

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

Return of Organization Exempt From Income Tax

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

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

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

OMB No 1545-0047
2018
Open to Public Inspection

A For the 2019 calendar year, or tax year beginning 01-01-2018, and ending 12-31-2018

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

C Name of organization
CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Doing business as

Number and street (or P O box if mail is not delivered to street address) Room/suite
1400 PARKMOOR AVE NO 190

City or town, state or province, country, and ZIP or foreign postal code
SAN JOSE, CA 95126

D Employer identification number
77-0359848

E Telephone number
(408) 550-8301

G Gross receipts \$ 6,652,530

F Name and address of principal officer
DAN WU
1400 PARKMOOR AVE NO 190
SAN JOSE, CA 95126

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

H(c) Group exemption number ▶ 0928

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

J Website: ▶ WWW.CHARITIESHOUSING.ORG

K Form of organization Corporation Trust Association Other ▶

L Year of formation 1993

M State of legal domicile CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities
TO ACT AS A DEVELOPER OF PUBLICLY ASSISTED HOUSING FOR LOW TO MODERATE INCOME FAMILIES

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)	11
4 Number of independent voting members of the governing body (Part VI, line 1b)	9
5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)	78
6 Total number of volunteers (estimate if necessary)	9
7a Total unrelated business revenue from Part VIII, column (C), line 12	0
7b Net unrelated business taxable income from Form 990-T, line 34	0

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	521,677	679,068
9 Program service revenue (Part VIII, line 2g)	2,652,143	5,080,871
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	793,770	892,591
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	25	0
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	3,967,615	6,652,530
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	20,005	45,146
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)	2,097,384	2,178,201
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)	1,278,380	1,347,295
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	3,395,769	3,570,642
19 Revenue less expenses Subtract line 18 from line 12	571,846	3,081,888
	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	67,268,147	68,696,048
21 Total liabilities (Part X, line 26)	9,357,363	9,390,556
22 Net assets or fund balances Subtract line 21 from line 20	57,910,784	59,305,492

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: 2019-07-23
TERRI FUKUDA CONTROLLER
Type or print name and title

Paid Preparer Use Only
Print/Type preparer's name: ARMANINO LLP
Preparer's signature: [Signature]
Date: 2019-07-23
Check if self-employed
PTIN: P00233621
Firm's EIN: 94-6214841
Firm's address: 50 W SAN FERNANDO ST STE 500
SAN JOSE, CA 95113
Phone no: (408) 200-6400

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III **1** Briefly describe the organization's mission

TO DEVELOP, PRESERVE, & MANAGE HIGH QUALITY AFFORDABLE HOUSING FOR LOW-INCOME INDIVIDUALS & THEIR FAMILIES THROUGH SERVICE ENHANCED PROPERTY MANAGEMENT & STRUCTURED RESIDENT INVOLVEMENT, CHDC CONTRIBUTES TO THE HIGHEST STANDARDS OF HUMAN DIGNITY & PARTICIPATION

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 \$ 760,238 including grants of \$ 40,826) (Revenue \$ 2,900,122)
See Additional Data

4b (Code) (Expenses \$ 730,605 including grants of \$ 4,320) (Revenue \$ 1,296,406)
See Additional Data

4c (Code) (Expenses \$ 1,019,357 including grants of \$) (Revenue \$ 884,343)
See Additional Data

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

4e Total program service expenses ▶ 2,510,200

Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, and Yes/No columns. Rows include questions 23 through 38 regarding compensation, bond issues, escrow accounts, 501(c)(3) organizations, and other IRS requirements.

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 ID, Question Text, and Yes/No columns. Rows include questions 1a, 1b, and 1c regarding Form 1096, Forms W-2G, and backup withholding rules.

