

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

Return of Organization Exempt From Income Tax

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

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

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

OMB No. 1545-0047
2021
Open to Public Inspection

A For the **2021** calendar year, or tax year beginning **01-01-2021**, and ending **12-31-2021**

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

C Name of organization
EDEN DEVELOPMENT INC

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
22645 GRAND STREET

City or town, state or province, country, and ZIP or foreign postal code
HAYWARD, CA 94541

D Employer identification number
59-3803314

E Telephone number
(510) 582-1460

F Name and address of principal officer:
LINDA MANDOLINI
22645 GRAND STREET
HAYWARD, CA 94541

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

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

J Website: WWW.EDENHOUSING.ORG

H(c) Group exemption number

K Form of organization: Corporation Trust Association Other

L Year of formation: 2004

M State of legal domicile: CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
EDEN DEVELOPMENT, INC.'S MISSION IS TO PROVIDE HOUSING FOR LOW-INCOME PERSONS WHERE NO ADEQUATE HOUSING EXISTS FOR SUCH GROUPS AND TO SERVE AS GENERAL PARTNER IN LIMITED PARTNERSHIPS THAT OWN AND OPERATE HOUSING FOR THE BENEFIT OF LOW-INCOME PERSONS WHO ARE IN NEED OF AFFORDABLE, DECENT, SAFE, AND SANITARY HOUSING AND RELATED SERVICES. AFFORDABLE HOUSING INCLUDES MULTI-FAMILY RENTAL HOUSING, CO-OPS AND SUPPORTIVE HOUSING.

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

3 Number of voting members of the governing body (Part VI, line 1a)	3	7
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	7
5 Total number of individuals employed in calendar year 2021 (Part V, line 2a)	5	0
6 Total number of volunteers (estimate if necessary)	6	7
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
7b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	1,342,058	4,212,987
9 Program service revenue (Part VIII, line 2g)	1,751,544	400,136
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	0	0
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	3,093,602	4,613,123
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	1,060	16
14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	163,975	157,686
16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	389,036	29,948,898
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	554,071	30,106,600
19 Revenue less expenses. Subtract line 18 from line 12	2,539,531	-25,493,477

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	29,901,323	30,040,019
21 Total liabilities (Part X, line 26)	132,847,747	129,666,090
22 Net assets or fund balances. Subtract line 21 from line 20	-102,946,424	-99,626,071

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: 2022-11-07

TATIANA BLANK CFO
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
		2022-11-07		P00043433
Firm's name ▶ COHNREZNICK LLP			Firm's EIN ▶ 22-1478099	
Firm's address ▶ 621 CAPITOL MALL SUITE 2150 SACRAMENTO, CA 95814			Phone no. (916) 442-9100	

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:

EDEN DEVELOPMENT, INC.'S MISSION IS TO PROVIDE HOUSING FOR LOW-INCOME PERSONS WHERE NO ADEQUATE HOUSING EXISTS FOR SUCH GROUPS AND TO SERVE AS GENERAL PARTNER IN LIMITED PARTNERSHIPS THAT OWN AND OPERATE HOUSING FOR THE BENEFIT OF LOW-INCOME PERSONS WHO ARE IN NEED OF AFFORDABLE, DECENT, SAFE, AND SANITARY HOUSING AND RELATED SERVICES. AFFORDABLE HOUSING INCLUDES MULTI-FAMILY RENTAL HOUSING, CO-OPS AND SUPPORTIVE 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 \$ 30,091,350 including grants of \$ 16) (Revenue \$ 400,136)
See Additional Data

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

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

4d Other program services (Describe in Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ▶ 30,091,350

Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question/Description, Yes, No. Rows include questions 22 through 38 regarding grants, compensation, tax-exempt bonds, excess benefit transactions, and related party transactions.

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 []

Table with 3 columns: Question/Description, Yes, No. Rows include questions 1a, 1b, and 1c regarding Form 1096, Forms W-2G, and backup withholding rules.

