

Form **990**
Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

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

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

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

OMB No 1545-0047
2018
Open to Public Inspection

A For the 2019 calendar year, or tax year beginning 07-01-2018, and ending 06-30-2019

B Check if applicable
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization
EAH Inc

Doing business as

Number and street (or P O box if mail is not delivered to street address) Room/suite
22 Pelican Way

City or town, state or province, country, and ZIP or foreign postal code
San Rafael, CA 94901

D Employer identification number
94-1699153

E Telephone number
(415) 258-1800

G Gross receipts \$ 68,332,465

F Name and address of principal officer
JUDY BINSACCA
22 Pelican Way
San Rafael, CA 94901

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
If "No," attach a list (see instructions)

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

J Website: www.eahhousing.org

H(c) Group exemption number ▶

K Form of organization Corporation Trust Association Other ▶

L Year of formation 1968

M State of legal domicile CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities
TO PROVIDE LOW-INCOME HOUSING

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

3 Number of voting members of the governing body (Part VI, line 1a)	8
4 Number of independent voting members of the governing body (Part VI, line 1b)	8
5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)	560
6 Total number of volunteers (estimate if necessary)	
7a Total unrelated business revenue from Part VIII, column (C), line 12	0
7b Net unrelated business taxable income from Form 990-T, line 34	

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	13,978,846	43,536,237
9 Program service revenue (Part VIII, line 2g)	28,069,926	23,914,215
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	596,096	787,865
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	26,497	20,181
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	42,671,365	68,258,498
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	387,350	367,694
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	13,027,625	14,838,308
16a Professional fundraising fees (Part IX, column (A), line 11e)	20,100	18,075
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 1,371,130		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	5,263,026	6,956,639
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	18,698,101	22,180,716
19 Revenue less expenses Subtract line 18 from line 12	23,973,264	46,077,782

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	133,627,134	204,491,957
21 Total liabilities (Part X, line 26)	17,039,020	56,780,380
22 Net assets or fund balances Subtract line 21 from line 20	116,588,114	147,711,577

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: 2020-05-12
Type or print name and title: CATHY MACY CFO

Paid Preparer Use Only
Print/Type preparer's name: Spiteri Narasky & Daley LLP
Preparer's signature: [Signature]
Date: [Date]
Check if self-employed
PTIN: P00011016
Firm's EIN: 68-0199099
Firm's address: 1024 Country Club Dr, Moraga, CA 94556
Phone no: (925) 376-2195

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

TO PROVIDE LOW-INCOME HOUSING

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 \$	9,398,084	including grants of \$	25,988)	(Revenue \$	10,246,768)
	See Additional Data						

4b	(Code)	(Expenses \$	6,983,473	including grants of \$	341,706)	(Revenue \$	9,991,879)
	See Additional Data						

4c	(Code)	(Expenses \$	1,711,831	including grants of \$)	(Revenue \$	662,310)
	See Additional Data						

4d	Other program services (Describe in Schedule O)						
	(Expenses \$	1,032,827	including grants of \$)	(Revenue \$	3,073,621)	

4e	Total program service expenses ▶		19,126,215				
-----------	---	--	------------	--	--	--	--

Part IV Checklist of Required Schedules

Table with 3 columns: Question ID, Question Text, Yes, No. Rows include questions 1 through 22 regarding organizational requirements, such as political campaign activities, lobbying, and financial reporting.

Part IV Checklist of Required Schedules (continued)

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	77
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	Yes

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		2a	560		
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b	Yes		
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?		3a		No	
b If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation in Schedule O</i>		3b		No	
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		No	
b If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)					
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		No	
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		No	
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c			
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		No	
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b			
7 Organizations that may receive deductible contributions under section 170(c).					
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		7a	Yes		
b If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b	Yes		
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		No	
d If "Yes," indicate the number of Forms 8282 filed during the year		7d		0	
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		No	
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		No	
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		No	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		No	
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		No	
9a Did the sponsoring organization make any taxable distributions under section 4966?		9a		No	
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		No	
10 Section 501(c)(7) organizations. Enter					
a Initiation fees and capital contributions included on Part VIII, line 12		10a			
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		10b			
11 Section 501(c)(12) organizations. Enter					
a Gross income from members or shareholders		11a			
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		11b			
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		12a		No	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year		12b			
13 Section 501(c)(29) qualified nonprofit health insurance issuers.					
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O		13a		No	
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		13b			
c Enter the amount of reserves on hand		13c			
14a Did the organization receive any payments for indoor tanning services during the tax year?		14a		No	
b If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation in Schedule O</i>		14b			
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N		15		No	
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O		16		No	

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



Section A. Governing Body and Management

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

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

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

Section C. Disclosure

Table with 2 columns: Question, Answer. Rows include: 17 List the States with which a copy of this Form 990 is required to be filed; 18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply; 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.

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, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted 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) JUDY BINSACCA CHAIRPERSON	0 80 0 20	X		X				0	0	0
(2) PAUL S FOSTER VICE CHAIR	0 80 0 20	X		X				0	0	0
(3) ROBERT M BROWN Director	0 80 0 20	X						0	0	0
(4) PATRICK CASHMAN Director	0 80 0 20	X						0	0	0
(5) BARNEY DEASY Director	0 80 0 20	X						0	0	0
(6) JOSEPH F WALSH Director	0 80 0 20	X						0	0	0
(7) LINN WARREN Director	0 80 0 20	X						0	0	0
(8) LUCIEN WONG Director	0 80 0 20	X						0	0	0
(9) MARY MURTAGH EXECUTIVE CHAIR	40 00 1 00			X				336,553	0	30,356
(10) LAURA HALL President & CEO	40 00 1 00			X				310,562	0	23,034
(11) CATHY MACY CFO	40 00 1 00			X				274,994	0	20,701
(12) WELTON JORDAN VP - R E DEV	40 00 1 00			X				254,581	0	19,334
(13) KEVIN CARNEY VP -HAWAII R E	40 00 1 00			X				188,744	0	15,878
(14) ROBERT SCHRAEGER VP - R E MGMT	40 00 1 00					X		221,221	0	18,632
(15) KAREN BELANGER VP - H R	40 00 1 00					X		201,064	0	19,123
(16) STEVEN J SPIELBERG DIR - R E SOCAL	40 00 1 00					X		180,314	0	17,254
(17) JIANO MA VP - I T	40 00 1 00					X		171,279	0	14,120

