2949106703301

Form **990-PF**

EXTENDED TO FEBRUARY 18, 2020

Return of Private Foundation
or Section 4947(a)(1) Trust Treated as Private Foundation

Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990PF for instructions and the latest information.

	For	cale	ndar year 2018 or tax yea	r beainnina	APR	1, 2018	, and e	ndina	MAR 31,	2019			
			f foundation				,		A Employer id				
				KER A	ND COM	MUNITY HOUSIN	īG		A Chiployel lu	CHUNCALION	Hamber		
		EVELOPMENT							46-04	94906			
		mber and street (or P O box number if mail is not delivered to street address) Room/suite							B Telephone number				
	1	1040 S HENDERSON ST								(206)788-3217			
			town, state or province, co		ID or foreign o	inetal code			C If exemption application is pending, check here				
				3108	ir oi ioitigii p	iosiai code			u if exemption ap	plication is pe	ending, check here		
			k all that apply:	Initial retui	<u> </u>	Initial return of a fo	rmor public o	hariti	D 1. Foreign of		a shook hara		
	u (31166	K all triat apply.	Final returi		Amended return	miner public t	Jilailty	i. Foleight of	yanızanınıs	s, check here		
				Address cl		Name change			2. Foreign org	anızatıons me	eting the 85% test, imputation		
	н (hec	k type of organization.			kempt private foundation	$\overline{}$	<u>t</u>	1		·		
		_	ection 4947(a)(1) nonexem			Other taxable private founda		-(tus was terminated		
	 E:		arket value of all assets at		J Accounti		X Accr	ual	1		(A), check here		
			Part II, col. (c), line 16)	ciiu di yeai		ther (specify)	ZI AUU	uai			60-month termination		
		-\$	3 . 81 <i>6</i>	5.519.	(Part I. colur	nn (d) must be on cash basis	s.)		under Sectio	.1 507(0)(1)	(B), check here		
	_	art 1						unntmant	(a) Advice		(d) Disbursements		
		Analysis of Revenue and Expenses (The total of amounts in columns (b), (c), and (d) may in necessarily equal the amounts in column (e))				(a) Revenue and expenses per books	(D) NEL III	vestment ime	(c) Adjust		for charitable purposes (cash basis only)		
		1	Contributions, gifts, gran			444,516.			 		(casii basis only)		
		'2	Check X If the foundation						 				
. h	_	2	Interest on savings and tempor		o attaon out D	627.		627.	<u> </u>		STATEMENT 1		
	, B	4	cash investments Dividends and interest fro	am cacurities	•	027.		027.	 		DIVIEWEM I		
VZI.	Y	i -	Gross rents	Jili Securitie	3						<u> </u>		
<u> </u>	1	Ι.	Net rental income or (loss)						<u> </u>	-			
2 4 2028			Net gain or (loss) from sale of	occata nat an l			-	-	-				
12	e		Gross sales price for all	assets not on i	ine iu	-				R	ECEIVED		
4	en e	7		Part IV June 2)				0.			70		
63	ě	á	Net short-term capital ga							8 -	FR 2 4 2020 10		
AUG		9	Income modifications	111						5 -	EB 3 4 2020 10		
A]	Grace calce lace raturns			- "		<u> </u>					
			and allowances Less Cost of goods sold								JUEN, UT		
豇			Gross profit or (loss)				· · · · · ·				3027, 01		
Z		11	Other income			215,857.		0.	215	,857.	STATEMENT 2		
¥		12	Total. Add lines 1 throug	h 11		661,000.		627.		,857.	DITTI LIBRAT D		
SCANNED		13	Compensation of officers, dire		etc	0.		0.	223	0.	0.		
()		14	Other employee salaries a		, 0.0	175,542.		0.	4	,236.	166,084.		
_	r	15	Pension plans, employee	-		48,560.		0.		0.	46,568.		
څ	70707		Legal fees	551161116		20,0001					10,3001		
č	77 B		Accounting fees	S	гмт 3	4,600.		0.		0.	4,600.		
G	ž	,	Other professional fees	J.		2,0001					1,000.		
<	⊋ ë	17	Interest			23,159.		0.	23	,159.	0.		
<u>:</u> :	Į į	18	Taxes	ST	гмт 4	54,143.		0.	- 23	0.	53,529.		
=	Stra	19	Depreciation and depletio			188,462.		0.	188	,462.	33,323.		
•	A Administrative Expe	20	Occupancy	••		79,983.		0.	100	0.	75,793.		
45 45	o p	21	Travel, conferences, and i	meetings		817.	_	0.		0.	817.		
K	۶ ۱	22	Printing and publications	ooanigo		0171					01/•		
හ		23	Other expenses	,cn	гмт 5	107,984.		627.		0.	107,664.		
C.1	tinc	24	Other expenses Total operating and admi expenses. Add lines 13 ti Contributions, gifts, grant	inistrative		10/,0040		0411			107,004.		
(C)	era	~7	expenses Addings 12 to	hronan 23		683,250.		627.	215	,857.	455,055.		
2	୍ଚ	25	Contributions afte areas	s naid		0.			213	, 55 , •	0.		
		26	Total expenses and disbi	urcemente		J•			<u> </u>		<u> </u>		
•	•	20	Add lines 24 and 25	.,		683,250.		627.	215	,857.	455,055.		
	_	27	Subtract line 26 from line	12.		003,230.	-	041.	- 413	,0310	30,000		
.						-22,250.							
が			Excess of revenue over expens			-24,430.		0.					
7			Net investment income (i negative, ente	3 •0−j			<u> </u>					

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LHA For Paperwork Reduction Act Notice, see instructions.