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

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return. 2a 0
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. See instructions. 2b
3a Did the organization have unrelated business gross income of \$1,000 or more during the year? 3a No
b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O. 3b
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? 4a No
b If "Yes," enter the name of the foreign country: See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? 5a No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? 5b No
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T? 5c
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? 6a No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? 6b
7 Organizations that may receive deductible contributions under section 170(c).
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor? 7a No
b If "Yes," did the organization notify the donor of the value of the goods or services provided? 7b
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? 7c No
d If "Yes," indicate the number of Forms 8282 filed during the year. 7d
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? 7e No
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? 7f No
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? 7g
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? 7h
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year? 8
9 Sponsoring organizations maintaining donor advised funds.
a Did the sponsoring organization make any taxable distributions under section 4966? 9a
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? 9b
10 Section 501(c)(7) organizations. Enter:
a Initiation fees and capital contributions included on Part VIII, line 12. 10a
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities. 10b
11 Section 501(c)(12) organizations. Enter:
a Gross income from members or shareholders. 11a
b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041? 12a
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year. 12b
13 Section 501(c)(29) qualified nonprofit health insurance issuers.
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O. 13a
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans. 13b
c Enter the amount of reserves on hand. 13c
14a Did the organization receive any payments for indoor tanning services during the tax year? 14a No
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O. 14b
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N. 15 No
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O. 16 No
17 Section 501(c)(21) organizations. Did the trust, any disqualified person, or mine operator engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069. 17

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 on 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 on 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 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. Own website, Another's website, Upon request, Other (explain in Schedule O); 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.; 20 State the name, address, and telephone number of the person who possesses the organization's books and records: EDEN HOUSING INC 22645 GRAND STREET HAYWARD, CA 94541 (510) 582-1460

Part VIII Statement of Revenue

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

Table with 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 Contributions, Gifts, Grants and Other Similar Amounts; Program Service Revenue; and Other 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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	16	16		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	120,919	120,919		
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	9,965	9,965		
9 Other employee benefits	15,018	15,018		
10 Payroll taxes	11,784	11,784		
11 Fees for services (non-employees):				
a Management	400,136	400,136		
b Legal				
c Accounting	15,250		15,250	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)				
12 Advertising and promotion				
13 Office expenses	880	880		
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a LOSS FROM PARTNERSHIPS	29,518,695	29,518,695		
b TAXES/LICENSES/PERMITS	13,937	13,937		
c				
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	30,106,600	30,091,350	15,250	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	101,114	1	12,328
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net		4	690,232
	5 Loans and other receivables from 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		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a		
	b Less: accumulated depreciation	10b		10c
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	29,800,209	15	29,337,459
16 Total assets. Add lines 1 through 15 (must equal line 33)	29,901,323	16	30,040,019	
Liabilities	17 Accounts payable and accrued expenses	19,425	17	703,222
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to 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		22	
	23 Secured mortgages and notes payable to unrelated third parties	24,431,000	23	24,431,000
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D	108,397,322	25	104,531,868
	26 Total liabilities. Add lines 17 through 25	132,847,747	26	129,666,090
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	-102,946,424	27	-99,626,071
	28 Net assets with donor restrictions	0	28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances	-102,946,424	32	-99,626,071	
33 Total liabilities and net assets/fund balances	29,901,323	33	30,040,019	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	4,613,123
2	Total expenses (must equal Part IX, column (A), line 25)	2	30,106,600
3	Revenue less expenses. Subtract line 2 from line 1	3	-25,493,477
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	-102,946,424
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	-57
9	Other changes in net assets or fund balances (explain in Schedule O)	9	28,813,887
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	-99,626,071

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

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

Additional Data

Software ID:

Software Version:

EIN: 59-3803314

Name: EDEN DEVELOPMENT INC

Form 990 (2021)

Form 990, Part III, Line 4a:

THE CORPORATION, DIRECTLY OR THROUGH ITS SINGLE-MEMBER LIMITED LIABILITY COMPANIES, SERVES AS A MANAGING GENERAL PARTNER OF VARIOUS LIMITED PARTNERSHIPS THAT OWN AND OPERATE LOW-INCOME HOUSING PROJECTS.

SCHEDULE A
(Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization
EDEN DEVELOPMENT INC

Employer identification number
59-3803314

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).)
- 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 on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations _____
 - g Provide the following information about the supported organization(s).