Part VIII Statement of Revenue

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

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns . . .	1a			
	b Membership dues . . .	1b			
	c Fundraising events . . .	1c	130,115		
	d Related organizations	1d	30,347,566		
	e Government grants (contributions)	1e	12,904,132		
	f All other contributions, gifts, grants, and similar amounts not included above	1f	154,424		
	g Noncash contributions included in lines 1a - 1f \$ _____		15,244,690		
	h Total. Add lines 1a-1f		43,536,237		

Program Service Revenue			Business Code			
	2a DEVELOPMENT FEES		531110	9,991,879	9,991,879	
	b PARTNERSHIP MGMT FEES		531110	1,450,471	1,450,471	
	c PROGRAM RELATED - N/R INT		531110	2,562,746	2,562,746	
	d PROPERTY MGT & ACCTG FEES		531110	8,360,891	8,360,891	
	e TENANT RENTAL INCOME		531110	503,274	503,274	
	f All other program service revenue			1,044,954	1,044,954	
	g Total. Add lines 2a-2f			23,914,215		

Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			338,057			338,057	
	4 Income from investment of tax-exempt bond proceeds			0				
	5 Royalties			0				
	6a Gross rents	(i) Real	(ii) Personal					
		b Less rental expenses						
		c Rental income or (loss)						
		d Net rental income or (loss)			0			
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other					
		b Less cost or other basis and sales expenses						
		c Gain or (loss)		449,808				
		d Net gain or (loss)			449,808			449,808
	8a Gross income from fundraising events (not including \$ 130,115 of contributions reported on line 1c) See Part IV, line 18	a						
		b Less direct expenses	b	33,785				
		c Net income or (loss) from fundraising events			-40,182			
	9a Gross income from gaming activities See Part IV, line 19	a						
		b Less direct expenses	b					
		c Net income or (loss) from gaming activities			0			
	10a Gross sales of inventory, less returns and allowances	a						
b Less cost of goods sold		b						
c Net income or (loss) from sales of inventory				0				
Miscellaneous Revenue		Business Code						
11a SUBSID INC-EQUITY BASIS		531110	60,363	60,363				
b								
c								
d All other revenue								
e Total. Add lines 11a-11d			60,363					
12 Total revenue. See Instructions			68,258,498	23,974,578			787,865	

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

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.	178,944	178,944		
2 Grants and other assistance to domestic individuals. See Part IV, line 22.	188,750	188,750		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, line 15 and 16.	0			
4 Benefits paid to or for members.	0			
5 Compensation of current officers, directors, trustees, and key employees.	1,474,737	1,275,308	118,735	80,694
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B).	0			
7 Other salaries and wages.	10,994,483	9,495,879	902,570	596,034
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions).	373,673	317,918	34,151	21,604
9 Other employee benefits.	1,135,699	969,789	94,252	71,658
10 Payroll taxes.	859,716	751,950	62,800	44,966
11 Fees for services (non-employees)				
a Management.	0			
b Legal.	65,087	58,171	6,608	308
c Accounting.	71,650	8,100	63,550	
d Lobbying.	172,500			172,500
e Professional fundraising services. See Part IV, line 17.	18,075			18,075
f Investment management fees.	0			
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O).	319,913	206,679	55,402	57,832
12 Advertising and promotion.	794,984	459,787	183,737	151,460
13 Office expenses.	291,633	257,799	17,973	15,861
14 Information technology.	780,805	680,033	43,526	57,246
15 Royalties.	0			
16 Occupancy.	229,795	202,503	15,613	11,679
17 Travel.	448,893	406,406	25,710	16,777
18 Payments of travel or entertainment expenses for any federal, state, or local public officials.	0			
19 Conferences, conventions, and meetings.	110,642	97,842	6,656	6,144
20 Interest.	0			
21 Payments to affiliates.	0			
22 Depreciation, depletion, and amortization.	23,708	23,708		
23 Insurance.	50,027	46,960	2,685	382
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 RENTAL HOUSING PROGRAM EXPENSE	1,711,831	1,711,831		
b PTNRSHIP ALLOCABLE SHARE EXP	1,032,827	1,032,827		
c PREDEVELOPMENT EXPENSES	169,743	169,743		
d WORKERS COMPENSATION	139,441	120,279	10,967	8,195
e All other expenses	543,160	465,009	38,436	39,715
25 Total functional expenses. Add lines 1 through 24e.	22,180,716	19,126,215	1,683,371	1,371,130
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	5,566,034	1	7,420,579
	2 Savings and temporary cash investments	5,301,230	2	6,012,939
	3 Pledges and grants receivable, net		3	0
	4 Accounts receivable, net	24,765,365	4	27,702,296
	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	0
	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 instructions) Complete Part II of Schedule L		6	0
	7 Notes and loans receivable, net		7	0
	8 Inventories for sale or use		8	0
	9 Prepaid expenses and deferred charges	1,749	9	1,779
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 64,667,045		
	b Less accumulated depreciation	10b 4,344,713	23,145,191	10c 60,322,332
	11 Investments—publicly traded securities	10,830,711	11	10,960,655
	12 Investments—other securities See Part IV, line 11		12	0
	13 Investments—program-related See Part IV, line 11	55,936,004	13	79,004,468
	14 Intangible assets		14	0
	15 Other assets See Part IV, line 11	8,080,850	15	13,066,909
16 Total assets. Add lines 1 through 15 (must equal line 34)	133,627,134	16	204,491,957	
Liabilities	17 Accounts payable and accrued expenses	1,714,294	17	2,083,129
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22 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	10,784,606	23	50,137,773
	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	4,540,120	25	4,559,478
	26 Total liabilities. Add lines 17 through 25	17,039,020	26	56,780,380
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	116,588,114	27	147,711,577
	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 Total net assets or fund balances	116,588,114	33	147,711,577	
34 Total liabilities and net assets/fund balances	133,627,134	34	204,491,957	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	68,258,498
2	Total expenses (must equal Part IX, column (A), line 25)	2	22,180,716
3	Revenue less expenses Subtract line 2 from line 1	3	46,077,782
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	116,588,114
5	Net unrealized gains (losses) on investments	5	-741,551
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	-14,212,768
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	147,711,577

Part XII Financial Statements and Reporting

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

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

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

Additional Data

Software ID: 18007218

Software Version: 2018v3.1

EIN: 94-1699153

Name: EAH Inc

Form 990 (2018)

