

Form **990-PF**

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

OMB No 1545-0047

2019

Department of the Treasury
Internal Revenue Service

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

▶ Go to www.irs.gov/Form990PF for instructions and the latest information.

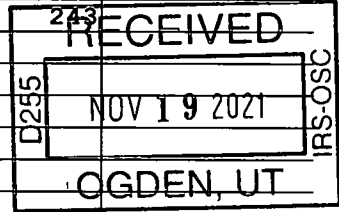
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Open to Public Inspection

For calendar year 2019 or tax year beginning , and ending

Name of foundation CASCADIA HOUSING, INC.		A Employer identification number 93-1138328
Number and street (or P O box number if mail is not delivered to street address) P.O. BOX 9275	Room/suite	B Telephone number (see instructions) 503-552-6274
City or town state or province, country, and ZIP or foreign postal code PORTLAND OR 97207		C If exemption application is pending, check here <input type="checkbox"/>
G Check all that apply <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input checked="" type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		D 1 Foreign organizations, check here <input type="checkbox"/> 2 Foreign organizations meeting the 85% test, check here and attach computation <input type="checkbox"/>
H Check type of organization <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>
I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ \$ 8,692,769 (Part I, column (d), must be on cash basis)	J Accounting method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify)	F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input checked="" type="checkbox"/>

Part I Analysis of Revenue and Expenses (The total of amounts in columns (b), (c) and (d) may not necessarily equal the amounts in column (a) (see instructions))		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)	338,013			
	2 Check <input type="checkbox"/> if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	243	243		
	4 Dividends and interest from securities				
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10				
	b Gross sales price for all assets on line 6a				
	7 Capital gain net income (from Part IV, line 2)			0	
	8 Net short-term capital gain			0	
	9 Income modifications				
	10a Gross sales less returns and allowances				
b Less Cost of goods sold					
c Gross profit or (loss) (attach schedule)					
11 Other income (attach schedule) STMT 1	1,044,452		1,044,452		
12 Total. Add lines 1 through 11	1,382,708	243	1,044,695		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc	0			
	14 Other employee salaries and wages	48,980			48,980
	15 Pension plans, employee benefits	2,063			2,063
	16a Legal fees (attach schedule) SEE STMT 2	3,564			3,564
	b Accounting fees (attach schedule) STMT 3	17,544			17,544
	c Other professional fees (attach schedule) STMT 4	575			575
	17 Interest				
	18 Taxes (attach schedule) (see instructions) STMT 5	9,054			9,054
	19 Depreciation (attach schedule) and depletion STMT 6	130,740			
	20 Occupancy	223,598			223,598
	21 Travel, conferences, and meetings	2,635			2,635
	22 Printing and publications				
	23 Other expenses (att sch) STMT 7	25,458			25,388
	24 Total operating and administrative expenses. Add lines 13 through 23	464,211	0	0	333,401
	25 Contributions, gifts, grants paid	0			0
26 Total expenses and disbursements. Add lines 24 and 25	464,211	0	0	333,401	
27 Subtract line 26 from line 12					
a Excess of revenue over expenses and disbursements	918,497				
b Net investment income (if negative, enter -0-)		243			
c Adjusted net income (if negative, enter -0-)			1,044,695		



