

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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047  
**2019**  
Open to Public Inspection

**A For the 2019 calendar year, or tax year beginning 07-01-2019, and ending 06-30-2020**

**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): 22 Pelican Way Room/suite:  
 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 \$ 86,016,807

**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)  
**H(c)** Group exemption number ▶

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

**J** Website: ▶ www.eahhousing.org

**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.

<b>3</b> Number of voting members of the governing body (Part VI, line 1a)	<b>3</b>	8
<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)	<b>4</b>	8
<b>5</b> Total number of individuals employed in calendar year 2019 (Part V, line 2a)	<b>5</b>	642
<b>6</b> Total number of volunteers (estimate if necessary)	<b>6</b>	
<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12	<b>7a</b>	0
<b>7b</b> Net unrelated business taxable income from Form 990-T, line 39	<b>7b</b>	

	Prior Year	Current Year
<b>8</b> Contributions and grants (Part VIII, line 1h)	43,536,237	51,532,856
<b>9</b> Program service revenue (Part VIII, line 2g)	23,914,215	33,789,588
<b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)	787,865	633,752
<b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	20,181	60,611
<b>12</b> Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	68,258,498	86,016,807
<b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1–3)	367,694	668,995
<b>14</b> Benefits paid to or for members (Part IX, column (A), line 4)		0
<b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	14,838,308	18,254,510
<b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e)	18,075	52,950
<b>b</b> Total fundraising expenses (Part IX, column (D), line 25) ▶ 87,859		
<b>17</b> Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	6,956,639	11,028,852
<b>18</b> Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	22,180,716	30,005,307
<b>19</b> Revenue less expenses. Subtract line 18 from line 12	46,077,782	56,011,500

	Beginning of Current Year	End of Year
<b>20</b> Total assets (Part X, line 16)	204,491,957	249,477,688
<b>21</b> Total liabilities (Part X, line 26)	56,780,380	57,303,542
<b>22</b> Net assets or fund balances. Subtract line 21 from line 20	147,711,577	192,174,146

**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: 2021-05-13

LAURA HALL President & CEO  
 Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name: Spiteri Narasky & Daley LLP  
 Preparer's signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Check  if self-employed  
 PTIN: P00011016  
 Firm's name: Spiteri Narasky & Daley LLP  
 Firm's EIN: 68-0199099  
 Firm's address: 3470 Mt Diablo Blvd Suite A300  
 Phone no. (925) 376-2195  
 Lafayette, CA 94549

**Part III Statement of Program Service Accomplishments**

Check 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 \$ 12,338,358 including grants of \$ 92,638 ) (Revenue \$ 12,051,197 )  
See Additional Data

**4b** (Code: ) (Expenses \$ 8,053,419 including grants of \$ 576,357 ) (Revenue \$ 13,946,907 )  
See Additional Data

**4c** (Code: ) (Expenses \$ 5,392,856 including grants of \$ ) (Revenue \$ 3,431,752 )  
See Additional Data

**4d** Other program services (Describe in Schedule O.)  
(Expenses \$ 1,313,851 including grants of \$ ) (Revenue \$ 4,420,343 )

**4e Total program service expenses** ▶ 27,098,484

**Part IV Checklist of Required Schedules**

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

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

		Yes	No	
<b>22</b>	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i> . . . . .	22	Yes	
<b>23</b>	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i> . . . . .	23	Yes	
<b>24a</b>	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> . . . . .	24a		No
<b>b</b>	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? . . . . .	24b		
<b>c</b>	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? . . . . .	24c		
<b>d</b>	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? . . . . .	24d		
<b>25a</b>	<b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> . . . . .	25a		No
<b>b</b>	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i> . . . . .	25b		No
<b>26</b>	Did the organization report any amount on Part X, line 5 or 22 for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i> . . . . .	26		No
<b>27</b>	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> . . . . .	27		No
<b>28</b>	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):			
<b>a</b>	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .	28a		No
<b>b</b>	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .	28b		No
<b>c</b>	A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .	28c		No
<b>29</b>	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> . . . . .	29	Yes	
<b>30</b>	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i> . . . . .	30		No
<b>31</b>	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
<b>32</b>	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> . . . . .	32		No
<b>33</b>	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> . . . . .	33	Yes	
<b>34</b>	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> . . . . .	34	Yes	
<b>35a</b>	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	Yes	
<b>b</b>	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . .	35b	Yes	
<b>36</b>	<b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . .	36		No
<b>37</b>	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> . . . . .	37		No
<b>38</b>	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? <b>Note.</b> 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	
<b>1a</b>	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable . . . . .	1a	81	
<b>b</b>	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable . . . . .	1b	0	
<b>c</b>	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? . . . . .	1c	Yes	

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

Main form area containing questions 2a through 16, including sub-questions like 2b, 3a, 3b, 4a, 4b, 5a, 5b, 5c, 6a, 6b, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 8, 9a, 9b, 10a, 10b, 11a, 11b, 12a, 12b, 13a, 13b, 13c, 14a, 14b, 15, and 16. Includes input fields for numbers and text.

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; 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: a The governing body? b 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. Own website, Another's website, Upon request, Other (explain in Schedule O); 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.; 20 State the name, address, and telephone number of the person who possesses the organization's books and records: EAH INC 22 PELICAN WAY SAN RAFAEL, CA 94901 (415) 258-1800

**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.

See instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below 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) LAURA HALL ..... President & CEO	40.00 ..... 1.00			X				368,663	0	20,847
(2) WELTON JORDAN ..... VP - R.E. DEV	40.00 ..... 1.00			X				302,407	0	23,002
(3) CATHY MACY ..... CFO	40.00 ..... 1.00			X				294,555	0	20,557
(4) MARY MURTAGH ..... EXECUTIVE CHAIR	40.00 ..... 1.00			X				292,920	0	6,033
(5) ROBERT SCHRAEGER ..... SR VP - R.E. MGMT	40.00 ..... 1.00							254,961	0	19,603
(6) STEVEN J SPIELBERG ..... DIR-R.E. DEV SOCAL	40.00 ..... 1.00							249,709	0	19,670
(7) JOSH ROMOFF ..... DIR BUS DEV - REM	40.00 ..... 1.00							227,571	0	16,472
(8) KAREN BELANGER ..... SR VP - H.R.	40.00 ..... 1.00							220,510	0	21,003
(9) KEVIN CARNEY ..... VP -HAWAII R.E.	40.00 ..... 1.00			X				191,098	0	14,097
(10) JIANO MA ..... VP - I.T.	40.00 ..... 1.00							185,975	0	8,114
(11) JUDY BINSACCA ..... CHAIRPERSON	0.80 ..... 0.20	X		X				0	0	0
(12) PAUL S FOSTER ..... VICE CHAIR	0.80 ..... 0.20	X		X				0	0	0
(13) ROBERT M BROWN ..... Director	0.80 ..... 0.20	X						0	0	0
(14) PATRICK CASHMAN ..... Director	0.80 ..... 0.20	X						0	0	0
(15) BARNEY DEASY ..... Director	0.80 ..... 0.20	X						0	0	0
(16) JOSEPH F WALSH ..... Director	0.80 ..... 0.20	X						0	0	0
(17) LINN WARREN ..... Director	0.80 ..... 0.20	X						0	0	0



Part VIII Statement of Revenue

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

Table with 5 columns: (A) Total revenue, (B) Related or exempt function revenue, (C) Unrelated business revenue, (D) Revenue excluded from tax under sections 512 - 514. Rows include 1a Federated campaigns, 1b Membership dues, 1c Fundraising events, 1d Related organizations, 1e Government grants, 1f All other contributions, 1g Noncash contributions, and 1h Total.