<p>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</p>	2a	78		
<p>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)</p>			2b	Yes
<p>3a Did the organization have unrelated business gross income of \$1,000 or more during the year?</p>			3a	No
<p>b If "Yes," has it filed a Form 990-T for this year?<i>If "No" to line 3b, provide an explanation in Schedule O</i></p>			3b	
<p>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)?</p>			4a	No
<p>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)</p>				
<p>5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?</p>			5a	No
<p>b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?</p>			5b	No
<p>c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?</p>			5c	
<p>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?</p>			6a	No
<p>b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?</p>			6b	
7 Organizations that may receive deductible contributions under section 170(c).				
<p>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?</p>			7a	No
<p>b If "Yes," did the organization notify the donor of the value of the goods or services provided?</p>			7b	
<p>c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?</p>			7c	No
<p>d If "Yes," indicate the number of Forms 8282 filed during the year</p>	7d			
<p>e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?</p>			7e	No
<p>f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?</p>			7f	No
<p>g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?</p>			7g	
<p>h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?</p>			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	
<p>9a Did the sponsoring organization make any taxable distributions under section 4966?</p>			9a	
<p>b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?</p>			9b	
10 Section 501(c)(7) organizations. Enter				
<p>a Initiation fees and capital contributions included on Part VIII, line 12</p>	10a			
<p>b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities</p>	10b			
11 Section 501(c)(12) organizations. Enter				
<p>a Gross income from members or shareholders</p>	11a			
<p>b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)</p>	11b			
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?				
<p>b If "Yes," enter the amount of tax-exempt interest received or accrued during the year</p>	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	
<p>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</p>	13b			
<p>c Enter the amount of reserves on hand</p>	13c			
<p>14a Did the organization receive any payments for indoor tanning services during the tax year?</p>			14a	No
<p>b If "Yes," has it filed a Form 720 to report these payments?<i>If "No," provide an explanation in Schedule O</i></p>			14b	
<p>15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N</p>			15	No
<p>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</p>			16	No

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



Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year (11); 1b Enter the number of voting members included in line 1a, above, who are independent (9); 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? (No); 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? (No); 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? (No); 5 Did the organization become aware during the year of a significant diversion of the organization's assets? (No); 6 Did the organization have members or stockholders? (No); 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? (No); 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? (Yes); 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: 8a The governing body? (Yes); 8b Each committee with authority to act on behalf of the governing body? (No); 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 (No).

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? (No); 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? (No); 11b Describe in Schedule O the process, if any, used by the organization to review this Form 990; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13 (Yes); 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? (Yes); 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done (Yes); 13 Did the organization have a written whistleblower policy? (Yes); 14 Did the organization have a written document retention and destruction policy? (Yes); 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 (Yes); 15b Other officers or key employees of the organization (Yes); If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions); 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? (No); 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 (CA); 18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply: Own website, Another's website, Upon request, Other (explain in Schedule O); 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year; 20 State the name, address, and telephone number of the person who possesses the organization's books and records: TERRI FUKUDA 1400 PARKMOOR AVENUE STE 190 SAN JOSE, CA 95126 (408) 550-8300

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

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

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

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

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ASTER TEKLU MEMBER	1 00	X						0	0	0
(2) DEBBIE FERREIRA MEMBER	1 00	X						0	0	0
(3) LIHN DIPIPPA MEMBER	1 00	X						0	0	0
(4) KRIS MCCANN TREASURER	1 00	X		X				0	0	0
(5) ADAM KATES SECRETARY	1 00	X		X				0	0	0
(6) MINDA CUTCHER MEMBER	1 00	X						0	0	0
(7) MARK MIKL CHAIR	1 00	X		X				0	0	0
(8) GREG KEPFERLE PRESIDENT	1 00 40 00	X		X				0	248,000	7,000
(9) DANIEL WU EXECUTIVE DIRECTOR	40 00 1 00	X		X				200,441	0	10,633
(10) CHRIS HUANG MEMBER	1 00	X						0	0	0
(11) MIKE KASPERZAK MEMBER	1 00	X						0	0	0
(12) TERRI FUKUDA CONTROLLER	40 00 1 00			X				139,401	0	18,504
(13) JANET ACEVEDO DIRECTOR OF PROPERTY MGMT	40 00 1 00					X		158,581	0	17,195
(14) CAROL MOWAT FINANCE MANAGER	40 00 1 00					X		127,132	0	7,951
(15) KATHLEEN ROBINSON DIRECTOR OF DEVELOPMENT	40 00 1 00					X		180,979	0	23,325
(16) JENNIFER LOPES PROJECT MANAGER	40 00 1 00					X		107,607	0	12,964

Part VIII Statement of Revenue

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

Table with 5 columns: (A) Total revenue, (B) Related or exempt function revenue, (C) Unrelated business revenue, (D) Revenue excluded from tax under sections 512 - 514. Rows include 1a-1g and 1h Total.

Table for Program Service Revenue with columns for Business Code and revenue amounts. Rows include 2a-2f and 9 Total.