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

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) 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) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3 The value of services or facilities furnished by a governmental unit to the organization without charge..						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . . .						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
7 Amounts from line 4. . .						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .						
9 Net income from unrelated business activities, whether or not the business is regularly carried on. . .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ▶ <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2021 (line 6, column (f) divided by line 11, column (f))	14	
15 Public support percentage for 2020 Schedule A, Part II, line 14	15	
16a 33 1/3% support test—2021. 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 ▶ <input type="checkbox"/>		
b 33 1/3% support test—2020. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>		
17a 10%-facts-and-circumstances test—2021. 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 ▶ <input type="checkbox"/>		
b 10%-facts-and-circumstances test—2020. 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 ▶ <input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ <input type="checkbox"/>		

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) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	746,899	1,796,002	796,977	1,342,058	4,212,987	8,894,923
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	83,296	207,100	251,721	1,751,544	400,136	2,693,797
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	830,195	2,003,102	1,048,698	3,093,602	4,613,123	11,588,720
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
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.	33,486	83,987	171,269	151,668	127,102	567,512
c Add lines 7a and 7b.	33,486	83,987	171,269	151,668	127,102	567,512
8 Public support. (Subtract line 7c from line 6.)						11,021,208

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
9 Amounts from line 6.	830,195	2,003,102	1,048,698	3,093,602	4,613,123	11,588,720
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources.						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c Add lines 10a and 10b.						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on.						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)	830,195	2,003,102	1,048,698	3,093,602	4,613,123	11,588,720

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here.**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2021 (line 8, column (f) divided by line 13, column (f))	15	95.100 %
16 Public support percentage from 2020 Schedule A, Part III, line 15	16	95.360 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2021 (line 10c, column (f) divided by line 13, column (f))	17	0 %
18 Investment income percentage from 2020 Schedule A, Part III, line 17	18	0 %

19a 33 1/3% support tests—2021. 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—2020. 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 box 12a, of Part I, complete Sections A and B. If you checked box 12b, of Part I, complete Sections A and C. If you checked box 12c, of Part I, complete Sections A, D, and E. If you checked box 12d, of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? <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>		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <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>		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
	3b		
c	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>		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
	4a		
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>		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <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>		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c 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>		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
	9a		
b	Did one or more disqualified persons (as defined on 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>		
	9b		
c	Did a disqualified person (as defined on 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>		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
	10a		
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>		
	10b		

Part IV Supporting Organizations (continued)

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

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally-Integrated Supporting Organizations

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

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

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

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

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

Section D - Distributions		Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	1	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	3	
4 Amounts paid to acquire exempt-use assets	4	
5 Qualified set-aside amounts (<i>prior IRS approval required - provide details in Part VI</i>)	5	
6 Other distributions (<i>describe in Part VI</i>). See instructions	6	
7 Total annual distributions. Add lines 1 through 6.	7	
8 Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions	8	
9 Distributable amount for 2021 from Section C, line 6	9	
10 Line 8 amount divided by Line 9 amount	10	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2021	(iii) Distributable Amount for 2021
1 Distributable amount for 2021 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2021 (reasonable cause required-- <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2021:			
a From 2016.			
b From 2017.			
c From 2018.			
d From 2019.			
e From 2020.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2021 distributable amount			
i Carryover from 2016 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2021 from Section D, line 7:			
\$			
a Applied to underdistributions of prior years			
b Applied to 2021 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2021. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2022. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2017.			
b Excess from 2018.			
c Excess from 2019.			
d Excess from 2020.			
e Excess from 2021.			

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 D (Form 990)

Supplemental Financial Statements

OMB No. 1545-0047

2021

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 for instructions and the latest information.

Department of the Treasury Internal Revenue Service

Name of the organization EDEN DEVELOPMENT INC

Employer identification number 59-3803314

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.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows 1-4: Total number at end of year, Aggregate value of contributions to (during year), Aggregate value of grants from (during year), 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?
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?

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, Protection of natural habitat, Preservation of open space, Preservation of an historically important land area, Preservation of a certified historic structure.

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

- 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?
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)?
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 FASB 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 FASB 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 FASB 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:
Table with columns: Amount, 1c Beginning balance, 1d Additions during the year, 1e Distributions during the year, 1f Ending balance
2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds.

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

Table with 5 columns: (a) Current year, (b) Prior year, (c) Two years back, (d) Three years back, (e) Four years back. Rows include: 1a Beginning of year balance, b Contributions, c Net investment earnings, gains, and losses, d Grants or scholarships, e Other expenditures for facilities and programs, f Administrative expenses, g End of year balance.

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
a Board designated or quasi-endowment
b Permanent endowment
c Term endowment
The percentages on lines 2a, 2b, and 2c should equal 100%.
3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
(i) Unrelated organizations
(ii) Related organizations
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?
Table with columns: Yes, No. Rows: 3a(i), 3a(ii), 3b
4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Table with 4 columns: (a) Cost or other basis (investment), (b) Cost or other basis (other), (c) Accumulated depreciation, (d) Book value. Rows include: 1a Land, b Buildings, c Leasehold improvements, d Equipment, e Other.