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Form 990-PF

Fo	rm 9	00-PF (2018) DEVELOPMENT		46-0)494906 Page 2
Г	art	Balance Sheets Attached schedules and amounts in the description	Beginning of year	End of	year
L	arı	column should be for end-of-year amounts only	(a) Book Value	(b) Book Value	(c) Fair Market Value
	1	Cash - non-interest-bearing	99,608.	97,645.	97,645.
	2	Savings and temporary cash investments	231,151.	267,202.	267,202.
		Accounts receivable			
		Less¹ allowance for doubtful accounts ▶			
	4	Pledges receivable ▶		,	Ī
	l .	Less; allowance for doubtful accounts ▶	-1-1		
	5	Grants receivable	-	29,658.	29,658.
	6	Receivables due from officers, directors, trustees, and other			
	ľ	disqualified persons			
	٦,	Other notes and loans receivable			
	l '	Less; allowance for doubtful accounts			
	8	Inventories for sale or use			
Assets	9	Prepaid expenses and deferred charges	3,839.	4,210.	
Ass	100	Investments - U.S. and state government obligations	3,033.	4,210	
	1'00				
		Investments - corporate stock			
		Investments - corporate bonds			1
	11	Investments - land, buildings, and equipment basis			
		Less accumulated depreciation	+		
		Investments - mortgage loans			
	13	Investments - other			
	14	Land, buildings, and equipment basis ► 4,993,960. Less accumulated depreciation ► 1,571,946.	2 (10 2(0	2 422 014	2 422 014
			3,610,268.	3,422,014.	3,422,014.
	ı	Other assets (describe			
	16	Total assets (to be completed by all filers - see the	2 044 066	2 020 720	2 016 510
_	-	Instructions. Also, see page 1, item I)	3,944,866.	3,820,729. 55,194.	3,816,519.
	l	Accounts payable and accrued expenses	11,331.	33,194.	
	18	Grants payable			-
es	19	Deferred revenue			
Liabilıties	20	Loans from officers, directors, trustees, and other disqualified persons	3,874,136.	3,794,406.	
.e	21	Mortgages and other notes payable	3,074,130.	3,734,400.	
_	22	Other liabilities (describe	+		
	,,	Tatal liabilities (add lines 17 through 22)	3,951,487.	3,849,600.	
_	23	Total liabilities (add lines 17 through 22) Foundations that follow SFAS 117, check here	3,931,4071	3,049,000.	
		and complete lines 24 through 26, and lines 30 and 31.			
Ş	24	Unrestricted	-6,621.	-28,871.	
õ	25	Temporarily restricted	0,021.	20,0/11	
ala	26	Permanently restricted			
9	20	Foundations that do not follow SFAS 117, check here			
듥		and complete lines 27 through 31.			
ō	27	Capital stock, trust principal, or current funds			
ets	28	Paid-in or capital surplus, or land, bldg , and equipment fund			
1SS	29	Retained earnings, accumulated income, endowment, or other funds			 -
Net Assets or Fund Balanc	3 0	Total net assets or fund balances	-6,621.	-28,871.	
_	1 1		0,0221		i
10	31	Total liabilities and net assets/fund balances	3,944,866.	3,820,729.	_]
	art				
1	Total	net assets or fund balances at beginning of year - Part II, column (a), line 3	20		
		t agree with end-of-year figure reported on prior year's return)	,,		-6.621
	-	amount from Part I, line 27a		2	-6,621. $-22,250.$
		increases not included in line 2 (itemize)		3	0.
		ines 1, 2, and 3		4	-28,871.
		eases not included in line 2 (itemize)		5	0.
		net assets or fund balances at end of year (line 4 minus line 5) - Part II, col	lumn (b), line 30		-28,871.
<u> </u>		The same same same of Jose (miles in the of) are in the	Total India		Form 990-PF (2018)