Main revenue table with 5 columns. Rows include 3-11e and 12 Total revenue. Sub-sections include Other Revenue and Miscellaneous 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

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	45,146	45,146		
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, line 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	368,979	147,752	221,227	
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	1,485,152	1,034,340	450,812	
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	67,991	47,881	20,110	
9 Other employee benefits	126,854	91,266	35,588	
10 Payroll taxes	129,225	83,422	45,803	
11 Fees for services (non-employees)				
a Management	964	964		
b Legal	8,598		8,598	
c Accounting	96,445		96,445	
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)	245,252	181,291	63,961	
12 Advertising and promotion	12,696	8,833	3,863	
13 Office expenses	124,516	76,222	48,294	
14 Information technology				
15 Royalties				
16 Occupancy	232,128	217,685	14,443	
17 Travel	23,554		23,554	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	12,969		12,969	
19 Conferences, conventions, and meetings				
20 Interest	162,606	162,606		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	317,999	311,095	6,904	
23 Insurance	14,657	14,571	86	
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 RESIDENT SERVICES	30,815	30,815		
b REPAIRS, MAINTENANCE AN	29,636	29,511	125	
c RENT FREE UNIT	13,800	13,800		
d FEDERAL & STATE TAX	12,300	12,300		
e All other expenses	8,360	700	7,660	
25 Total functional expenses. Add lines 1 through 24e	3,570,642	2,510,200	1,060,442	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	9,430,751	1	10,643,323
	2	Savings and temporary cash investments		2	
	3	Pledges and grants receivable, net	1,411,449	3	1,027,087
	4	Accounts receivable, net	19,049	4	18,897
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7	Notes and loans receivable, net	33,783,110	7	35,816,146
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges	13,098	9	11,090
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 18,003,192		
	b	Less accumulated depreciation	10b 3,663,971	14,501,939	10c 14,339,221
	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	0
	15	Other assets See Part IV, line 11	8,108,751	15	6,840,284
16	Total assets. Add lines 1 through 15 (must equal line 34)	67,268,147	16	68,696,048	
Liabilities	17	Accounts payable and accrued expenses	49,508	17	69,414
	18	Grants payable		18	
	19	Deferred revenue	1,556	19	435
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23	Secured mortgages and notes payable to unrelated third parties	7,722,300	23	7,645,303
	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	1,583,999	25	1,675,404
	26	Total liabilities. Add lines 17 through 25	9,357,363	26	9,390,556
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.				
	27	Unrestricted net assets	57,910,784	27	59,305,492
	28	Temporarily restricted net assets		28	
	29	Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds		30	
	31	Paid-in or capital surplus, or land, building or equipment fund		31	
	32	Retained earnings, endowment, accumulated income, or other funds		32	
33	Total net assets or fund balances	57,910,784	33	59,305,492	
34	Total liabilities and net assets/fund balances	67,268,147	34	68,696,048	

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	6,652,530
2	Total expenses (must equal Part IX, column (A), line 25)	2	3,570,642
3	Revenue less expenses Subtract line 2 from line 1	3	3,081,888
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	57,910,784
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	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	-1,687,180
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	59,305,492

Part XII Financial Statements and Reporting

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

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

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

Additional Data

Software ID:

Software Version:

EIN: 77-0359848

Name: CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Form 990 (2018)

Form 990, Part III, Line 4a:

CHARITIES HOUSING DEVELOPMENT CORPORATION DEVELOPS QUALITY, AFFORDABLE, HOUSING FOR EXTREMELY LOW AND MODERATE-INCOME FAMILIES

Form 990, Part III, Line 4b:

THE ORGANIZATION IS CURRENTLY MANAGING 22 PUBLICLY ASSISTED HOUSING PROPERTIES, WITH 1,141 UNITS AVAILABLE TO EXTREMELY LOW AND MODERATE-INCOME HOUSEHOLDS THROUGH SERVICE-ENHANCED PROPERTY MANAGEMENT AND STRUCTURED RESIDENT INVOLVEMENT, CHDC CONTRIBUTES TO THE HIGHEST STANDARDS OF HUMAN DIGNITY AND PARTICIPATION IN OUR COMMUNITY 2507 PERSONS WERE SERVED DURING THE YEAR

Form 990, Part III, Line 4c:

THE ORGANIZATION OWNS AND OPERATES 108 UNITS OF HOUSING FOR LOW AND MODERATE-INCOME HOUSEHOLDS THROUGH SERVICE-ENHANCED PROPERTY MANAGEMENT AND STRUCTURED RESIDENT INVOLVEMENT, CHDC CONTRIBUTES TO THE HIGHEST STANDARDS OF HUMAN DIGNITY AND PARTICIPATION IN OUR COMMUNITY 149 PERSONS WERE SERVED DURING THE YEAR

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

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

2018

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization

CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Employer identification number

77-0359848

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

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

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

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

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

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

Section A. Public Support

	Calendar year (or fiscal year beginning in) ▶	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant.")	2,295,388	26,220,784	1,872,274	521,677	679,068	31,589,191
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	2,295,388	26,220,784	1,872,274	521,677	679,068	31,589,191
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						31,589,191