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Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)			Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value			
Assets	1	Cash – non-interest-bearing			96,752	578,273	578,273
	2	Savings and temporary cash investments			341,105	364,579	364,579
	3	Accounts receivable ▶	1,126,222				
		Less allowance for doubtful accounts ▶	582,574		1,330,726	543,648	543,648
	4	Pledges receivable ▶					
		Less allowance for doubtful accounts ▶					
	5	Grants receivable					
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)					
	7	Other notes and loans receivable (att schedule) ▶ SEE WRK	4,027,459				
		Less allowance for doubtful accounts ▶	0		3,354,647	4,027,459	4,027,459
	8	Inventories for sale or use					
	9	Prepaid expenses and deferred charges			3,037	3,215	3,215
	10a	Investments – U S and state government obligations (attach schedule)					
	b	Investments – corporate stock (attach schedule)					
	c	Investments – corporate bonds (attach schedule)					
	11	Investments – land, buildings, and equipment basis ▶					
	Less accumulated depreciation (attach sch) ▶						
12	Investments – mortgage loans						
13	Investments – other (attach schedule)						
14	Land, buildings, and equipment basis ▶	3,784,915					
	Less accumulated depreciation (attach sch) ▶ STMT 8	2,156,963		1,758,694	1,627,952	1,627,952	
15	Other assets (describe ▶ SEE STATEMENT 9)			1,627,160	1,547,643	1,547,643	
16	Total assets (to be completed by all filers – see the instructions Also, see page 1, item I)			8,512,121	8,692,769	8,692,769	
Liabilities	17	Accounts payable and accrued expenses			1,400,873	968,102	
	18	Grants payable					
	19	Deferred revenue					
	20	Loans from officers, directors, trustees, and other disqualified persons					
	21	Mortgages and other notes payable (attach schedule) SEE WORKSHEET			1,839,615	2,126,707	
	22	Other liabilities (describe ▶ SEE STATEMENT 10)			592,170		
	23	Total liabilities (add lines 17 through 22)			3,832,658	3,094,809	
Net Assets or Fund Balances		Foundations that follow FASB ASC 958, check here and complete lines 24, 25, 29, and 30. ▶ <input checked="" type="checkbox"/>					
	24	Net assets without donor restrictions			4,679,463	5,597,960	
	25	Net assets with donor restrictions					
		Foundations that do not follow FASB ASC 958, check here and complete lines 26 through 30 ▶ <input type="checkbox"/>					
	26	Capital stock, trust principal, or current funds					
	27	Paid-in or capital surplus, or land, bldg, and equipment fund					
	28	Retained earnings, accumulated income, endowment, or other funds					
29	Total net assets or fund balances (see instructions)			4,679,463	5,597,960		
30	Total liabilities and net assets/fund balances (see instructions)			8,512,121	8,692,769		

Part III Analysis of Changes in Net Assets or Fund Balances			
1	Total net assets or fund balances at beginning of year – Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	4,679,463
2	Enter amount from Part I, line 27a	2	918,497
3	Other increases not included in line 2 (itemize) ▶	3	
4	Add lines 1, 2, and 3	4	5,597,960
5	Decreases not included in line 2 (itemize) ▶	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5) – Part II, column (b), line 29	6	5,597,960

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse or common stock, 200 shs MLC Co.)		(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a	N/A			
b				
c				
d				
e				

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) ((e) plus (f) minus (g))
a			
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69

(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	(l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))
a			
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) See instructions. If (loss), enter -0- in Part I, line 8		3

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income.)

If section 4940(d)(2) applies, leave this part blank

N/A

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period?

Yes No

If "Yes," the foundation doesn't qualify under section 4940(e). Do not complete this part.

1 Enter the appropriate amount in each column for each year, see the instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2018			
2017			
2016			
2015			
2014			

2 Total of line 1, column (d)	2
3 Average distribution ratio for the 5-year base period - divide the total on line 2 by 5 0, or by the number of years the foundation has been in existence if less than 5 years	3
4 Enter the net value of noncharitable-use assets for 2019 from Part X, line 5	4
5 Multiply line 4 by line 3	5
6 Enter 1% of net investment income (1% of Part I, line 27b)	6
7 Add lines 5 and 6	7
8 Enter qualifying distributions from Part XII, line 4 If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions	8

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948 – see instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here <input type="checkbox"/> and enter "N/A" on line 1 Date of ruling or determination letter (attach copy of letter if necessary—see instructions)		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here <input type="checkbox"/> and enter 1% of Part I, line 27b	1	5
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations, enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only, others, enter -0-)	2	0
3	Add lines 1 and 2	3	5
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only, others, enter -0-)	4	0
5	Tax based on investment income. Subtract line 4 from line 3 If zero or less, enter -0-	5	5
6	Credits/Payments		
a	2019 estimated tax payments and 2018 overpayment credited to 2019	6a	
b	Exempt foreign organizations – tax withheld at source	6b	
c	Tax paid with application for extension of time to file (Form 8868)	6c	
d	Backup withholding erroneously withheld	6d	
7	Total credits and payments Add lines 6a through 6d	7	
8	Enter any penalty for underpayment of estimated tax Check here <input type="checkbox"/> if Form 2220 is attached	8	
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9	5
10	Overpayment If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	
11	Enter the amount of line 10 to be Credited to 2020 estimated tax Refunded	11	

