

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

Return of Organization Exempt From Income Tax

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

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

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

OMB No. 1545-0047
2022
Open to Public Inspection

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: EDEN INVESTMENTS INC
 Doing business as:
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite: 22645 GRAND STREET
 City or town, state or province, country, and ZIP or foreign postal code: HAYWARD, CA 94541

D Employer identification number: 94-2995223
E Telephone number: (510) 582-1460
G Gross receipts \$ 8,473,109

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

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

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

J Website: ▶ WWW.EDENHOUSING.ORG

K Form of organization: Corporation Trust Association Other ▶
L Year of formation: 1986 **M** State of legal domicile: CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
 TO PROVIDE LOW-INCOME HOUSING

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

3 Number of voting members of the governing body (Part VI, line 1a)	3	18
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	0
6 Total number of volunteers (estimate if necessary)	6	17
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)	1,222,583	4,542,966
9 Program service revenue (Part VIII, line 2g)	28,743,468	3,617,680
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	568,154	182,293
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	130,170
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	30,534,205	8,473,109
13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)	16,652,742	423,371
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)	49,515	0
16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	2,632,111	11,513,248
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	19,334,368	11,936,619
19 Revenue less expenses. Subtract line 18 from line 12	11,199,837	-3,463,510

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	35,016,313	86,345,828
21 Total liabilities (Part X, line 26)	57,103,938	115,627,048
22 Net assets or fund balances. Subtract line 21 from line 20	-22,087,625	-29,281,220

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer: *****
 Date: 2023-10-07

TATIANA BLANK CFO
 Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name: Preparer's signature: Date: 2023-10-06
 Check if self-employed PTIN: P00043433

Firm's name ▶ COHNREZNICK LLP Firm's EIN ▶ 22-1478099

Firm's address ▶ 621 CAPITOL MALL SUITE 2150 Phone no. (916) 442-9100
 SACRAMENTO, CA 95814

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:

TO SERVE AS GENERAL PARTNER FOR MULTIPLE PARTNERSHIPS THAT OWN AND OPERATE LOW-INCOME HOUSING PROJECTS

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 \$ 11,853,217 including grants of \$ 423,371) (Revenue \$ 3,747,850)
See Additional Data

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

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

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

4e Total program service expenses ▶ 11,853,217

Part IV Checklist of Required Schedules

Table with 3 columns: Question ID, Question Text, and Yes/No response columns. Rows include questions 1 through 21 regarding organizational requirements and schedules.

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question, Yes, No. Rows 22-38 covering various organizational requirements and schedules.

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

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

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

Table with 4 columns: Question ID, Question Text, Answer Box, and Yes/No. Rows include questions 2a through 17 regarding employee reporting, federal employment tax returns, unrelated business gross income, foreign accounts, prohibited tax shelter transactions, annual gross receipts, deductible contributions, sponsoring organizations, and charitable trusts.

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



Section A. Governing Body and Management

Table with 5 main rows (1a-9) and 3 sub-columns (1a, 1b, and Yes/No). Row 1a: 18 members. Row 1b: 17 independent members. Rows 2-6: Yes/No questions. Rows 7a-7b: Yes/No questions. Rows 8a-8b: Yes/No questions. Row 9: No.

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

Table with 10 main rows (10a-16b) and 3 sub-columns (10a, 10b, and Yes/No). Rows 10a-10b: Yes/No questions. Row 11a: Yes. Row 12a-12c: Yes. Row 13-14: Yes. Row 15a-15b: No. Row 16a: Yes. Row 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.
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: DEEPIKA SHARMA 22645 GRAND STREET HAYWARD, CA 94541 (510) 582-1460

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			
(1) TIMOTHY GREEN ASSISTANT SECRETARY/DIRECTOR	0.10 39.90	X		X				0	231,556	0
(2) AMY NECHES TREASURER/DIRECTOR	0.10 3.90	X		X				0	0	0
(3) ANNETTE BILLINGSLEY DIRECTOR	0.10 3.90	X						0	0	0
(4) CALVIN WHITAKER ASSISTANT SECRETARY/DIRECTOR	0.10 3.90	X		X				0	0	0
(5) CANDICE GONZALEZ O'HANLON DIRECTOR	0.10 3.90	X						0	0	0
(6) CHERYL O'CONNOR SECRETARY/DIRECTOR	0.10 3.90	X		X				0	0	0
(7) DAVID GARCIA DIRECTOR	0.10 3.90	X						0	0	0
(8) DOUGLAS KUERSCHNER DIRECTOR	0.10 3.90	X						0	0	0
(9) GRACE LI HARPER DIRECTOR	0.10 3.90	X						0	0	0
(10) JAMES KENNEDY CHAIR/DIRECTOR	0.10 3.90	X		X				0	0	0
(11) JOSEPH M POSTIGO DIRECTOR	0.10 3.90	X						0	0	0
(12) JOHN GAFFNEY DIRECTOR	0.10 3.90	X						0	0	0
(13) KATHLEEN HAMM DIRECTOR	0.10 3.90	X						0	0	0
(14) NICHOLAS J RANDALL DIRECTOR	0.10 3.90	X						0	0	0
(15) RUDOLPH JOHNSON III VICE CHAIR/DIRECTOR	0.10 3.90	X		X				0	0	0
(16) SEAN CALLUM DIRECTOR	0.10 3.90	X						0	0	0
(17) SHEILA ANN BURKS DIRECTOR	0.10 3.90	X						0	0	0