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) 0

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)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments - Program Related.

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

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
Total. (Column (b) must equal Form 990, Part X, col.(B) line 13.)		

Part IX Other Assets.

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

(a) Description	(b) Book value
(1) DUE FROM AFFILIATE	29,337,459
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.)	29,337,459

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) INVESTMENTS IN LIMITED PARTNERSHIPS	104,531,868
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.)	104,531,868

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

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

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

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

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

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

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

Part XIII Supplemental Information

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

Return Reference	Explanation
See Additional Data Table	

Additional Data

Software ID:

Software Version:

EIN: 59-3803314

Name: EDEN DEVELOPMENT INC

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	EHI AND THE OTHER NOT-FOR-PROFIT CORPORATIONS ARE TAX-EXEMPT PURSUANT TO THE INTERNAL REVENUE CODE SECTION 501(C)(3) AND RELATED CALIFORNIA CODE SECTIONS. EHI 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 CONSOLIDATED FINANCIAL STATEMENTS. EHI AND AFFILIATES' FEDERAL AND STATE INCOME TAX AND INFORMATION RETURNS FOR THE FISCAL YEARS ENDED 2017 THROUGH 2020 ARE SUBJECT TO EXAMINATION BY REGULATORY AGENCIES, GENERALLY FOR THREE YEARS AND FOUR YEARS AFTER THEY WERE FILED FOR FEDERAL AND STATE, RESPECTIVELY.

Schedule J
(Form 990)

Compensation Information

OMB No. 1545-0047

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

2021

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
EDEN DEVELOPMENT INC

Employer identification number
59-3803314

Part I Questions Regarding Compensation

		Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items. <input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax idemnification and gross-up payments <input type="checkbox"/> Discretionary spending account <input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)		
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	1b	
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?	2	
3	Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III. <input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations <input type="checkbox"/> Written employment contract <input type="checkbox"/> Compensation survey or study <input type="checkbox"/> Approval by the board or compensation committee		
4	During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:		
a	Receive a severance payment or change-of-control payment?	4a	No
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b	No
c	Participate in, or receive payment from, an equity-based compensation arrangement? If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.	4c	No
Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:		
a	The organization?	5a	No
b	Any related organization? If "Yes," on line 5a or 5b, describe in Part III.	5b	No
6	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:		
a	The organization?	6a	No
b	Any related organization? If "Yes," on line 6a or 6b, describe in Part III.	6b	No
7	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.	7	No
8	Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.	8	No
9	If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9	

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.

Return Reference	Explanation
PART I, LINE 3	INDEPENDENT COMPENSATION CONSULTANT, COMPENSATION SURVEY OR STUDY AND FORM 990 OF OTHER ORGANIZATIONS WERE USED TO ESTABLISH THE COMPENSATION OF ORGANIZATION'S CEO/CFO, OFFICERS AND KEY EMPLOYEES. BOARD OR COMPENSATION COMMITTEE'S APPROVAL IS ALSO REQUIRED.

SCHEDULE O
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Information to Form 990 or 990-EZ**Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2021**Open to Public
Inspection**Name of the organization
EDEN DEVELOPMENT INC

Employer identification number

59-3803314

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	THE CORPORATE CONTROLLER AND CFO CONDUCT A DETAIL REVIEW OF THE RETURN BEFORE IT IS FILED. DETAIL REVIEW INCLUDES AGREEING NUMBERS TO AUDIT REPORT, REASONABLENESS TESTS ON DATA, AND REVIEWING SALARY INFORMATION. EACH MEMBER OF THE AUDIT COMMITTEE AND THE BOARD OF DIRECTORS, UPON REQUEST, CAN REVIEW THE FORM 990 AND SUBMIT COMMENTS BEFORE IT IS FILED.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	EACH BOARD MEMBER IS REQUIRED TO COMPLETE A CONFLICT-OF-INTEREST DISCLOSURE QUESTIONNAIRE ANNUALLY. IF A BOARD MEMBER HAS ANY CONFLICT OF INTEREST, THE BOARD MEMBER WOULD NEED TO RESCUSE HIMSELF/HERSELF FROM ANY DECISIONS REGARDING A CONFLICT AREA.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	DOCUMENTS ARE AVAILABLE UPON REQUEST.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9:	ADJUSTMENT TO AGREE BOOKS TO AUDITED FINANCIALS IN PRIOR PERIODS 28,813,887.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XII, LINE 2C:	THE ORGANIZATION'S PROCESSES FOR OVERSIGHT OF THE AUDIT OF ITS FINANCIAL STATEMENTS AND SELECTION OF AN INDEPENDENT ACCOUNTANT HAVE NOT CHANGED FROM THE PREVIOUS YEAR.