Part VII-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
1b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition		X
If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities		
1c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year (1) On the foundation ▶ \$ _____ (2) On foundation managers ▶ \$ _____		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ \$ _____		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? If "Yes," attach a detailed description of the activities		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes		X
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
b If "Yes," has it filed a tax return on Form 990-T for this year?		
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? If "Yes," attach the statement required by General Instruction T		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either ● By language in the governing instrument, or ● By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	X	
7 Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes," complete Part II, col (c), and Part XV	X	
8a Enter the states to which the foundation reports or with which it is registered See instructions ▶ OR		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2019 or the tax year beginning in 2019? See instructions for Part XIV If "Yes," complete Part XIV		X
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses		X

N/A

Part VII-A Statements Regarding Activities (continued)

		Yes	No
11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule See instructions	11		X
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement See instructions	12		X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► CASCADIABHC.ORG	13	X	
14 The books are in care of ► CASCADIA BEHAVIORAL HEALTHCARE Telephone no ► 503-552-6210 P.O. BOX 9275			
Located at ► PORTLAND		OR	ZIP+4 ► 97207
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 – check here and enter the amount of tax-exempt interest received or accrued during the year	15		<input type="checkbox"/>
16 At any time during calendar year 2019, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114 If "Yes," enter the name of the foreign country ►	16	Yes	No X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

		Yes	No
1a During the year, did the foundation (either directly or indirectly)			
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b If any answer is "Yes" to 1a(1)–(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions Organizations relying on a current notice regarding disaster assistance, check here	N/A ► <input type="checkbox"/>	1b	
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2019?	N/A	1c	
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))			
a At the end of tax year 2019, did the foundation have any undistributed income (Part XIII, lines 6d and 6e) for tax year(s) beginning before 2019? If "Yes," list the years ► 20 , 20 , 20 , 20	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement – see instructions)	N/A	2b	
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ► 20 , 20 , 20 , 20			
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b If "Yes," did it have excess business holdings in 2019 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Form 4720, Schedule C, to determine if the foundation had excess business holdings in 2019)	N/A	3b	
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		4a	X
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2019?		4b	X

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)*

3 Five highest-paid independent contractors for professional services. See instructions. If none, enter "NONE."

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		

Total number of others receiving over \$50,000 for professional services ▶

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.

	Expenses
1 N/A	
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2

	Amount
1 N/A	
2	
All other program-related investments See instructions	
3	

Total. Add lines 1 through 3 ▶

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
a	Average monthly fair market value of securities	1a	0
b	Average of monthly cash balances	1b	337,513
c	Fair market value of all other assets (see instructions)	1c	0
d	Total (add lines 1a, b, and c)	1d	337,513
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0
2	Acquisition indebtedness applicable to line 1 assets	2	0
3	Subtract line 2 from line 1d	3	337,513
4	Cash deemed held for charitable activities. Enter 1½% of line 3 (for greater amount, see instructions)	4	5,063
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	332,450
6	Minimum investment return. Enter 5% of line 5	6	16,623

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations, check here and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	16,623
2a	Tax on investment income for 2019 from Part VI, line 5	2a	5
b	Income tax for 2019 (This does not include the tax from Part VI)	2b	
c	Add lines 2a and 2b	2c	5
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	16,618
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4	5	16,618
6	Deduction from distributable amount (see instructions)	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	16,618

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
a	Expenses, contributions, gifts, etc. – total from Part I, column (d), line 26	1a	333,401
b	Program-related investments – total from Part IX-B	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	333,401
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b. See instructions.	5	0
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	333,401

Note. The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2018	(c) 2018	(d) 2019
1 Distributable amount for 2019 from Part XI, line 7				16,618
2 Undistributed income, if any, as of the end of 2019				
a Enter amount for 2018 only				
b Total for prior years 20____, 20____, 20____				
3 Excess distributions carryover, if any, to 2019				
a From 2014	21,419			
b From 2015	4,124			
c From 2016	1,292			
d From 2017	10,796			
e From 2018	157,536			
f Total of lines 3a through e	195,167			
4 Qualifying distributions for 2019 from Part XII, line 4 ▶ \$ 333,401				
a Applied to 2018, but not more than line 2a				
b Applied to undistributed income of prior years (Election required – see instructions)				
c Treated as distributions out of corpus (Election required – see instructions)				
d Applied to 2019 distributable amount				16,618
e Remaining amount distributed out of corpus	316,783			
5 Excess distributions carryover applied to 2019 (If an amount appears in column (d), the same amount must be shown in column (a))				
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	511,950			
b Prior years' undistributed income Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b Taxable amount – see instructions				
e Undistributed income for 2018 Subtract line 4a from line 2a Taxable amount – see instructions				
f Undistributed income for 2019 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2020				0
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required—see instructions)				
8 Excess distributions carryover from 2014 not applied on line 5 or line 7 (see instructions)	21,419			
9 Excess distributions carryover to 2020. Subtract lines 7 and 8 from line 6a	490,531			
10 Analysis of line 9				
a Excess from 2015	4,124			
b Excess from 2016	1,292			
c Excess from 2017	10,796			
d Excess from 2018	157,536			
e Excess from 2019	316,783			