Section B. Total Support

	Calendar year (or fiscal year beginning in) ▶	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
7	Amounts from line 4	2,295,388	26,220,784	1,872,274	521,677	679,068	31,589,191
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	6,011	469,839	755,531	795,528	892,591	2,919,500
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.)	713	1,707	638	25		3,083
11	Total support. Add lines 7 through 10						34,511,774
12	Gross receipts from related activities, etc. (see instructions)					12	19,930,143

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

Section C. Computation of Public Support Percentage

14	Public support percentage for 2018 (line 6, column (f) divided by line 11, column (f))	14	91.530 %
15	Public support percentage for 2017 Schedule A, Part II, line 14	15	94.340 %

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

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

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

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

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

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

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

Section A. Public Support

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

Section B. Total Support

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

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

Section C. Computation of Public Support Percentage

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

Section D. Computation of Investment Income Percentage

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

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

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

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

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

Part IV Supporting Organizations (continued)

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

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally-Integrated Supporting Organizations

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

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

- 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 (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

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

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

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

Additional Data

Software ID:

Software Version:

EIN: 77-0359848

Name: CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

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

Facts And Circumstances Test

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities
For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶Complete if the organization is described below. ▶Attach to Form 990 or Form 990-EZ.
▶Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No 1545-0047

2018

Open to Public Inspection

If the organization answered "Yes" on Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then
 • Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
 • Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
 • Section 527 organizations Complete Part I-A only
If the organization answered "Yes" on Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then
 • Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
 • Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A
If the organization answered "Yes" on Form 990, Part IV, Line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then
 • Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Employer identification number 77-0359848
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Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV (see instructions for definition of "political campaign activities")
- 2 Political campaign activity expenditures (see instructions) ▶ \$ _____
- 3 Volunteer hours for political campaign activities (see instructions) _____

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

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

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

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

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-
1				
2				
3				
4				
5				
6				

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

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity

	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a Volunteers?		No	
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?		No	
c Media advertisements?		No	
d Mailings to members, legislators, or the public?		No	
e Publications, or published or broadcast statements?		No	
f Grants to other organizations for lobbying purposes?	Yes		20,000
g Direct contact with legislators, their staffs, government officials, or a legislative body?		No	
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?		No	
i Other activities?		No	
j Total Add lines 1c through 1i			20,000
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?		No	
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

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

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

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

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

Part IV Supplemental Information

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

Return Reference	Explanation
PART II-B, LINE 1	MONETARY DONATIONS TO SUPPORT LOCAL MEASURES A AND V, AS WELL AS THE STATE MEASURES THAT SUPPORT AFFORDABLE HOUSING

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

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

OMB No 1545-0047
2018
Open to Public Inspection

Name of the organization
CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Employer identification number
77-0359848

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

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

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

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

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

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

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

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

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

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

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

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

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

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

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

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

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

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

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

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

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

- 3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange programs
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII
- 5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements.

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

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table
- | | Amount |
|--|--------|
| c Beginning balance | |
| d Additions during the year | |
| e Distributions during the year | |
| f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . . Yes No
- b** If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII

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

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

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

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		7,907,073		7,907,073
b Buildings		9,585,020	3,405,783	6,179,237
c Leasehold improvements		146,820	122,319	24,501
d Equipment		8,129	6,936	1,193
e Other		356,150	128,933	227,217
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) . . . ▶				14,339,221

Part VII Investments—Other Securities. Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other _____		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 12.)		

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

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

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) DEPOSITS	73,274
(2) RESERVES	1,000,416
(3) PROJECTS IN DEVELOPMENT	369,606
(4) INVESTMENT IN PARTNERSHIPS	5,396,988
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15.)	6,840,284

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

(a) Description of liability	(b) Book value
(1) Federal income taxes	
ACCRUED INTEREST-NOTES PAYABLE	1,575,168
DEPOSIT LIABILITY	63,752
DUE TO AFFILIATES	36,484
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25.)	1,675,404

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: 77-0359848

Name: CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Supplemental Information