Table for Program Service Revenue with 5 columns. Rows include 2a ALLOCABLE SHARE PS RENTS, 2b DEVELOPMENT FEES, 2c PARTNERSHIP MGMT FEES, 2d PROGRAM RELATED - N/R INT, 2e PROPERTY MGT & ACCTG FEES, 2f All other program service revenue, and 2g Total.

Table for Other Revenue with 5 columns. Rows include 3 Investment income, 4 Income from investment of tax-exempt bond proceeds, 5 Royalties, 6a-6c Rental income, 7a-7c Net gain or loss from sales of assets, 8a-8b Net income from fundraising events, 9a-9b Net income from gaming activities, 10a-10b Net income from sales of inventory, 11a-11d Miscellaneous Revenue, and 12 Total revenue.

**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

<b>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</b>	<b>(A)</b> Total expenses	<b>(B)</b> Program service expenses	<b>(C)</b> Management and general expenses	<b>(D)</b> Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 . . . . .	581,495	581,495		
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 . . . . .	87,500	87,500		
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16. . . . .	0			
<b>4</b> Benefits paid to or for members . . . . .	0			
<b>5</b> Compensation of current officers, directors, trustees, and key employees . . . . .	1,534,179	1,344,807	189,372	
<b>6</b> Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .	0			
<b>7</b> Other salaries and wages . . . . .	13,892,745	12,142,231	1,750,514	
<b>8</b> Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions) . . . . .	484,866	427,611	57,255	
<b>9</b> Other employee benefits . . . . .	1,293,688	1,144,060	149,628	
<b>10</b> Payroll taxes . . . . .	1,049,032	940,669	108,363	
<b>11</b> Fees for services (non-employees):				
<b>a</b> Management . . . . .	0			
<b>b</b> Legal . . . . .	103,107	97,223	5,884	
<b>c</b> Accounting . . . . .	74,200	6,400	67,800	
<b>d</b> Lobbying . . . . .	30,000			30,000
<b>e</b> Professional fundraising services. See Part IV, line 17	52,950			52,950
<b>f</b> Investment management fees . . . . .	0			
<b>g</b> Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	277,809	173,585	104,224	
<b>12</b> Advertising and promotion . . . . .	601,620	441,874	159,746	
<b>13</b> Office expenses . . . . .	387,923	360,827	27,096	
<b>14</b> Information technology . . . . .	733,565	696,801	36,764	
<b>15</b> Royalties . . . . .	0			
<b>16</b> Occupancy . . . . .	226,828	205,810	21,018	
<b>17</b> Travel . . . . .	420,227	391,998	28,229	
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .	0			
<b>19</b> Conferences, conventions, and meetings . . . . .	83,935	79,227	4,708	
<b>20</b> Interest . . . . .	0			
<b>21</b> Payments to affiliates . . . . .	0			
<b>22</b> Depreciation, depletion, and amortization . . . . .	9,154	9,154		
<b>23</b> Insurance . . . . .	156,644	153,964	2,680	
<b>24</b> 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.)				
<b>a</b> PTNRSHP ALLOCABLE SHARE EXP	5,392,856	5,392,856		
<b>b</b> RENTAL HOUSING PROGRAM EXPENSE	1,313,851	1,313,851		
<b>c</b> DEVELOPMENT EXPENSES	356,247	356,247		
<b>d</b> MISCELLANEOUS	280,304	259,220	21,084	
<b>e</b> All other expenses	580,582	491,074	84,599	4,909
<b>25</b> Total functional expenses. Add lines 1 through 24e	30,005,307	27,098,484	2,818,964	87,859
<b>26</b> 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
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	7,420,579	<b>1</b>	8,028,775
	<b>2</b> Savings and temporary cash investments . . . . .	6,012,939	<b>2</b>	4,247,513
	<b>3</b> Pledges and grants receivable, net . . . . .		<b>3</b>	0
	<b>4</b> Accounts receivable, net . . . . .	27,702,296	<b>4</b>	35,594,250
	<b>5</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>5</b>	0
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) . . . . .		<b>6</b>	0
	<b>7</b> Notes and loans receivable, net . . . . .		<b>7</b>	0
	<b>8</b> Inventories for sale or use . . . . .		<b>8</b>	0
	<b>9</b> Prepaid expenses and deferred charges . . . . .	1,779	<b>9</b>	2,170
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	<b>10a</b> 58,185,219		
	<b>b</b> Less: accumulated depreciation	<b>10b</b> 4,736,655	60,322,332	<b>10c</b> 53,448,564
	<b>11</b> Investments—publicly traded securities . . . . .	10,960,655	<b>11</b>	12,096,925
	<b>12</b> Investments—other securities. See Part IV, line 11 . . . . .		<b>12</b>	0
	<b>13</b> Investments—program-related. See Part IV, line 11 . . . . .	79,004,468	<b>13</b>	112,367,592
	<b>14</b> Intangible assets . . . . .		<b>14</b>	0
	<b>15</b> Other assets. See Part IV, line 11 . . . . .	13,066,909	<b>15</b>	23,691,899
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 34) . . . . .	204,491,957	<b>16</b>	249,477,688	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	2,083,129	<b>17</b>	2,881,006
	<b>18</b> Grants payable . . . . .		<b>18</b>	
	<b>19</b> Deferred revenue . . . . .		<b>19</b>	
	<b>20</b> Tax-exempt bond liabilities . . . . .		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties . . . . .	50,137,773	<b>23</b>	49,140,282
	<b>24</b> Unsecured notes and loans payable to unrelated third parties . . . . .		<b>24</b>	
	<b>25</b> 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	4,559,478	<b>25</b>	5,282,254
	<b>26 Total liabilities.</b> Add lines 17 through 25 . . . . .	56,780,380	<b>26</b>	57,303,542
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions . . . . .	147,711,577	<b>27</b>	192,174,146
	<b>28</b> Net assets with donor restrictions . . . . .		<b>28</b>	
	<b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds . . . . .		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building or equipment fund . . . . .		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds		<b>31</b>	
<b>32</b> Total net assets or fund balances . . . . .	147,711,577	<b>32</b>	192,174,146	
<b>33</b> Total liabilities and net assets/fund balances . . . . .	204,491,957	<b>33</b>	249,477,688	

**Part XI Reconciliation of Net Assets**

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

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	86,016,807
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	30,005,307
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	56,011,500
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	<b>4</b>	147,711,577
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	-640,821
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	481,506
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	-11,389,616
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	<b>10</b>	192,174,146

**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
<b>2a</b>		No
<b>2b</b>	Yes	
<b>2c</b>	Yes	
<b>3a</b>	Yes	
<b>3b</b>	Yes	

## Additional Data

**Software ID:** 19009920

**Software Version:** 2019v5.0

**EIN:** 94-1699153

**Name:** EAH Inc

Form 990 (2019)

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**Form 990, Part III, Line 4a:**

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

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**Form 990, Part III, Line 4b:**

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

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**Form 990, Part III, Line 4c:**

THE CORPORATION SERVES AS A LIMITED PARTNER IN 18 LIMITED PARTNERSHIPS WHICH PROVIDE LOW-INCOME HOUSING THROUGHOUT THE BAY AREA. THE CORPORATION ALSO SERVES AS THE SOLE OWNER OF 18 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 14 LIMITED LIABILITY COMPANIES WHICH EITHER LEASE COMMERCIAL PROPERTY OR ARE CURRENTLY DEVELOPING LOW-INCOME HOUSING THROUGHOUT THE BAY AREA.