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2019, enter the date of the ruling ▶

b Check box to indicate whether the foundation is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2019	(b) 2018	(c) 2017	(d) 2016	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4, for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test – enter					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test – enter 2/3 of minimum investment return shown in Part X, line 6, for each year listed					
c "Support" alternative test – enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year – see instructions.)

- 1 Information Regarding Foundation Managers.**
- a** List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000) (See section 507(d)(2))
N/A
- b** List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest
N/A
- 2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**
Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc., to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions.
- a** The name, address, and telephone number or email address of the person to whom applications should be addressed
N/A
- b** The form in which applications should be submitted and information and materials they should include
N/A
- c** Any submission deadlines
N/A
- d** Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors
N/A

Part XV Supplementary Information *(continued)*

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
<p>a <i>Paid during the year</i> N/A</p>				
Total			▶ 3a	
<p>b <i>Approved for future payment</i> N/A</p>				
Total			▶ 3b	

Schedule of Contributors

2019

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

Name of the organization

CASCADIA HOUSING, INC.

Employer identification number

93-1138328

Organization type (check one)

Filers of:

Section:

Form 990 or 990-EZ

501(c)() (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

- For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33¹/₃% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000, or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. ▶ \$

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization

CASCADIA HOUSING, INC.

Employer identification number

93-1138328

Part I Contributors (see instructions) Use duplicate copies of Part I if additional space is needed

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	OREGON HSG & COMMUNITY SVCS DEPT 725 SUMMER STREET NE, SUITE B SALEM OR 97301	\$ 115,201	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)

Federal Statements

Statement 1 - Form 990-PF, Part I, Line 11 - Other Income

Description	Revenue per Books	Net Investment Income	Adjusted Net Income
PARTNERSHIP FEES	\$ 50,785	\$	\$ 50,785
RENTAL REVENUE	109,928		109,928
EQUITY IN INCOME OF PARTNERSH	45,998		45,998
DEVELOPER FEE INCOME	421,337		421,337
SPONSOR LOAN INTEREST	160,232		160,232
OTHER INCOME-DEBT FORGIVENESS	256,172		256,172
TOTAL	\$ 1,044,452	\$ 0	\$ 1,044,452

Statement 2 - Form 990-PF, Part I, Line 16a - Legal Fees

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
INDIRECT LEGAL FEES	\$ 3,564	\$	\$	\$ 3,564
TOTAL	\$ 3,564	\$ 0	\$ 0	\$ 3,564

Statement 3 - Form 990-PF, Part I, Line 16b - Accounting Fees

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
AUDIT FEES	\$ 6,788	\$	\$	\$ 6,788
BOOKKEEPING FEES	10,756			10,756
TOTAL	\$ 17,544	\$ 0	\$ 0	\$ 17,544

Statement 4 - Form 990-PF, Part I, Line 16c - Other Professional Fees

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
INDIRECT OTHER PROFESSIONAL FEES	\$ 575	\$	\$	\$ 575
TOTAL	\$ 575	\$ 0	\$ 0	\$ 575

Other Notes and Loans Receivable

Form **990-PF**

2019

For calendar year 2019, or tax year beginning ..and ending

Name

Employer Identification Number

CASCADIA HOUSING, INC.

93-1138328

FORM 990-PF, PART II, LINE 7 - ADDITIONAL INFORMATION

Name of borrower	Relationship to disqualified person
(1) URBAN HOUSING OPTIONS	
(2) WESTGRESHAM LP	
(3) MID-CO APARTMENTS	
(4) URBAN HOUSING OPTIONS MLK MANOR	
(5) URBAN HOUSING OPTIONS NAWIKKA COURT	
(6) URBAN HOUSING OPTIONS TILLICUM COURT	
(7) URBAN HOUSING OPTIONS TRYON MEWS APT	
(8) URBAN HOUSING OPTIONS VERMONT SPRING	
(9) MID CO APARTMENTS	
(10) GARLINGTON	