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Form 990-PF (2018) DEV	ELOPN	MENT				46	-0494	1906	Page 3
Part V Capital Gains	and Lo	sses for Tax on Inv	<i>r</i> estment	Income					
(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.) (b) How acquired P - Purchase D - Donation						(c) Date ad (mo., day	cquired y, yr.)	(d) Dat (mo., da	
1a	1a								
b NC	NE								
<u>c</u>									
<u>d</u>									
<u>e</u>					<u> </u>		1		
(e) Gross sales price	(f) [Depreciation allowed (or allowable)		st or other basis expense of sale			n or (loss) (f) minus (g	g))	
<u>a</u>									
<u>b</u>									
<u>c</u>	<u> </u>								
e									
Complete only for assets shown	ng gain in d	column (h) and owned by the	ne foundation	on 12/31/69.	- (1) Gains (Co	I (h) gain r	nınııs	
(i) FMV as of 12/31/69	T	j) Adjusted basis as of 12/31/69	(k) E>	cess of col. (I)		. (k), but no		-0-) or	
a									
b									
c									
d									
e									
		∫ If gain, also enter	ın Part I, line	7)				
2 Capital gain net income or (net ca	apıtal loss)	lf (loss), enter -0-	ın Part I, line	7	J 2			<u> </u>	
3 Net short-term capital gain or (lo	ss) as defii	ned in sections 1222(5) and	d (6):		\ \ \ \ \				
If gain, also enter in Part I, line 8		c).			}				
If (loss), enter -0- in Part I, line 8 [Part V Qualification U	nder S	ection 4940(e) for I	Reduced	Tay on Net) 3 Investment Inco	me			
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
(For optional use by domestic private	e toundatio	ins subject to the section 4s	340(a) tax on	net investment in	come.)				
If section 4940(d)(2) applies, leave t	his part bla	ınk.							
Was the foundation liable for the sec	tion 4942 t	tax on the distributable amo	nunt of any ve	ar in the hase ner	nd?		ı	Ves	X No
If "Yes," the foundation doesn't qualit				•			Ţ		110
1 Enter the appropriate amount in		<u>```</u>			itries.				
Base period years		(b)			(c)		Dietribi	(d) ition ratio	
Calendar year (or tax year beginni	ng in)	Adjusted qualifying disti	ributions	Net value of no	ncharitable-use assets	(c	ol. (b) divid	ded by col	(c))
2017		499	7,514.		312,837			1.59	6723
2016			3,398.		313,063				4236
2015			2,600.		326,888				1503
2014		59	9,560.		319,954				36152
2013			0.		0	•		.00	0000
2 Total of line 1, column (d)						2		3.43	<u> 88614</u>
3 Average distribution ratio for the	-	•	n line 2 by 5.0), or by the numbe	er of years				
the foundation has been in existe	nce if less	than 5 years				3		.68	37723
A 5-4- May 1.4 . 4		00407 B 1371	-					272	260
4 Enter the net value of noncharitat	ne-use ass	ets for 2018 from Part X, III	ne 5			4		3/4,	260.
E. Maritialis has 4 his line 2						,		256	012.
5 Multiply line 4 by line 3						5		230,	UIZ.
6 Enter 1% of net investment incon	na /10/, of E	Part I line 27h\				6			0.
CAROL FACTOR HOLINGSHITERE HIGUII	10 (1 /0 UI F	arti, iiio 270)							
7 Add lines 5 and 6						7		256.	012.
						<u> </u>			
8 Enter qualifying distributions from	n Part XII.	line 4				8		455,	055.
If line 8 is equal to or greater than			1h and come	lete that part using	n a 1% tax rate				
See the Part VI instructions.									
823521 12-11-18				<u> </u>			Fo	rm 990-F	F (2018