Form 990, Part III, Line 4a:

PROPERTY MANAGEMENT OF ASSISTED HOUSING FOR LOW-INCOME FAMILIES, ELDERLY AND HANDICAPPED PERSONS

Form 990, Part III, Line 4b:

CONSTRUCTION MANAGEMENT, DEVELOPMENT AND OTHER EXPERTISE ENCOURAGING REHABILITATION AND OPERATION OF HOUSING FOR LOW-INCOME HOUSEHOLDS

Form 990, Part III, Line 4c:

THE CORPORATION OPERATES 3 APARTMENT BUILDINGS IN MARIN COUNTY CONSISTING OF 22 UNITS FOR LOW AND MODERATE-INCOME FAMILIES, ELDERLY AND HANDICAPPED PERSONS

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

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

2018

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization

EAH Inc

Employer identification number

94-1699153

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

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

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

(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

	Calendar year (or fiscal year beginning in) ▶	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant")	18,211,235	5,390,854	34,974,917	13,978,846	43,536,237	116,092,089
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0
3	The value of services or facilities furnished by a governmental unit to the organization without charge						0
4	Total. Add lines 1 through 3	18,211,235	5,390,854	34,974,917	13,978,846	43,536,237	116,092,089
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						30,451,900
6	Public support. Subtract line 5 from line 4						85,640,189

Section B. Total Support

	Calendar year (or fiscal year beginning in) ▶	(a)2014	(b)2015	(c)2016	(d)2017	(e)2018	(f)Total
7	Amounts from line 4	18,211,235	5,390,854	34,974,917	13,978,846	43,536,237	116,092,089
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	34,658	205,277	282,202	264,983	338,057	1,125,177
9	Net income from unrelated business activities, whether or not the business is regularly carried on						0
10	Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						0
11	Total support. Add lines 7 through 10						117,217,266
12	Gross receipts from related activities, etc (see instructions)					12	106,443,367

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

Section C. Computation of Public Support Percentage

14	Public support percentage for 2018 (line 6, column (f) divided by line 11, column (f))	14	73.060 %
15	Public support percentage for 2017 Schedule A, Part II, line 14	15	72.020 %

16a 33 1/3% support test—2018. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

b 33 1/3% support test—2017. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

17a 10%-facts-and-circumstances test—2018. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization

b 10%-facts-and-circumstances test—2017. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization

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

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3	Gross receipts from activities that are not an unrelated trade or business under section 513						
4	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5	The value of services or facilities furnished by a governmental unit to the organization without charge						
6	Total. Add lines 1 through 5						
7a	Amounts included on lines 1, 2, and 3 received from disqualified persons						
b	Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c	Add lines 7a and 7b						
8	Public support. (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
9	Amounts from line 6						
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c	Add lines 10a and 10b						
11	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13	Total support. (Add lines 9, 10c, 11, and 12.)						

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

Section C. Computation of Public Support Percentage

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

Section D. Computation of Investment Income Percentage

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

19a 33 1/3% support tests—2018. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ►

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

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
	1		
2	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 Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
	3a		
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 Part VI when and how the organization made the determination.		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
	3c		
4a	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.		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
	4c		
5a	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 Part VI , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
	6		
7	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).		
	7		
8	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).		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
	9a		
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 Part VI .		
	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
	10a		
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.)		
	10b		

Part IV Supporting Organizations (continued)

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

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).		
2	Activities Test Answer (a) and (b) below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3	Parent of Supported Organizations Answer (a) and (b) below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

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

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

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

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

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

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

Additional Data

Software ID: 18007218

Software Version: 2018v3.1

EIN: 94-1699153

Name: EAH Inc

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)

Facts And Circumstances Test

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

OMB No 1545-0047

2018

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 the organization EAH Inc	Employer identification number 94-1699153
-------------------------------------	---

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 (see instructions for definition of "political campaign activities")
- 2 Political campaign activity expenditures (see instructions) ▶ \$ _____
- 3 Volunteer hours for political campaign activities (see instructions) _____

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 ▶ \$ _____
- 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-
1				
2				
3				
4				
5				
6				

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

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)
- B** Check if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
1a	Total lobbying expenditures to influence public opinion (grass roots lobbying)	172,500													
b	Total lobbying expenditures to influence a legislative body (direct lobbying)														
c	Total lobbying expenditures (add lines 1a and 1b)	172,500													
d	Other exempt purpose expenditures	22,008,216													
e	Total exempt purpose expenditures (add lines 1c and 1d)	22,180,716													
f	Lobbying nontaxable amount Enter the amount from the following table in both columns	1,000,000													
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">If the amount on line 1e, column (a) or (b) is:</th> <th style="width: 50%;">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														
g	Grassroots nontaxable amount (enter 25% of line 1f)	250,000													
h	Subtract line 1g from line 1a If zero or less, enter -0-														
i	Subtract line 1f from line 1c If zero or less, enter -0-														
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input checked="" 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) 2015	(b) 2016	(c) 2017	(d) 2018	(e) Total
2a Lobbying nontaxable amount		1,000,000	1,000,000	1,000,000	3,000,000
b Lobbying ceiling amount (150% of line 2a, column(e))					4,500,000
c Total lobbying expenditures		179,000	106,500	172,500	458,000
d Grassroots nontaxable amount		250,000	250,000	250,000	750,000
e Grassroots ceiling amount (150% of line 2d, column (e))					1,125,000
f Grassroots lobbying expenditures		179,000	106,500	172,500	458,000

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

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
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

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

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

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

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

Part IV Supplemental Information

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

Return Reference	Explanation
------------------	-------------

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements
► Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990.
► Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047
2018
Open to Public Inspection

Name of the organization
EAH Inc

Employer identification number
94-1699153

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? Yes 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? Yes No

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

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

Preservation of land for public use (e g , recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

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

	Held at the End of the Year	
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included in (a)	2c	
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d	

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

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

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? 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 |
|--|--------|
| c Beginning balance | |
| d Additions during the year | |
| e Distributions during the year | |
| f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . . Yes No
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

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

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

- 2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as
- a** Board designated or quasi-endowment ▶
 - b** Permanent endowment ▶
 - c** 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 | Yes | No |
| (ii) related organizations | | |
| b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? | | |
- 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		48,374,781		48,374,781
b Buildings		14,492,765	2,729,597	11,763,168
c Leasehold improvements		255,973	255,973	
d Equipment				
e Other		1,543,526	1,359,143	184,383
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) . . . ▶				60,322,332

