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Form 990 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

2022

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2022 calendar year, or tax year beginning 01-01-2022 , and ending 12-31-2022

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

C Name of organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) 201 EDDY STREET

Room/suite

City or town, state or province, country, and ZIP or foreign postal code
SAN FRANCISCO, CA 94102

D Employer identification number
94-2761808

E Telephone number
(415) 776-2151

G Gross receipts $ 27,986,996

F Name and address of principal officer:
MAURILIO LEON
201 EDDY STREET
SAN FRANCISCO, CA 94102

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list. See instructions.

H(c) Group exemption number ▶

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

J Website: ▶ WWW.TNDC.ORG

K Form of organization: ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 1981

M State of legal domicile: CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
AT TNDC, WE BELIEVE THAT EVERYONE DESERVES TO THRIVE. SINCE 1981 WE'VE SUPPORTED TENANTS AND COMMUNITY MEMBERS IN BUILDING TRANSFORMATIVE COMMUNITIES THROUGH HOMES, HEALTH, AND VOICE. OVER THE COURSE OF 42 YEARS, WE'VE INNOVATED SUPPORTIVE HOUSING PRACTICES WITH ONSITE SOCIAL WORKERS AND WELLNESS PROGRAMMING THAT MEET UNIQUE COMMUNITY NEEDS AND FOSTER CULTURAL INCLUSION AND BELONGING. TODAY, OVER 6,800 PEOPLE ARE HOUSED ACROSS OUR 47 BUILDINGS. WE FULFILL OUR MISSION THROUGH THESE AREAS: 1) HOUSING DEVELOPMENT CREATES, PRESERVES, AND REHABILITATES AFFORDABLE HOUSING; 2) TENANT & COMMUNITY SERVICES PROVIDES VOLUNTARY SOCIAL SERVICES TO ITS RESIDENTS THROUGH SOCIAL WORK, HEALTH & WELLNESS, QUALITY ASSURANCE, AND TENDERLOIN AFTER-SCHOOL PROGRAM; 3) PROPERTY MANAGEMENT MAINTAINS AND OVERSEES ALL TNDC PROPERTIES; AND 4) COMMUNITY ORGANIZING REVITALIZES THE NEIGHBORHOOD THROUGH LEADERSHIP DEVELOPMENT, FOOD JUSTICE, AND LAND USE/PLANNING ACTIVITIES.

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

3	Number of voting members of the governing body (Part VI, line 1a)	**3**	17
4	Number of independent voting members of the governing body (Part VI, line 1b)	**4**	17
5	Total number of individuals employed in calendar year 2022 (Part V, line 2a)	**5**	575
6	Total number of volunteers (estimate if necessary)	**6**	54
7a	Total unrelated business revenue from Part VIII, column (C), line 12	**7a**	0
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	**7b**	0

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	17,954,280	8,241,595
9	Program service revenue (Part VIII, line 2g)	24,456,026	19,602,835
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	124,887	142,566
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-255,103	-405,746
12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	42,280,090	27,581,250
13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	3,799,936	351,653
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)	14,910,724	14,241,704
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b	Total fundraising expenses (Part IX, column (D), line 25) ▶891,199		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	10,567,222	8,895,966
18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	29,277,882	23,489,323
19	Revenue less expenses. Subtract line 18 from line 12	13,002,208	4,091,927

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	105,200,928	110,662,599
21	Total liabilities (Part X, line 26)	35,900,538	37,270,842
22	Net assets or fund balances. Subtract line 21 from line 20	69,300,390	73,391,757

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

****** 2023-11-15
Signature of officer Date

ROXANNE HUEY CFO
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
				P00513747

Firm's name ▶ LINDQUIST VON HUSEN & JOYCE LLP — Firm's EIN ▶ 94-1250261

Firm's address ▶ 301 HOWARD STREET SUITE 850 SAN FRANCISCO, CA 94105 — Phone no. (415) 957-9999

May the IRS discuss this return with the preparer shown above? (see instructions) ☑ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☑

1 Briefly describe the organization's mission:

TNDC'S MISSION IS TO DEVELOP COMMUNITY AND PROVIDE AFFORDABLE HOUSING AND SERVICES FOR PEOPLE WITH LOW INCOMES IN THE TENDERLOIN AND THROUGHOUT SAN FRANCISCO, TO PROMOTE EQUITABLE ACCESS TO OPPORTUNITY AND RESOURCES.

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 $ 8,331,049 including grants of $) (Revenue $ 6,827,702)

See Additional Data

4b (Code:) (Expenses $ 5,001,414 including grants of $ 51,280) (Revenue $ 2,290,257)

See Additional Data

4c (Code:) (Expenses $ 3,364,589 including grants of $ 300,373) (Revenue $ 10,484,876)

See Additional Data

(Code:) (Expenses $ 635,803 including grants of $) (Revenue $)

COMMUNITY ORGANIZING DEPARTMENT (CO): IN 2022, TNDC TOOK ON THE FULL IMPLEMENTATION OF THE HEALTHY RETAIL SAN FRANCISCO PROGRAM AND ABSORBED THE HEALTHY CORNER STORE COALITION AS PART OF OUR COMMUNITY ORGANIZING PROGRAM. THIS MEANS THAT TNDC IS NOW THE LEAD ORGANIZATION IN SAN FRANCISCO'S EFFORT TO BRING HEALTHY FOOD OPTIONS INTO CORNER STORES IN LOW-INCOME NEIGHBORHOODS. COMMUNITY ORGANIZING FACILITATED A FOOD JUSTICE LEADERSHIP ACADEMY FOR 17 LOCAL RESIDENTS TO PROVIDE SKILLS-BASED AND POLITICAL EDUCATION TRAINING FOCUSED ON LOCAL, CULTURALLY APPROPRIATE AND RESPONSIVE FOOD SYSTEMS. AND WE FACILITATED OUR COVOTE PROGRAM (COMMUNITY ORGANIZING VOTER OUTREACH TEAM) TO EDUCATE RESIDENTS ON COUNTY OF SAN FRANCISCO'S VOTING PROCESS WHILE IMPROVING LEADERSHIP SKILLS, OUTREACH, AND VOTER ENGAGEMENT.

4d Other program services (Describe in Schedule O.)