Return Reference	Explanation
PART X, LINE 2	UNCERTAINTY IN TAXES - ACCOUNTING PRINCIPALS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA PROVIDE ACCOUNTING AND DISCLOSURE GUIDANCE ABOUT POSITIONS TAKEN BY AN ORGANIZATION IN ITS TAX RETURNS THAT MIGHT BE UNCERTAIN MANAGEMENT HAS CONSIDERED ITS TAX POSITIONS AND BELIEVES THAT ALL OF THE POSITIONS TAKEN BY THE ORGANIZATION IN ITS FEDERAL AND STATE TAX RETURNS ARE MORE LIKELY THAN NOT TO BE SUSTAINED UPON EXAMINATION THE ORGANIZATION FILE S INFORMATION RETURNS IN THE U S FEDERAL JURISDICTION AND STATE OF CALIFORNIA FEDERAL RETURNS FOR THE TAX YEARS 2015 AND BEYOND REMAIN SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE THE ORGANIZATION'S CALIFORNIA RETURNS FOR THE TAX YEARS 2014 AND AND BEYOND REMAIN SUBJECT TO EXAMINATION BY THE FRANCHISE TAX BOARD

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

Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States
Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.
Attach to Form 990.
Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY

Employer identification number 77-0359848

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

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

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section (if applicable), (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation (book, FMV, appraisal, other), (g) Description of noncash assistance, (h) Purpose of grant or assistance. Row 1: AFFORDABLE SAN JOSE - YES ON MEASURE V (AFSA), 10,000, YES ON MEASURE V (AFSA)

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

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22

Part III can be duplicated if additional space is needed

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

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

Return Reference

Explanation

Schedule J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

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

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**
▶ **Attach to Form 990.**
▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No 1545-0047

2018

Open to Public Inspection

Name of the organization
CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Employer identification number
77-0359848

Part I Questions Regarding Compensation

		Yes	No		
<p>1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) </td> </tr> </table>	<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)			
<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax indemnification and gross-up payments <input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)				
<p>b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain</p>	1b				
<p>2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?</p>	2				
<p>3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Written employment contract <input checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee </td> </tr> </table>	<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 checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee			
<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 checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee				
<p>4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:</p> <p>a Receive a severance payment or change-of-control payment?</p> <p>b Participate in, or receive payment from, a supplemental nonqualified retirement plan?</p> <p>c Participate in, or receive payment from, an equity-based compensation arrangement?</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	4a		No		
	4b		No		
	4c		No		
<p>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</p> <p>5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:</p> <p>a The organization?</p> <p>b Any related organization?</p> <p>If "Yes," on line 5a or 5b, describe in Part III.</p>	5a	Yes			
	5b		No		
<p>6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:</p> <p>a The organization?</p> <p>b Any related organization?</p> <p>If "Yes," on line 6a or 6b, describe in Part III.</p>	6a	Yes			
	6b		No		
<p>7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.</p>	7		No		
<p>8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.</p>	8		No		
<p>9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	9				

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 5	THERE IS A BONUS PLAN FOR CHARITIES HOUSING AVAILABLE FOR ALL MAIN OFFICE STAFF THAT HAVE BEEN WITH THE COMPANY AT LEAST 1 YEAR AS OF 12/31. THE BONUS IS BASED ON THE 3 YEAR AVERAGE PERFORMANCE (THE LOWER OF 15% OF DEVELOPER FEE - CASH BASIS OR 100% OF NET INCOME) OF CHDC. FOR 2018 THE BONUS TOTAL WAS \$219,000.
PART I, LINE 6	SEE ANSWER TO LINE 5

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

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

▶ Attach to Form 990 or 990-EZ.

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

2018
Open to Public Inspection

Department of the Treasury

Name of the organization

CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Employer identification number

77-0359848

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7B	CATHOLIC CHARITIES HAS TO APPROVE ALL BOARD MEMBERS PRIOR TO JOINING THE BOARD

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 8B	THE COMMITTEES DON'T HAVE AUTHORITY TO ACT ON BEHALF OF THE GOVERNING BODY GENERALLY AND I F SO, IT IS GIVEN FOR SPECIFIC ACTIONS BY THE BOARD AND IS PRE-APPROVED, E G ENTER INTO A CONTRACT ETC SO NO MINUTES ARE NEEDED