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. (Column (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. (Column (b) must equal Form 990, Part X, col (B) line 13)	▶ 79,004,468	

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) DERIVATIVE FINANCIAL INSTRUMENT	
(2) GROUND LEASE RENT RECEIVABLE	331,972
(3) OFFICE RENT DEPOSIT	18,627
(4) PREDEVELOPMENT COSTS ADVANCED	5,285,779
(5) RECEIVABLE FROM DEVINE & GONG	37,500
(6) RELATED PARTY N/R - ACCRUED INT	7,393,031
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15)	▶ 13,066,909

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.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
INTEREST RATE SWAP LIABILITY	74,686
PREPAID GROUND LEASE	4,449,287
TENANT SECURITY DEPOSITS	35,505
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25)	▶ 4,559,478

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

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

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

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

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

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

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

Part XIII Supplemental Information

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

Return Reference	Explanation
See Additional Data Table	

Additional Data

Software ID: 18007218
Software Version: 2018v3.1
EIN: 94-1699153
Name: EAH Inc

Supplemental Information

Return Reference	Explanation
Part X FIN48 Footnote	EAH AND OTHER NOT-FOR-PROFIT CORPORATIONS HAVE BEEN GRANTED TAX-EXEMPT STATUS BY THE INTERNAL REVENUE SERVICE, UNDER CODE SECTION 501(C)(3), AND THE CALIFORNIA FRANCHISE TAX BOARD UNDER THE REVENUE AND TAXATION CODE SECTION 23701(D) THE INCOME OR LOSS FROM THE PARTNERSHIPS IS REPORTED BY THE PARTNERS ON THEIR TAX RETURNS NO INCOME TAX PROVISION HAS BEEN INCLUDED IN THE COMBINED FINANCIAL STATEMENTS FOR THE SINGLE MEMBER LIMITED COMPANIES WHICH ARE GENERALLY CONSIDERED DISREGARDED ENTITIES THE INCOME AND LOSS OF THE LLCs IS INCLUDED IN THE TAX RETURNS OF THEIR RESPECTIVE SOLE MEMBERS ONLY THE ANNUAL CALIFORNIA LIMITED LIABILITY COMPANY MINIMUM TAX AND THE ANNUAL FEE APPEAR AS EXPENSE IN THE COMBINED FINANCIAL STATEMENTS EAH AND AFFILIATES BELIEVE THAT THEY HAVE appropriate support for any tax positions taken, and as such, do not have any uncertain tax positions that are material to the COMBINED financial statements EAH and affiliates federal and state information returns for the years 2014 through 2017 are subject to examination by regulatory agencies, generally for three years and four years after they were filed for the federal and state returns, respectively

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

**Supplemental Information Regarding
Fundraising or Gaming Activities**

Complete if the organization answered "Yes" on Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information

OMB No 1545-0047

2018

Open to Public Inspection

Name of the organization
EAH Inc

Employer identification number
94-1699153

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

- 1** Indicate whether the organization raised funds through any of the following activities. Check all that apply.
- a** Mail solicitations
 - b** Internet and email solicitations
 - c** Phone solicitations
 - d** In-person solicitations
 - e** Solicitation of non-government grants
 - f** Solicitation of government grants
 - g** Special fundraising events
- 2a** Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No
- b** If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
DEBRA M HIGGINS 20 MARIELE DR FAIRFAX, CA 94930	FND RSG CONSULT		No		18,075	
Total					18,075	

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

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

		(a)Event #1	(b) Event #2	(c)Other events	(d)
		<u>SAN RAFAEL EVENT</u> (event type)	<u>HAWAII EVENT</u> (event type)	(total number)	Total events (add col (a) through col (c))
Revenue	1 Gross receipts	94,325	69,575		163,900
	2 Less Contributions	73,300	56,815		130,115
	3 Gross income (line 1 minus line 2)	21,025	12,760		33,785
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs	34,065	33,492		67,557
	7 Food and beverages				
	8 Entertainment		550		550
	9 Other direct expenses	3,262	2,598		5,860
	10 Direct expense summary Add lines 4 through 9 in column (d) ▶				73,967
	11 Net income summary Subtract line 10 from line 3, column (d) ▶				-40,182

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

		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col (a) through col (c))
		1 Gross revenue			
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
7 Direct expense summary Add lines 2 through 5 in column (d) ▶					
8 Net gaming income summary Subtract line 7 from line 1, column (d) ▶					

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

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

b If "No," explain _____

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

b If "Yes," explain _____

- 11** Does the organization conduct gaming activities with nonmembers? Yes No
- 12** Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13** Indicate the percentage of gaming activity conducted in
- | | | |
|----------|-----------------------------|---|
| a | The organization's facility | % |
| b | An outside facility | % |

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

Name ▶

Address ▶

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

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

c If "Yes," enter name and address of the third party

Name ▶

Address ▶

16 Gaming manager information

Name ▶

Gaming manager compensation ▶ \$

Description of services provided ▶

Director/officer Employee Independent contractor

17 Mandatory distributions

- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No
- b** Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

Return Reference	Explanation
------------------	-------------

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

Schedule I (Form 990)

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

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

Attach to Form 990.

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

OMB No 1545-0047

2018

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization EAH Inc

Employer identification number

94-1699153

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance...
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

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section (if applicable), (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation (book, FMV, appraisal, other), (g) Description of noncash assistance, (h) Purpose of grant or assistance. Rows 1-12.

