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

**Part IX Other Assets.**

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

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ►	

**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) SECURITY DEPOSITS	146,958.
(3) RELATED-PARTY PAYABLE	567,062.
(4) LINE OF CREDIT	2,314,894.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ►	
	3,028,914.

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

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

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

1	Total revenue, gains, and other support per audited financial statements	1	29,675,107.
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	<8,638.>
e	Add lines 2a through 2d	2e	<8,638.>
3	Subtract line 2e from line 1	3	29,683,745.
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	0.
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	29,683,745.

**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	7,822,561.
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	0.
3	Subtract line 2e from line 1	3	7,822,561.
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	8,638.
c	Add lines 4a and 4b	4c	8,638.
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	7,831,199.

**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:**

EDEN HOUSING INC AND AFFILIATES BELIEVE THAT THEY HAVE APPROPRIATE SUPPORT FOR TAX PROVISIONS TAKEN, AND AS SUCH, DOES NOT HAVE ANY UNCERTAIN TAX PROVISIONS THAT ARE MATERIAL TO THE FINANCIAL STATEMENTS. EDEN HOUSING INC AND AFFILIATES' FEDERAL AND STATE INCOME TAX AND INFORMATION RETURNS FOR THE YEARS 2013 THROUGH 2016 ARE SUBJECT TO EXAMINATION BY REGULATORY AGENCIES, GENERALLY FOR THREE YEARS AND FOUR YEARS AFTER THEY WERE FILED FOR FEDERAL AND STATE, RESPECTIVELY.

**PART XI, LINE 2D - OTHER ADJUSTMENTS:**

LOSS FROM INVESTMENT IN PARTNERSHIPS -8,638.

**Part XIII** Supplemental Information (continued)**PART XII, LINE 4B - OTHER ADJUSTMENTS:**

LOSS FROM INVESTMENT IN PARTNERSHIPS 8,638.

**SCHEDULE I**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Grants and Other Assistance to Organizations,  
Governments, and Individuals in the United States**

Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

▶ Information about Schedule I (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2016**

Open to Public  
Inspection

Name of the organization

**EDEN HOUSING, INC.**

**Part I General Information on Grants and Assistance**

Employer identification number

**23-1716750**

**1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?

☒ Yes ☐ No

**2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
EDEN HOUSING RESIDENT SERVICES INC 22645 GRAND STREET HAYWARD, CA 94541	94-3315887	501(C)(3)	445,695.	0.			OPERATING ADVANCE
EDEN DEVELOPMENT INC 22645 GRAND STREET HAYWARD, CA 94541	59-3803314	501(C)(3)	47,113.	0.			OPERATING ADVANCE
EDEN SOUTH BAY INC 22645 GRAND STREET HAYWARD, CA 94541	94-3166350	501(C)(3)	64,347.	0.			OPERATING ADVANCE
CRWC, LP 22645 GRAND STREET HAYWARD, CA 94541	47-4961126		349,520.	0.			PROJECT GRANTS
LAFAYETTE SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541	27-0395669		34,219.	0.			PROJECT GRANTS
CHHP LP 22645 GRAND STREET HAYWARD, CA 94541	47-3656023		0.	345,000.	BOOK VALUE	LAND DONATION	AFFORDABLE HOUSING PROJECT

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

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

4.  
9.

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

Schedule I (Form 990) (2016)





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

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
SCHOLARSHIPS	1	500.	0.		

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

EDEN HOUSING INC'S GRANTS ARE GENERALLY TO RELATED ENTITIES THAT ARE CONTROLLED BY THE ORGANIZATION.

**PART III, COLUMN (B)**

EACH YEAR, EDEN HOUSING, INC. AWARDS QUALIFIED RESIDENTS WITH MONETARY ASSISTANCE TO MEET THEIR ACADEMIC AND CAREER GOALS. THE CRITERIA USED TO SELECT AWARDEES INCLUDE ACADEMIC ACHIEVEMENT, NEED, COMMUNITY SERVICE, AND SCHOLASTIC AND PERSONAL REFERENCES.

**SCHEDULE J  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Compensation Information**

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

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**

▶ **Attach to Form 990.**

▶ **Information about Schedule J (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).**

OMB No 1545-0047

**2016**

Open to Public  
Inspection

Name of the organization

**EDEN HOUSING, INC.**

Employer identification number

**23-1716750**

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

- |   |   |
|---|---|
| <input type="checkbox"/> Compensation committee                         | <input type="checkbox"/> Written employment contract                                |
| <input checked="" type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study                    |
| <input checked="" 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	X	
4a		X
4b		X
4c		X
5a		X
5b		X
6a		X
6b		X
7		X
8		X
9		

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

Schedule J (Form 990) 2016



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

[illegible]

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

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2016**

Open to Public  
Inspection

Name of the organization

EDEN HOUSING, INC.

Employer identification number  
23-1716750

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

MEETS THE NEEDS OF LOWER INCOME FAMILIES, SENIORS, AND PERSONS WITH  
DISABILITIES.