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No. 1545-0047

2021

**Open to Public
Inspection**

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

Department of the Treasury
Internal Revenue Service

Name of the organization
EDEN DEVELOPMENT INC

Employer identification number

59-3803314

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
See Additional Data Table							

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
See Additional Data Table												

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512(b) (13) controlled entity?	
								Yes	No
(1) CHARLES CYPRESS LLC 22645 GRAND STREET HAYWARD, CA 94541 82-5521070	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	N/A	C					No
(2) EDEN COMMERCIAL INC 22645 GRAND STREET HAYWARD, CA 94541 94-3385134	MANAGE COMMERCIAL SPACE	CA	N/A	C					No
(3) EDEN MEADOWS HOLLY LLC 22645 GRAND STREET HAYWARD, CA 94541 82-2297178	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	N/A	C					No
(4) LIGHT TREE HOUSING CORPORATION 22645 GRAND STREET HAYWARD, CA 94541 94-3322099	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	N/A	C					No
(5) MISSION COURT MGP LLC 22645 GRAND STREET HAYWARD, CA 94541 82-1179104	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	N/A	C					No
(6) RENGSTORFF COMMERCIAL INC 22645 GRAND STREET HAYWARD, CA 94541 46-4666131	MANAGE COMMERCIAL SPACE	CA	N/A	C					No

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

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

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

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.

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

Part VII **Supplemental Information**

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

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 59-3803314
Name: EDEN DEVELOPMENT INC

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
ALAMEDA POINT FAMILY LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	1,700	-5,503	EDEN DEVELOPMENT INC
ALAMEDA POINT SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	24,812	33,308	EDEN DEVELOPMENT INC
DUBLIN FAMILY LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	21,653	268,923	EDEN DEVELOPMENT INC
EB LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	1,593	-16,022,388	EDEN DEVELOPMENT INC
EDEN DONNER FIELD LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	800	0	EDEN DEVELOPMENT INC
EL CERRITO SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	26,638	98,197	EDEN DEVELOPMENT INC
GOTTA HAVE FAITH LLC 22645 GRAND STREET HAYWARD, CA 94541 83-1197228	LOW-INCOME HOUSING	CA	5,575,499	-35,006,624	EDEN DEVELOPMENT INC
IRWIN WAY LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	132,167	380,006	EDEN DEVELOPMENT INC
LIGHT TREE THREE LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	-246	-3,398,253	EDEN DEVELOPMENT INC
LIGHT TREE TWO LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	3,634	-2,877,965	EDEN DEVELOPMENT INC
MONTGOMERY PLAZA LLC 22645 GRAND STREET HAYWARD, CA 94541 46-1931183	LOW-INCOME HOUSING	CA	90,668	88,974	EDEN DEVELOPMENT INC
NEW DEL NIDO LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	1,700	-8,399	EDEN DEVELOPMENT INC
RUBY STREET LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	-238,635	-242,235	EDEN DEVELOPMENT INC
SAN LEANDRO PARROTT LLC 22645 GRAND STREET HAYWARD, CA 94541	LOW-INCOME HOUSING	CA	-70,328	-78,207	EDEN DEVELOPMENT INC
SAN RAFAEL SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	800	-2,800	EDEN DEVELOPMENT INC
SANTA ROSA QUAIL RUN LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	-30,355,622	-29,745,928	EDEN DEVELOPMENT INC
VALLEJO PSH LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	1,767	-2,799	EDEN DEVELOPMENT INC
VL LLC 22645 GRAND STREET HAYWARD, CA 94541 99-9999999	LOW-INCOME HOUSING	CA	2,173	-4,503,227	EDEN DEVELOPMENT 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
22645 GRAND STREET HAYWARD, CA 94541 94-3220903	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3100917	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3074042	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3182019	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0347415	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 20-4609810	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0418640	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3314302	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3200158	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3174331	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3166354	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3093802	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3256819	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2946400	MANAGE AFFORDABLE/DISABLED HOUSING COMMUNITIES	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3315887	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED COMMUNITIES	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 23-1716750	BUILD & MANAGE HIGH-QUALITY AFFORDABLE/DISABLED HOUSING COMMUNITIES	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0445086	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED COMMUNITIES	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2995223	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2831241	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3208984	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No