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table 3
3 Enter total number of other organizations listed in the line 1 table 0

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 noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1) SCHOLARSHIPS-RESIDENTS OF EAH HSG	42	188,750			
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

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

Return Reference	Explanation
Grantmaker's Description of How Grants are Used	FOR GRANTS TO GOLDEN OAK MANOR, INC , SONOMA COUNTY AFFORDABLE HOUSING, INC , AND DUBLIN TRANSIT EAH, INC - EAH, INC SHARES VARIOUS MEMBERS OF THE BOARD OF DIRECTORS WITH ALL OF THESE RECEIPT 501(C)(3) ORGANIZATIONS THEREFORE, THERE IS DIRECT OVERSIGHT OF THE GRANT FUNDS CONTRIBUTED TO THOSE ENTITIES SCHOLARSHIP GRANT RECIPIENTS MUST BE CURRENT RESIDENTS OF AN EAH HOUSING PROPERTY AND MUST BE ENROLLED IN A MINIMUM OF 12 SEMESTER UNITS (OR EQUIVALENT FULL-TIME STATUS BASED ON INDIVIDUAL SCHOOL POLICY) CONTINUING APPLICANTS MUST MAINTAIN A 2.5 GRADE POINT AVERAGE SCHOLARSHIPS MAY BE RENEWED UP TO A MAXIMUM OF 10 SEMESTERS (OR EQUIVALENT AS PER SCHOOL POLICY) AT A UNIVERSITY OR COLLEGE AND A MAXIMUM OF SIX SEMESTERS AT COMMUNITY COLLEGE OR JUNIOR COLLEGE EACH EAH HOUSING PROPERTY HAS A RESOURCE COORDINATOR THAT MONITORS SCHOLARSHIP RECIPIENTS TO ENSURE COMPLIANCE WITH SCHOLARSHIP GRANT REQUIREMENTS

Additional Data

Software ID: 18007218
Software Version: 2018v3.1
EIN: 94-1699153
Name: EAH Inc

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(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
DUBLIN TRANSIT EAH INC 22 PELICAN WAY SAN RAFAEL, CA 94901	27-1359283	501(C)(3)	31,285	0			GENERAL SUPPORT OF LOW INCOME HSG
GOLDEN OAK MANOR INC 22 PELICAN WAY San Rafael, CA 94901	68-0362733		60,000	0			GENERAL SUPPORT OF LOW INCOME HSG

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.							
(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
SONOMA COUNTY AFFORDABLE HSG 22 PELICAN WAY SAN RAFAEL, CA 94901	68-0275241		60,000	0			GENERAL SUPPORT OF LOW INCOME HSG

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

OMB No 1545-0047

2018

Open to Public Inspection

Name of the organization
EAH Inc

Employer identification number
94-1699153

Part I Questions Regarding Compensation

		Yes	No		
<p>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</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) </td> </tr> </table>	<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)			
<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)				
<p>b If any of the boxes in 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</p>	1b				
<p>2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?</p>	2				
<p>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</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Written employment contract <input type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee </td> </tr> </table>	<input checked="" type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Written employment contract <input type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee			
<input checked="" type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Written employment contract <input type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee				
<p>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</p>					
<p>a Receive a severance payment or change-of-control payment?</p>	4a		No		
<p>b Participate in, or receive payment from, a supplemental nonqualified retirement plan?</p>	4b		No		
<p>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</p>	4c		No		
<p>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</p>					
<p>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</p>					
<p>a The organization?</p>	5a		No		
<p>b Any related organization? If "Yes," on line 5a or 5b, describe in Part III</p>	5b		No		
<p>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</p>					
<p>a The organization?</p>	6a		No		
<p>b Any related organization? If "Yes," on line 6a or 6b, describe in Part III</p>	6b		No		
<p>7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III</p>	7		No		
<p>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</p>	8		No		
<p>9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	9		No		

Part III **Supplemental Information**

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

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No 1545-0047

2018

▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
 ▶ **Attach to Form 990.**
 ▶ **Go to www.irs.gov/Form990 for the latest information.**

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
EAH Inc

Employer identification number
94-1699153

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (NOTE RECEIVABLE)	X	1	2,969,223	O/S PRINC & INT
26 Other ▶ (NOTE RECEIVABLE)	X	1	7,229,207	OS PRINC & INT
27 Other ▶ (NOTE RECEIVABLE)	X	1	5,046,260	O/S PRINC & INT
28 Other ▶ (_____)				

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

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

Part II **Supplemental Information.**

Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference

Explanation

SCHEDULE O
(Form 990 or 990-EZ)**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No 1545-0047

2018**Open to Public Inspection**

Department of the Treasury

Name of the organization

EAH Inc

Employer identification number

94-1699153

990 Schedule O, Supplemental Information

Return Reference	Explanation
Client Note 1	Client Note 1 - FORM 990, PART XI - RECONCILIATION OF NET ASSETS, LINE 9 OTHER CHANGES IN NET ASSETS OR FUND BALANCES LIMITED PARTNER OR GENERAL PARTNER K-1 INTEREST, GAAP ADJUSTMENT FOR SALE TO RELATED PARTNERSHIP - SALE PRICE OF ASSETS IN EXCESS OF NET BOOK VALUE AT TIME OF SALE SOUTH WINERY ASSOCIATES, LP \$ (2,598,013) PIPER COURT FAIRFAX, LP (2,895,262) SUMMER PARK FRESNO, LP (8,719,493) _____ TOTAL \$(14,212,768) =====

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part III, Line 4d Other Program Services Description	OTHER PROGRAM SERVICES 4 THE CORPORATION OPERATES 3 APARTMENT BUILDINGS IN MARIN COUNTY CONSISTING OF 22 UNITS FOR LOW AND MODERATE-INCOME FAMILIES, ELDERLY AND HANDICAPPED PERSONS OTHER PROGRAM SERVICES 5 THE CORPORATION SERVES AS A LIMITED PARTNER IN 17 LIMITED PARTNERSHIPS WHICH PROVIDE LOW-INCOME HOUSING THROUGHOUT THE BAY AREA THE CORPORATION ALSO SERVES AS THE SOLE OWNER OF 17 LIMITED LIABILITY COMPANIES, THE MANAGING MEMBER OF 2 LIMITED LIABILITY COMPANIES, AND THE MAJORITY OWNER OF THREE CORPORATIONS WHICH SERVE AS THE GENERAL PARTNER IN LIMITED PARTNERSHIPS WHICH PROVIDE LOW-INCOME HOUSING THROUGHOUT THE BAY AREA LASTLY, THE CORPORATION SERVES AS THE SOLE OWNER OF NINE LIMITED LIABILITY COMPANIES WHICH EITHER LEASE COMMERCIAL PROPERTY OR ARE CURRENTLY DEVELOPING LOW-INCOME HOUSING THROUGHOUT THE BAY AREA

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part VI, Line 6 Explanation of Classes of Members or Shareholder	THE MEMBERS OF THE BOARD OF DIRECTORS SHALL BE THE ONLY MEMBERS OF THE CORPORATION

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part VI, Line 11b Form 990 Review Process	THE FORM 990 IS REVIEWED BY THE CFO

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part VI, Line 15b Compensation Review and Approval Process for Officers and Key Employees	COMPENSATION IS REVIEWED BY A COMPENSATION COMMITTEE