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

A COMPLETE COPY OF THE FORM 990 RETURN IS PROVIDED TO THE BOARD OF  
DIRECTORS FOR THEIR REVIEW AND COMMENTS BEFORE IT IS FILED WITH THE IRS.

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

EACH BOARD MEMBER IS REQUIRED TO COMPLETE A CONFLICT OF INTEREST DISCLOSURE  
QUESTIONNAIRE ANNUALLY. IF A BOARD MEMBER HAS ANY CONFLICT OF INTEREST, THE  
BOARD MEMBER WOULD NEED TO RECUSE HIMSELF FROM ANY DECISIONS REGARDING A  
CONFLICT AREA.

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

INDEPENDENT COMPENSATION CONSULTANT, COMPENSATION SURVEY OR STUDY, AND FORM  
990 OF OTHER ORGANIZATIONS WERE USED TO ESTABLISH THE COMPENSATION OF  
ORGANIZATION'S CEO/CFO, OFFICERS AND KEY EMPLOYEES. BOARD OR COMPENSATION  
COMMITTEE'S APPROVAL IS ALSO REQUIRED.

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

DOCUMENTS AVAILABLE UPON REQUEST.

FORM 990, PART XII, LINE 2C

NO CHANGES IN THE PROCESS FROM THE PRIOR YEAR.

**SCHEDULE R  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Related Organizations and Unrelated Partnerships**

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

▶ Attach to Form 990.

▶ Information about Schedule R (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No. 1545-0047

**2016**

Open to Public  
Inspection

Name of the organization

**EDEN HOUSING, INC.**

Employer identification number  
**23-1716750**

**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
EDEN DEL NIDO LLC - 45-5492079					
22645 GRAND ST	PROVIDE AFFORDABLE LOW				
HAYWARD, CA 94541	INCOME HOUSING	DELAWARE	1,133,200.	1,553,998.	EDEN HOUSING 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
BAYWOOD APARTMENTS, INC. - 94-3100917							
22645 GRAND STREET	PROVIDE AFFORDABLE				EDEN HOUSING,		
HAYWARD, CA 94541	LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	INC.		X
CALIFORNIA PRESERVATION, INC. - 94-3074042							
22645 GRAND STREET	PROVIDE AFFORDABLE				EDEN HOUSING,		
HAYWARD, CA 94541	LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	INC.		X
CATALONIA, INC. - 94-3182019							
22645 GRAND STREET	PROVIDE AFFORDABLE				EDEN HOUSING,		
HAYWARD, CA 94541	LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	INC.		X
CDLA, INC. - 77-0347415							
22645 GRAND STREET	PROVIDE AFFORDABLE				EDEN HOUSING,		
HAYWARD, CA 94541	LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	INC.		X

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

SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2016

**Part II** Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
CENTRAL VALLEY SENIOR HOUSING CORPORATION - 20-4609810, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
CHARLES APARTMENTS HOUSING CORPORATION - 77-0418640, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
CHYNOWETH HOUSING, INC. - 94-3314302 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
CONTRA COSTA COUNTY HOUSING CORPORATION - 94-3200158, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
CORONA CRESCENT, INC. - 94-3174331 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
CORONA-ELY RANCH, INC. - 94-3166354 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
E.C. MAGNOLIA COURT, INC. - 94-3093802 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
EDEN ALVARADO NILES, INC. - 94-3256819 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
EDEN DEVELOPMENT, INC. - 59-3803314 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
EDEN HOUSING MANAGEMENT, INC. - 94-2946400 22645 GRAND STREET HAYWARD, CA 94541	MANAGED AFFORDABLE/DISABLED HOUSING COMMUNITIES	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
EDEN HOUSING RESIDENT SERVICES, INC. - 94-3315887, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED BUILD AND MANAGE HIGH-QUALITY AFFORDABLE/DISABLED	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
EDEN HOUSING, INC. - 23-1716750 22645 GRAND STREET HAYWARD, CA 94541		CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X

**Part II** Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 513(b)(13) controlled organization?	
						Yes	No
EDEN/HOPE ESPERANZA, INC. - 77-0445086 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
EDEN INVESTMENTS, INC. - 94-2995223 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
EDEN ISSEI HOUSING, INC. - 94-2831241 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
EDEN PALMS, INC. - 94-3208984 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
EDEN SOUTH BAY, INC. - 94-3166350 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
EDEN SOUTH COUNTY, INC. - 94-3148163 22645 GRAND STREET HAYWARD, CA 94541	MANAGING GP OF PARTNERSHIP	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
ELLIS LAKE TOWNHOMES, INC. - 94-3139366 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
FORD ROAD SUPPORTIVE HOUSING INC. - 27-4420563, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
FULLER LODGE, INC. - 94-3042624 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
GARDELLA PLAZA, INC. - 71-0938046 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
MANTECA SENIOR HOUSING CORPORATION - 91-2129942, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
MONTEREY ROAD SUPPORTIVE HOUSING - 94-1716750, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X