(Expenses $ 635,803 including grants of $) (Revenue $)

4e **Total program service expenses ▶** 17,332,855

Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules *(continued)*

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	115		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c		Yes	

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

2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	**2a**	575		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. See instructions.			**2b**	Yes
3a	Did the organization have unrelated business gross income of $1,000 or more during the year? . . .			**3a**	No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O* . . .			**3b**	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? . .			**4a**	No
b	If "Yes," enter the name of the foreign country: ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . .			**5a**	No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			**5b**	No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?			**5c**	
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? . . .			**6a**	No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			**6b**	
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?			**7a**	No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			**7b**	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			**7c**	No
d	If "Yes," indicate the number of Forms 8282 filed during the year	**7d**			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			**7e**	No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . .			**7f**	No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			**7g**	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			**7h**	
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?			**8**	
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?			**9a**	
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? . . .			**9b**	
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12 . . .	**10a**			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	**10b**			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	**11a**			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	**11b**			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			**12a**	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year.	**12b**			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? . . . . . **Note.** See the instructions for additional information the organization must report on Schedule O.			**13a**	
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	**13b**			
c	Enter the amount of reserves on hand	**13c**			
14a	Did the organization receive any payments for indoor tanning services during the tax year?			**14a**	No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O* . .			**14b**	
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? . . . . . If "Yes," see the instructions and file Form 4720, Schedule N.			**15**	No
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? . . If "Yes," complete Form 4720, Schedule O.			**16**	No
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified person, or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? . . If "Yes," complete Form 6069.			**17**	

Part VI **Governance, Management, and Disclosure.** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☑

Section A. Governing Body and Management

			Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year **1a** 17			
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.			
b	Enter the number of voting members included in line 1a, above, who are independent **1b** 17			
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?	**2**		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?	**3**		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	**4**		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	**5**		No
6	Did the organization have members or stockholders?	**6**		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?	**7a**		No
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	**7b**		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:			
a	The governing body?	**8a**	Yes	
b	Each committee with authority to act on behalf of the governing body?	**8b**	Yes	
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*	**9**		No

Section B. Policies (*This Section B requests information about policies not required by the Internal Revenue Code.*)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	**10a**		No
b	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?	**10b**		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	**11a**	Yes	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	**12a**	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	**12b**	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	**12c**	Yes	
13	Did the organization have a written whistleblower policy?	**13**	Yes	
14	Did the organization have a written document retention and destruction policy?	**14**	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?			
a	The organization's CEO, Executive Director, or top management official	**15a**	Yes	
b	Other officers or key employees of the organization	**15b**		No
	If "Yes" to line 15a or 15b, describe the process on 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?	**16a**	Yes	
b	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?	**16b**	Yes	

Section C. Disclosure

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 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☑ Own website ☐ Another's website ☑ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records:
▶ROAXANNE HUEY 201 EDDY STREET SAN FRANCISCO, CA 94102 (415) 776-2151

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 the 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, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

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

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(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			
See Additional Data Table										

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

(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/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(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			
See Additional Data Table										
1b Sub-Total ▶										
c Total from continuation sheets to Part VII, Section A ▶										
d Total (add lines 1b and 1c) ▶								1,946,380	0	146,270

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 13

			Yes	No
3	Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	**3**		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	**4**	Yes	
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	**5**		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
SCT CONSULTING LLC DBA TENISITECH 15559 UNION AVE SUITE 142 LOS GATOS, CA 95032	IT CONSULTANT	654,580
LEGION CORPORATION 181 OFARRELL ST SUITE 506 SAN FRANCISCO, CA 94102	SECURITY PATROL SERVICES	595,198
AETNA INTL INC DBA INTERNATIONAL 1616 16TH ST SUITE 200 SAN FRANCISCO, CA 94103	WATERPROOFING, ROOFING AND BUILDING REST	362,209
REUSEO LLC 101 HICKEY BLVD STE A 335 SOUTH SAN FRANCISCO, CA 94080	TRASH DISPOSAL SERVICES	246,261
VENTURA DEVELOPMENT PARTNERS 70 OTIS STREET SAN FRANCISCO, CA 94103	COMMERCIAL PROPERTY MANAGEMENT	240,701

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 11

Part VIII Statement of Revenue

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

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts					
1a Federated campaigns	1a				
b Membership dues	1b				
c Fundraising events	1c	799,420			
d Related organizations	1d	1,091,783			
e Government grants (contributions)	1e	2,219,237			
f All other contributions, gifts, grants, and similar amounts not included above	1f	4,131,155			
g Noncash contributions included in lines 1a - 1f:$	1g	75,247			
h **Total.** Add lines 1a-1f		8,241,595			
Program Service Revenue	Business Code				
2a DEVELOPER FEES	531390	10,484,876	10,484,876		
b MANAGEMENT FEES	531390	6,827,702	6,827,702		
c RENTAL INCOME	531110	3,748,896	3,748,896		
d GROUND LEASE REVENUE	531390	150,420	150,420		
e INCOME FROM PARTNERSHIPS	531390	-1,609,059	-1,609,059		
f All other program service revenue.					
g **Total.** Add lines 2a–2f	19,602,835				
Other Revenue 3 Investment income (including dividends, interest, and other similar amounts)		142,566			142,566
4 Income from investment of tax-exempt bond proceeds					
5 Royalties					
	(i) Real	(ii) Personal			
6a Gross rents	6a				
b Less: rental expenses	6b				
c Rental income or (loss)	6c				
d Net rental income or (loss)					
	(i) Securities	(ii) Other			
7a Gross amount from sales of assets other than inventory	7a				
b Less: cost or other basis and sales expenses	7b				
c Gain or (loss)	7c				
d Net gain or (loss)					
8a Gross income from fundraising events (not including $ 799,420 of contributions reported on line 1c). See Part IV, line 18	8a	0			
b Less: direct expenses	8b	405,746			
c Net income or (loss) from fundraising events		-405,746			-405,746
9a Gross income from gaming activities. See Part IV, line 19	9a				
b Less: direct expenses	9b				
c Net income or (loss) from gaming activities					
10a Gross sales of inventory, less returns and allowances	10a				
b Less: cost of goods sold	10b				
c Net income or (loss) from sales of inventory					
Miscellaneous Revenue	Business Code				
11a					
b					
c					
d All other revenue					
e **Total.** Add lines 11a–11d					
12 **Total revenue.** See instructions		27,581,250	19,602,835	0	-263,180