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art VI Excise Tax Based on Investment Income (Section	4940(a), 4940(b), 4940(e), or	4948 - see	instruc	tions)
a Exempt operating foundations described in section 4940(d)(2), check here 🕨 🗀	and enter "N/A" on line 1.			
Date of ruling or determination letter: (attach copy of letter	er if necessary-see instructions)			
Domestic foundations that meet the section 4940(e) requirements in Part V, check h	iere 🕨 🗓 and enter 1%	1		0.
of Part I, line 27b		-		
All other domestic foundations enter 2% of line 27b. Exempt foreign organizations, e	enter 4% of Part I, line 12, col. (b).			
Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations of		2		0.
Add lines 1 and 2	, ,	3		0.
Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations	only others enter -0-)	4		0.
Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter-		5		0.
Credits/Payments:	•	•		
2018 estimated tax payments and 2017 overpayment credited to 2018	6a 0			
Exempt foreign organizations - tax withheld at source				
Tax paid with application for extension of time to file (Form 8868)		11		
Backup withholding erroneously withheld	6d	<u></u>		······
Total credits and payments. Add lines 6a through 6d		7		0.
Enter any penalty for underpayment of estimated tax. Check here if Form 2220	0 is attached	8		0.
Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	•	<u>9</u>		0.
Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount over	paid ,	► <u>10</u>		
Enter the amount of line 10 to be: Credited to 2019 estimated tax	Refunded	<u>► 11</u>		
art VII-A Statements Regarding Activities				
During the tax year, did the foundation attempt to influence any national, state, or loc	cal legislation or did it participate or interve	ne in		Yes No
any political campaign?			1a	X
Did it spend more than \$100 during the year (either directly or indirectly) for political	I purposes? See the instructions for the de	finition	1b	X
If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and of	copies of any materials published or			
distributed by the foundation in connection with the activities.				
Did the foundation file Form 1120-POL for this year?			1c	X
Enter the amount (if any) of tax on political expenditures (section 4955) imposed dur	ring the year.			
(1) On the foundation. \blacktriangleright \$ 0 . (2) On foundation ma		•		
Enter the reimbursement (if any) paid by the foundation during the year for political e	<u> </u>	_		
managers.▶\$ 0.				
Has the foundation engaged in any activities that have not previously been reported t	in the IRS2		2	X
If "Yes," attach a detailed description of the activities.			 	
Has the foundation made any changes, not previously reported to the IRS, in its gove	orning instrument, articles of incorporation	0.5		
	, ,	, 01		— X
bylaws, or other similar instruments? If "Yes," attach a conformed copy of the change			3	$\frac{\hat{x}}{x}$
Did the foundation have unrelated business gross income of \$1,000 or more during t	ine year?	NT / N	4a	- ^-
If "Yes," has it filed a tax return on Form 990-T for this year?	•	N/A	4b	
Was there a liquidation, termination, dissolution, or substantial contraction during the	e year?		5	<u> </u>
If "Yes," attach the statement required by General Instruction T				İ
Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfies	sfied either.			
By language in the governing instrument, or				
By state legislation that effectively amends the governing instrument so that no ma	indatory directions that conflict with the st	ate law		
remain in the governing instrument?			6	X
Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes,	," complete Part II, col. (c), and Part XV		7	X
Enter the states to which the foundation reports or with which it is registered. See ins	structions -		.	
WA				
If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to	o the Attorney General (or designate)		<u>. </u>	
of each state as required by General Instruction G? If "No," attach explanation	· · · · · ·		8b	<u>x</u>
Is the foundation claiming status as a private operating foundation within the meanin	ig of section 4942(j)(3) or 4942(j)(5) for c	alendar		
year 2018 or the tax year beginning in 2018? See the instructions for Part XIV. If "Yes			9	X
Did any persons become substantial contributors during the tax year? If "Yes," attach a	· ·		10	Y
				1 43

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P	art VII-A Statements Regarding Activities (continued)			
	•		Yes	No
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of			
	section 512(b)(13)? If "Yes," attach schedule See instructions	11		х
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges?	<u> </u>		
	If "Yes," attach statement. See instructions	12	İ	х
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	х	
	Website address ► N/A			
14	The books are in care of ► SEA MAR COMMUNITY HEALTH CENTER Telephone no. ► (206)	788-	321	7
•		98108		
15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here			$\overline{\Box}$
	and enter the amount of tax-exempt interest received or accrued during the year	N	/A	_
16			Yes	No
	securities, or other financial account in a foreign country?	16		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the	- -''	 	
	foreign country			
Pa	art VII-B Statements Regarding Activities for Which Form 4720 May Be Required		<u> </u>	
ننا	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.	\neg	Yes	No
4,	2 During the year, did the foundation (either directly or indirectly):		1.00	
10	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from)	- ;		
	a disqualified person?	.]
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?		٠]
	(5) Transfer any income or assets to a disqualified person (or make any of either available			.
	(6) Agree to pay money or property to a government official? (Exception. Check "No" If the foundation agreed to make a grant to or to employ the official for a period after			
			l '	
		1	ř	
ı	or If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions N/A			
	· ·	, 1b		
	Organizations relying on a current notice regarding disaster assistance, check here	1		
·	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected			
•	before the first day of the tax year beginning in 2018?	1c	_	-
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)).			
ě	At the end of tax year 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018? Lagrange Yes X No			1
				Ì
	If "Yes," list the years \(\bigs_{			1
	valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach			- 1
	statement - see instructions.) N/A			i
		20		\neg
G	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here.			ł
٠.	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time		1	
38	during the year? Wes X No		1	1
	-			
0	If "Yes," did it have excess business holdings in 2018 as a result of (1) any purchase by the foundation or disqualified persons after			1
	May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose	,		
	of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2018.) N/A			
4-		3b		
	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes? Did the foundation make any investment in a prior very (but after December 21, 1060) that could report up to abortable purpose that	4a		<u> </u>
0	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that			$\frac{1}{x}$
	had not been removed from jeopardy before the first day of the tax year beginning in 2018?	4b Form 99 0)-PF	
		TOTAL SOL	, I I I	(2010)