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**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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047  
**2019**  
**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		
<b>Total</b>						

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

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III.)

If the organization failed to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .	5,390,854	34,974,917	13,978,846	43,536,237	51,532,856	149,413,710
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf . . .						0
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge..						0
<b>4 Total.</b> Add lines 1 through 3	5,390,854	34,974,917	13,978,846	43,536,237	51,532,856	149,413,710
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . . .						40,239,936
<b>6 Public support.</b> Subtract line 5 from line 4.						109,173,774

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>7</b> Amounts from line 4. . .	5,390,854	34,974,917	13,978,846	43,536,237	51,532,856	149,413,710
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources . . .	205,277	282,202	264,983	338,057	397,806	1,488,325
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on. . .						0
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . .						0
<b>11 Total support.</b> Add lines 7 through 10						150,902,035
<b>12</b> Gross receipts from related activities, etc. (see instructions) . . . . .					<b>12</b>	122,866,920

**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**

<b>14</b> Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f)) . . . . .	<b>14</b>	72.350 %
<b>15</b> Public support percentage for 2018 Schedule A, Part II, line 14 . . . . .	<b>15</b>	73.060 %

- 16a 33 1/3% support test—2019.** 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—2018.** 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—2019.** 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—2018.** 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) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b>	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .						
<b>2</b>	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
<b>3</b>	Gross receipts from activities that are not an unrelated trade or business under section 513 . . . . .						
<b>4</b>	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . .						
<b>5</b>	The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6</b>	<b>Total.</b> Add lines 1 through 5						
<b>7a</b>	Amounts included on lines 1, 2, and 3 received from disqualified persons						
<b>b</b>	Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year.						
<b>c</b>	Add lines 7a and 7b. . . . .						
<b>8</b>	<b>Public support.</b> (Subtract line 7c from line 6.)						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>9</b>	Amounts from line 6. . . . .						
<b>10a</b>	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . .						
<b>b</b>	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
<b>c</b>	Add lines 10a and 10b.						
<b>11</b>	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on.						
<b>12</b>	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . . . .						
<b>13</b>	<b>Total support.</b> (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**

<b>15</b>	Public support percentage for 2019 (line 8, column (f) divided by line 13, column (f)) . . . . .	<b>15</b>	
<b>16</b>	Public support percentage from 2018 Schedule A, Part III, line 15 . . . . .	<b>16</b>	

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

<b>17</b>	Investment income percentage for <b>2019</b> (line 10c, column (f) divided by line 13, column (f)) . . . . .	<b>17</b>	
<b>18</b>	Investment income percentage from <b>2018</b> Schedule A, Part III, line 17 . . . . .	<b>18</b>	

**19a 33 1/3% support tests—2019.** 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—2018.** 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
<b>1</b>	Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
	<b>1</b>		
<b>2</b>	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
	<b>2</b>		
<b>3a</b>	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
	<b>3a</b>		
<b>b</b>	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
	<b>3b</b>		
<b>c</b>	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
	<b>3c</b>		
<b>4a</b>	Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
	<b>4a</b>		
<b>b</b>	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
	<b>4b</b>		
<b>c</b>	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
	<b>4c</b>		
<b>5a</b>	Did the organization add, substitute, or remove any supported organizations during the tax year? <i>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).</i>		
	<b>5a</b>		
<b>b</b>	<b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	<b>5b</b>		
<b>c</b>	<b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
	<b>5c</b>		
<b>6</b>	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
	<b>6</b>		
<b>7</b>	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
	<b>7</b>		
<b>8</b>	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
	<b>8</b>		
<b>9a</b>	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
	<b>9a</b>		
<b>b</b>	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	<b>9b</b>		
<b>c</b>	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	<b>9c</b>		
<b>10a</b>	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
	<b>10a</b>		
<b>b</b>	Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).</i>		
	<b>10b</b>		

**Part IV Supporting Organizations** (continued)

		Yes	No
<b>11</b>	Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b>	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>b</b>	A family member of a person described in (a) above?		
<b>c</b>	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
<b>1</b>	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>		
<b>2</b>	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
<b>1</b>	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
<b>1</b>	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?		
<b>2</b>	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>		
<b>3</b>	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**

<b>1</b>	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year ( <b>see instructions</b> ):		
<b>a</b>	<input type="checkbox"/> The organization satisfied the Activities Test. Complete <b>line 2</b> below.		
<b>b</b>	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete <b>line 3</b> below.		
<b>c</b>	<input type="checkbox"/> The organization supported a governmental entity. Describe in <b>Part VI</b> how you supported a government entity (see instructions)		
<b>2</b>	Activities Test. <b>Answer (a) and (b) below.</b>		
<b>a</b>	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>b</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>		
<b>3</b>	Parent of Supported Organizations. <b>Answer (a) and (b) below.</b>		
<b>a</b>	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>b</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**

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

<b>Section A - Adjusted Net Income</b>		(A) Prior Year	(B) Current Year (optional)
<b>1</b>	Net short-term capital gain	<b>1</b>	
<b>2</b>	Recoveries of prior-year distributions	<b>2</b>	
<b>3</b>	Other gross income (see instructions)	<b>3</b>	
<b>4</b>	Add lines 1 through 3	<b>4</b>	
<b>5</b>	Depreciation and depletion	<b>5</b>	
<b>6</b>	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)	<b>6</b>	
<b>7</b>	Other expenses (see instructions)	<b>7</b>	
<b>8</b>	<b>Adjusted Net Income</b> (subtract lines 5, 6 and 7 from line 4)	<b>8</b>	
<b>Section B - Minimum Asset Amount</b>		(A) Prior Year	(B) Current Year (optional)
<b>1</b>	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	<b>1</b>	
<b>a</b>	Average monthly value of securities	<b>1a</b>	
<b>b</b>	Average monthly cash balances	<b>1b</b>	
<b>c</b>	Fair market value of other non-exempt-use assets	<b>1c</b>	
<b>d</b>	<b>Total</b> (add lines 1a, 1b, and 1c)	<b>1d</b>	
<b>e</b>	<b>Discount</b> claimed for blockage or other factors (explain in detail in Part VI):		
<b>2</b>	Acquisition indebtedness applicable to non-exempt use assets	<b>2</b>	
<b>3</b>	Subtract line 2 from line 1d	<b>3</b>	
<b>4</b>	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	<b>4</b>	
<b>5</b>	Net value of non-exempt-use assets (subtract line 4 from line 3)	<b>5</b>	
<b>6</b>	Multiply line 5 by .035	<b>6</b>	
<b>7</b>	Recoveries of prior-year distributions	<b>7</b>	
<b>8</b>	<b>Minimum Asset Amount</b> (add line 7 to line 6)	<b>8</b>	
<b>Section C - Distributable Amount</b>			Current Year
<b>1</b>	Adjusted net income for prior year (from Section A, line 8, Column A)	<b>1</b>	
<b>2</b>	Enter 85% of line 1	<b>2</b>	
<b>3</b>	Minimum asset amount for prior year (from Section B, line 8, Column A)	<b>3</b>	
<b>4</b>	Enter greater of line 2 or line 3	<b>4</b>	
<b>5</b>	Income tax imposed in prior year	<b>5</b>	
<b>6</b>	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	<b>6</b>	
<b>7</b>	<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)