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part VI, Line 19 Other Organization Documents Publicly Available	AVAILABLE UPON REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Changes In Net Assets Or Fund Balances - Other Decreases	LP/GP K-1 GAAP CAPITAL ACCT ADJMT, SEE SUPPLEMENTAL STMT = -\$14212768

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Page 4, Part V, Line 1a Explanation	IN ADDITION TO THE SIXTY-NINE 1099s ISSUED BY EAH, INC 1099s were issued by the following Disregarded Single Member LLCs of which EAH, Inc is the sole member PELICAN WAY EAH LLC, FEIN 81-4077274 - 6 Forms 1099LAKE PARK OAKLAND EAH LLC, FEIN 83-0793029 - 1 Form 1099MAGNOLIA VILLAS EAH LLC, FEIN 83-1818630 - 1 Form 1099EAH, INC - 69 FORMS 1099Total Number of Forms issued = 77

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2018

Open to Public Inspection

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.**
 ▶ **Attach to Form 990.**
 ▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

Department of the Treasury
Internal Revenue Service

Name of the organization
EAH Inc

Employer identification number

94-1699153

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

See Additional Data Table

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

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

See Additional Data Table

(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

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.

See Additional Data Table

(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	

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.

See Additional Data Table

(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

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

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

See Additional Data Table

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

Part VII **Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation

Additional Data

Software ID: 18007218
Software Version: 2018v3.1
EIN: 94-1699153
Name: EAH Inc

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

(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
(1) Dublin & Demarcus LLC 22 PELICAN WAY San Rafael, CA 94901 30-0342881	0 01% Genrl Ptnr in FEIN 45-0538564, See Part III	CA			EAH Inc
(1) EAH Bay Area Community LLC 22 PELICAN WAY San Rafael, CA 94901 64-1496532	0 01% Genrl Ptnr in FEIN 83-0434334, See Part III	CA			EAH Inc
(2) 3706 SAN PABLO EMERYVILLE EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-2713240	0 01% GENRL PTNR IN FEIN 61-1793661, SEE PART III	CA			EAH INC
(3) DON DE DIOS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-2029311	0 009% GENRL PTNR IN FEIN 38-3995381, SEE PART III	CA			EAH INC
(4) EAH PARK PLACE LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-2006265	0 01% GENRL PTNR IN FEIN 35-2557560, SEE PART III	CA			EAH INC
(5) PIPER COURT EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1066436	0 01% GENRL PTNR IN FEIN 82-1066487, SEE PART III	CA			EAH INC
(6) LIGHTFIGHTER VILLAGE EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1571911	51% GENRL PTNR IN FEIN 82-1572044, SEE PART III	CA			EAH INC
(7) SUMMER PARK EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1594105	0 01% GENRL PTNR IN FEIN 82-1595423, SEE PART III	CA			EAH INC
(8) HILARITA BELVEDERE EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-2546675	51% GENRL PTNR IN FEIN 82-2546829, SEE PART III	CA			EAH INC
(9) PELICAN WAY EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-4077274	COMMERCIAL PROPERTY RENTAL	CA		13,416,541	EAH INC
(10) EAH COMMERCIAL LANDLORD LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-5401627	COMMERCIAL PROPERTY RENTAL	CA		8,369	EAH INC
(11) LAKE PARK OAKLAND EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-0793029	LOW-INCOME HOUSING	CA	40,660	5,621,267	EAH INC
(12) POINTE ON VERMONT EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-5331825	0 0075% GENRL PTNR IN FEIN 35-2627130, SEE PART III	CA			EAH INC
(13) GREENFIELD COMMONS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-3820052	LOW-INCOME HOUSING	CA		4,282,707	EAH INC
(14) LAUREL EAH NC LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-1971562	LOW-INCOME HOUSING	CA		7,016,713	EAH INC
(15) MAGNOLIA VILLAS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-1818630	LOW-INCOME HOUSING	CA	23,917	5,391,121	EAH INC
(16) MATSYA VILLA EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2618741	51% GENRL PTNR IN FEIN 61-1907913, SEE PART III	CA		6,165,732	EAH INC
(17) MISSION PARADISE EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2582760	51% GENRL PTNR IN FEIN 38-4099749, SEE PART III	CA	3,600	6,870,842	EAH INC
(18) POINTE ON LA BREA EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2673051	51% GENRL PTNR IN FEIN 84-4820069, SEE PART III	CA	34,045	6,160,322	EAH INC
(19) PALM COURT SAN JOSE LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2652257	51% GENRL PTNR IN FEIN 37-1916172, SEE PART III	CA			EAH INC

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

(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
(21) VISTA PARK I LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2634861	51% GENRL PTNR IN FEIN 37-1915918, SEE PART III	CA			EAH INC
(1) VISTA PARK II LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2683522	51% GENRL PTNR IN FEIN 38-4100313, SEE PART III	CA			EAH INC
(2) EAH MARKHAM I LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-3931369	SERVES AS 21% MEMBER OF CORE MARKHAM I LLC	CA			EAH INC
(3) BLOSSOM HILL EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2069671	1% GENRL PTNR IN FEIN 35-2668359, SEE PART III	CA			EAH INC
(4) HILARITA BELVEDERE EAH 2R LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2269022	1% GENRL PTNR IN FEIN 38-4124173, SEE PART III	CA			EAH INC
(5) IMPERIAL SENIOR EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2284079	1% GENRL PTNR IN FEIN 35-2668284, SEE PART III	CA			EAH INC

Form 990, Schedule R, Part II - 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 entity?	
						Yes	No
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0381750	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 20-1931523	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 94-3272520	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0362733	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 23-7337622	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0418058	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0289600	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0181572	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0226642	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 31-1743248	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 93-1153533	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0371265	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0371264	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0362018	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0486556	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 99-0325011	LOW-INCOME HOUSING	HI	501(C)(3)	7	EAH Inc	Yes	
1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 99-0327623	LOW-INCOME HOUSING	HI	501(C)(3)	7	Hui Kauhale Inc	Yes	
1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 99-0325532	LOW-INCOME HOUSING	HI	501(C)(3)	7	Hui Kauhale Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0333527	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0371125	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	