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Part VII-B Statements Regarding Activities for Which F	orm 4720 May Be R	equired _{(contin}	ued)		
5a During the year, did the foundation pay or incur any amount to:				Yes	No
(1) Carry on propaganda, or otherwise attempt to influence legislation (section	n 4945(e))?	Ye	es X No		1
(2) Influence the outcome of any specific public election (see section 4955); of	r to carry on, directly or indire				
any voter registration drive?			es X No		
(3) Provide a grant to an individual for travel, study, or other similar purposes	?	Ye	es X No		
(4) Provide a grant to an organization other than a charitable, etc., organizatio	n described in section				
4945(d)(4)(A)? See instructions		Y6	es X No		
(5) Provide for any purpose other than religious, charitable, scientific, literary,	or educational purposes, or fo				1
the prevention of cruelty to children or animals?		Y6	es X No	}	
b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify un	· ·	n Regulations			
section 53.4945 or in a current notice regarding disaster assistance? See instr	uctions		N/A t	ib	
Organizations relying on a current notice regarding disaster assistance, check l	nere				
c If the answer is "Yes" to question 5a(4), does the foundation claim exemption f	rom the tax because it maintai	ned			
expenditure responsibility for the grant?	N	Γ/A Υ∈	es 🔲 No 📗		
If "Yes," attach the statement required by Regulations section 53.4945-5(d).					
6a Did the foundation, during the year, receive any funds, directly or indirectly, to	pay premiums on				
a personal benefit contract?		Y6	es 🗶 No 📜		
b Did the foundation, during the year, pay premiums, directly or indirectly, on a p	ersonal benefit contract?		<u>_</u> 6	ib	<u> </u>
If "Yes" to 6b, file Form 8870.					
7a At any time during the tax year, was the foundation a party to a prohibited tax s	helter transaction?	Ye	es X No		
b If "Yes," did the foundation receive any proceeds or have any net income attribu	table to the transaction?		N/A 7	b	
8 Is the foundation subject to the section 4960 tax on payment(s) of more than \$	1,000,000 in remuneration or]	
excess parachute payment(s) during the year?			es X No		
Part VIII Information About Officers, Directors, Truste	es, Foundation Mar	agers, Highly			
Paid Employees, and Contractors					
1 List all officers, directors, trustees, and foundation managers and the		(c) Compensation	(d) Contabutage to		
(a) Name and address	(b) Title, and average hours per week devoted		(d) Contributions to employee benefit plans and deferred	(e) Exp account,	ense other
(a) name and address	to position	(If not paid, enter -0-)	compensation	allowai	nces
			ĺ		
CTD CTD CTD C					•
SEE STATEMENT 6		0.	0.		0.
			İ		
	,				
2. Companyation of five burkers and applease (athers than the said		TANK UNIONE II	<u></u> J.		
2 Compensation of five highest-paid employees (other than those inc	(b) Title, and average	inter "NUNE."	(d) Contributions to	(e) Exp	ense
(a) Name and address of each employee paid more than \$50,000	` 'hours per week "	(c) Compensation	(d) Contributions to employee benefit plans and deferred	account,	other
DAMON NOWA TORA 1040 G WEITHER GOVE	devoted to position		compensation	allowar	ices
RAMON MOTA-LOZA - 1040 S HENDERSON	MOTEL MANAGER	64 106	0.550		•
ST, SEATTLE, WA 98108	40.00	64,196.	8,778.		0.
			1		
			<u>_</u>		
Total number of other employees paid over \$50,000			<u> </u>	90-PF	0
			Form \$	フラリーピア(ZU 18)

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Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)		
3 Five highest-paid independent contractors for professional services. If none, enter "NONE."		
(a) Name and address of each person paid more than \$50,000 (b) Type of service	(c) Co	mpensation
NONE		
	- 	
Total number of others receiving over \$50,000 for professional services		0
Part IX-A Summary of Direct Charitable Activities		
List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the		
number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expens	es
1 PROVIDE SEASONAL FARMWORKER HOUSING IN PASCO, WASHINGTON TO		
LOW INCOME MIGRANT FARMWORKERS		
	670	,912.
2		
3		
4		
Part IX-B Summary of Program-Related Investments		
Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amoun	<u> </u>
1N/A		
2		
All other program-related investments. See instructions.		
3		
Total. Add lines 1 through 3		0.
Total 700 miles i dirougito	Form 990 -	-PF (2018)

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[Part+X Minimum Investment Return (All domestic foundations must complete this part Fo	reign foundations, see	e instructions)
1 Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a Average monthly fair market value of securities	1a	0.
b Average of monthly cash balances	1b	377,929.
c Fair market value of all other assets	1c	0.
d Total (add lines 1a, b, and c)	1d	377,929.
e Reduction claimed for blockage or other factors reported on lines 1a and		
1c (attach detailed explanation)	0.	
2 Acquisition indebtedness applicable to line 1 assets	2	0.
3 Subtract line 2 from line 1d	3	377,929.
4 Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	5,669.
5 Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	372,260.
6 Minimum investment return. Enter 5% of line 5	6	18,613.
[Part:XII Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating four	ndations and certain	
foreign organizations, check here and do not complete this part.)		
1 Minimum investment return from Part X, line 6	1	18,613.
2a Tax on investment income for 2018 from Part VI, line 5		
b Income tax for 2018 (This does not include the tax from Part VI.)		
c Add lines 2a and 2b	2c	0.
3 Distributable amount before adjustments. Subtract line 2c from line 1	3	18,613.
4 Recoveries of amounts treated as qualifying distributions	4	0.
5 Add lines 3 and 4	5	18,613.
6 Deduction from distributable amount (see instructions)	6	0.
7 Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	18,613.
Part/XIII Qualifying Distributions (see instructions)		
1 Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		455 055
a Expenses, contributions, gifts, etc total from Part I, column (d), line 26	1a	455,055.
b Program-related investments - total from Part IX-B	16	0.
2 Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3 Amounts set aside for specific charitable projects that satisfy the:		
a Suitability test (prior IRS approval required)	3a	
b Cash distribution test (attach the required schedule)	3b	455 055
4 Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8; and Part XIII, line 4	4	455,055.
5 Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment		_
income. Enter 1% of Part I, line 27b	5	0.
6 Adjusted qualifying distributions. Subtract line 5 from line 4	6	455,055.
Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the fo	undation qualifies for the	e section
4940(e) reduction of tax in those years.		- 000 DE