**Part II** Continuation of Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization?	
						Yes	No
PACIFIC GROVE SUPPORTIVE HOUSING, INC. - 77-0364994, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
PEACE GROVE, INC. - 77-0309119 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
REDWOOD LODGE, INC. - 94-2831243 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
RVC INVESTMENTS, INC. - 94-3103846 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X
SAN LEANDRO SUPPORTING HOUSING, INC. - 94-3401266, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
SEQUOIA MANOR, INC. - 94-3039737 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
SPM AFFORDABLE HOUSING CORPORATION - 94-3297735, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
STEVENSON LAND CORPORATION - 68-0388269 22645 GRAND STREET HAYWARD, CA 94541	LAND LEASE HOLDER	CALIFORNIA	501(C)(2)		EDEN HOUSING, INC.		X
STONEV, INC. - 94-3144297 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
SYCAMORE GLEN SENIOR HOUSING, INC. - 94-2920527, 22645 GRAND STREET, HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 7	EDEN HOUSING, INC.		X
SYCAMORE SQUARE HOUSING CORP - 94-3306836 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 11	EDEN HOUSING, INC.		X
UC INDEPENDENT, INC. - 91-2159213 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CALIFORNIA	501(C)(3)	LINE 9	EDEN HOUSING, INC.		X



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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
819 NORTH RENGSTORFF STUDIO APARTMENTS LP - 46-2929523, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN 819 NORTH RENGSTORFF STUDIOS LLC/ROEM 819	RELATED				X	N/A		X	
ANTIOCH EDEN RIVERTOWN LP - 68-0632311, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ANTIOCH EDEN RIVERTOWN LLC	RELATED				X	N/A		X	
ASHLAND VILLAGE APARTMENTS L.P. - 26-2203610, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC.	RELATED				X	N/A		X	
B GRAND LP - 45-5177304 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC.	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
EDEN COMMERCIAL INC. - 94-3385134 22645 GRAND STREET HAYWARD, CA 94541	MANAGES COMMERCIAL SPACE	CA	EDEN HOUSING, INC.	C CORP					X
LIGHT TREE HOUSING CORPORATION - 94-3322099 22645 GRAND STREET HAYWARD, CA 94541	PROVIDE AFFORDABLE LOW INCOME HOUSING	CA	EDEN HOUSING, INC.	C CORP					X
RENGSTORFF COMMERCIAL INC. - 46-4666131 22645 GRAND STREET HAYWARD, CA 94541	TO OPERATE COMM SPACE DEVELOPED WITH AFFORDABLE HOUSING	CA	EDEN HOUSING, INC.	C CORP					X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
BRENTWOOD SENIOR COMMONS LP - 71-0987758, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	BRENTWOOD SENIOR LLC	RELATED							
BROOKWOOD TERRACE FAMILY APARTMENTS, L.P. - 26-4491862, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN BROOKWOOD, LLC / ROEM BROOKWOOD	RELATED			X		N/A	X	
C.G.A ASSOCIATES - 94-3174520 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC. / EDEN HOUSING, INC.	RELATED					N/A	X	
CAMPORA ASSOCIATES LP - 46-5551376, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CAMPORA LLC	RELATED			X		N/A	X	
CATALONIA ASSOCIATES - 94-3191094, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC.	RELATED			X		N/A	X	
CATALONIA TWO LP - 81-4161700 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CATALONIA TWO LLC	RELATED			X		N/A	X	
CHELSEY AVENUE LIMITED PARTNERSHIP - 57-1176147, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CHESLEY AVE LLC	RELATED			X		N/A	X	
CHESLEY AVENUE LLC - 01-0838609, 22645 GRAND STREET, HAYWARD, CA 94541	MANAGING GP OF PARTNERSHIP	CA	EDEN HOUSING, INC.	RELATED			X		N/A	X	
CHHP LP - 47-3656023 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CHHP LLC	RELATED			X		N/A	X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
CHURCH & MONTEREY ROAD ASSOCIATES - 77-0572200, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	JASMINE SQUARE LLC	RELATED					N/A	X	
CHYNOWETH HOUSING ASSOCIATES - 94-3314303, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CHYNOWETH HOUSING INC	RELATED			X		N/A	X	
CONNELL APARTMENTS LP - 81-4418953, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CONNELL APARTMENTS LLC	RELATED			X		N/A	X	
CORRALITOS CREEK ASSOCIATES - 82-0566172, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CORRALITOS CREEK APARTMENTS LLC	RELATED			X		N/A	X	
CREST AVENUE ASSOCIATES LP - 26-3879071, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CREST AVENUE HOUSING LLC	RELATED			X		N/A	X	
CRWC LP - 47-4961126 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CRWC LLC	RELATED			X		N/A	X	
DOWNTOWN RIVER ASSOC. LP - 48-1292072, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	DOWNTOWN RIVER LLC	RELATED			X		N/A	X	
DUBLIN FAMILY LP - 47-3968395 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	DUBLIN FAMILY LLC	RELATED			X		N/A	X	
DUBLIN SENIOR LIMITED PARTNERSHIP - 77-0617949, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	DUBLIN SENIOR LLC	RELATED			X		N/A	X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
EASTBLUFF ASSOCIATES - 68-0396181, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN EASTBLUFF LLC	RELATED				X	N/A		X
EB LP - 47-3670612 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EB LLC	RELATED				X	N/A		X
EDEN ARROYO VISTA ASSOC. LP - 27-3546015, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN ARROYO VISTA LLC	RELATED				X	N/A		X
EDEN BAYWOOD APARTMENTS LP - 30-0324752, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN BAYWOOD APARTMENTS LLC	RELATED				X	N/A		X
EDEN CAMBRIAN LP - 46-4955294 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN CAMBRIAN LLC	RELATED				X	N/A		X
EDEN CORONADO TERRACE LP - 30-0871004, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN CORONADO TERRACE GP LLC	RELATED				X	N/A		X
EDEN CORONADO TERRACE 2 LP - 81-4487215, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC.	RELATED				X	N/A		X
EDEN CRIL LLC - 46-1524624 22645 GRAND STREET HAYWARD, CA 94541	MANAGING GP OF PARTNERSHIP	CA	EDEN INVESTMENTS INC./COMMUNITY RESOURCES	RELATED				X	N/A		X
EDEN DOUGHERTY LP - 27-1801458, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DOUGHERTY LLC	RELATED				X	N/A		X