Original amount borrowed	Date of loan	Maturity date	Repayment terms	Interest rate
(1) 1,076,678		06/01/57	INTEREST ONLY	4.910
(2) 515,000		12/31/36	VARIABLE	3.000
(3) 1,150,159		06/01/65	VARIABLE	3.000
(4)		06/01/57	VARIABLE	4.900
(5)		06/01/57	VARIABLE	2.000
(6)		06/01/57	VARIABLE	1.000
(7)		06/01/57	VARIABLE	5.000
(8)		06/01/57	VARIABLE	0.250
(9)		12/31/35	VARIABLE	3.000
(10) 672,812				0.000

Security provided by borrower	Purpose of loan
(1) NONE	LOW INCOME HOUSING
(2) NONE	LOW INCOME HOUSING
(3) SECOND MORTGAGE ON REAL ESTATE	LOW INCOME HOUSING
(4) NONE	LOW INCOME HOUSING
(5) NONE	LOW INCOME HOUSING
(6) NONE	LOW INCOME HOUSING
(7) NONE	LOW INCOME HOUSING
(8) NONE	LOW INCOME HOUSING
(9) THIRD MORTGAGE ON REAL ESTATE	LOW INCOME HOUSING
(10)	

Consideration furnished by lender	Balance due at beginning of year	Balance due at end of year	Fair market value
(1) CASH	1,076,677	1,076,677	1,076,677
(2)	515,000	515,000	515,000
(3)	1,150,159	1,150,159	1,150,159
(4)	71,696	71,696	71,696
(5)	104,422	104,422	104,422
(6)	45,605	45,605	45,605
(7)	106,042	106,042	106,042
(8)	118,046	118,046	118,046
(9)	167,000	167,000	167,000
(10)		672,812	672,812
Totals	3,354,647	4,027,459	4,027,459

Mortgages and Other Notes Payable

Form **990-PF**

2019

For calendar year 2019, or tax year beginning , and ending

Name CASCADIA HOUSING, INC.	Employer Identification Number 93-1138328
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FORM 990-PF, PART II, LINE 21 - ADDITIONAL INFORMATION

Name of lender	Relationship to disqualified person
(1) CLINTON RIDGE PDC LOAN	
(2) PDC MID-CO	
(3) CLINTON RIDGE APARTMENTS	
(4) CLINTON RIDGE SPONSOR LOAN	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

Original amount borrowed	Date of loan	Maturity date	Repayment terms	Interest rate
(1) 197,584				
(2) 1,150,159				
(3) 563,000	10/03/02	10/03/62	VARIABLE-BASED ON CASHFLOW	0.000
(4) 300,000				
(5)				
(6)				
(7)				
(8)				
(9)				
(10)				

Security provided by borrower	Purpose of loan
(1) REAL PROPERTY	MORTGAGE LOAN
(2) REAL PROPERTY	MORTGAGE LOAN
(3) SECOND MORTGAGE ON REAL ESTATE	LOW INCOME HOUSING
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

Consideration furnished by lender	Balance due at beginning of year	Balance due at end of year
(1) CASH	187,256	176,614
(2) CASH	1,150,159	1,150,159
(3)	502,200	499,934
(4)		300,000
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
Totals	1,839,615	2,126,707

Federal Statements

Statement 5 - Form 990-PF, Part I, Line 18 - Taxes

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
REAL ESTATE TAXES	\$ 2,429	\$	\$	2,429
OTHER TAXES & LICENSES	6,625			6,625
TOTAL	\$ 9,054	\$ 0	\$ 0	\$ 9,054

Statement 6 - Form 990-PF, Part I, Line 19 - Depreciation

Description	Date Acquired	Cost Basis	Prior Year Depreciation	Method	Life	Current Year Depreciation	Net Investment Income	Adjusted Net Income
LAND	6/01/03	\$ 40,000	\$		0	\$	\$	\$
LAND IMPROVEMENTS	6/01/03	13,714			0			
OFFSITE COSTS	6/01/03	39,872			0			
BUILDING	6/01/03	3,068,344	1,771,308	S/L	27	113,643		
BUILDING IMPROVEMENTS	6/01/03	12,810	7,940	S/L	27	474		
SITE WORK	6/01/03	274,979	158,707	S/L	27	10,184		
FURNITURE AND EQUIPMENT	6/01/03	44,168	44,168	200DB	5			
FURNITURE AND EQUIPMENT ADDITIONS	6/01/03	2,311	2,311	200DB	5			
LAND IMPROVEMENTS	6/01/03	31,111	31,111	150DB	15			
BUILDING IMPROVEMENTS	1/01/04	3,924	1,916	S/L	27	145		
SECURITY SYSTEM	8/31/10	8,617	2,564	S/L	27	319		
SIDING REPLACEMENT	7/01/14	20,786	3,464	S/L	27	770		
STAIR	7/30/16	14,906	1,334	S/L	27	552		