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(a) (b) (c) Corpus Years prior to 2017 1 Distributable amount for 2018 from Part XI, line 7 2 Undistributed income, if any, as of the end of 2018 a Enter amount for 2017 only	(d) 2018 18,613.
1 Distributable amount for 2018 from Part XI, line 7 2 Undistributed income, if any, as of the end of 2018	
2 Undistributed income, if any, as of the end of 2018	10,013.
	
	
b Total for prior years:	
0.	
3 Excess distributions carryover, if any, to 2018:	
a From 2013	
b From 2014 43,562.	
c From 2015 46, 256.	
d From 2016 442,745.	
e From 2017 483,876.	
f Total of lines 3a through e 1,016,439.	
4 Qualifying distributions for 2018 from	
Part XII, line 4: ► \$ 455,055.	
a Applied to 2017, but not more than line 2a	
b Applied to undistributed income of prior	
years (Election required - see instructions)	
c Treated as distributions out of corpus	
(Election required - see instructions) 0.	18,613.
d Applied to 2018 distributable amount e Remaining amount distributed out of corpus 436,442.	10,013.
	0.
S Excess distributions carryover applied to 2018 (If an amount appears in column (d), the same amount must be shown in column (a).)	<u> </u>
6 Enter the net total of each column as indicated below:	
a Corpus Add lines 3f, 4c, and 4e Subtract line 5 1,452,881.	
b Prior years' undistributed income. Subtract	
line 4b from line 2b	
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which	
the section 4942(a) tax has been previously assessed 0 •	
d Subtract line 6c from line 6b Taxable	
amount - see instructions 0.	
e Undistributed income for 2017. Subtract line	
4a from line 2a. Taxable amount - see instr.	
f Undistributed income for 2018. Subtract	
lines 4d and 5 from line 1. This amount must be distributed in 2019	0.
7 Amounts treated as distributions out of	<u></u>
corpus to satisfy requirements imposed by	
section 170(b)(1)(F) or 4942(g)(3) (Election	
may be required - see instructions) 0.	
8 Excess distributions carryover from 2013	
not applied on line 5 or line 7	
9 Excess distributions carryover to 2019.	
Subtract lines 7 and 8 from line 6a 1,452,881.	
10 Analysis of line 9:	•
a Excess from 2014 43,562.	
b Excess from 2015 46, 256.	
c Excess from 2016 442, 745.	
d Excess from 2017 483,876.	
e Excess from 2018 436,442.	990-PF (2018)

SEA-MAR FARMWORKER AND COMMUNITY HOUSING 46-0494906 Form 990-PF (2018) DEVELOPMENT Page 10 Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9) N/A 1 a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2018, enter the date of the ruling 4942(1)(5) b Check box to indicate whether the foundation is a private operating foundation described in section 4942(1)(3) or Prior 3 years 2 a Enter the lesser of the adjusted net Tax year (a) 2018 (b) 2017 (c) 2016 (d) 2015 (e) Total income from Part I or the minimum investment return from Part X for each year listed **b** 85% of line 2a c Qualifying distributions from Part XII. line 4 for each year listed d Amounts included in line 2c not used directly for active conduct of exempt activities e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c Complete 3a, b, or c for the alternative test relied upon: a "Assets" alternative test - enter: (1) Value of all assets (2) Value of assets qualifying under section 4942(j)(3)(B)(i) b "Endowment" alternative test - enter 2/3 of minimum investment return shown in Part X, line 6 for each year c "Support" alternative test - enter-(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties) (2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(III) (3) Largest amount of support from an exempt organization (4) Gross investment income Part XV: Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year-see instructions.) Information Regarding Foundation Managers: a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000) (See section 507(d)(2).) b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest. NONE Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs: Check here 🕨 🗶 if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc., to individuals or organizations under other conditions, complete items 2a, b, c, and d. a The name, address, and telephone number or email address of the person to whom applications should be addressed:

b The form in which applications should be submitted and information and materials they should include:

c Any submission deadlines:

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

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Form 990-PF (2018) DEVELOPMENT

Part XV Supplementary Information (continued)

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3 Grants and Contributions Paid During the Ye	ear or Approved for Future F	Pavment	· · · · · · · · · · · · · · · · · · ·	<u> </u>
Recipient	If recipient is an individual,			
Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Paid during the year	or occountial commission		-	
- value dalining and year				
NONE				
Total			l. ▶ 3a	0.
b Approved for future payment			- 3a	
, , , , , , , , , , , , , , , , , , ,				
NONE				
	-			
		-		
Total			▶ 3b	0.
				orm 990-PF (2018)

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Part XVI-A Analysis of Income-Produc	ing Activitie	es			
Enter gross amounts unless otherwise indicated.	Unrelated	business income	Exclu	ded by section 512, 513, or 514	(e)
-	(a) Business	(b) Amount	Exclu- sion code	(d) Amount	Related or exempt function income
1 Program service revenue:	code		COUB		15114115111115
a b	+		1		
c	 +	<u></u>	 		
d	 		 		
f	·	 	 		
·	 		 		
			├		<u> </u>
2 Membership dues and assessments			 		
3 Interest on savings and temporary cash investments			14	627.	
4 Dividends and interest from securities	 		1 4	027.	
	 		 		
5 Net rental income or (loss) from real estate: a Debt-financed property	 		 		
	 	· · · · · · · · · · · · · · · · · · ·			
b Not debt-financed property			├		
6 Net rental income or (loss) from personal	1 1				
property	 				
7 Other investment income	—				
8 Gain or (loss) from sales of assets other	1 1				
than inventory	 				
9 Net income or (loss) from special events	-				
10 Gross profit or (loss) from sales of inventory	+		-		
11 Other revenue:	1		۸2	4 410	
a VENDING TOKEN REVENUE	<u> </u>		03	4,410.	211 447
b PASCO RENT REVENUE					211,447.
<u> </u>	—		_		
d					
e	\vdash		_	E 027	211 447
12 Subtotal Add columns (b), (d), and (e)	<u></u>	0.	L	5,037.	211,447.
13 Total. Add line 12, columns (b), (d), and (e)				13	216,484.
(See worksheet in line 13 instructions to verify calculations)					
Part XVI-B Relationship of Activities to	the Accom	nplishment of Exe	empt	Purposes	
Line No. Explain below how each activity for which incor	me is reported in	column (e) of Part XVI-A	contrib	uted importantly to the accom	plishment of
▼ the foundation's exempt purposes (other than be					
11B PROVIDE SEASONAL FARMWO	RKER HOU	JSING IN PAS	SCO,	WASHINGTON T	O LOW INCOME
MIGRANT FARMWORKERS.					
		_			
		-			
	· · · · · · · · · · · · · · · · · · ·				
		· 			
823621 12-11-18					Form 990-PF (2018)

Form 990-PF (2018) DEVELOPMENT [Part:XVIII | Information Regarding Transfers to and Transactions and Relationships With Noncharitable Exempt Organizations

1 Did	the organization directly or indi	rectly engage in any	of the following	ig with any other organizati	on described in sec	tion 501(c)		Yes	NO
(oth	er than section 501(c)(3) orgar	nizations) or in secti	on 527, relatınç	to political organizations?	•				
a Tran	sfers from the reporting found	ation to a noncharita	able exempt org	ganization of:					
(1)	Cash						1a(1)		X
(2)	Other assets						1a(2)		X
b Othe	er transactions:								
(1)	Sales of assets to a noncharita	ble exempt organiza	ition				1b(1)		X
	Purchases of assets from a no	· -					1b(2)		X
(3)	Rental of facilities, equipment,	or other assets	-				1b(3)		X
	Reimbursement arrangements						1b(4)		X
(5)	Loans or loan guarantees						1b(5)	İ	X
	Performance of services or me	embership or fundra	ising solicitatio	ns			1b(6)		X
٠,,	ing of facilities, equipment, ma	•	-				1c		X
	e answer to any of the above is			· •	wavs show the fair	market value of the goods	s. other assi	ets.	
	ervices given by the reporting for							,	
	mn (d) the value of the goods,				,		,		
(a) Line no	(b) Amount involved			e exempt organization	(d) Description	on of transfers, transactions, an	nd sharing arra	ngement	ts
		·····	N/A	<u> </u>		<u> </u>			
				.			·		
				· · · · · · · · · · · · · · · · · · ·					
									