<b>Section D - Distributions</b>	<b>Current Year</b>
<b>1</b> Amounts paid to supported organizations to accomplish exempt purposes	
<b>2</b> Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
<b>3</b> Administrative expenses paid to accomplish exempt purposes of supported organizations	
<b>4</b> Amounts paid to acquire exempt-use assets	
<b>5</b> Qualified set-aside amounts (prior IRS approval required)	
<b>6</b> Other distributions (describe in <b>Part VI</b> ). See instructions	
<b>7 Total annual distributions.</b> Add lines 1 through 6.	
<b>8</b> Distributions to attentive supported organizations to which the organization is responsive (provide details in <b>Part VI</b> ). See instructions	
<b>9</b> Distributable amount for 2019 from Section C, line 6	
<b>10</b> Line 8 amount divided by Line 9 amount	

<b>Section E - Distribution Allocations</b> (see instructions)	<b>(i)</b> <b>Excess Distributions</b>	<b>(ii)</b> <b>Underdistributions</b> <b>Pre-2019</b>	<b>(iii)</b> <b>Distributable</b> <b>Amount for 2019</b>
<b>1</b> Distributable amount for 2019 from Section C, line 6			
<b>2</b> Underdistributions, if any, for years prior to 2019 (reasonable cause required-- explain in <b>Part VI</b> ). See instructions.			
<b>3</b> Excess distributions carryover, if any, to 2019:			
<b>a</b> From 2014. . . . .			
<b>b</b> From 2015. . . . .			
<b>c</b> From 2016. . . . .			
<b>d</b> From 2017. . . . .			
<b>e</b> From 2018. . . . .			
<b>f Total</b> of lines 3a through e			
<b>g</b> Applied to underdistributions of prior years			
<b>h</b> Applied to 2019 distributable amount			
<b>i</b> Carryover from 2014 not applied (see instructions)			
<b>j</b> Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
<b>4</b> Distributions for 2019 from Section D, line 7:			
\$			
<b>a</b> Applied to underdistributions of prior years			
<b>b</b> Applied to 2019 distributable amount			
<b>c</b> Remainder. Subtract lines 4a and 4b from 4.			
<b>5</b> Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in <b>Part VI</b> . See instructions.			
<b>6</b> Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in <b>Part VI</b> . See instructions.			
<b>7 Excess distributions carryover to 2020.</b> Add lines 3j and 4c.			
<b>8</b> Breakdown of line 7:			
<b>a</b> Excess from 2015. . . . .			
<b>b</b> Excess from 2016. . . . .			
<b>c</b> Excess from 2017. . . . .			
<b>d</b> Excess from 2018. . . . .			
<b>e</b> Excess from 2019. . . . .			

## Additional Data

**Software ID:** 19009920

**Software Version:** 2019v5.0

**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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047  
  
**2019**  
**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) .....
- b** Total lobbying expenditures to influence a legislative body (direct lobbying) .....
- c** Total lobbying expenditures (add lines 1a and 1b) .....
- d** Other exempt purpose expenditures .....
- e** Total exempt purpose expenditures (add lines 1c and 1d) .....
- f** Lobbying nontaxable amount. Enter the amount from the following table in both columns.

30,000	
30,000	
29,975,307	
30,005,307	
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) .....
- 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? .....

250,000	

Yes  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) 2016	(b) 2017	(c) 2018	(d) 2019	(e) Total
<b>2a</b> Lobbying nontaxable amount	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<b>b</b> Lobbying ceiling amount (150% of line 2a, column(e))					6,000,000
<b>c</b> Total lobbying expenditures	179,000	106,500	172,500	30,000	488,000
<b>d</b> Grassroots nontaxable amount	250,000	250,000	250,000	250,000	1,000,000
<b>e</b> Grassroots ceiling amount (150% of line 2d, column (e))					1,500,000
<b>f</b> Grassroots lobbying expenditures	179,000	106,500	172,500	30,000	488,000

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

**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
<b>1</b> Were substantially all (90% or more) dues received nondeductible by members? .....	<b>1</b>	
<b>2</b> Did the organization make only in-house lobbying expenditures of \$2,000 or less? .....	<b>2</b>	
<b>3</b> Did the organization agree to carry over lobbying and political expenditures from the prior year? .....	<b>3</b>	

**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."**

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

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

# Supplemental Financial Statements

OMB No. 1545-0047  
**2019**  
**Open to Public Inspection**

▶ 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](http://www.irs.gov/Form990) for instructions and the latest information.

**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:

- c** Beginning balance . . . . .
- d** Additions during the year . . . . .
- e** Distributions during the year . . . . .
- f** Ending balance . . . . .

	Amount
<b>1c</b>	
<b>1d</b>	
<b>1e</b>	
<b>1f</b>	

- 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
<b>1a</b> Beginning of year balance . . . . .					
<b>b</b> Contributions . . . . .					
<b>c</b> Net investment earnings, gains, and losses					
<b>d</b> Grants or scholarships . . . . .					
<b>e</b> Other expenditures for facilities and programs . . . . .					
<b>f</b> Administrative expenses . . . . .					
<b>g</b> 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 . . . . .
- (ii)** related organizations . . . . .

	Yes	No
<b>3a(i)</b>		
<b>3a(ii)</b>		
<b>3b</b>		

**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
<b>1a</b> Land . . . . .		41,370,140		41,370,140
<b>b</b> Buildings . . . . .		14,996,522	3,060,170	11,936,352
<b>c</b> Leasehold improvements		262,891	256,632	6,259
<b>d</b> Equipment . . . . .				
<b>e</b> Other . . . . .		1,555,666	1,419,853	135,813
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				53,448,564

**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)		
<b>Total.</b> (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)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 13.)	112,367,592	

**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)GROUND LEASE RENT RECEIVABLE	203,210
(2)OFFICE RENT DEPOSIT	60,283
(3)PREDEVELOPMENT COSTS ADVANCED	13,531,765
(4)RECEIVABLE FROM DEVINE & GONG	30,000
(5)RELATED PARTY N/R - ACCRUED INT	9,866,641
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 15.)	23,691,899

**Part X Other Liabilities.**

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) INTEREST RATE SWAP LIABILITY	818,126
(3) PREPAID GROUND LEASE	4,386,986
(4) TENANT SECURITY DEPOSITS	77,142
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 25.)	5,282,254

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.