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
22645 GRAND STREET HAYWARD, CA 94541 94-3166350	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3148163	MANAGING GP OF AFFORDABLE HOUSING PARTNERSHIP	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3144296	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3139366	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 27-4420563	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3042624	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 71-0938046	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 91-2129942	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-1716750	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0364994	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0309119	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2831243	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3103846	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3401266	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3039737	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3297735	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 68-0388269	LAND LEASE HOLDER	CA	501(C)(2)		EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3144297	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0140925	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2920527	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No

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
22645 GRAND STREET HAYWARD, CA 94541 94-3306836	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 91-2159213	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3326393	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
819 NORTH RENGSTORFF STUDIO APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 46-2929523	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ALAMEDA POINT FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 83-0959006	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ALAMEDA POINT FAMILY LLC	RELATED		7,710,759		No		Yes		0.010 %
ALAMEDA POINT SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 83-0984365	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	ALAMEDA POINT SENIOR LLC	RELATED	-108	1,878,192		No		Yes		0.010 %
ANTIOCH EDEN RIVERTOWN LP 22645 GRAND STREET HAYWARD, CA 94541 68-0632311	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ASHLAND VILLAGE APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-2203610	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
AVENIDA ARMAND LP 22645 GRAND STREET HAYWARD, CA 94541 87-2437179	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
B GRAND LP 22645 GRAND STREET HAYWARD, CA 94541 45-5177304	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC	RELATED	-33	4,121,815		No		Yes		0.010 %
BRENTWOOD SENIOR COMMONS LP 22645 GRAND STREET HAYWARD, CA 94541 71-0987758	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
BROOKWOOD TERRACE FAMILY APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-4491862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CAMPHORA ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 46-5551376	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CATALONIA TWO LP 22645 GRAND STREET HAYWARD, CA 94541 81-4161700	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHARLES CYPRESS LP 22645 GRAND STREET HAYWARD, CA 94541 81-5227216	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHERRY STREET COMMONS LP 22645 GRAND STREET HAYWARD, CA 94541 87-2058679	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHHP LP 22645 GRAND STREET HAYWARD, CA 94541 47-3656023	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHURCH & MONTEREY ROAD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0572200	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
CHYNOWETH HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3314303	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
COLLEGE SQUARE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 87-3089375	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CONNELL APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 81-4418953	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CORRALITOS CREEK ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 82-0566172	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CREST AVENUE ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 26-3879071	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CRWC LP 22645 GRAND STREET HAYWARD, CA 94541 47-4961126	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DEPOT WILLOWS LP 22645 GRAND STREET HAYWARD, CA 94541 83-2802903	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DONNER FIELD SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 86-3930149	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DOWNTOWN RIVER ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 48-1292072	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DTLM LP 22645 GRAND STREET HAYWARD, CA 94541 85-4353828	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DTLM SOUTH LP 22645 GRAND STREET HAYWARD, CA 94541 87-2919984	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DUBLIN FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 47-3968395	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	DUBLIN FAMILY LLC	RELATED	-94	3,101,900		No		Yes		0.010 %
DUBLIN SENIOR LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 77-0617949	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EB LP 22645 GRAND STREET HAYWARD, CA 94541 47-3670612	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EB LLC	RELATED	-176	20,354,507		No		Yes		50.000 %
EDEN ARROYO VISTA ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 27-3546015	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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	
EDEN BAYWOOD APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 30-0324752	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN CAMBRIAN LP 22645 GRAND STREET HAYWARD, CA 94541 46-4955294	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN CORONADO TERRACE 2 LP 22645 GRAND STREET HAYWARD, CA 94541 81-4487215	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN CRIL LLC 22645 GRAND STREET HAYWARD, CA 94541 46-1524624	MANAGING GP OF PARTNERSHIP	CA	N/A					No			No	
EDEN DOUGHERTY LP 22645 GRAND STREET HAYWARD, CA 94541 27-1801458	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN FREEDOM INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 85-0924932	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 27-2454190	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN MILL DISTRICT LP 22645 GRAND STREET HAYWARD, CA 94541 86-2360412	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN OAK GROVE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 85-2786640	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN PALMS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3208982	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN PRATT DEVELOPMENT LLC 22645 GRAND STREET HAYWARD, CA 94541 82-3750327	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN RIVERTOWN LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 94-3362651	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN SOUTH HAYWARD LP 22645 GRAND STREET HAYWARD, CA 94541 46-2444399	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN SURF ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 45-3483479	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN VICTORIA LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 47-0867697	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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	
EDEN VISTA TERRACE 2 LP 22645 GRAND STREET HAYWARD, CA 94541 81-1018732	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN WOODSIDE COURT LP 22645 GRAND STREET HAYWARD, CA 94541 46-2851527	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN-SYCAMORE LP 22645 GRAND STREET HAYWARD, CA 94541 34-2003989	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDMUNDSON ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0274293	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP EC MAGNOLIA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1487548	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP FULLER LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 45-5475786	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP ISSEI TERRACE LP 22645 GRAND STREET HAYWARD, CA 94541 46-0689478	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP OLIVE TREE PLAZA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1499634	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP REDWOOD LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 46-1481526	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP SEQUOIA MANOR LP 22645 GRAND STREET HAYWARD, CA 94541 45-5481596	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EL CERRITO SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 47-4599735	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EL CERRITO SENIOR LLC	RELATED	-89	3,001,013		No		Yes		0.010 %
ESTABROOK SENIOR HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 68-0657314	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC	RELATED	-47	243,817		No		Yes		0.010 %
FIRESIDE AFFORDABLE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 54-2131633	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
FORD ROAD FAMILY HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 45-4586546	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GALLUP AND MESA LP 22645 GRAND STREET HAYWARD, CA 94541 84-3663102	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