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
EDEN LODGE LP - 27-3454190	OWN AND MANAGE AFFORDABLE										
22645 GRAND STREET	LOW-INCOME										
HAYWARD, CA 94541	APARTMENTS	CA	EDEN LODGE LLC	RELATED			X		N/A	X	
EDEN PALMS ASSOCIATES -	OWN AND MANAGE AFFORDABLE										
94-3208982, 22645 GRAND	LOW-INCOME										
STREET, HAYWARD, CA 94541	APARTMENTS	CA	EDEN PALMS INC	RELATED			X		N/A	X	
EDEN RIVERTOWN LIMITED	OWN AND MANAGE AFFORDABLE										
PARTNERSHIP - 94-3362651,	LOW-INCOME		EDEN								
22645 GRAND STREET, HAYWARD,	APARTMENTS	CA	INVESTMENTS, INC	RELATED			X		N/A	X	
CA 94541											
EDEN SOUTH HAYWARD LP -	OWN AND MANAGE AFFORDABLE										
46-2444399, 22645 GRAND	LOW-INCOME		EDEN SOUTH								
STREET, HAYWARD, CA 94541	APARTMENTS	CA	HAYWARD LLC	RELATED			X		N/A	X	
EDEN SURF ASSOCIATES LP -	OWN AND MANAGE AFFORDABLE										
45-3483479, 22645 GRAND	LOW-INCOME										
STREET, HAYWARD, CA 94541	APARTMENTS	CA	EDEN SURF LLC	RELATED			X		N/A	X	
EDEN SYCAMORE LP - 34-2003989	OWN AND MANAGE AFFORDABLE										
22645 GRAND STREET	LOW-INCOME										
HAYWARD, CA 94541	APARTMENTS	CA	EDEN SYCAMORE LLC	RELATED			X		N/A	X	
EDEN VICTORIA LIMITED	OWN AND MANAGE AFFORDABLE										
PARTNERSHIP - 47-0867697,	LOW-INCOME		EDEN								
22645 GRAND STREET, HAYWARD,	APARTMENTS	CA	INVESTMENTS, INC	RELATED			X		N/A	X	
CA 94541											
EDEN VISTA TERRACE LP -	OWN AND MANAGE AFFORDABLE										
36-4804546, 22645 GRAND	LOW-INCOME										
STREET, HAYWARD, CA 94541	APARTMENTS	CA	EDEN VISTA TERRACE GP LLC	RELATED			X		N/A	X	
EDEN VISTA TERRACE 2 LP -	OWN AND MANAGE AFFORDABLE										
81-1018732, 22645 GRAND	LOW-INCOME										
STREET, HAYWARD, CA 94541	APARTMENTS	CA	EDEN VISTA TERRACE GP LLC	RELATED			X		N/A	X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) 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	
EDEN WOODSIDE COURT LP - 46-2851527, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC	RELATED				X	N/A		X	
EDMUNDSON ASSOCIATES LP - 77-0274293, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	WILLOWS LLC	RELATED				X	N/A		X	
EHP EC MAGNOLIA LP - 46-1487548, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN CRIL LLC	RELATED				X	N/A		X	
EHP FULLER LODGE - 45-5475786 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC	RELATED				X	N/A		X	
EHP ISSEI TERRACE LP - 46-0689478, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC	RELATED				X	N/A		X	
EHP OLIVE TREE PLAZA LP - 46-1499634, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN CRIL LLC	RELATED				X	N/A		X	
EHP REDWOOD LODGE - 46-1481526, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN CRIL LLC	RELATED				X	N/A		X	
EHP SEQUOIA MANOR - 45-5481596, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC	RELATED								
EL CERRITO SENIOR LP - 47-4599735, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EL CERRITO SENIOR LLC	RELATED				X	N/A		X	