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

**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.

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

**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	

**Part XIII** Supplemental Information *(continued)*

Return Reference	Explanation

## Additional Data

**Software ID:** 19009920  
**Software Version:** 2019v5.0  
**EIN:** 94-1699153  
**Name:** EAH Inc

## Supplemental Information

Return Reference	Explanation
Part X : FIN48 Footnote	<p>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 2015 through 2018 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.</p>

**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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2019**

**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.
- |   |  |
|---|--|
| <b>a</b> <input checked="" type="checkbox"/> Mail solicitations               | <b>e</b> <input checked="" type="checkbox"/> Solicitation of non-government grants |
| <b>b</b> <input checked="" type="checkbox"/> Internet and email solicitations | <b>f</b> <input checked="" type="checkbox"/> Solicitation of government grants     |
| <b>c</b> <input checked="" type="checkbox"/> Phone solicitations              | <b>g</b> <input checked="" type="checkbox"/> Special fundraising events            |
| <b>d</b> <input checked="" type="checkbox"/> In-person solicitations          |  |
- 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 10 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		52,950	
<b>Total</b>					52,950	

**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) Total events
		(event type)	(event type)	(total number)	(add col. (a) through col. (c))
<b>Revenue</b>	<b>1</b> Gross receipts . . . . .				
	<b>2</b> Less: Contributions . . . . .				
	<b>3</b> Gross income (line 1 minus line 2) . . . . .				
<b>Direct Expenses</b>	<b>4</b> Cash prizes . . . . .				
	<b>5</b> Noncash prizes . . . . .				
	<b>6</b> Rent/facility costs . . . . .				
	<b>7</b> Food and beverages . . . . .				
	<b>8</b> Entertainment . . . . .				
	<b>9</b> Other direct expenses . . . . .				
	<b>10</b> Direct expense summary. Add lines 4 through 9 in column (d) . . . . . ▶				
<b>11</b> Net income summary. Subtract line 10 from line 3, column (d) . . . . . ▶					

**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))
		<b>1</b> Gross revenue . . . . .			
<b>Direct Expenses</b>	<b>2</b> Cash prizes . . . . .				
	<b>3</b> Noncash prizes . . . . .				
	<b>4</b> Rent/facility costs . . . . .				
	<b>5</b> Other direct expenses . . . . .				
	<b>6</b> 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	
<b>7</b> Direct expense summary. Add lines 2 through 5 in column (d) . . . . . ▶					
<b>8</b> 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:
 

<b>a</b> The organization's facility	<b>13a</b>	%
<b>b</b> An outside facility	<b>13b</b>	%

**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
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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

2019

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.

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 4
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	35	87,500			
(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., KALANI MALA, INC. AND PALM COURT SENIOR HOMES, INC. - EAH, INC. SHARES VARIOUS MEMBERS OF THE BOARD OF DIRECTORS WITH ALL OF THESE RECEIPIENT 501(C)(3) ORGANIZATIONS. THEREFORE, THERE IS DIRECT OVERSIGHT OF THE GRANT FUNDS CONTRIBUTED TO THOSE ENTITIES.SCHOLARSHIP GRANT RECEIPIENTS 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 RECEIPIENTS TO ENSURE COMPLIANCE WITH SCHOLARSHIP GRANT REQUIREMENTS.

**Additional Data**

**Software ID:** 19009920  
**Software Version:** 2019v5.0  
**EIN:** 94-1699153  
**Name:** EAH Inc

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

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
GOLDEN OAK MANOR INC 22 PELICAN WAY San Rafael, CA 94901	68-0362733	501(C)(3)	61,700	0			GENERAL SUPPORT OF LOW INCOME HSG
KALANI MALA INC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813	99-0327623	501(C)(3)	5,523	0			TO FUND LOW INCOME HSG DEVELOPMENT

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

<b>(a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC section if applicable	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of non-cash assistance	<b>(h)</b> Purpose of grant or assistance
PALM COURT SENIOR HOMES INC 22 PELICAN WAY SAN RAFAEL, CA 94901	68-0386802	501(C)(3)	443,325	0			TO FUND LOW INCOME HSG DEVELOPMENT
SONOMA COUNTY AFFORDABLE HSG 22 PELICAN WAY SAN RAFAEL, CA 94901	68-0275241	501(C)(3)	41,300	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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2019**

**Open to Public Inspection**

Name of the organization  
EAH Inc

Employer identification number  
94-1699153

**Part I Questions Regarding Compensation**

	Yes	No								
<p><b>1a</b> 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 border="0"> <tr> <td><input type="checkbox"/> First-class or charter travel</td> <td><input type="checkbox"/> Housing allowance or residence for personal use</td> </tr> <tr> <td><input type="checkbox"/> Travel for companions</td> <td><input type="checkbox"/> Payments for business use of personal residence</td> </tr> <tr> <td><input type="checkbox"/> Tax idemnification and gross-up payments</td> <td><input type="checkbox"/> Health or social club dues or initiation fees</td> </tr> <tr> <td><input type="checkbox"/> Discretionary spending account</td> <td><input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)</td> </tr> </table>	<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use	<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence	<input type="checkbox"/> Tax idemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees	<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)		
<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use									
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence									
<input type="checkbox"/> Tax idemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees									
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)									
<p><b>b</b> If any of the boxes on Line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain</p>	<b>1b</b>									
<p><b>2</b> 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 on Line 1a?</p>	<b>2</b>									
<p><b>3</b> 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 border="0"> <tr> <td><input checked="" type="checkbox"/> Compensation committee</td> <td><input type="checkbox"/> Written employment contract</td> </tr> <tr> <td><input type="checkbox"/> Independent compensation consultant</td> <td><input type="checkbox"/> Compensation survey or study</td> </tr> <tr> <td><input type="checkbox"/> Form 990 of other organizations</td> <td><input checked="" type="checkbox"/> Approval by the board or compensation committee</td> </tr> </table>	<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract	<input type="checkbox"/> Independent compensation consultant	<input type="checkbox"/> Compensation survey or study	<input type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee				
<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract									
<input type="checkbox"/> Independent compensation consultant	<input type="checkbox"/> Compensation survey or study									
<input type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee									
<p><b>4</b> 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><b>a</b> Receive a severance payment or change-of-control payment? . . . . .</p> <p><b>b</b> Participate in, or receive payment from, a supplemental nonqualified retirement plan? . . . . .</p> <p><b>c</b> Participate in, or receive payment from, an equity-based compensation arrangement? . . . . .</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	<b>4a</b>	No								
	<b>4b</b>	No								
	<b>4c</b>	No								
<p><b>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</b></p> <p><b>5</b> 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><b>a</b> The organization? . . . . .</p> <p><b>b</b> Any related organization? . . . . .</p> <p>If "Yes," on line 5a or 5b, describe in Part III.</p>	<b>5a</b>	No								
	<b>5b</b>	No								
<p><b>6</b> 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><b>a</b> The organization? . . . . .</p> <p><b>b</b> Any related organization? . . . . .</p> <p>If "Yes," on line 6a or 6b, describe in Part III.</p>	<b>6a</b>	No								
	<b>6b</b>	No								
<p><b>7</b> 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>	<b>7</b>	No								
<p><b>8</b> 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>	<b>8</b>	No								
<p><b>9</b> If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? . . . . .</p>	<b>9</b>									