Form 990, Schedule R, Part II - 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 entity?	
						Yes	No
22 PELICAN WAY SAN RAFAEL, CA 94901 91-1767139	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0360646	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0386788	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0174526	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0386802	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0449067	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0364561	LOW-INCOME HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 31-1789655	LOW-INC STUDENT HOUSING	CA	501(C)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0333463	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 68-0275241	LOW-INCOME HOUSING	CA	501(c)(3)	10	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 94901 94-1750481	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 27-1359232	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 27-1359283	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 27-3932990	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 27-1359316	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 27-1359069	LOW-INCOME HOUSING	CA	501(C)(3)	12A	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015531 94-2832606	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY SAN RAFAEL, CA 949015331 68-0101339	LOW-INCOME HOUSING	CA	501(C)(3)	7	EAH Inc	Yes	
22 PELICAN WAY San Rafael, CA 94901 91-1769060	Low-Income Housing	CA	501(c)(3)	12A	EAH INC	Yes	
22 PELICAN WAY San Rafael, CA 94901 68-0302530	Low-income housing	CA	501(c)(3)	7	EAH Inc	Yes	

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) 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	
(1) LARKSPUR ISLE LTD 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0009449	LOW-INCOME HOUSING	CA	EAH Inc	RELATED	254,667	1,410,469		No			No	99 000 %
(1) Dublin Transit Site A2 LP 22 PELICAN WAY San Rafael, CA 94901 45-0538564	LOW-INCOME HOUSING	CA	30-0342881	RELATED	44,928	1,597,274		No		Yes		39 783 %
(2) San Clemente Housing Partners LP 22 PELICAN WAY San Rafael, CA 94901 83-0434334	LOW-INCOME HOUSING	CA	64-1496532	RELATED	33,539	5,793,215		No		Yes		55 323 %
(3) RIVERFIELD HOMES LIMITED PARTNERSHIP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0316588	LOW-INCOME HOUSING	CA	68-0275241	RELATED	79,824			No			No	10 000 %
(4) CECILIA PLACE HOMES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0385285	LOW-INCOME HOUSING	CA	68-0362733	RELATED	1,152	134,427		No			No	10 000 %
(5) SONOMA CREEKSIDE LIMITED PARTNERSHIP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0316590	LOW-INCOME HOUSING	CA	68-0275241	RELATED	7,196	223,921		No			No	10 000 %
(6) THREE OAKS HOUSING LP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0302378	LOW-INCOME HOUSING	CA	68-0333463	RELATED	617	26,308		No			No	1 050 %
(7) AVENA BELLA II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2461033	LOW-INCOME HOUSING	CA	68-0362018	RELATED				No			No	49 000 %
(8) SOUTH WINERY ASSOCIATES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3261552	LOW-INCOME HOUSING	CA	68-0364561	RELATED	-3,637,317	7,055,314		No			No	59 360 %
(9) STONEBRIDGE HOUSING LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0273101	LOW-INCOME HOUSING	CA	26-4520113	RELATED	42,425	1,162,160	Yes				No	50 000 %
(10) EAH PARK PLACE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2557560	LOW-INCOME HOUSING	CA	81-2006265	RELATED	-98,562	26,731,004	Yes			Yes		0 010 %
(11) DON AVANTE ASSOCIATES I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3310727	LOW-INCOME HOUSING	CA	EAH INC	RELATED	171	24,380		No			No	0 307 %
(12) DON AVANTE ASSOCIATES II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3310728	LOW-INCOME HOUSING	CA	EAH INC	RELATED	339	204,965		No			No	1 766 %
(13) ORCHARDS MORGAN HILL LP 22 PELICAN WAY SAN RAFAEL, CA 94901 30-0884852	LOW-INCOME HOUSING	CA	47-5221977	RELATED				No		Yes		0 010 %
(14) 3706 SAN PABLO EMERYVILLE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 61-1793661	LOW-INCOME HOUSING	CA	81-2713240	RELATED		25,837,654		No		Yes		0 010 %

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproprrtionate 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	
(16) DON DE DIOS LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-3995381	LOW-INCOME HOUSING	CA	81-2029311	RELATED	23,604	2,236,732		No		Yes		3 634 %
(1) VISTA PARK ASSOCIATES I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 77-0493202	LOW-INCOME HOUSING	CA	68-0362018	RELATED	4,657	38,859		No			No	0 652 %
(2) VISTA PARK ASSOCIATES II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 77-0493203	LOW-INCOME HOUSING	CA	68-0362018	RELATED	660	50,490		No			No	0 685 %
(3) FELLOWSHIP PLAZA LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1565592	LOW-INCOME HOUSING	CA	EAH INC	RELATED	3,706	7,571		No		Yes		100 000 %
(4) PIPER COURT FAIRFAX LP 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1066487	LOW-INCOME HOUSING	CA	82-1066436	RELATED	-59	14,412,926		No		Yes		0 010 %
(5) LIGHTFIGHTER VILLAGE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1572044	LOW-INCOME HOUSING	CA	82-1571911	RELATED		305,303		No		Yes		51 000 %
(6) SUMMER PARK FRESNO LP 22 PELICAN WAY SAN RAFAEL, CA 94901 82-1595423	LOW-INCOME HOUSING	CA	82-1594105	RELATED	-62,031	18,855,423	Yes			Yes		0 010 %
(7) HILARITA BELVEDERE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 82-2546829	LOW-INCOME HOUSING	CA	82-2546675	RELATED		1,100		No		Yes		51 000 %
(8) POINTE ON VERMONT LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2627130	RELATED	CA	82-5331825	RELATED				No		Yes		51 000 %
(9) HAMILTON CONTINUUM PARTNERS I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 01-0719539	LOW-INCOME HOUSING	CA	68-0486556	RELATED				No			No	99 991 %
(10) HAMILTON CONTINUUM PARTNERS II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 33-1098416	LOW-INCOME HOUSING	CA	68-0486556	RELATED				No			No	99 991 %
(11) HILO NA KOA LP 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 61-1920259	LOW-INCOME HOUSING	CA	81-2792015	RELATED				No			No	50 000 %
(12) POINT REYES AFFORDABLE HOMES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 86-1053964	LOW-INCOME HOUSING	CA	27-3932990	RELATED	-43,758	5,132,797		No			No	99 990 %
(13) RIVIERA-SAN RAFAEL ASSOCIATES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 20-0339968	LOW-INCOME HOUSING	CA	68-0386802	RELATED				No			No	99 990 %
(14) TURINA ASSOCIATES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 20-0340018	LOW-INCOME HOUSING	CA	68-0386802	RELATED				No			No	99 990 %