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	THE CONTROLLER REVIEWS THE 990 ON BEHALF OF THE BOARD

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	THE ORGANIZATION PROVIDES THE BOARD OF DIRECTORS WITH AN ANNUAL QUESTIONNAIRE TO COMPLETE (THIS IS TYPICALLY DONE IN FEBRUARY) THE ORGANIZATION REVIEWS THE COMPLETED FORMS TO DETERMINE IF THERE ARE CONCERNS OR CONFLICTS THE ORGANIZATION HAS A SPECIFIC CONFLICT OF INTEREST POLICY IN EMPLOYEE HANDBOOK THAT ALL EMPLOYEES ARE REQUIRED TO SIGN AND ACKNOWLEDGE THAT THEY UNDERSTAND AND TO COME FORWARD IF THEY HAVE ANY QUESTIONS ABOUT IT THE ORGANIZATION DISCUSSES THE CONFLICT OF INTEREST ISSUE ON OCCASION WITH THE STAFF THE ORGANIZATION REQUESTS THAT ALL MANAGERS REPORT ANY CONTRACTOR THAT OFFERS TO DO BUSINESS OUTSIDE OF THE GUIDELINES SET FORTH IN THE POLICY SO THE ORGANIZATION CAN INVESTIGATE AND CHOOSE WHETHER TO TAKE THEM OFF OF THE APPROVED VENDORS LIST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15	COMPENSATION STUDIES ARE PROVIDED TO THE EXECUTIVE COMMITTEE OF THE BOARD AND THEY DISCUSS AND APPROVE COMPENSATION FOR THE EXECUTIVE TEAM THE EXECUTIVE DIRECTOR, DIRECTOR OF DEVELOPMENT, DIRECTOR OF PROPERTY MANAGEMENT AND CONTROLLER THE OVERALL SALARIES FOR THE ORGANIZATION ARE APPROVED BY THE APPROVAL OF THE ANNUAL BUDGET THE OVERALL ANNUAL BONUS IS CALCULATED AND THE EXECUTIVE DIRECTOR SUGGESTS THE ALLOCATION OF THE BONUS AND IS SUBMITTED TO THE BOARD FOR APPROVAL

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	THE GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND 990 ARE AVAILABLE UPON REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990 PART VII SECTION A COLUMN (B)	PRESIDENT OF CHDC IS CEO OF CATHOLIC CHARITIES OF SANTA CLARA COUNTY, A RELATED ORGANIZATION HE WORKS FULL TIME FOR CATHOLIC CHARITIES

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9	TRANSFER OF GENERAL PARTNER'S INTEREST SUNSET SQUARE, LP -1,687,180

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2018

**Open to Public
Inspection**

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

Department of the Treasury
Internal Revenue Service

Name of the organization
CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

Employer identification number

77-0359848

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

See Additional Data Table

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

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

(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
(1) STONEY PINE CHARITIES HOUSING CORPORATION 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0478772	OWNER OF LOW-INCOME HOUSING	CA	501 (C) 3	LINE 10	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Yes	
(2) SUNSET CHARITIES HOUSING CORPORATION 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0568015	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	501 (C) 3	LINE 7	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Yes	
(3) CARITAS HOUSING 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0516342	GENERAL PARTNER IN PARTNERSHIP THAT OWNS LOW-INCOME HOUSING	CA	501 (C) 3	LINE 12B, II	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Yes	
(4) HOPE CHARITIES HOUSING CORPORATION 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0493200	GENERAL PARTNER IN PARTNERSHIP THAT OWNS LOW-INCOME HOUSING	CA	501 (C) 3	LINE 12B, II	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Yes	
(5) SAN ANTONIO CHARITIES 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 73-1698139	GENERAL PARTNER FOR SAN ANTONIO PLACE, LP	CA	501 (C) 3	LINE 12B, II	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY	Yes	
(6) CATHOLIC CHARITIES OF SANTA CLARA COUNTY(CATHOLIC CHARITIES) 2625 ZANKER RD SAN JOSE, CA 95134 94-2762269	STRENGTHEN COMMUNITY AND SUSTAIN INDIVIDUALS AND FAMILIES LIVING IN POVERTY	CA	501 (C) 3	LINE 7	N/A		No

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

See Additional Data Table

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No

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

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

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

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

See Additional Data Table

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

Part VII **Supplemental Information**

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

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 77-0359848
Name: CHARITIES HOUSING DEVELOPMENT CORP
OF SANTA CLARA COUNTY