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	300,373	300,373		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	51,280	51,280		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	1,006,724	617,419	355,253	34,052
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	10,481,067	6,396,396	3,732,692	351,979
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	470,907	314,782	138,108	18,017
9 Other employee benefits	1,379,907	922,412	404,700	52,795
10 Payroll taxes	903,099	820,546	58,984	23,569
11 Fees for services (non-employees):				
a Management				
b Legal	257,644	185,771	30,755	41,118
c Accounting	137,174	98,907	16,375	21,892
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)	1,206,168	855,386	150,104	200,678
12 Advertising and promotion				
13 Office expenses	1,233,777	1,056,564	126,646	50,567
14 Information technology	555,466	475,682	57,018	22,766
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	454,332	443,004	11,328	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	773,945	765,583	8,362	
23 Insurance	370,516	336,647	24,199	9,670
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 REPAIR AND MAINTENANCE	1,158,760	1,106,585	45,304	6,871
b SUPPORTIVE SERVICES	959,636	952,970	4,085	2,581
c BAD DEBT	490,744	420,256	50,374	20,114
d PROGRAM EXPENSES	356,083	353,609	1,516	958
e All other expenses	941,721	858,683	49,466	33,572
25 **Total functional expenses.** Add lines 1 through 24e	23,489,323	17,332,855	5,265,269	891,199
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 ▶ ☐ 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		10,538,523	1	9,803,853
	2	Savings and temporary cash investments		508,887	2	512,690
	3	Pledges and grants receivable, net		2,958,331	3	2,361,349
	4	Accounts receivable, net		558,793	4	566,829
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		172,316	9	146,274
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 31,248,871			
	b	Less: accumulated depreciation	10b 15,000,432	16,907,882	10c	16,248,439
	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		54,047	13	-1,641,499
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		73,502,149	15	82,664,664
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		105,200,928	16	110,662,599
Liabilities	17	Accounts payable and accrued expenses		3,271,378	17	2,780,804
	18	Grants payable			18	
	19	Deferred revenue		844,915	19	49,809
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties		20,530,375	23	21,853,506
	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		11,253,870	25	12,586,723
	26	**Total liabilities.** Add lines 17 through 25		35,900,538	26	37,270,842
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here ▶ ☑ and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		66,312,100	27	71,992,726
	28	Net assets with donor restrictions		2,988,290	28	1,399,031
		Organizations that do not follow FASB ASC 958, check here ▶ ☐ and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		69,300,390	32	73,391,757
	33	Total liabilities and net assets/fund balances		105,200,928	33	110,662,599

Part XI Reconcilliation 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	27,581,250
2	Total expenses (must equal Part IX, column (A), line 25)	2	23,489,323
3	Revenue less expenses. Subtract line 2 from line 1	3	4,091,927
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	69,300,390
5	Net unrealized gains (losses) on investments	5	-560
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	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	73,391,757

Part XII Financial Statements and Reporting

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

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	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?	2b	Yes	
	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?	2c	Yes	
	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?	3a	Yes	
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.	3b	Yes	

Additional Data

Software ID:

Software Version:

EIN: 94-2761808

Name: TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Form 990, Part III, Line 4a:

AFFORDABLE HOUSING/PROPERTY MANAGEMENT: IN 2022, TNDC PROVIDED HIGH QUALITY PROPERTY MANAGEMENT SERVICES TO 6,500 RESIDENTS. OF THE 672 HOUSEHOLDS WHO RESPONDED TO THE ANNUAL SATISFACTION SURVEY, 93% RATED THEMSELVES AS SATISFIED WITH THE QUALITY OF THE CUSTOMER SERVICE AT THEIR BUILDING, 93% WERE SATISFIED/VERY SATISFIED WITH THEIR BUILDING AS A PLACE TO LIVE, AND 100% OF OUR NEW TENANTS MAINTAINED HOUSING AFTER ONE YEAR.

Form 990, Part III, Line 4b:

TENANT & COMMUNITY SERVICES: TNDC SOCIAL WORKERS PREVENTED 944 EVICTIONS AND 97% OF RESIDENTS ACCESSED THEIR SERVICES. SOCIAL WORKERS FACILITATE A WIDE VARIETY OF COMMUNITY ACTIVITIES THROUGHOUT THE YEAR INCLUDING WORKSHOPS AND INFORMATIONAL SESSIONS, PRODUCE DROPS, AND SUPPORT GROUPS. SOCIAL WORKERS ORGANIZED AND FACILITATED 934 ACTIVITIES LAST YEAR FOR 4,051 UNDUPLICATED TENANTS. TNDC'S TENDERLOIN AFTER-SCHOOL PROGRAM (TASP): TASP PROVIDED PROGRAMMING TO 220 CHILDREN (AGED 7 TO 18) AND THEIR FAMILIES, OFFERED SUMMER TOGETHER PROGRAMMING THROUGHOUT THE SUMMER AND OUR TRADITIONAL MONDAY THROUGH FRIDAY DROP-IN AFTER SCHOOL PROGRAM SERVICES DURING THE SCHOOL YEAR. HEALTH & WELLNESS PROGRAM: IN 2022, TNDC'S GARDENS PRODUCED MORE THAN 3,100 POUNDS OF FREE FOOD WHICH WAS DISTRIBUTED TO THE COMMUNITY, AND 486,687 POUNDS OF FREE FOOD WERE GIVEN OUT AT OUR FOOD PANTRIES. IN OUR HEALTHY AGING FOCUS AREA, 660 SENIOR TENANTS HAVE PARTICIPATED IN INDOOR AND OUTDOOR ACTIVITIES SUCH AS ACTIVITY KITS, OUTDOOR WELLNESS ACTIVITIES, BINGO FOR BRAIN FITNESS, ARTS & CRAFTS, AND WECHAT GROUP NETWORKING, AND HOLIDAY CELEBRATIONS.

Form 990, Part III, Line 4c:

HOUSING DEVELOPMENT: IN 2022, TNDC PROGRESSED ON 13 AFFORDABLE HOUSING DEVELOPMENT PROJECTS. TEN OF THESE ARE NEW CONSTRUCTION AND THREE ARE REHABS OF TNDC PROPERTIES. ONCE COMPLETED, THE NEW BUILDINGS WILL PROVIDE OVER 869 UNITS OF AFFORDABLE HOUSING FOR 1,244 RESIDENTS INCLUDING SENIORS, TRANSITIONAL AGED YOUTH, AND FAMILIES WITH LOW INCOMES, INCLUDING SOME OF WHOM ARE HOMELESS, AND/OR HAVE SPECIAL NEEDS.

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(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			
TIFFANY BOHEE PRESIDENT	2.00 0.25	X		X				0	0	0
JME MCLEAN VICE PRESIDENT	2.00 0.25	X		X				0	0	0
SUSAN JOHNSON SECRETARY	2.00 0.25	X		X				0	0	0
TRACEY EDWARDS TREASURER	2.00 0.25	X		X				0	0	0
KATHY ROCK DIRECTOR	2.00 0.25	X						0	0	0
KATHY WOLFE DIRECTOR	2.00 0.25	X						0	0	0
BIRUTE SKURDENIS DIRECTOR	2.00 0.25	X						0	0	0
JIM CERVANTES DIRECTOR	2.00 0.25	X						0	0	0
FERNANDO PUJALS DIRECTOR	2.00 0.25	X						0	0	0
JANE GRAF DIRECTOR	2.00 0.25	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(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			
FREDDY MARTIN DIRECTOR	2.00 0.25	X						0	0	0
LUIS BARAHONA DIRECTOR	2.00 0.25	X						0	0	0
KENNETH KIM DIRECTOR	2.00 0.25	X						0	0	0
WYLIE LIU DIRECTOR	2.00 0.25	X						0	0	0
MARK COUTIER DIRECTOR	2.00 0.25	X						0	0	0
MICHAEL VUONG DIRECTOR	2.00 0.25	X						0	0	0
DAVE KROOT CHIEF LEGAL OFFICER	2.00 0.30	X		X				0	0	0
RONALD LATHOUWERS CFO	32.00 8.00			X				59,270	0	195
KATIE LAMOUNT COO	32.00 8.00			X				205,742	0	35,895
DAPHNE HEFFNER CHIEF PEOPLE OFFICER	32.00 8.00			X				264,774	0	2,481