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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
ESTABROOK SENIOR HOUSING, L.P. - 68-0657314, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC.	RELATED				X	N/A		X	
FIRESIDE AFFORDABLE HOUSING LP - 54-2131633, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC.	RELATED				X	N/A		X	
FORD ROAD FAMILY HOUSING LP - 45-4586546, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN FORD FAMILY LLC	RELATED				X	N/A		X	
GATEWAY PALMS ASSOCIATES LP - 27-3220862, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	GATEWAY PALMS LLC	RELATED				X	N/A		X	
GBGEH LP - 47-4941713 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	GBGEH LLC	RELATED				X	N/A		X	
GRAND C LIMITED PARTNERSHIP - 14-1979640, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	GRAND C LLC	RELATED				X	N/A		X	
HARRIS COURT ASSOCIATES - 94-3306837, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ELLIS LAKE TOWNHOMES, INC.	RELATED				X	N/A		X	
HEALDSBURG FAMILY LIMITED PARTNERSHIP - 26-2621118, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	HEALDSBURG FAMILY LLC	RELATED				X	N/A		X	
HILLVIEW GLEN LIMITED PARTNERSHIP - 77-0345387, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC.	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
HISTORIC ALTENHEIM PARTNERS - 71-0988012, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN ALTENHEIM I, LLC	RELATED							
HUNTWOOD COMMONS ASSOCIATES - 94-3138438, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	BAYWOOD APARTMENTS, INC.	RELATED							
IRWIN WAY LIMITED PARTNERSHIP - 45-5530504, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	IRWIN WAY, LLC	RELATED							
JOSEPHINE LUM LODGE LP - 05-0608727, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	CALIFORNIA PRESERVATION INC.	RELATED							
LAFAYETTE SENIOR, L.P. - 27-0395689, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC.	RELATED							
LAS PALMAS DEVELOPMENT PARTNERS - 94-3346633, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN LAS PALMAS LLC	RELATED							
LIGHT TREE HOUSING PARTNERS - 94-3322121, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	LIGHT TREE HOUSING CORP	RELATED							
LIGHT TREE LAND LLC - 94-3346132, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN HOUSING, INC.	RELATED							
LIVERMORE HOUSING ASSOC - 94-3290814, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	BAYWOOD APARTMENTS, INC.	RELATED							

**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			
LPSL LP - 47-3703889	OWN AND MANAGE AFFORDABLE										
22645 GRAND STREET HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	LPSL LLC	RELATED				X	N/A	X	
MIRAFLORES SENIOR LLC -	OWN AND MANAGE		EDEN								
81-3565536, 22645 GRAND	AFFORDABLE		INVESTMENTS								
STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	INC./ COMMUNITY	RELATED				X	N/A	X	
MIRAFLORES SENIOR LP -	OWN AND MANAGE										
47-5291929, 22645 GRAND	AFFORDABLE										
STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	MIRAFLORES SENIOR LLC	RELATED				X	N/A	X	
MONTGOMERY PLAZA LP -	OWN AND MANAGE										
46-1961571, 22645 GRAND	AFFORDABLE										
STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	MONTGOMERY PLAZA LLC	RELATED				X	N/A	X	
MONTICELLI HOUSING ASSOCIATES	OWN AND MANAGE										
- 77-0582583, 22645 GRAND	AFFORDABLE										
STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	MONTICELLI LLC	RELATED				X	N/A	X	
MRW LP - 47-3312272	OWN AND MANAGE										
22645 GRAND STREET	AFFORDABLE										
HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	MRW GP LLC	RELATED				X	N/A	X	
NEW ALTEINHEIM PARTNERS, LP -	OWN AND MANAGE										
34-2055561, 22645 GRAND	AFFORDABLE										
STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS, INC	RELATED				X	N/A	X	
NUGENT SQUARE LIMITED	OWN AND MANAGE										
PARTNERSHIP - 51-0461381,	AFFORDABLE										
22645 GRAND STREET, HAYWARD,	LOW-INCOME										
CA 94541	APARTMENTS	CA	NUGENT SQUARE LLC	RELATED				X	N/A	X	
NUGENT SQUARE LLC -	OWN AND MANAGE										
16-1724089, 22645 GRAND	MANAGING GP OF										
STREET, HAYWARD, CA 94541	PARTNERSHIP	CA	EDEN HOUSING, INC.	RELATED				X	N/A	X	