(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	
GATEWAY PALMS ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 27-3220862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GBGEH LP 22645 GRAND STREET HAYWARD, CA 94541 47-4941713	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GILROY TRANSITIONAL HOUSING CENTER ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 61-1447099	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GOTTA HAVE FAITH LP 22645 GRAND STREET HAYWARD, CA 94541 82-3300162	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	GOTTA HAVE FAITH LLC	RELATED	-416	55,895,732		No		Yes		0.010 %
GRANDC LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 14-1979640	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GRANITE RIDGE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-2829460	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
HEALDSBURG FAMILY LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 26-2621118	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
HILLVIEW GLEN LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 77-0345387	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC	RELATED	201	-3,881,894		No		Yes		1.000 %
HISTORIC ALTENHEIM PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 71-0988012	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
IRWIN WAY LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 45-5530504	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	IRWIN WAY LLC	RELATED	-13	458,022		No		Yes		0.010 %
JEWELL AVENUE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 43-1979751	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
JOSEPHINE LUM LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 05-0608727	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LA VISTA HAYWARD LP 22645 GRAND STREET HAYWARD, CA 94541 36-5014670	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LAFAYETTE SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 27-0395689	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIGHT TREE HOUSING PARTNERS 22645 GRAND STREET HAYWARD, CA 94541 94-3322121	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
LIGHT TREE LAND LLC 22645 GRAND STREET HAYWARD, CA 94541 94-3346132	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIGHT TREE THREE LP 22645 GRAND STREET HAYWARD, CA 94541 83-2776503	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	LIGHT TREE THREE LLC	RELATED	29	18,713,744		No		Yes		
LIGHT TREE TWO LP 22645 GRAND STREET HAYWARD, CA 94541 83-0638993	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	LIGHT TREE TWO LLC	RELATED	3	25,056,882		No		Yes		
LIVERMORE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3290814	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LPSL LP 22645 GRAND STREET HAYWARD, CA 94541 47-3703889	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MARITIME APARTMENTS INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-1982646	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MEADOWS HOLLY PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 81-5383227	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MIRAFLORES SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 81-3565536	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MIRAFLORES SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 47-5291929	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MISSION COURT FOUR LP 22645 GRAND STREET HAYWARD, CA 94541 82-1185312	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MISSION COURT NINE LP 22645 GRAND STREET HAYWARD, CA 94541 82-1180340	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MITCHELL PARK LP 22645 GRAND STREET HAYWARD, CA 94541 87-2681150	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MONTGOMERY PLAZA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1961571	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	MONTGOMERY PLAZA LLC	RELATED	10	181,621		No		Yes		0.010 %
MONTICELLI HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0582583	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MRW LP 22645 GRAND STREET HAYWARD, CA 94541 47-3312272	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
NEW ALTENHEIM PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 34-2055561	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
NEW DEL NIDO LP 22645 GRAND STREET HAYWARD, CA 94541 83-2683892	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	NEW DEL NIDO LLC	RELATED	-800			No		Yes		1.000 %
NORTH FORTY SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 86-3899862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
NUGENT SQUARE LLC 22645 GRAND STREET HAYWARD, CA 94541 16-1724089	MANAGING GP OF PARTNERSHIP	CA	N/A					No			No	
NUGENT SQUARE PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 51-0461381	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ORVIETO FAMILY APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-3878355	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
PACIFIC TERRACE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0434292	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
PALO ALTO FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 26-3061581	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
PERALTA SENIORS LP 22645 GRAND STREET HAYWARD, CA 94541 26-4541856	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC	RELATED	-73	274,060		No		Yes		1.210 %