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(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			
ROXANNE HUEY CFO	32.00 8.00			X				99,445	0	0
MAURILIO LEON CEO	32.00 8.00			X				329,684	0	9,238
WENDY CHAN SENIOR DIRECTOR OF FINANCE	32.00 8.00					X		228,596	0	19,688
EVELYN CATALAN SENIOR DIRECTOR OF PROPERT	32.00 8.00					X		197,588	0	24,035
YVETTE ROBINSON SENIOR DIRECTOR OF TENANT	32.00 8.00					X		218,071	0	19,875
CHRISTOPHER COMMINGS DIRECTOR OF HOUSING DEVELOPMENT	32.00 8.00					X		174,654	0	17,470
DELENE RANKIN DIRECTOR OF COMMUNITY SERVICE	32.00 8.00					X		168,556	0	17,393

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SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.**

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

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

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

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

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)

9 ☐ An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture. See instructions. Enter the name, city, and state of the college or university:

10 ☑ An organization that normally receives: (1) more than 331/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations . . . . . _____

g Provide the following information about the supported organization(s).

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

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization failed to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . .						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3 The value of services or facilities furnished by a governmental unit to the organization without charge..						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . .						
6 **Public support.** Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4. .						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . .						
9 Net income from unrelated business activities, whether or not the business is regularly carried on. .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). .						
11 **Total support.** Add lines 7 through 10						

12 Gross receipts from related activities, etc. (see instructions) 12

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

Section C. Computation of Public Support Percentage

14 Public support percentage for 2022 (line 6, column (f) divided by line 11, column (f)) 14

15 Public support percentage for 2020 Schedule A, Part II, line 14 15

16a **33 1/3% support test—2022.** 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—2021.** 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—2022.** 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—2021.** 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) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .	6,728,789	8,817,445	16,224,837	17,954,280	8,241,595	57,966,946
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	20,639,533	16,483,035	20,651,097	24,456,026	19,602,835	101,832,526
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	27,368,322	25,300,480	36,875,934	42,410,306	27,844,430	159,799,472
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year.	5,014,293	2,891,733	6,210,787	10,509,940	8,001,963	32,628,716
c Add lines 7a and 7b. .	5,014,293	2,891,733	6,210,787	10,509,940	8,001,963	32,628,716
8 **Public support.** (Subtract line 7c from line 6.)						127,170,756

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6. . .	27,368,322	25,300,480	36,875,934	42,410,306	27,844,430	159,799,472
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources . .	143,907	98,807	103,925	124,887	142,566	614,092
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c Add lines 10a and 10b.	143,907	98,807	103,925	124,887	142,566	614,092
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on.						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . .						
13 **Total support.** (Add lines 9, 10c, 11, and 12.). .	27,512,229	25,399,287	36,979,859	42,535,193	27,986,996	160,413,564

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

Section C. Computation of Public Support Percentage

15	Public support percentage for 2022 (line 8, column (f) divided by line 13, column (f))	15	79.280 %
16	Public support percentage from 2021 Schedule A, Part III, line 15	16	78.690 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2022** (line 10c, column (f) divided by line 13, column (f))	17	0.380 %
18	Investment income percentage from **2021** Schedule A, Part III, line 17	18	0.370 %

19a **33 1/3% support tests-2022.** 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—2021.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization . . . . . ▶ ☐

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *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 lines 3b and 3c 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 box 12a or 12b in Part I, answer lines 4b and 4c 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 lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	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) .*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	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 on 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 on 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 on lines 11b and 11c below, the governing body of a supported organization?	**11a**		
b	A family member of a person described on 11a above?	**11b**		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to 11a, 11b, or 11c, provide detail in* ***Part VI.***	**11c**		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the officers, directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *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.*	**1**		
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? *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.*	**2**		

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)? *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).*	**1**		

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?	**1**		
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? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	**2**		
3	By reason of the relationship described in line 2 above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	**3**		

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** ☐ The organization satisfied the Activities Test. Complete **line 2** below.
- **b** ☐ The organization is the parent of each of its supported organizations. Complete **line 3** below.
- **c** ☐ The organization supported a governmental entity. Describe in **Part VI** how you supported a government entity (see instructions)

2 Activities Test. **Answer lines 2a and 2b below.**

			Yes	No
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? *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.*	**2a**		
b	Did the activities described on line 2a, above constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *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.*	**2b**		
3	Parent of Supported Organizations. **Answer lines 3a and 3b below.**			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No", provide details in* ***Part VI.***	**3a**		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI.*** *the role played by the organization in this regard.*	**3b**		

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 0.015 of line 3 (for greater amount, see instructions).	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 0.035	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C - Distributable Amount

				Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2	Enter 85% of line 1	2		
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4	Enter greater of line 2 or line 3	4		
5	Income tax imposed in prior year	5		
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		

7 ☐ Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

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

Section D - Distributions		**Current Year**
1 Amounts paid to supported organizations to accomplish exempt purposes	**1**	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	**2**	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	**3**	
4 Amounts paid to acquire exempt-use assets	**4**	
5 Qualified set-aside amounts (*prior IRS approval required - provide details in* ***Part VI***)	**5**	
6 Other distributions (*describe in* ***Part VI***). See instructions	**6**	
7 **Total annual distributions.** Add lines 1 through 6.	**7**	
8 Distributions to attentive supported organizations to which the organization is responsive (*provide details in* ***Part VI***). See instructions	**8**	
9 Distributable amount for 2022 from Section C, line 6	**9**	
10 Line 8 amount divided by Line 9 amount	**10**	

Section E - Distribution Allocations (see instructions)	**(i) Excess Distributions**	**(ii) Underdistributions Pre-2022**	**(iii) Distributable Amount for 2022**
1 Distributable amount for 2022 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2022 (reasonable cause required-- *explain in* ***Part VI***). See instructions.			
3 Excess distributions carryover, if any, to 2022:			
a From 2017.			
b From 2018.			
c From 2019.			
d From 2020.			
e From 2021.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2022 distributable amount			
i Carryover from 2017 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2022 from Section D, line 7: $			
a Applied to underdistributions of prior years			
b Applied to 2022 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2022, 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 2022. 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 2023.** Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2018.			
b Excess from 2019.			
c Excess from 2020.			
d Excess from 2021.			
e Excess from 2022.			

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

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493319227983

SCHEDULE C (Form 990)

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

2022

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	Employer identification number
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION	94-2761808

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. See instructions for definition of "political campaign activities."