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

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							Yes	No		Yes	No
ORVIENTO FAMILY APARTMENTS LP	OWN AND MANAGE AFFORDABLE										
- 26-3878355, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	EDEN ORVIENTO LLC	RELATED			X		N/A	X	
PACIFIC TERRACE ASSOCIATES -	OWN AND MANAGE AFFORDABLE		PACIFIC TERRACE								
77-0434292, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	APARTMENTS LLC	RELATED			X		N/A	X	
PALO ALTO FAMILY L.P. -	OWN AND MANAGE AFFORDABLE		EDEN								
26-3061581, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	INVESTMENTS, INC.	RELATED			X		N/A	X	
PERALTA SENIORS, L.P. -	OWN AND MANAGE AFFORDABLE		EDEN								
26-4541856, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	DEVELOPMENT INC.	RELATED			X		N/A	X	
RANCHO RUSTIC LP - 47-4319703	OWN AND MANAGE AFFORDABLE										
22645 GRAND STREET	LOW-INCOME		RANCHO RUSTIC								
HAYWARD, CA 94541	APARTMENTS	CA	LLC	RELATED			X		N/A	X	
REDWOOD WHEELER LP -	OWN AND MANAGE AFFORDABLE		EDEN								
81-4149329, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	INVESTMENTS, INC.	RELATED			X		N/A	X	
RENGSTORFF COMMERCIAL LLC -											
61-1732288, 22645 GRAND STREET, HAYWARD, CA 94541	COMMERCIAL LEASE	CA	RENGSTORFF COMMERCIAL INC	RELATED			X		N/A	X	
RESEDA BOULEVARD ASSOCIATES -	OWN AND MANAGE AFFORDABLE										
68-0351290, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	EDEN WINDSCAPE LLC	RELATED			X		N/A	X	
RIDGEVIEW COMMONS ASSOCIATES	OWN AND MANAGE AFFORDABLE										
- 94-3103847, 22645 GRAND STREET, HAYWARD, CA 94541	LOW-INCOME APARTMENTS	CA	RVC INVESTMENT INC	RELATED			X		N/A	X	

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

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							Yes	No		Yes	No	
RIVERHOUSE ASSOCIATES - 77-0284021, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ELLIS LAKE TOWNHOMES, INC.	RELATED				X	N/A		X	
ROYAL COURT ASSOCIATES - 65-1258504, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ROYAL COURT HOUSING LLC	RELATED				X	N/A		X	
SAKLAN AVENUE LP - 42-1714673 22645 GRAND STREET HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SAKLAN AVENUE LLC	RELATED					N/A		X	
SANTA ROSA HOUSING LIMITED PARTNERSHIP - 91-1813755, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	QUAIL RUN EDEN LLC	RELATED				X	N/A		X	
SARA CONNER COURT LP - 77-0654106, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SARA CONNER LLC	RELATED				X	N/A		X	
SEACLIFF HIGHLANDS ASSOCIATES - 71-0969212, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SEACLIFF HIGHLANDS APARTMENTS LLC	RELATED				X	N/A		X	
SERENO VILLAGE ASSOCIATES - 94-3399898, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN SERENO LLC	RELATED				X	N/A		X	
SOUTHPORT YOLO LP - 56-2293445, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC. / SAVANNAH HPET GP, LLC	RELATED					N/A			
SPM HOUSING ASSOCIATES - 94-3262417, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SPM AFFORDABLE HOUSING CORPORATION	RELATED				X	N/A		X	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	(k) Percentage ownership
							Yes	No			
STONE CREEK ASSOCIATES - 94-3144293, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	STONE CREEK, INC.	RELATED							
STONE CREEK TWO LP - 47-5009713, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	STONE CREEK TWO LLC	RELATED							
STONE PINE MEADOW TWO LP - 81-4140283, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	STONE PINE MEADOW TWO LLC	RELATED							
TENNYSON PRESERVATION LIMITED PSHP - 94-3395860, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	TENNYSON GARDENS, LLC	RELATED							
TIENDA DRIVE SENIOR APARTMENTS LP - 81-1006063, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	TIENDA DRIVE SENIOR APARTMENTS LLC	RELATED							
TIERRA LINDA ASSOCIATES - 77-0330676, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	TIERRA LINDA LLC	RELATED							
UNION COURT LIMITED PARTNERSHIP - 94-3373628, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC.	RELATED							
UNIVERSITY VILLAGE ASSOCIATES - 11-3776776, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	UNIVERSITY VILLAGE LLC	RELATED							
VILLA CIOLINO ASSOCIATES - 77-0529063, 22645 GRAND STREET, HAYWARD, CA 94541	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	VILLA CIOLINO LLC	RELATED							