QUAIL RUN ALAMEDA COUNTY LP 22645 GRAND STREET HAYWARD, CA 94541 82-4000402	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RANCHO RUSTIC LP 22645 GRAND STREET HAYWARD, CA 94541 47-4319703	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
REDWOODS WHEELER LP 22645 GRAND STREET HAYWARD, CA 94541 81-4149329	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
REGIONAL STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 87-1561474	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RENGSTORFF COMMERCIAL LLC 22645 GRAND STREET HAYWARD, CA 94541 61-1732288	COMMERCIAL LEASE	CA	N/A					No			No	
RESEDA BOULEVARD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 68-0351290	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
RIDGE VIEW COMMONS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3103847	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RIDGE VIEW COMMONS II ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 84-3045796	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RIVERHOUSE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0284021	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ROYAL COURT ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 65-1258504	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RUBY STREET LP 22645 GRAND STREET HAYWARD, CA 94541 83-1014892	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	RUBY STREET LLC	RELATED	11,201	5,621,983		No		Yes		1.000 %
SAKLAN AVENUE LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 42-1714673	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SALINAS ROAD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 56-2475377	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SAN LEANDRO PARROTT LP 22645 GRAND STREET HAYWARD, CA 94541 83-2462194	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SAN LEANDRO PARROTT LLC	RELATED		31,498,870		No		Yes		0.010 %
SAN RAFAEL SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 85-2580360	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SAN RAFAEL SENIOR LLC	RELATED	-800	2,374,773		No		Yes		0.010 %
SANTA ROSA HOUSING PARTNERS LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 91-1813755	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SANTA ROSA QUAIL RUN LP 22645 GRAND STREET HAYWARD, CA 94541 83-1413924	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	SANTA ROSA QUAIL RUN LLC	RELATED	-109,371	88,390,404		No		Yes		0.010 %
SARA CONNER COURT LP 22645 GRAND STREET HAYWARD, CA 94541 77-0654106	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SEACLIFF HIGHLANDS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 71-0969212	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SERENO VILLAGE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3399898	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SJ AUZERAIS LP 22645 GRAND STREET HAYWARD, CA 94541 83-3869989	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
SKEELS VILLA LP 22645 GRAND STREET HAYWARD, CA 94541 83-2777348	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SOUTHPORT YOLO LP 22645 GRAND STREET HAYWARD, CA 94541 56-2293445	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SPM HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3262417	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
STONE PINE MEADOW TWO LP 22645 GRAND STREET HAYWARD, CA 94541 81-4140283	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
STONEY CREEK TWO LP 22645 GRAND STREET HAYWARD, CA 94541 47-5009713	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TENNYSON PRESERVATION LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 94-3395860	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TIENDA DRIVE SENIOR APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 81-1006063	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TIERRA LINDA ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0330676	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TIMBER STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-3335472	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TROWER HOUSING PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 47-2416366	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
UNION COURT LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 94-3373628	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN DEVELOPMENT INC	RELATED	-105	-855,844		No		Yes		0.100 %
UNIVERSITY VILLAGE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 11-3776776	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VALLEJO PSH LP 22645 GRAND STREET HAYWARD, CA 94541 84-2453190	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	VALLEJO PHS LLC	RELATED		10,513,131		No		Yes		0.010 %
VILLA CIOLINO ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0529063	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VILLA SPRINGS APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 65-1312439	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
VISTA VERDE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0490587	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VL LP 22645 GRAND STREET HAYWARD, CA 94541 47-4106587	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	VL LLC	RELATED	-119	6,153,897		No		Yes		0.010 %
WARM SPRINGS VILLAGE FOUR LP 22645 GRAND STREET HAYWARD, CA 94541 83-2405317	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
WARM SPRINGS VILLAGE NINE LP 22645 GRAND STREET HAYWARD, CA 94541 83-2374572	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
WARNER CREEK SENIOR HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 26-4814941	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	