2 Political campaign activity expenditures. See instructions ▶ $

3 Volunteer hours for political campaign activities. See instructions

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

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4a Was a correction made? ☐ Yes ☐ No

b If "Yes," describe in Part IV.

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

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ $

3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ▶ $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

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

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ▶ ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

B Check ▶ ☐ if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures	23,489,324	
e Total exempt purpose expenditures (add lines 1c and 1d)	23,489,324	
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.	1,000,000	

If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:
Not over $500,000	20% of the amount on line 1e.
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000.
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000.
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000.
Over $17,000,000	$1,000,000.

g Grassroots nontaxable amount (enter 25% of line 1f)	250,000	
h Subtract line 1g from line 1a. If zero or less, enter -0-.	0	
i Subtract line 1f from line 1c. If zero or less, enter -0-.	0	

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) Total
2a Lobbying nontaxable amount	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
b Lobbying ceiling amount (150% of line 2a, column(e))					6,000,000
c Total lobbying expenditures	1,000	1,467			2,467
d Grassroots nontaxable amount	250,000	250,000	250,000	250,000	1,000,000
e Grassroots ceiling amount (150% of line 2d, column (e))					1,500,000
f Grassroots lobbying expenditures					

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) Yes	(a) No	(b) 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?			
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i	Other activities?			
j	Total. Add lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
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).**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues .	3	
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?	4	
5	Taxable amount of lobbying and political expenditures. See Instructions	5	

Part IV Supplemental Information

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

Return Reference	Explanation	

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SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements.

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

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

☐ Preservation of land for public use (e.g., recreation or education)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

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

		Held at the End of the Year
a	Total number of conservation easements	2a
b	Total acreage restricted by conservation easements	2b
c	Number of conservation easements on a certified historic structure included in (a)	2c
d	Number of conservation easements included in (c) acquired after July 25, 2006, 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 FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

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

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

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

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

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

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

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

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange programs
- e ☐ Other .....

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?. . . ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

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

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? . . . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c	Beginning balance	1c
d	Additions during the year	1d
e	Distributions during the year	1e
f	Ending balance	1f

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 Term endowment ▶ .....

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

	Yes	No
(i) Unrelated organizations . . . . . 3a(i)		
(ii) Related organizations . . . . . 3a(ii)		
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? 3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		6,994,625		6,994,625
b Buildings		20,083,679	12,787,368	7,296,311
c Leasehold improvements		2,954,470	1,196,622	1,757,848
d Equipment		1,216,097	1,016,442	199,655
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10(c).)* ▶				16,248,439

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

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

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

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

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

(a) Description	(b) Book value
(1)CONSTRUCTION IN PROGRESS	2,381,974
(2)DUE FROM AFFILIATES	13,048,914
(3)RESTRICTED DEPOSITS & RESERVES	14,929,509
(4)GROUND LEASE RECEIVABLE	4,597,672
(5)NOTES AND INTEREST RECEIVABLE	12,073,526
(6)RENTS RECEIVABLE	171,089
(7)MANAGEMENT FEE RECEIVABLE	2,213,847
(8)DEVELOPMENT FEE RECEIVABLE	33,057,275
(9)SECURITY DEPOSITS	190,858
(10)	
Total. *(Column (b) must equal Form 990, Part X, col.(B) line 15.)* ▶	82,664,664

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
TENANTS DEPOSITS	187,438
DUE TO AFFILIATES	1,249,981
ACCRUED INTEREST PAYABLE	10,668,179
CONTRIBUTION PAYABLE	481,125
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col.(B) line 25.)* ▶	12,586,723

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	

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

Return Reference	Explanation

Additional Data

Software ID:

Software Version:

EIN: 94-2761808

Name: TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Form 990, Schedule D, Part IX, - Other Assets

(a) Description	(b) Book value
CONSTRUCTION IN PROGRESS	2,381,974
DUE FROM AFFILIATES	13,048,914
RESTRICTED DEPOSITS & RESERVES	14,929,509
GROUND LEASE RECEIVABLE	4,597,672
NOTES AND INTEREST RECEIVABLE	12,073,526
RENTS RECEIVABLE	171,089
MANAGEMENT FEE RECEIVABLE	2,213,847
DEVELOPMENT FEE RECEIVABLE	33,057,275
SECURITY DEPOSITS	190,858

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC) AND AFFILIATES BELIEVE THAT THEY HA VE APPROPRIATE SUPPORT FOR ANY TAX POSITIONS TAKEN, AND AS SUCH, DO NOT HAVE ANY UNCERTAIN TAX POSITIONS THAT ARE MATERIAL TO THE FINANCIAL STATEMENTS. TNDC AND AFFILIATES' FEDERAL AND STATE INCOME TAX RETURNS FOR THE YEARS 2018 THROUGH 2021 ARE SUBJECT TO EXAMINATION B Y REGULATORY AGENCIES, GENERALLY FOR THREE YEARS AND FOUR YEARS AFTER THEY WERE FILED FOR FEDERAL AND STATE, RESPECTIVELY.

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SCHEDULE G (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" on Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.

▶ **Attach to Form 990 or Form 990-EZ.**

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

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

Part I **Fundraising Activities.** Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

a ☐ Mail solicitations
b ☐ Internet and email solicitations
c ☐ Phone solicitations
d ☐ In-person solicitations
e ☐ Solicitation of non-government grants
f ☐ Solicitation of government grants
g ☐ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ **Yes** ☐ **No**

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	**(ii)** Activity	**(iii)** Did fundraiser have custody or control of contributions? Yes	No	**(iv)** Gross receipts from activity	**(v)** Amount paid to (or retained by) fundraiser listed in col. **(i)**	**(vi)** Amount paid to (or retained by) organization
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total . . . . . ▶							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II **Fundraising Events.** Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

Revenue		(a) Event #1 POOL TOSS (event type)	(b) Event #2 ANNIVERSARY CELEBRATION (event type)	(c) Other events (total number)	(d) Total events (add col. (a) through col. (c))
	1 Gross receipts	478,665	320,755		799,420
	2 Less: Contributions	478,665	320,755		799,420
	3 Gross income (line 1 minus line 2)				
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	259,377	146,369		405,746
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				405,746
	11 Net income summary. Subtract line 10 from line 3, column (d) ▶				-405,746

Part III **Gaming.** Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

Revenue		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col.(a) through col.(c))
	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ____% ☐ No	☐ Yes ____% ☐ No	☐ Yes ____% ☐ No	
	7 Direct expense summary. Add lines 2 through 5 in column (d) ▶				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d) ▶				

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain: _____

11 Does the organization conduct gaming activities with nonmembers? . . . . . ☐ **Yes** ☐ **No**

12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? . . . . . ☐ **Yes** ☐ **No**

13 Indicate the percentage of gaming activity conducted in:

a	The organization's facility	**13a**	%
b	An outside facility	**13b**	%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶ ----------

Address ▶ ----------

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? . . . . . ☐ **Yes** ☐ **No**

b If "Yes," enter the amount of gaming revenue received by the organization ▶ $ _____ and the amount of gaming revenue retained by the third party ▶ $ _____.

c If "Yes," enter name and address of the third party:

Name ▶ ----------

Address ▶ ----------

16 Gaming manager information:

Name ▶ ----------

Gaming manager compensation ▶ $----------

Description of services provided ▶ ----------

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? . . . . . ☐ Yes ☐ No

b Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ $

Part IV **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

Return Reference	Explanation

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Schedule I (Form 990)

Department of the Treasury
Internal Revenue Service

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

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

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? . . . . . ☑ Yes ☐ No

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.