**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.

<b>Return Reference</b>	<b>Explanation</b>
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**SCHEDULE M  
(Form 990)**

**Noncash Contributions**

OMB No. 1545-0047

**2019**

▶ **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](http://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 . . . . .	X	1	9,985,155	APPRAISED VALUE
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 ▶ See Additional Data				
26 Other ▶ ( _____ )				
27 Other ▶ ( _____ )				
28 Other ▶ ( _____ )				

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

	Yes	No
<b>30a</b> 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 isn't required to be used for exempt purposes for the entire holding period? . . . . .		No
<b>b</b> If "Yes," describe the arrangement in Part II.		
<b>31</b> Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?		No
<b>32a</b> Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? . . . . .		No
<b>b</b> If "Yes," describe in Part II.		
<b>33</b> If the organization didn't 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
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## Additional Data

**Software ID:** 19009920  
**Software Version:** 2019v5.0  
**EIN:** 94-1699153  
**Name:** EAH Inc

### Part I, Lines 25-28

<b>(a)</b> Check if applicable	<b>(b)</b> Number of contributions or items contributed	<b>(c)</b> Noncash contribution amounts reported on Form 990, Part VIII, line 1g	<b>(d)</b> Method of determining noncash contribution amounts
Other ▶ ( NOTES RECEIVABLE )	1	18,899,610	OS PRINC & INT
Other ▶ ( NOTE RECEIVABLE )	1	5,014,870	OS PRINC & INT
Other ▶ ( NOTE RECEIVABLE )	1	3,451,160	OS PRINC & INT
Other ▶ ( NOTE RECEIVABLE )	1	2,481,871	OS PRINC & INT
Other ▶ ( NOTE RECEIVABLE )	1	5,187,129	OS PRINC & INT

**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](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2019**

**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: VISTA PARK ASSOCIATES I, LP \$ 25,727 PALM COURT SAN JOSE, LP (5,943,590) VISTA PARK I, LP (5,471,753) _____ TOTAL \$(11,389,616) =====

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
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 18 LIMITED PARTNERSHIPS WHICH PROVIDE LOW-INCOME HOUSING THROUGHOUT THE BAY AREA. THE CORPORATION ALSO SERVES AS THE SOLE OWNER OF 18 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 14 LIMITED LIABILITY COMPANIES WHICH EITHER LEASE COMMERCIAL PROPERTY OR ARE CURRENTLY DEVELOPING LOW-INCOME HOUSING THROUGHOUT THE BAY AREA.

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
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**

<b>Return Reference</b>	<b>Explanation</b>
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**

<b>Return Reference</b>	<b>Explanation</b>
Form 990, Part VI, Line 19: Other Organization Documents Publicly Available	AVAILABLE UPON REQUEST

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
Other Changes In Net Assets Or Fund Balances - Other Decreases	LP/GP K-1 GAAP CAPITAL ACCT ADJMT, SEE SUPPLEMENTAL STMT = -\$11389616

**990 Schedule O, Supplemental Information**

<b>Return Reference</b>	<b>Explanation</b>
Form 990, Page 4, Part V, Line 1a Explanation	IN ADDITION TO THE SEVENTY-FIVE 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 - 1 Forms 1099 LAKE PARK OAKLAND EAH LLC, FEIN 83-0793029 - 2 Form 1099 POINTE ON LA BREA EAH LLC, FEIN 83-2673051 - 3 Form 1099 EAH, INC. - 75 FORMS 1099 Total Number of Forms issued = 81

**SCHEDULE R  
(Form 990)**

**Related Organizations and Unrelated Partnerships**

OMB No. 1545-0047

**2019**

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

<b>Return Reference</b>	<b>Explanation</b>

**Additional Data**

**Software ID:** 19009920  
**Software Version:** 2019v5.0  
**EIN:** 94-1699153  
**Name:** EAH Inc

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

<b>(a)</b> Name, address, and EIN (if applicable) of disregarded entity	<b>(b)</b> Primary Activity	<b>(c)</b> Legal Domicile (State or Foreign Country)	<b>(d)</b> Total income	<b>(e)</b> End-of-year assets	<b>(f)</b> Direct Controlling Entity
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
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
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
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
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
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
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
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
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
PELICAN WAY EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-4077274	COMMERCIAL PROPERTY RENTAL	CA	732,141	13,386,832	EAH INC
EAH COMMERCIAL LANDLORD LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 81-5401627	COMMERCIAL PROPERTY RENTAL	CA	29,704	168,075	EAH INC
LAKE PARK OAKLAND EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-0793029	1% GENRL PTNR IN FEIN 85-1475109, SEE PART III	CA	61,563	6,278,596	EAH INC
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
GREENFIELD COMMONS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-3820052	1% GENRL PTNR IN FEIN 61-1937296, SEE PART III	CA		4,752,244	EAH INC
LAUREL EAH NC LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-1971562	LOW-INCOME HOUSING	CA		7,235,197	EAH INC
MAGNOLIA VILLAS EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-1818630	0.01% GENRL PTNR IN FEIN 84-4644001, SEE PART III	CA	42,515	1,474	EAH INC
MISSION PARADISE EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2582760	51% GENRL PTNR IN FEIN 38-4099749, SEE PART III	CA	11,500	7,739,492	EAH INC
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	60,000	6,954,027	EAH INC
PALM COURT SAN JOSE LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2652257	0.0001% GENRL PTNR IN FEIN 37-1916172, SEE PART III	CA			EAH INC
VISTA PARK I LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-2634861	0.0001% GENRL PTNR IN FEIN 37-1915918, SEE PART III	CA			EAH INC