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
(1) 2112 MONTEREY ROAD LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR 2112 MONTEREY ROAD, LP AND 2112 MONTEREY ROAD SOUTH LP	CA	19,852	993,073	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(1) ARCHER CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR 90 ARCHER, LP	CA	41,751	43,514	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(2) BLOSSOM HILL CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR BLOSSOM HILL, LP	CA	0	1	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(3) CAMBELL SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	231,472	2,665,899	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(4) CHARITIES BELOVIDA LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR BELOVIDA SANTA CLARA, LP	CA	1,287	12,327	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(5) CHARITIES KINGS CROSSING LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR KINGS CROSSING, LP	CA	82,518	1,382,159	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(6) CUPERTINO SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	25,247	1,823,580	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(7) HOMESAFE CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	0	0	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(8) LOS GATOS SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	148,757	2,843,204	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(9) MILPITAS SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	71,523	2,544,367	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(10) PAGE STREET CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR PAGE STREET, LP	CA	-50	0	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(11) PARKSIDE CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR PARKSIDE STUDIOS, LP	CA	26,859	1,204,819	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(12) PASEO SENTER LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 73-1728880	GENERAL PARTNER FOR PASEO SENTER, LP AND PASEO SENTER II, LP	CA	42,679	3,463,654	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(13) PENSIONE CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	0	0	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(14) RENASCENT PLACE CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR RENASCENT PLACE, LP	CA	-1,625	103	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(15) SAN TOMAS CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR SAN TOMAS CHARITIES, LP	CA	5,545	3,870	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(16) SANTA CLARA SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	60,487	300,116	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(17) STEVENS CREEK CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR STEVENS CREEK, LP	CA	-1	26,599	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(18) SUNNYVALE SENIOR HOMES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	136,284	1,348,672	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY
(19) SUNSET CHARITIES LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	GENERAL PARTNER FOR SUNSET SQUARE, LP	CA	-4,196	0	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
(21) WESTWOD AMBASSADOR LLC 1400 PARKMOOR AVENUE SUITE 190 SAN JOSE, CA 95126 77-0359848	PROVIDE HOUSING FOR LOW INCOME PERSONS	CA	0	0	CHARITIES HOUSING DEVELOPMENT CORP OF SANTA CLARA COUNTY

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) PASEO SENTER LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 30-0261199	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	PASEO SENTER LLC	RELATED	-59	2,085,836	Yes			Yes		0 010 %
(1) PASEO SENTER II LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 04-3831858	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	PASEO SENTER LLC	RELATED	-49	2,031,929	Yes			Yes		0 010 %
(2) 90 ARCHER LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 26-3551394	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	ARCHER CHARITIES LLC	RELATED	-45	88,086	Yes			Yes		0 010 %
(3) 2112 MONTEREY ROAD LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 27-0279768	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	2112 MONTEREY ROAD LLC	RELATED	-99	1,488	Yes			Yes		0 010 %
(4) KINGS CROSSING LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 26-2201292	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	CHARITIES KINGS CROSSING LLC	RELATED	-80	1,536,887	Yes			Yes		0 010 %
(5) BELOVIDA SANTA CLARA LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 80-0149222	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	CHARITIES BELOVIDA LLC	RELATED	-11	29,739	Yes			Yes		0 010 %
(6) SAN TOMAS GARDENS LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 46-1362732	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	SAN TOMAS CHARITIES LLC	RELATED	-87		Yes			Yes		0 010 %
(7) SIERRA VISTA I L P 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 46-1398835	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	SIERRA VISTA I CHARITIES LLC	RELATED	-50		Yes			Yes		0 010 %
(8) SUNSET SQUARE LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 47-0868756	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	SUNSET CHARITIES LLC	RELATED	-8,439	12,054,370	Yes			Yes		100 000 %
(9) PENSIONE BIRD SRO LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0464617	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	HOPE CHARITIES HOUSING CORP	RELATED	-131,667	5,559,789	Yes				No	99 900 %
(10) SAN ANTONIO PLACE LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 30-0250847	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	N/A									
(11) HS SAN JOSE LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-2579995	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	N/A									
(12) HOMESAFE SANTA CLARA LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0560333	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	CARITAS HOUSING CORP	RELATED		2,704,400	Yes				No	99 990 %
(13) PARKSIDE STUDIO LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 46-2843300	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	PARKSIDE CHARITIES LLC	RELATED	-75	1,295,956	Yes			Yes		0 010 %
(14) RENASCENT PLACE LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 81-0799696	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	RENASCENT PLACE CHARITIES LLC	RELATED		4,735,300	Yes			Yes		0 010 %

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant Income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) 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	
(16) 2112 MONTEREY ROAD SOUTH LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 47-2915344	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	2112 MONTEREY ROAD LLC	RELATED	-55	1,974,792	Yes			Yes		0 010 %
(1) SIERRA VISTA I CHARITIES LLC 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 46-5163046	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	CHARITIES HOUSING DEVELOPMENT CORP	RELATED		13,527	Yes			Yes		79 000 %
(2) STEVENS CREEK LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 81-2835122	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	STEVENS CREEK CHARITIES LLC	RELATED		8,831,127	Yes			Yes		0 010 %
(3) BLOSSOM HILL LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 82-3084638	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	BLOSSOM HILL CHARITIES LLC	RELATED		9,838,770	Yes			Yes		100 000 %
(4) PAGE STREET LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 77-0359848	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	PAGE STREET CHARITIES LLC	RELATED	-5,000	4,578,687	Yes			Yes		100 000 %
(5) SUSIE B WILSON RESIDENCE LLC 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 82-2700897	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	CHARITIES HOUSING DEVELOPMENT CORP	RELATED		222	Yes			Yes		50 000 %
(6) SUSIE B WILSON RESIDENCE LP 1400 PARKMOOR AVE SUITE 190 SAN JOSE, CA 95126 82-2701067	AFFORDABLE HOUSING FOR LOW INCOME FAMILIES AND INDIVIDUALS	CA	SUSIE B WILSON RESIDENCE LLC	RELATED	-114,944		Yes				No	99 990 %