(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
(1) See Additional Data							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table . . . . . ▶ 4

3 Enter total number of other organizations listed in the line 1 table . . . . . ▶

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) COLLEGE SCHOLARSHIP	33	51,280			
(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
PART I, LINE 2:	SCHOLARSHIP GRANTS ARE PAID DIRECTLY TO INSTITUTIONS OF HIGHER LEARNING.

Additional Data

Software ID:

Software Version:

EIN: 94-2761808

Name: TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

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

(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 non-cash assistance	**(h)** Purpose of grant or assistance
TURK STREET INC 201 EDDY STREET SAN FRANCISCO, CA 94102	94-3297381	501(C)(3)	177,773	0			TO SUPPORT THE ACTIVITIES OF THE DONEE ORGANIZATION
ELLIS STREET INC 201 EDDY STREET SAN FRANCISCO, CA 94102	94-3324166	501(C)(3)	60,000	0			TO SUPPORT THE ACTIVITIES OF THE DONEE ORGANIZATION

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

(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 non-cash assistance	**(h)** Purpose of grant or assistance
HOWARD STREET DEVELOPMENT CORPORATION 201 EDDY STREET SAN FRANCISCO, CA 94102	94-3336303	501(C)(3)	10,000	0			TO SUPPORT THE ACTIVITIES OF THE DONEE ORGANIZATION
HAIGHT STREET SENIOR HOUSING INC 201 EDDY STREET SAN FRANCISCO, CA 94102	91-2152456	501(C)(3)	50,000	0			TO SUPPORT THE ACTIVITIES OF THE DONEE ORGANIZATION

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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

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

Part I Questions Regarding Compensation

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

Part II **Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2, 1099-MISC compensation, and/or 1099-NEC			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1 MAURILIO LEON CEO	(i)	329,684	0	0	0	9,238	338,922	0
	(ii)	0	0	0	0	0	0	0
2 DAPHNE HEFFNER CHIEF PEOPLE OFFICER	(i)	264,774	0	0	900	1,581	267,255	0
	(ii)	0	0	0	0	0	0	0
3 WENDY CHAN SENIOR DIRECTOR OF FINANCE	(i)	228,596	0	0	12,098	7,590	248,284	0
	(ii)	0	0	0	0	0	0	0
4 KATIE LAMOUNT COO	(i)	205,742	0	0	12,122	23,773	241,637	0
	(ii)	0	0	0	0	0	0	0
5 YVETTE ROBINSON SENIOR DIRECTOR OF TENANT	(i)	218,071	0	0	11,963	7,912	237,946	0
	(ii)	0	0	0	0	0	0	0
6 EVELYN CATALAN SENIOR DIRECTOR OF PROPERT	(i)	197,588	0	0	10,977	13,058	221,623	0
	(ii)	0	0	0	0	0	0	0
7 CHRISTOPHER COMMINGS DIRECTOR OF HOUSING DEVELOPMENT	(i)	174,654	0	0	9,880	7,590	192,124	0
	(ii)	0	0	0	0	0	0	0
8 DELENE RANKIN DIRECTOR OF COMMUNITY SERVICE	(i)	168,556	0	0	9,600	7,793	185,949	0
	(ii)	0	0	0	0	0	0	0

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SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

▶ Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

Part I Types of Property

		(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1	Art—Works of art				
2	Art—Historical treasures				
3	Art—Fractional interests				
4	Books and publications				
5	Clothing and household goods				
6	Cars and other vehicles				
7	Boats and planes				
8	Intellectual property				
9	Securities—Publicly traded				
10	Securities—Closely held stock				
11	Securities—Partnership, LLC, or trust interests				
12	Securities—Miscellaneous				
13	Qualified conservation contribution—Historic structures				
14	Qualified conservation contribution—Other				
15	Real estate—Residential				
16	Real estate—Commercial				
17	Real estate—Other				
18	Collectibles				
19	Food inventory	X	1	75,247	FAIR MARKET VALUE
20	Drugs and medical supplies				
21	Taxidermy				
22	Historical artifacts				
23	Scientific specimens				
24	Archeological artifacts				
25	Other ▶ (_____)				
26	Other ▶ (_____)				
27	Other ▶ (_____)				
28	Other ▶ (_____)				

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

		Yes	No
30a	During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? — 30a		No
b	If "Yes," describe the arrangement in Part II.		
31	Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? — 31	Yes	
32a	Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? — 32a		No
b	If "Yes," describe in Part II.		
33	If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference	Explanation