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

<b>(a)</b> Name, address, and EIN (if applicable) of disregarded entity	<b>(b)</b> Primary Activity	<b>(c)</b> Legal Domicile (State or Foreign Country)	<b>(d)</b> Total income	<b>(e)</b> End-of-year assets	<b>(f)</b> Direct Controlling Entity
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
EAH MARKHAM I LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 83-3931369	0.004% GENRL PTNR IN FEIN 83-3669206, SEE PART III	CA			EAH INC
BLOSSOM HILL EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2069671	1% GENRL PTNR IN FEIN 35-2668359, SEE PART III	CA		20,382	EAH INC
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
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
1901 BROADWAY SACRAMENTO EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 85-1113035	1% GENRL PTNR IN FEIN 85-1153759, SEE PART III	CA		295,505	EAH INC
GREENFIELD EAH II LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2507100	1% GENRL PTNR IN FEIN 61-1950936, SEE PART III	CA		104,930	EAH INC
SOLA EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-3558484	0.003% GENRL PTNR IN FEIN 84-3491808, SEE PART III	CA		160,395	EAH INC
4507 MAIN ST EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-3137502	LOW-INCOME HOUSING	CA	64,088	3,888,616	EAH INC
MARTEL EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 85-1623635	LOW-INCOME HOUSING	CA		309,666	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)	12A	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)	12A	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	
LARKSPUR ISLE LTD 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0009449	LOW-INCOME HOUSING	CA	EAH Inc	RELATED	260,834	1,303,708		No			No	99.000 %
Dublin Transit Site A2 LP 22 PELICAN WAY San Rafael, CA 94901 45-0538564	LOW-INCOME HOUSING	CA	30-0342881	RELATED	44,941	1,633,962		No		Yes		69.929 %
San Clemente Housing Partners LP 22 PELICAN WAY San Rafael, CA 94901 83-0434334	LOW-INCOME HOUSING	CA	64-1496532	RELATED	34,549	5,721,567		No		Yes		52.332 %
RIVERFIELD HOMES LIMITED PARTNERSHIP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0316588	LOW-INCOME HOUSING	CA	68-0275241	RELATED		131,054	Yes				No	10.000 %
CECILIA PLACE HOMES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0385285	LOW-INCOME HOUSING	CA	68-0362733	RELATED	1,487	133,908		No			No	100.000 %
SONOMA CREEKSIDE LIMITED PARTNERSHIP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0316590	LOW-INCOME HOUSING	CA	68-0275241	RELATED	1,343		Yes				No	10.000 %
THREE OAKS HOUSING LP 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0302378	LOW-INCOME HOUSING	CA	68-0333463	RELATED	496		Yes				No	100.000 %
SOUTH WINERY ASSOCIATES LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3261552	LOW-INCOME HOUSING	CA	68-0364561	RELATED	3,610	13	Yes				No	1.000 %
STONEBRIDGE HOUSING LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 68-0273101	LOW-INCOME HOUSING	CA	EAH INC	RELATED	44,073	1,189,275	Yes				No	50.040 %
EAH PARK PLACE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2557560	LOW-INCOME HOUSING	CA	81-2006265	RELATED	-114,770	462,506	Yes			Yes		0.010 %
DON AVANTE ASSOCIATES I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3310727	LOW-INCOME HOUSING	CA	EAH INC	RELATED	132		Yes				No	100.000 %
DON AVANTE ASSOCIATES II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 94-3310728	LOW-INCOME HOUSING	CA	EAH INC	RELATED	246		Yes				No	0.100 %
ORCHARDS MORGAN HILL LP 22 PELICAN WAY SAN RAFAEL, CA 94901 30-0884852	LOW-INCOME HOUSING	CA	47-5221977	RELATED				No		Yes		0.010 %
3706 SAN PABLO EMERYVILLE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 61-1793661	LOW-INCOME HOUSING	CA	81-2713240	RELATED	16,450	51,818,114		No		Yes		68.372 %
DON DE DIOS LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-3995381	LOW-INCOME HOUSING	CA	81-2029311	RELATED	24,343	1,620,981		No		Yes		3.832 %

(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	
VISTA PARK ASSOCIATES I LP  22 PELICAN WAY SAN RAFAEL, CA 94901 77-0493202	LOW-INCOME HOUSING	CA	68-0362018	RELATED	20,208	18,580		No			No	0.506 %
VISTA PARK ASSOCIATES II LP  22 PELICAN WAY SAN RAFAEL, CA 94901 77-0493203	LOW-INCOME HOUSING	CA	68-0362018	RELATED	850	49,287		No			No	0.759 %
FELLOWSHIP PLAZA LLC  22 PELICAN WAY SAN RAFAEL, CA 94901 82-1565592	LOW-INCOME HOUSING	CA	EAH INC	RELATED	-1,574	15,225		No		Yes		100.000 %
PIPER COURT FAIRFAX LP  22 PELICAN WAY SAN RAFAEL, CA 94901 82-1066487	LOW-INCOME HOUSING	CA	82-1066436	RELATED	4,941	4,366,397		No		Yes		0.010 %
LIGHTFIGHTER VILLAGE LP  22 PELICAN WAY SAN RAFAEL, CA 94901 82-1572044	LOW-INCOME HOUSING	CA	82-1571911	RELATED		414,732		No		Yes		51.000 %
SUMMER PARK FRESNO LP  22 PELICAN WAY SAN RAFAEL, CA 94901 82-1595423	LOW-INCOME HOUSING	CA	82-1594105	RELATED	-380,785	22,263,853	Yes			Yes		0.010 %
HILARITA BELVEDERE LP  22 PELICAN WAY SAN RAFAEL, CA 94901 82-2546829	LOW-INCOME HOUSING	CA	82-2546675	RELATED	9,821,609	13,377,458		No		Yes		51.000 %
POINTE ON VERMONT LP  22 PELICAN WAY SAN RAFAEL, CA 94901 35-2627130	RELATED	CA	82-5331825	RELATED		2,102,311		No		Yes		0.008 %
HAMILTON CONTINUUM PARTNERS I LP  22 PELICAN WAY SAN RAFAEL, CA 94901 01-0719539	LOW-INCOME HOUSING	CA	EAH INC	RELATED	7,039	1,801,236	Yes				No	99.991 %
HAMILTON CONTINUUM PARTNERS II LP  22 PELICAN WAY SAN RAFAEL, CA 94901 33-1098416	LOW-INCOME HOUSING	CA	EAH INC	RELATED	2,750	3,444,517	Yes				No	99.991 %
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 %
POINT REYES AFFORDABLE HOMES LP  22 PELICAN WAY SAN RAFAEL, CA 94901 86-1053964	LOW-INCOME HOUSING	CA	EAH INC	RELATED	-50,815	5,167,543		No			No	99.990 %
RIVIERA-SAN RAFAEL ASSOCIATES LP  22 PELICAN WAY SAN RAFAEL, CA 94901 20-0339968	LOW-INCOME HOUSING	CA	EAH INC	RELATED		1,322,732	Yes				No	100.000 %
TURINA ASSOCIATES LP  22 PELICAN WAY SAN RAFAEL, CA 94901 20-0340018	LOW-INCOME HOUSING	CA	EAH INC	RELATED	11,511	1,212,841		No			No	99.990 %
PALM COURT SAN JOSE LP  22 PELICAN WAY SAN RAFAEL, CA 94901 37-1916172	LOW-INCOME HOUSING	CA	83-2652257	RELATED	-36,392	4,032,958	Yes			Yes		0 %