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

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule		Yes	No
<b>1</b>	During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
<b>a</b>	Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		<input checked="" type="checkbox"/>
<b>b</b>	Gift, grant, or capital contribution to related organization(s)	<input checked="" type="checkbox"/>	
<b>c</b>	Gift, grant, or capital contribution from related organization(s)	<input checked="" type="checkbox"/>	
<b>d</b>	Loans or loan guarantees to or for related organization(s)		<input checked="" type="checkbox"/>
<b>e</b>	Loans or loan guarantees by related organization(s)		<input checked="" type="checkbox"/>
<b>f</b>	Dividends from related organization(s)		<input checked="" type="checkbox"/>
<b>g</b>	Sale of assets to related organization(s)		<input checked="" type="checkbox"/>
<b>h</b>	Purchase of assets from related organization(s)		<input checked="" type="checkbox"/>
<b>i</b>	Exchange of assets with related organization(s)		<input checked="" type="checkbox"/>
<b>j</b>	Lease of facilities, equipment, or other assets to related organization(s)	<input checked="" type="checkbox"/>	
<b>k</b>	Lease of facilities, equipment, or other assets from related organization(s)		<input checked="" type="checkbox"/>
<b>l</b>	Performance of services or membership or fundraising solicitations for related organization(s)		<input checked="" type="checkbox"/>
<b>m</b>	Performance of services or membership or fundraising solicitations by related organization(s)		<input checked="" type="checkbox"/>
<b>n</b>	Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	<input checked="" type="checkbox"/>	
<b>o</b>	Sharing of paid employees with related organization(s)	<input checked="" type="checkbox"/>	
<b>p</b>	Reimbursement paid to related organization(s) for expenses		<input checked="" type="checkbox"/>
<b>q</b>	Reimbursement paid by related organization(s) for expenses		<input checked="" type="checkbox"/>
<b>r</b>	Other transfer of cash or property to related organization(s)		
<b>s</b>	Other transfer of cash or property from related organization(s)	<input checked="" type="checkbox"/>	
<b>2</b>	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) CORONA - ELY RANCH INC	C	103,513.	
(2) SANTA ROSA HOUSING LIMITED PARTNERSHIP	C	72,413.	
(3) SOUTHPORT YOLO LP	C	100,189.	
(4) VL LP	C	3,080,481.	
(5) CRWC LP	C	3,553,921.	
(6) EDEN VISTA TERRACE 2 LP	C	6,450,771.	



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

(a) Name of other organization	(b) Transaction type (a-r)	(c) Amount involved	(d) Method of determining amount involved
(7)GBGEH LP	C	433,805.	
(8)EDEN HOUSING RESIDENT SERVICES, INC.	B	445,695.	
(9)EDEN SOUTH BAY, INC.	B	64,347.	
(10)CRWC, LP	B	349,520.	
(11)CHHP LP	R	345,000.	BOOK VALUE
(12)CAMPHORA ASSOCIATES, LP	B	150,000.	
(13)			
(14)			
(15)			
(16)			
(17)			
(18)			
(19)			
(20)			
(21)			
(22)			
(23)			
(24)			



**Part VII** Supplemental Information.

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

**PART II, IDENTIFICATION OF RELATED TAX-EXEMPT ORGANIZATIONS:**

NAME OF RELATED ORGANIZATION:

EDEN HOUSING RESIDENT SERVICES, INC.

PRIMARY ACTIVITY: PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED  
COMMUNITIES

NAME OF RELATED ORGANIZATION:

EDEN HOUSING, INC.

PRIMARY ACTIVITY: BUILD AND MANAGE HIGH-QUALITY AFFORDABLE/DISABLED  
HOUSING COMMUNITIES

NAME OF RELATED ORGANIZATION:

EDEN/HOPE ESPERANZA, INC.

PRIMARY ACTIVITY: PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED  
COMMUNITIES.**PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:**

NAME OF RELATED ORGANIZATION:

819 NORTH RENGSTORFF STUDIO APARTMENTS LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

DIRECT CONTROLLING ENTITY: EDEN 819 NORTH RENGSTORFF STUDIOS LLC/ROEM 819  
NORTH RENGSTORFF STUDIOS LLC

NAME OF RELATED ORGANIZATION:

ANTIOCH EDEN RIVERTOWN LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

ASHLAND VILLAGE APARTMENTS L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

B GRAND LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

BRENTWOOD SENIOR COMMONS LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

BROOKWOOD TERRACE FAMILY APARTMENTS, L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

DIRECT CONTROLLING ENTITY: EDEN BROOKWOOD, LLC / ROEM BROOKWOOD FAMILY

TERRACE LLC CO-MGPS

NAME OF RELATED ORGANIZATION:

C.G.A ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

DIRECT CONTROLLING ENTITY: EDEN INVESTMENTS, INC. / EDEN HOUSING, INC.

NAME OF RELATED ORGANIZATION:

CAMPHORA ASSOCIATES LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

CATALONIA ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CATALONIA TWO LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CHELSEY AVENUE LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CHHP LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CHURCH &amp; MONTEREY ROAD ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CHYNOWETH HOUSING ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CONNELL APARTMENTS LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

CORRALITOS CREEK ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CREST AVENUE ASSOCIATES LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

CRWC LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

DOWNTOWN RIVER ASSOC. LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

DUBLIN FAMILY LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

DUBLIN SENIOR LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EASTBLUFF ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

EB LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN ARROYO VISTA ASSOC. LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN BAYWOOD APARTMENTS LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN CAMBRIAN LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN CORONADO TERRACE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN CORONADO TERRACE 2 LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN CRIL LLC

DIRECT CONTROLLING ENTITY: EDEN INVESTMENTS INC./COMMUNITY RESOURCES

INDEPENDENT LIVING

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

EDEN DOUGHERTY LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN LODGE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN PALMS ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN RIVERTOWN LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN SOUTH HAYWARD LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN SURF ASSOCIATES LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN SYCAMORE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.