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					
	d Related organizations	1d	4,537,966				
	e Government grants (contributions)	1e					
	f All other contributions, gifts, grants, and similar amounts not included above	1f	5,000				
	g Noncash contributions included in lines 1a - 1f:\$	1g					
	h Total. Add lines 1a-1f			4,542,966			
Program Service Revenue		Business Code					
	2a PARTNERSHIP MANAGEMENT FEES	531110	2,246,875	2,246,875			
	b RENTAL INCOME	531110	1,370,805	1,370,805			
	c						
	d						
	e						
	f All other program service revenue.						
g Total. Add lines 2a-2f.		3,617,680					
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		182,293			182,293	
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6a Gross rents	(i) Real	(ii) Personal				
		6b Less: rental expenses					
		6c Rental income or (loss)					
		d Net rental income or (loss)					
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
		7b Less: cost or other basis and sales expenses					
		7c Gain or (loss)					
		d Net gain or (loss)					
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18						
		8b Less: direct expenses					
		c Net income or (loss) from fundraising events					
	9a Gross income from gaming activities. See Part IV, line 19						
9b Less: direct expenses							
c Net income or (loss) from gaming activities							
10a Gross sales of inventory, less returns and allowances							
	10b Less: cost of goods sold						
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue	Business Code						
11a ANCILLARY SERVICES	531110	5,297	5,297				
b							
c							
d All other revenue		124,873	124,873				
e Total. Add lines 11a-11d		130,170					
12 Total revenue. See instructions		8,473,109	3,747,850	0	182,293		

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	423,371	423,371		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (non-employees):				
a Management	2,522,740	2,522,740		
b Legal	12,316	12,316		
c Accounting	83,402		83,402	
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)	3,396	3,396		
12 Advertising and promotion	4,394	4,394		
13 Office expenses	17,309	17,309		
14 Information technology	3,741	3,741		
15 Royalties				
16 Occupancy	670,674	670,674		
17 Travel	7,331	7,331		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	543	543		
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	88,196	88,196		
23 Insurance	375	375		
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a LOSS FROM PARTNERSHIPS	7,726,165	7,726,165		
b OPERATING & MAINTENANCE	249,363	249,363		
c TAXES/LICENSES/PERMITS	60,309	60,309		
d STAFF RENT-FREE UNIT	31,498	31,498		
e All other expenses	31,496	31,496		
25 Total functional expenses. Add lines 1 through 24e	11,936,619	11,853,217	83,402	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	207,584	1	217,089
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	3,831	4	349,160
	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	28,343,262	7	32,921,832
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	812	9	10,296
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	47,035,425		
	b Less: accumulated depreciation	771,370		
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	3,961,532	15	6,583,396
16 Total assets. Add lines 1 through 15 (must equal line 33)	35,016,313	16	86,345,828	
Liabilities	17 Accounts payable and accrued expenses	58,287	17	135,402
	18 Grants payable		18	
	19 Deferred revenue	742,539	19	491,045
	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	4,161,985	23	47,534,156
	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	52,141,127	25	67,466,445
	26 Total liabilities. Add lines 17 through 25	57,103,938	26	115,627,048
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	-22,087,625	27	-29,281,220
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances	-22,087,625	32	-29,281,220	
33 Total liabilities and net assets/fund balances	35,016,313	33	86,345,828	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	8,473,109
2	Total expenses (must equal Part IX, column (A), line 25)	2	11,936,619
3	Revenue less expenses. Subtract line 2 from line 1	3	-3,463,510
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	-22,087,625
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	-3,730,085
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	-29,281,220

Part XII Financial Statements and Reporting

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

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

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

Additional Data

Software ID:

Software Version:

EIN: 94-2995223

Name: EDEN INVESTMENTS INC

Form 990 (2022)

Form 990, Part III, Line 4a:

THE CORPORATION SERVES AS A GENERAL PARTNER FOR MULTIPLE PARTNERSHIPS THAT OWN AND OPERATE LOW-INCOME APARTMENT COMPLEXES IN CALIFORNIA.