**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	
VISTA PARK I LP 22 PELICAN WAY SAN RAFAEL, CA 94901 37-1915918	LOW-INCOME HOUSING	CA	83-2634861	RELATED	-31,751	7,088,991	Yes			Yes		0 %
VISTA PARK II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4100313	LOW-INCOME HOUSING	CA	83-2683522	RELATED		242,590		No		Yes		51.000 %
BLOSSOM HILL NC LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2668359	LOW-INCOME HOUSING	CA	84-2069671	RELATED				No		Yes		1.000 %
HILARITA BELVEDERE 2R LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4124173	LOW-INCOME HOUSING	CA	84-2269022	RELATED		701,605		No		Yes		1.000 %
IMPERIAL SENIOR LP 22 PELICAN WAY SAN RAFAEL, CA 94901 35-2668284	LOW-INCOME HOUSING	CA	84-2284079	RELATED				No		Yes		1.000 %
MISSION PARADISE LP 22 PELICAN WAY SAN RAFAEL, CA 94901 38-4099749	LOW-INCOME HOUSING	CA	83-2582760	RELATED				No		Yes		51.000 %
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 %
EAH - GATEWAY SANTA CLARA LP 22 PELICAN WAY SAN RAFAEL, CA 94901 47-0921457	LOW-INCOME HOUSING	CA	EAH INC	RELATED			Yes				No	70.000 %
STORY PLAZA APARTMENTS LP 22 PELICAN WAY SAN RAFAEL, CA 94901 01-0704355	LOW-INCOME HOUSING	CA	EAH INC	RELATED			Yes				No	70.000 %
ARCHWAY EAH II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 85-0629001	LOW-INCOME HOUSING	CA	85-0595936	RELATED				No		Yes		1.000 %
MARKHAM PLAZA I LP 470 SOUTH MARKET STREET SAN JOSE, CA 95113 83-3669206	LOW-INCOME HOUSING	CA	83-3931369	RELATED	-6	12,131		No		Yes		0.004 %
BROADWAY STATION LP 22 PELICAN WAY SAN RAFAEL, CA 94901 85-1153759	LOW-INCOME HOUSING	CA	85-1113035	RELATED				No		Yes		1.000 %
GREENFIELD COMMONS EAH LP 22 PELICAN WAY SAN RAFAEL, CA 94901 61-1937296	LOW-INCOME HOUSING	CA	83-3820052	RELATED				No		Yes		1.000 %
GREENFIELD EAH II LP 22 PELICAN WAY SAN RAFAEL, CA 94901 61-1950936	LOW-INCOME HOUSING	CA	84-2507100	RELATED				No		Yes		1.000 %
LAKE PARK OAKLAND LP 22 PELICAN WAY SAN RAFAEL, CA 94901 85-1475109	LOW-INCOME HOUSING	CA	83-0793029	RELATED				No		Yes		1.000 %

**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) Disproporionate 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	
MAGNOLIA VILLAS LP  22 PELICAN WAY SAN RAFAEL, CA 94901 84-4644001	LOW-INCOME HOUSING	CA	83-1818630	RELATED		100		No		Yes		1.000 %
SOLA AT 87TH LP  22 PELICAN WAY SAN RAFAEL, CA 94901 84-3491808	LOW-INCOME HOUSING	CA	84-3558484	RELATED				No		Yes		1.000 %

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
ECUMENICAL HOUSING CORPORATION 22 PELICAN WAY SAN RAFAEL, CA 94901 94-2195995	LOW-INCOME HOUSING	CA	EAH Inc	C CORP	-140	2,498,456	100.000 %	Yes	
EAH KUKUI GARDENS INC 22 PELICAN WAY SAN RAFAEL, CA 94901 26-1460828	LOW-INCOME HOUSING	CA	EAH Inc	C CORP	-567	74,749	60.000 %	Yes	
LARKSPUR ISLE - EAH INC 22 PELICAN WAY San Rafael, CA 94901 68-0033603	LOW-INCOME HOUSING	CA	EAH Inc	C Corp			100.000 %	Yes	
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	
HKI HIBISCUS HILLS LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 46-4798774	LOW-INCOME HOUSING	HI	HUI KAHALE INC	C CORP			100.000 %	Yes	
KALANI GARDENS LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 46-2718054	LOW-INCOME HOUSING	HI	HUI KAHALE INC	C CORP			100.000 %	Yes	
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	-924	25,000	100.000 %	Yes	
HKI NOHONA LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 81-1573386	LOW-INCOME HOUSING	HI	HUI KAHALE INC	C CORP			100.000 %	Yes	
KUKUI TOWER LLC 1001 BISHOP STREET STE 2880 HONOLULU, HI 96813 80-0921263	LOW-INCOME HOUSING	HI	HUI KAHALE INC	C CORP			100.000 %	Yes	
AVENA BELLA II EAH LLC 22 PELICAN WAY SAN RAFAEL, CA 94901 84-2633666	LOW-INCOME HOUSING	CA	68-0362018	C CORP			100.000 %	Yes	

**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
BECKETT HALL INC	l	310,286	CY FEES EARNED
DON AVANTE FAMILY HOMES INC	c	19,047,018	CASH&N/R REC'D
EAH-CONTRA COSTA INC	c	81,038	CASH REC'D
FLORAL GARDENS APARTMENTS INC	d	190,129	PRINC&ACC INT
FLORAL GARDENS APARTMENTS INC	l	50,518	CY FEES EARNED
FOUNTAIN WEST APARTMENTS INC	d	1,132,893	PRINC&ACC INT
FOUNTAIN WEST APARTMENTS INC	l	65,914	CY FEES EARNED
GOLDEN OAK MANOR INC	b	61,700	CASH PAID
GOLDEN OAK MANOR INC	c	1,442,152	CASH REC'D
GOLDEN OAK MANOR INC	d	2,624,786	PRINC&ACC INT
HAMILTON AFFORDABLE HOMES INC	c	363,581	CASH REC'D
HUI KAUALE INC	c	87,315	CASH REC'D
LOS ROBLES APARTMENTS INC	c	56,154	CASH REC'D
NORTH MARIN SENIOR HOUSING CORP	c	5,069,779	CASH&N/R REC'D
PALM COURT SENIOR HOMES INC	b	443,325	CASH PAID
PALM COURT SENIOR HOMES INC	c	1,714,379	CASH REC'D
RODEO SENIOR APARTMENTS INC	l	73,657	CY FEES EARNED
SOUTH WINERY HOUSING INC	c	5,187,129	N/R REC'D
STONEHAVEN STUDENT HOUSING INC	l	241,926	CY FEES EARNED
THREE OAKS FAMILY HOMES INC	c	2,481,871	N/R REC'D
DUBLIN TRANSIT EAH INC	d	548,113	PRINC&ACC INT
WEST MARIN ECUMENICAL SENIOR HOUSING	c	3,451,160	N/R REC'D
LARKSPUR ISLE LTD	d	766,785	PRINC&ACC INT
HILARITA BELVEDERE LP	l	89,173	CY FEES EARNED
HAMILTON CONTINUUM PARTNERS I LP	l	102,721	CY FEES EARNED

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

<b>(a)</b> Name of related organization	<b>(b)</b> Transaction type(a-s)	<b>(c)</b> Amount Involved	<b>(d)</b> Method of determining amount involved
HAMILTON CONTINUUM PARTNERS II LP		73,997	CY FEES EARNED
POINT REYES AFFORDABLE HOMES LP		52,456	CY FEES EARNED
RIVIERA-SAN RAFAEL ASSOCIATES LP	d	813,769	PRINC&ACC INT
TURINA ASSOCIATES LP	d	172,362	PRINC&ACC INT
TURINA ASSOCIATES LP		60,531	CY FEES EARNED
EAH - GATEWAY SANTA CLARA LP		86,600	CY FEES EARNED
STORY PLAZA APARTMENTS LP		223,328	CY FEES EARNED