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SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	FINANCE/AUDIT COMMITTEES REVIEW AND APPROVE THE FORM 990. EACH BOARD MEMBER IS PROVIDED A COPY OF THE FORM 990 BEFORE THE FILING OF THE FORM 990. FULL BOARD HAS OPTION TO PROVIDE Q UESTIONS AND COMMENTS BEFORE THE FILING OF THE FORM 990.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	TNDC HAS TWO CONFLICT OF INTEREST POLICIES, ONE FOR ITS BOARD OF DIRECTORS AND ANOTHER FOR ALL TNDC EMPLOYEES. FOR THE BOARD OF DIRECTORS, THE BOARD OR THE RELEVANT BOARD COMMITTEE DETERMINES IF A CONFLICT OF INTEREST EXISTS. IF A CONFLICT EXISTS, THE "INTERESTED PERSON " (INDIVIDUAL WHO MAY HAVE A CONFLICT OF INTEREST) MAY BE PERMITTED TO MAKE A PRESENTATION CONCERNING THE PROPOSED TRANSACTION OR ARRANGEMENT TO THE BOARD OR BOARD COMMITTEE, BUT A FTER THAT PRESENTATION, THE INTERESTED PERSON LEAVES THE MEETING DURING THE DISCUSSION OF, AND VOTE ON, THE PROPOSED TRANSACTION OR ARRANGEMENT. THE BOARD OR BOARD COMMITTEE EXERCI SES ALL APPROPRIATE DUE DILIGENCE AND THEN DETERMINES WHETHER AN ALTERNATIVE TRANSACTION O R ARRANGEMENT CAN BE MADE THAT WOULD NOT RESULT IN A CONFLICT. IF THE BOARD OR BOARD COMMI TTEE DETERMINES THAT IT IS NOT POSSIBLE TO OBTAIN A MORE ADVANTAGEOUS TRANSACTION OR ARRAN GEMENT, THE BOARD OR BOARD COMMITTEE DETERMINES, BY A MAJORITY VOTE OF DISINTERESTED DIREC TORS, WHETHER TO ENTER INTO THE TRANSACTION OR ARRANGEMENT THAT PRESENTS A CONFLICT OF INT EREST. ALL DIRECTORS ARE REQUIRED TO COMPLETE AN ANNUAL "DECLARATION OF INTEREST WHICH MAY BE IN CONFLICT" FORM, DISCLOSING POTENTIAL CONFLICTS WHICH MAY POSSIBLY ARISE DURING THE COURSE OF THE YEAR. FOR EMPLOYEES, MEMBERS OF THE SENIOR MANAGEMENT TEAM MUST COMPLETE AN ANNUAL "DECLARATION OF INTEREST WHICH MAY BE IN CONFLICT" FORM WHICH MUST BE UPDATED IN TH E EVENT THAT A NEW POTENTIAL CONFLICT OF INTEREST SURFACES, AND ALL OTHER EMPLOYEES WITH A POTENTIAL CONFLICT MUST DO THE SAME. ANY POTENTIAL CONFLICTS OF INTEREST ARE REVIEWED BY THE CHIEF EXECUTIVE OFFICER, AND APPROVED OR MITIGATED AT THE CHIEF EXECUTIVE OFFICER'S DI SCRETION. IF THE CONFLICT INVOLVES THE CHIEF EXECUTIVE OFFICER, THE CONFLICT IS REVIEWED, APPROVED AND IF NECESSARY MITIGATED BY THE BOARD PRESIDENT.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15A	THE ORGANIZATION FOLLOWS THE REQUIREMENTS OF SB1262, WHEREIN COMPARABILITY DATA AND SUBSTA NTIATION IS REQUIRED IF THERE IS A NEWLY HIRED CEO OR CFO OR THE COMPENSATION OF EITHER/BO TH IS INCREASED INCONGRUENTLY WITH THOSE OF OTHER EMPLOYEES.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	GOVERNING DOCUMENTS AND POLICY ARE AVAILABLE UPON REQUEST. AUDITED FINANCIAL STATEMENTS ARE POSTED ON WEBSITE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, LINE 1A	THE EXECUTIVE COMMITTEE IS EMPOWERED IN THE CORPORATION'S BYLAWS TO EXERCISE ALL AUTHORITY OF THE BOARD BETWEEN MEETINGS OF THE BOARD, EXCEPT TO: A) FILL VACANCIES ON THE BOARD OR ON ANY COMMITTEE; B) AMEND OR REPEAL THE ARTICLES OF INCORPORATION OR BYLAWS OR ADOPT NEW BYLAWS; C) AMEND OR REPEAL ANY RESOLUTION OF THE BOARD; D) DESIGNATE ANY OTHER COMMITTEES OF THE BOARD OR APPOINT THE MEMBERS OF ANY COMMITTEE; E) APPROVE ANY TRANSACTION (1) TO WH ICH THE CORPORATION IS A PARTY AND ONE OR MORE DIRECTORS HAS A MATERIAL FINANCIAL INTEREST ; OR (2) BETWEEN THE CORPORATION AND ONE OR MORE OF ITS DIRECTORS OR BETWEEN THE CORPORATI ON AND ANY CORPORATION OR FIRM IN WHICH ONE OR MORE OF ITS DIRECTORS HAS A MATERIAL FINANC IAL INTEREST.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990,PART XII, LINE 2C	THE AUDIT COMMITTEE REVIEWS AND RECOMMENDS APPROVAL OF THE ORGANIZATION'S FINANCIAL STATEM ENTS TO THE EXECUTIVE COMMITTEE, WHICH APPROVES SUCH FINANCIAL STATEMENTS. THE AUDIT COMMI TTEE APPROVES THE SELECTION OF THE AUDIT FIRM. THE CHAIR OF THE AUDIT COMMITTEE IS NOT A M EMBER OF THE FINANCE COMMITTEE.

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SCHEDULE R (Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ 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.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization
TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

Employer identification number
94-2761808

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

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

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

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

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity? Yes	(i) No
(1)220 GOLDEN GATE HISTORIC CORP 201 EDDY STREET SAN FRANCISCO, CA 94102 27-2153989	LOW INCOME HOUSING RENTAL	CA	N/A	C				Yes	
(2)O'FARRELL TOWERS GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 47-5337625	LOW INCOME HOUSING RENTAL	CA	N/A	C				Yes	
(3)E & T HOUSING GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 82-1734746	LOW INCOME HOUSING RENTAL	CA	N/A	C				Yes	

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 orgranization 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	Yes	
b Gift, grant, or capital contribution to related organization(s)	1b	Yes	
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		No
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	Yes	
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	Yes	
q Reimbursement paid by related organization(s) for expenses	1q	Yes	
r Other transfer of cash or property to related organization(s)	1r	Yes	
s Other transfer of cash or property from related organization(s)	1s	Yes	

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

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

Part VI **Unrelated Organizations Taxable as a Partnership.** Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	

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: 94-2761808

Name: TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

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
1036 MISSION GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 76-0844259	PROVIDE LOW INCOME HOUSING	CA	33,147	246,839	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
1166 HOWARD ST COMMERCIAL LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3402324	COMMUNITY SERVING COMMERCIAL RENTAL	CA	413,998	1,654,648	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
ALEXANDER GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102	PROVIDE LOW INCOME HOUSING	CA	1,715	323,663	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
ANTONIA GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102	PROVIDE LOW INCOME HOUSING	CA	235,802	-104,665	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
MARIA GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102	PROVIDE LOW INCOME HOUSING	CA	182,185	417,000	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
POLK SENIOR HOUSING LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 56-2568850	PROVIDE LOW INCOME HOUSING	CA	-1,814,680	-2,560,997	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP
TNDC-GPLLC 201 EDDY STREET SAN FRANCISCO, CA 94102 30-0294923	PROVIDE LOW INCOME HOUSING	CA	-28,052	-264,349	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3366155	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3297380	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3324166	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 91-2152456	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3336303	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3212716	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3367164	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3403318	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 20-8016199	SUPPORT FOR TNDC ACTIVITIES	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3297381	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	
201 EDDY STREET SAN FRANCISCO, CA 94102 94-3388970	LOW INCOME HOUSING RENTAL	CA	501(C)(3)	LINE 12A, I	TNDC	Yes	