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

	(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
(1)	PASEO SENTER LP	D	400,000	ACCRUAL BASIS - YE BALANCE
(1)	PASEO SENTER LP	L	115,935	ACCRUAL BASIS
(2)	PASEO SENTER LP	Q	115,274	ACCRUAL BASIS
(3)	PENSIONE BIRD SRO LP	L	112,148	ACCRUAL BASIS
(4)	PENSIONE BIRD SRO LP	Q	236,923	ACCRUAL BASIS
(5)	PASEO SENTER II LP	L	102,816	ACCRUAL BASIS
(6)	PASEO SENTER II LP	Q	103,354	ACCRUAL BASIS
(7)	SAN ANTONIO PLACE LP	D	453,520	ACCRUAL BASIS - YE BALANCE
(8)	SAN ANTONIO PLACE LP	Q	311,391	ACCRUAL BASIS
(9)	SAN ANTONIO PLACE LP	L	159,693	ACCRUAL BASIS
(10)	SUNSET SQUARE LP	Q	217,572	ACCRUAL BASIS
(11)	SUNSET SQUARE LP	L	73,651	ACCRUAL BASIS
(12)	90 ARCHER L P	L	78,493	ACCRUAL BASIS
(13)	KINGS CROSSING LP	D	4,495,840	ACCRUAL BASIS - YE BALANCE
(14)	KINGS CROSSING LP	L	161,406	ACCRUAL BASIS
(15)	KINGS CROSSING LP	Q	98,904	ACCRUAL BASIS
(16)	2112 MONTEREY ROAD LP	L	112,750	ACCRUAL BASIS
(17)	2112 MONTEREY ROAD SOUTH LP	L	1,141,080	ACCRUAL BASIS
(18)	PARKSIDE STUDIOS L P	Q	140,866	ACCRUAL BASIS
(19)	PARKSIDE STUDIOS L P	L	91,121	ACCRUAL BASIS
(20)	SAN TOMAS GARDENS LP	Q	125,047	ACCRUAL BASIS
(21)	SAN TOMAS GARDENS LP	L	83,012	ACCRUAL BASIS
(22)	SAN TOMAS GARDENS LP	D	13,703,077	ACCRUAL BASIS - YE BALANCE
(23)	RENASCENT PLACE LP	D	384,362	ACCRUAL BASIS - YE BALANCE
(24)	RENASCENT PLACE LP	L	1,568,550	ACCRUAL BASIS

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

	(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
(26)	SIERRA VISTA I LP	Q	64,034	ACCRUAL BASIS
(1)	SIERRA VISTA I LP	D	6,806,841	ACCRUAL BASIS - YE BALANCE
(2)	SIERRA VISTA I LP	L	52,113	ACCRUAL BASIS
(3)	SUSIE B WILSON RESIDENCE LP	D	74,225	ACCRUAL BASIS - YE BALANCE
(4)	PAGE STREET LP	D	1,286,307	ACCRUAL BASIS - YE BALANCE
(5)	BLOSSOM HILL LP	D	3,354,979	ACCRUAL BASIS - YE BALANCE
(6)	HOMESAFE SANTA CLARA LP	D	436,500	ACCRUAL BASIS - YE BALANCE
(7)	HOPE CHARITIES HOUSING CORP	E	143,000	ACCRUAL BASIS - YE BALANCE
(8)	SUNSET CHARITIES HOUSING CORP	C	50,000	ACCRUAL BASIS
(9)	STEVENS CREEK LP	D	120,000	ACCRUAL BASIS - YE BALANCE
(10)	STEVENS CREEK LP	L	231,572	ACCRUAL BASIS
(11)	SUSIE B WILSON RESIDENCE LP	Q	61,947	ACCRUAL BASIS
(12)	SUSIE B WILSON RESIDENCE LP	L	72,965	ACCRUAL BASIS
(13)	CHARITIES KINGS CROSSING LLC	L	81,471	ACCRUAL BASIS
(14)	SAN ANTONIO CHARITIES	L	71,861	ACCRUAL BASIS