Federal Statements

Statement 6 - Form 990-PF, Part I, Line 19 - Depreciation (continued)

Date Acquired	Description	Cost Basis	Prior Year Depreciation	Method	Life	Current Year Depreciation	Net Investment Income	Adjusted Net Income
9/21/16	STEEL SECTIONAL DOOR	\$ 5,537	\$ 461	S/L	27	\$ 205	\$	
8/29/18	BUILDING IMPROVEMENTS	120,101	1,483	S/L	27	4,448		
6/01/03	LAND MT HOOD PARCEL	83,735			0			
TOTAL		\$ 3,784,915	\$ 2,026,767			\$ 130,740	\$ 0	\$ 0

Statement 7 - Form 990-PF, Part I, Line 23 - Other Expenses

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
EXPENSES	\$	\$	\$	
MANAGEMENT FEE EXPENSE	27,693			27,693
OFFICE EXPENSE	642			642
BAD DEBT	4,144			4,144
MISCELLANEOUS EXPENSE	-7,021			-7,091
TOTAL	\$ 25,458	\$ 0	\$ 0	\$ 25,388

Statement 8 - Form 990-PF, Part II, Line 14 - Land, Building, and Equipment

Description	Beginning Net Book	End Cost / Basis	End Accumulated Depreciation	Net FMV
BUILDINGS AND IMPROVEMENTS	\$ 1,581,373	\$ 3,561,115	\$ 2,110,484	\$ 1,450,631
FURNITURE AND EQUIPMENT		46,479	46,479	
MT. HOOD PARCEL	83,735	83,735		83,735
CLINTON RIDGE	93,586	93,586		93,586
TOTAL	\$ 1,758,694	\$ 3,784,915	\$ 2,156,963	\$ 1,627,952

Federal Statements

Statement 9 - Form 990-PF, Part II, Line 15 - Other Assets

Description	Beginning of Year	End of Year	Fair Market Value
EQUITY IN PARTNERSHIPS	\$ 160,560	\$ 189,331	\$ 189,331
INTEREST RECEIVABLE	1,420,191	1,307,119	1,307,119
TENANT SECURITY DEPOSITS	9,427	14,211	14,211
CONSTRUCTION IN PROGRESS	36,982	36,982	36,982
TOTAL	<u>\$ 1,627,160</u>	<u>\$ 1,547,643</u>	<u>\$ 1,547,643</u>

Statement 10 - Form 990-PF, Part II, Line 22 - Other Liabilities

Description	Beginning of Year	End of Year
DEVELOPER FEE PAYABLE-CBH	\$ 592,170	\$ 0
TOTAL	<u>\$ 592,170</u>	<u>\$ 0</u>

Form 990-PF, Part III, Line 3 - Other Increases

Description	Amount
TRANSFER OF CLINTON RIDGE	\$ _____
TOTAL	<u>\$ 0</u>

Federal Statements

Statement 11 - Form 990-PF, Part VIII, Line 1 - List of Officers, Directors, Trustees,
Etc.

Name and Address	Title	Average Hours	Compensation	Benefits	Expenses
JIM HLAVA P.O. BOX 9275 PORTLAND OR 97207	PRESIDENT	1.00	0	0	0
GREG CLOSE P.O. BOX 9275 PORTLAND OR 97207	CHAIR	1.00	0	0	0
MARGARET JONSSON P.O. BOX 9275 PORTLAND OR 97207	TREASURER	1.00	0	0	0
AMY ANDERSON P.O. BOX 9275 PORTLAND OR 97207	SECRETARY	1.00	0	0	0
CHARLES DUIT P.O. BOX 9275 PORTLAND OR 97207	DIRECTOR	1.00	0	0	0
HARRIS MATARAZZO P.O. BOX 9275 PORTLAND OR 97207	DIRECTOR	1.00	0	0	0
BRADLEY HEATH P.O. BOX 9275 PORTLAND OR 97207	DIRECTOR	1.00	0	0	0
STEVE JAGGERS P.O. BOX 9275 PORTLAND OR 97207	DIRECTOR	1.00	0	0	0