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

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							Yes	No		Yes	No	
1036 MISSION ASSOCIATESLP 201 EDDY STREET SAN FRANCISCO, CA 94102 13-4352727	LOW INCOME HOUSING RENTAL	CA	1036 MISSION GP LLC	RELATED	30,927	1,824,007		No		Yes		0.010 %
1166 HOWARD STREET ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3379260	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
1300 FOURTH STREET ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-2464889	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
180 JONES ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 84-3757644	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
1990 FOLSOM HOUSING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 81-3720844	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
220 GOLDEN GATE ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 45-0560511	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
2550 IRVING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 87-1157553	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
4200 GEARY ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 85-0799335	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
430 TURK ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-1942270	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
44 MCALLISTER ASSOCIATESLP 201 EDDY STREET SAN FRANCISCO, CA 94102 06-1820178	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
4TH & FOLSOM ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 84-2218705	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
5TH AND HOWARD ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 85-0935269	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
681 FLORIDA HOUSING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 82-1438453	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
730 STANYAN ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 82-2233063	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
939 & 951 EDDY ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-1928019	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	

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							Yes	No		Yes	No	
ALABAMA STREET HOUSING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 71-0944603	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
ALABAMA STREET SENIOR HOUSING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 51-0596381	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
AM PRESERVATIONLP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3374632	LOW INCOME HOUSING RENTAL	CA	ANTONIA GP LLC & TFHI	RELATED	233,996	371,139		No		Yes		0.100 %
AMBASSADOR RITZ FOUR PERCENT LP 201 EDDY STREET SAN FRANCISCO, CA 94102 37-1964107	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
AMBASSADOR NINE PERCENT LP 201 EDDY STREET SAN FRANCISCO, CA 94102 38-4137856	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
AMBASSADOR SRO ASSOCIATESLP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3386630	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
AR PRESERVATION LP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3374866	LOW INCOME HOUSING RENTAL	CA	ALEXANDER GP LLC & TFHI	RELATED	-3	1,171,036		No		Yes		0.010 %
CANDLESTICK 10A ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 81-5233752	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
CANDLESTICK 10A GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 81-5217187	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
CLEMENTINA TOWERS ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4004608	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
CURRAN HOUSE LIMITED PARTNERSHIP 201 EDDY STREET SAN FRANCISCO, CA 94102 87-0712718	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
DALT HOTEL LP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3297657	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
EDDY AND TAYLOR ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 71-1039861	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
ELLIS 350 ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4051611	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
ELLIS 350 GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 81-5268384	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	

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							Yes	No		Yes	No	
ELLIS STREET ASSOCIATES 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3359038	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
FOLSOM-DORE ASSOCIATES 201 EDDY STREET SAN FRANCISCO, CA 94102 71-0893906	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
FRANCISCAN TOWER ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 45-4544498	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
KLIMM APARTMENTS LP 201 EDDY STREET SAN FRANCISCO, CA 94102 65-1207289	LOW INCOME HOUSING RENTAL	CA	TNDC-GPLLC & TFHI	RELATED	-183,457	1,141,768	Yes			Yes		30.000 %
MCALLISTER STREET ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3212715	LOW INCOME HOUSING RENTAL	CA	MCALLISTER STREETINC & TNDC	RELATED	-92,222	2,751,833		No			No	99.000 %
MM PRESERVATIONLP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3374634	LOW INCOME HOUSING RENTAL	CA	MARIA GP LLC & TFHI	RELATED	180,523	847,687		No		Yes		0.100 %
OCTAVIA RSU ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 84-2120618	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
O'FARRELL TOWERS ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4023509	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
PLAZA APARTMENTS ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 26-0084394	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
POLK SENIOR HOUSING ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 56-2568859	LOW INCOME HOUSING RENTAL	CA	POLK SENIOR HOUSING LLC	RELATED	29,858	989,893		No		Yes		0.010 %
RITZ HOTELLP 201 EDDY STREET SAN FRANCISCO, CA 94102 94-3297659	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
ROSA PARKS II GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 86-2372361	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
ROSA PARKS II LP 201 EDDY STREET SAN FRANCISCO, CA 94102 26-3975752	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
RP ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4067055	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
T8 HOUSING PARTNERS LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4956421	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	

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							Yes	No		Yes	No	
T8 URBAN HOUSING ASSOCIATES BMR LP 201 EDDY STREET SAN FRANCISCO, CA 94102 47-4966946	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
TURK & EDDY ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 26-4645950	LOW INCOME HOUSING RENTAL	CA	TURK & EDDY GP LLC	RELATED	-110,064	15,348,062		No			No	70.000 %
TURK 500 ASSOCIATES LP 201 EDDY STREET SAN FRANCISCO, CA 94102 81-4280379	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
WEST HOTEL LP 201 EDDY STREET SAN FRANCISCO, CA 94102 14-1881647	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
YOSEMITE FOLSOM DORE LP 201 EDDY STREET SAN FRANCISCO, CA 94102 84-5118214	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	
RP GP LLC 201 EDDY STREET SAN FRANCISCO, CA 94102 93-3671415	LOW INCOME HOUSING RENTAL	CA	N/A					No			No	

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
MCALLISTER STREET INC	A	8,189	FMV - ARMS LENGTH
KLIMM APARTMENT LP	A	63,206	FMV - ARMS LENGTH
DALT HOTEL ASSCOIATES LP	D	556,922	FMV - ARMS LENGTH
1166 HOWARD ASSOCIATES LP	D	851,000	FMV - ARMS LENGTH
WEST HOTEL ASSOCIASTE LP	D	536,332	FMV - ARMS LENGTH
220 GOLDEN GATE ASSOCIATES LP	D	137,000	FMV - ARMS LENGTH
MCALLISTER STREET ASSOCIATES	L	80,892	FMV - ARMS LENGTH
TURK & EDDY ASSOCIATESLP	L	105,288	FMV - ARMS LENGTH
ELLIS STREET ASSCOIATES LP	L	51,399	FMV - ARMS LENGTH
FOLSOM DORE ASSOLCIATES LP	L	106,428	FMV - ARMS LENGTH
KLIMM APARTMENST LP	L	53,928	FMV - ARMS LENGTH
DALT HOTEL ASSCOIATES LP	L	203,866	FMV - ARMS LENGTH
AM PRESERVATION LP	L	134,064	FMV - ARMS LENGTH
MM PRESERVATION LP	L	119,952	FMV - ARMS LENGTH
AR PRESERVATION LP	L	180,432	FMV - ARMS LENGTH
WEST HOTEL ASSOCIASTE LP	L	134,820	FMV - ARMS LENGTH
CURRAN HOUSE ASSOCIATES LP	L	155,352	FMV - ARMS LENGTH
1166 HOWARD ASSOCIATES LP	L	235,911	FMV - ARMS LENGTH
220 GOLDEN GATE ASSOCIATES LP	L	223,416	FMV - ARMS LENGTH
TURK STREET INC	B	177,773	FMV - ARMS LENGTH
ELLIS STREET INC	B	60,000	FMV - ARMS LENGTH
TAYLOR FAMILY HOUSING INC	C	779,254	FMV - ARMS LENGTH
TURK STREET INC	C	233,915	FMV - ARMS LENGTH
MCALLISTER STREET INC	C	78,614	FMV - ARMS LENGTH