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(31) PALM COURT SAN JOSE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 37-1916172	LOW-INCOME HOUSING	CA	83-2652257	RELATED				No		Yes		51 000 %
(1) VISTA PARK I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 37-1915918	LOW-INCOME HOUSING	CA	83-2634861	RELATED				No		Yes		51 000 %
(2) VISTA PARK II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4100313	LOW-INCOME HOUSING	CA	83-2683522	RELATED				No		Yes		51 000 %
(3) BLOSSOM HILL NC LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2668359	LOW-INCOME HOUSING	CA	84-2069671	RELATED				No		Yes		1 000 %
(4) HILARITA BELVEDERE 2R LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4124173	LOW-INCOME HOUSING	CA	84-2269022	RELATED				No		Yes		1 000 %
(5) IMPERIAL SENIOR LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2668284	LOW-INCOME HOUSING	CA	84-2284079	RELATED				No		Yes		1 000 %
(6) MATSYA VILLA LP 22 PELICAN WAY SAN RAFAEL, CA 94901 61-1907913	LOW-INCOME HOUSING	CA	83-2618741	RELATED				No		Yes		51 000 %
(7) MISSION PARADISE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4099749	LOW-INCOME HOUSING	CA	83-2582760	RELATED				No		Yes		51 000 %
(8) POINTE ON LA BREA LP 22 PELICAN WAY SAN RAFAEL, CA 94901 84-4820069	LOW-INCOME HOUSING	CA	83-2673051	RELATED				No		Yes		51 000 %

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
(1) ECUMENICAL HOUSING CORPORATION 22 PELICAN WAY SAN RAFAEL, CA 94901 94-2195995	LOW-INCOME HOUSING	CA	EAH Inc	C CORP	58,532	2,436,589	100 000 %	Yes	
(1) EAH KUKUI GARDENS INC 22 PELICAN WAY SAN RAFAEL, CA 94901 26-1460828	LOW-INCOME HOUSING	CA	EAH Inc	C CORP	-770,350	72,571	60 000 %	Yes	
(2) LARKSPUR ISLE - EAH INC 22 PELICAN WAY San Rafael, CA 94901 68-0033603	LOW-INCOME HOUSING	CA	EAH Inc	C Corp			100 000 %	Yes	
(3) BELOVIDA CECILIA LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 46-4798774	LOW-INCOME HOUSING	CA	CECILIA PLCE HMS INC	C CORP			75 000 %	Yes	
(4) HKI HIBISCUS HILLS LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 46-4798774	LOW-INCOME HOUSING	HI	HUI KAUALE INC	C CORP			100 000 %	Yes	
(5) KALANI GARDENS LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 46-2718054	LOW-INCOME HOUSING	HI	HUI KAUALE INC	C CORP			100 000 %	Yes	
(6) ORCHARDS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 47-5221977	0 01% GP IN FEIN 30- 0884852, SEE PT III	CA	EAH INC	C CORP	-1,221	79	100 000 %	Yes	
(7) HKI NOHONA LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 81-1573386	LOW-INCOME HOUSING	HI	HUI KAUALE INC	C CORP			100 000 %	Yes	
(8) KUKUI TOWER LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 80-0921263	LOW-INCOME HOUSING	HI	HUI KAUALE INC	C CORP			100 000 %	Yes	

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

	(a)	(b)	(c)	(d)
	Name of related organization	Transaction type(a-s)	Amount Involved	Method of determining amount involved
(1)	1150 WEBSTER STREET INC	c	7,229,207	N/R REC'D
(1)	BECKETT HALL INC	l	301,515	CY FEES EARNED
(2)	CLOVERDALE SENIOR HOUSING INC	c	5,046,260	N/R REC'D
(3)	DON AVANTE FAMILY HOMES INC	c	662,658	CASH REC'D
(4)	EAH-CONTRA COSTA INC	c	2,088,829	CASH REC'D
(5)	FLORAL GARDENS APARTMENTS INC	d	540,000	PRINC&ACC INT
(6)	FOUNTAIN WEST APARTMENTS INC	d	1,109,000	PRINC&ACC INT
(7)	FOUNTAIN WEST APARTMENTS INC	l	59,271	CY FEES EARNED
(8)	GOLDEN OAK MANOR INC	b	60,000	CASH PAID
(9)	GOLDEN OAK MANOR INC	d	4,588,912	PRINC&ACC INT
(10)	HAMILTON AFFORDABLE HOMES INC	c	289,601	CASH REC'D
(11)	HUI KAUALE INC	c	6,648,563	CASH REC'D
(12)	KALANI MALA INC	c	807,848	CASH REC'D
(13)	NORTH MARIN SENIOR HOUSING CORP	c	863,462	CASH REC'D
(14)	RODEO SENIOR APARTMENTS INC	l	50,425	CY FEES EARNED
(15)	SOUTH WINERY HOUSING INC	c	3,254,130	CASH REC'D
(16)	STONEHAVEN STUDENT HOUSING INC	l	253,533	CY FEES EARNED
(17)	THREE OAKS FAMILY HOMES INC	c	51,783	CASH REC'D
(18)	SONOMA COUNTY AFFORDABLE HOMES INC	b	60,000	CASH PAID
(19)	SONOMA COUNTY AFFORDABLE HOMES INC	c	2,969,223	N/R REC'D
(20)	DUBLIN TRANSIT EAH INC	d	548,113	PRINC&ACC INT
(21)	WEST MARIN ECUMENICAL SENIOR HOUSING	c	140,127	CASH REC'D
(22)	Bridgecourt Housing Inc	c	205,639	CASH REC'D
(23)	LARKSPUR ISLE LTD	d	871,545	PRINC&ACC INT
(24)	LARKSPUR ISLE LTD	l	51,750	CY FEES EARNED

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

(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
(26) HAMILTON CONTINUUM PARTNERS I LP	I	92,374	CY FEES EARNED
(1) HAMILTON CONTINUUM PARTNERS II LP	I	69,025	CY FEES EARNED
(2) POINT REYES AFFORDABLE HOMES LP	I	51,161	CY FEES EARNED
(3) RIVIERA-SAN RAFAEL ASSOCIATES LP	d	776,201	PRINC&ACC INT
(4) RIVIERA-SAN RAFAEL ASSOCIATES LP	I	55,903	CY FEES EARNED
(5) TURINA ASSOCIATES LP	d	173,402	PRINC&ACC INT
(6) TURINA ASSOCIATES LP	I	61,726	CY FEES EARNED