	<u> </u>								
	<u> </u>					· · · · · · · · · · · · · · · · · · ·			
									
	-								
									
					<u> </u>				
									
					-				
	<u> </u>				_				
	e foundation directly or indirect	-	•	or more tax-exempt organ	izations described		<u> </u>		1
	ction 501(c) (other than section		ection 527?				Yes	X	J No
b If "Ye	es," complete the following scho			[(1) T ()		/ December of slates			
	(a) Name of org	anization		(b) Type of organization		(c) Description of relation	nsnip		
	N/A								
	-								
					1				
	Under penaltice of perjury, I declare to and belief, it is true, gorrect, and com					han any kaoviladan	May the IRS d		
Sign Here	N 6/Z						eturn with the shown below?	See inst	
Here				×118/2020			X Yes	L_	No
	Signature of officer or trustee			Date	Title	L			_
	Print/Type preparer's na	.me	Preparer's si	gnature	Date	Check if PTIN	V		
5					[self- employed			
Paid	COLLEEN RAI			N RAMIRES	02/13/20		01251		
Prepai	Trimis hame > 1100	S ADAMS L	LP			Firm's EIN ► 91-0	018931	L8	
Use O									
	Firm's address ► 13	01 A STRE	ET, SU	ITE 600					
	TA	COMA, WA	98 <u>40</u> 2-4	4205		Phone no. 253-5			
							Form 990	-PF (2018)
									•

FORM 990-PF INTEREST ON SAV	INGS AND TE	MPORARY	CASH	INVESTMENTS	STATEMENT 1
SOURCE	REV	A) (B) ENUE NET INVESTMENT BOOKS INCOME		(C) ADJUSTED NET INCOME	
BANK INTEREST		627.		627.	0.
TOTAL TO PART I, LINE 3		627.		627.	0.
FORM 990-PF	OTHER	INCOME			STATEMENT 2
DESCRIPTION		(A) REVEN PER BOO	JE	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
VENDING TOKEN REVENUE PASCO RENT REVENUE	_		4,410. 0. 211,447. 0.		•
TOTAL TO FORM 990-PF, PART I	, LINE 11 =	21	5,857.	0	215,857.
FORM 990-PF	ACCOUNT	ING FEE	3		STATEMENT 3
DESCRIPTION	(A) EXPENSES PER BOOKS	NET I	3) NVEST- INCOME	(C) ADJUSTED NET INCOMI	(D) CHARITABLE PURPOSES
AUDIT REPORT	4,600	•	0		4,600.
TO FORM 990-PF, PG 1, LN 16B	4,600	<u> </u>	0		4,600.
FORM 990-PF	TA	XES	<u> </u>		STATEMENT 4
DESCRIPTION	(A) EXPENSES PER BOOKS	NET II		(C) ADJUSTED NET INCOM	(D) CHARITABLE PURPOSES
BUSINESS TAXES PROPERTY TAXES	23,782 30,361		0		23,168. 30,361.
TO FORM 990-PF, PG 1, LN 18	54,143	•	0	. (53,529.
=					

FORM 990-PF	OTHER E	XPENSES	STATEMENT 5		
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES	
DUES & FEES	586.	0.	0.	586.	
BANK & FINANCE CHARGES	7,800.	307.	0.	7,800.	
REPAIR & MAINTENANCE	39,959.	0.	0.	39,959.	
OPERATING SUPPLIES	4,062.	0.	0.	4,062.	
OFFICE SUPPLIES	2,072.	0.	0.	2,072.	
INSURANCE	10,598.	0.	0.	10,598.	
PROPERTY MANAGEMENT FEE	38,100.	0.	0.	38,100.	
MINOR EQUIPMENT EXPENSES	3,630.	320.	0.	3,310.	
POSTAGE	80.	0.	0.	80.	
PERMITS AND LICENSES	1,097.	0.	0.	1,097.	
TO FORM 990-PF, PG 1, LN 23	107,984.	627.	0.	107,664.	

	LIST OF OFFICERS, D AND FOUNDATION MANA	STATEMENT 6		
NAME AND ADDRESS	TITLE AND AVRG HRS/WK		EMPLOYEE BEN PLAN CONTRIB	EXPENSE
GREG MA 1040 S HENDERSON ST SEATTLE, WA 98108	CHAIR 1.00	0.	0.	0.
AGUSTINO DELGADO 1040 S HENDERSON ST SEATTLE, WA 98108	VICE CHAIR 1.00	0.	0.	0.
ERASMO GAMBOA 1040 S HENDERSON ST SEATTLE, WA 98108	TREASURER 1.00	0.	0.	0.
DIANA SAVELLE 1040 S HENDERSON ST SEATTLE, WA 98108	SECRETARY 1.00	0.	0.	0.
KATHERINE LOWE 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.
FELIPE MARTINEZ 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.
SILVERIO VIVANCO 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.
MICHELLE DANLEY 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.
JAMES CAUDLE 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.
DAVID GASCA 1040 S HENDERSON ST SEATTLE, WA 98108	MEMBER 1.00	0.	0.	0.

SEA-MAR FARMWORKER AND COMMUNITY	HOUSING		46-0494906	
ROGELIO RIOJAS 1040 S HENDERSON ST SEATTLE, WA 98108	EXECUTIVE DIRE	CTOR 0.	0.	0.
TOTALS INCLUDED ON 990-PF, PAGE (5, PART VIII	0.	0.	0.