**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

EDEN VICTORIA LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN VISTA TERRACE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN VISTA TERRACE 2 LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDEN WOODSIDE COURT LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EDMUNDSON ASSOCIATES LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EHP EC MAGNOLIA LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EHP FULLER LODGE

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

EHP ISSEI TERRACE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EHP OLIVE TREE PLAZA LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EHP REDWOOD LODGE

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EHP SEQUOIA MANOR

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

EL CERRITO SENIOR LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

ESTABROOK SENIOR HOUSING, L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

FIRESIDE AFFORDABLE HOUSING LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

FORD ROAD FAMILY HOUSING LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

GATEWAY PALMS ASSOCIATES LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

GBGEH LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

GRAND C LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

HARRIS COURT ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

HEALDSBURG FAMILY LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

HILLVIEW GLEN LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

HISTORIC ALTENHEIM PARTNERS

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

HUNTWOOD COMMONS ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

IRWIN WAY LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

JOSEPHINE LUM LODGE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

LAFAYETTE SENIOR, L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

LAS PALMAS DEVELOPMENT PARTNERS

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

LIGHT TREE HOUSING PARTNERS

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

LIGHT TREE LAND LLC

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

LIVERMORE HOUSING ASSOC

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

LPSL LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

MIRAFLORES SENIOR LLC

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

DIRECT CONTROLLING ENTITY: EDEN INVESTMENTS INC./ COMMUNITY HOUSING

DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

MIRAFLORES SENIOR LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

MONTGOMERY PLAZA LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

**Part VII** Supplemental Information.

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

MONTICELLI HOUSING ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:MRW LPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:NEW ALTEINHEIM PARTNERS, LPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:NUGENT SQUARE LIMITED PARTNERSHIPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:ORVIETO FAMILY APARTMENTS LPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:PACIFIC TERRACE ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:PALO ALTO FAMILY L.P.PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:

**Part VII** Supplemental Information.

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

PERALTA SENIORS, L.P.PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:RANCHO RUSTIC LPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:REDWOOD WHEELER LPPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:RESEDA BOULEVARD ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:RIDGEVIEW COMMONS ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:RIVERHOUSE ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:ROYAL COURT ASSOCIATESPRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.NAME OF RELATED ORGANIZATION:

**Part VII** Supplemental Information.

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

SAKLAN AVENUE LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

SANTA ROSA HOUSING LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

SARA CONNER COURT LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

SEACLIFF HIGHLANDS ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

SERENO VILLAGE ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

SOUTHPORT YOLO LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

DIRECT CONTROLLING ENTITY: EDEN INVESTMENTS INC. /SAVANNAH HPET GP, LLC

NAME OF RELATED ORGANIZATION:

SPM HOUSING ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.



**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

STONEY CREEK ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

STONEY CREEK TWO LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

STONE PINE MEADOW TWO LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

TENNYSON PRESERVATION LIMITED PSHP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

TIENDA DRIVE SENIOR APARTMENTS LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

TIERRA LINDA ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

UNION COURT LIMITED PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

UNIVERSITY VILLAGE ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

VILLA CIOLINO ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

VILLA SPRINGS APARTMENT, L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

VIRGINIA LANE LTD PARTNERSHIP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

VISTA VERDE HOUSING ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

VL LP

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

NAME OF RELATED ORGANIZATION:

WARNER CREEK SENIOR HOUSING L.P.

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

**Part VII** Supplemental Information.

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

NAME OF RELATED ORGANIZATION:

WASHINGTON CREEK ASSOCIATES

PRIMARY ACTIVITY: OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS COMPLEX.

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

NAME OF RELATED ORGANIZATION:

RENGSTORFF COMMERCIAL INC.

PRIMARY ACTIVITY: TO OPERATE COMM SPACE DEVELOPED WITH AFFORDABLE HOUSING  
PROJECTS

SCHEDULE R PART IV

CHYNOWETH COMMONS COMMERCIAL INC., RENGSTORFF COMMERCIAL INC., AND

LIGHT TREE HOUSING CORPORATION ARE ALL ORGANIZED UNDER CALIFORNIA

NONPROFIT PUBLIC BENEFIT CORPORATION LAW. THERE ARE NO SHAREHOLDERS IN

THESE CORPORATIONS. THE AFFAIRS AND ACTIVITIES OF EACH CORPORATION ARE

MANAGED BY ITS BOARD OF DIRECTORS WHO ARE ALSO DIRECTORS OF EDEN

HOUSING, INC.