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
EDEN INVESTMENTS INC

Employer identification number
94-2995223

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

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

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

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A) EDEN HOUSING INC	231716750	7	Yes		423,371	0
Total	1				423,371	0

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 ▶ <input type="checkbox"/>						

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 ▶ <input type="checkbox"/>		
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 ▶ <input type="checkbox"/>		
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 ▶ <input type="checkbox"/>		
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 ▶ <input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ <input type="checkbox"/>		

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

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

Section A. Public Support

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

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6.						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. .						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c Add lines 10a and 10b.						
11 Net income from unrelated business activities not included 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.)						

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	
16 Public support percentage from 2021 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

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

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		Yes	
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).		No
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.		No
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.		No
4a			No
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).		No
5a			No
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 .		No
6			No
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).		No
7			No
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).		No
8			No
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 .		No
9a			No
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 .		No
9b			No
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 .		No
9c			No
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.		No
10a			No
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?		
b	A family member of a person described on 11a above?		
c	A 35% controlled entity of a person described on line 11a or 11b above? <i>If "Yes" to 11a, 11b, or 11c, provide detail in Part VI.</i>		
		11a	No
		11b	No
		11c	No

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		
		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? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
		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? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
		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	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)		
2	Activities Test. Answer lines 2a and 2b below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
		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? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
		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? <i>If "Yes" or "No," provide details in Part VI.</i>		
		3a	
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
		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 (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	1
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4 Amounts paid to acquire exempt-use assets	4
5 Qualified set-aside amounts (<i>prior IRS approval required - provide details in Part VI</i>)	5
6 Other distributions (<i>describe in Part VI</i>). See instructions	6
7 Total annual distributions. Add lines 1 through 6.	7
8 Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions	8
9 Distributable amount for 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-- <i>explain in Part VI</i>). 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, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 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

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

OMB No. 1545-0047
2022
Open to Public Inspection

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

Name of the organization
EDEN INVESTMENTS INC

Employer identification number
94-2995223

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:
- c** Beginning balance
 - d** Additions during the year
 - e** Distributions during the year
 - f** Ending balance

	Amount
1c	
1d	
1e	
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:

- (i)** Unrelated organizations
- (ii)** Related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?

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

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		10,719,427		10,719,427
b Buildings		36,113,913	686,535	35,427,378
c Leasehold improvements				
d Equipment		84,835	84,835	0
e Other		117,250		117,250
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				46,264,055

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) TENANT DEPOSITS	107,275
(2) PARTNERSHIP MANAGEMENT FEES RECEIVABLE	3,766,103
(3) RESERVES	1,809,338
(4) IMPOUNDS	487,955
(5) ESCROW DEPOSITS	150,000
(6) CLOSING COSTS	262,725
(7)	
(8)	
(9)	
(10)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.)	6,583,396

Part X Other Liabilities.

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

(a) Description of liability	(b) Book value
1. Federal income taxes	
DUE TO AFFILIATES	13,374,856
LTD PARTNERSHIP INVESTMENTS	50,131,249
ACCRUED PARTNERSHIP MANAGEMENT FEES	3,821,828
TENANT DEPOSITS HELD IN TRUST	138,512
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.)	67,466,445

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: 94-2995223

Name: EDEN INVESTMENTS INC

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	EHI AND THE OTHER NOT-FOR-PROFIT CORPORATIONS ARE TAX-EXEMPT PURSUANT TO THE INTERNAL REVENUE CODE SECTION 501(C)(3) AND RELATED CALIFORNIA CODE SECTIONS. EHI AND AFFILIATES BELIEVE THAT THEY HAVE APPROPRIATE SUPPORT FOR ANY TAX POSITIONS TAKEN, AND AS SUCH, DO NOT HAVE ANY UNCERTAIN TAX POSITIONS THAT ARE MATERIAL TO THE CONSOLIDATED FINANCIAL STATEMENTS. EHI AND AFFILIATES' FEDERAL AND STATE INCOME TAX AND INFORMATION RETURNS FOR THE FISCAL YEARS ENDED 2018 THROUGH 2021 ARE SUBJECT TO EXAMINATION BY REGULATORY AGENCIES, GENERALLY FOR THREE YEARS AND FOUR YEARS AFTER THEY WERE FILED FOR FEDERAL AND STATE, RESPECTIVELY.

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

Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

OMB No. 1545-0047

2022

Open to Public Inspection

Department of the Treasury Internal Revenue Service

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.

Name of the organization

EDEN INVESTMENTS INC

Employer identification number

94-2995223

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance...
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section (if applicable), (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation, (g) Description of noncash assistance, (h) Purpose of grant or assistance.

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

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

Part III can be duplicated if additional space is needed.

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

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

Return Reference	Explanation
PART I, LINE 2:	THE MAJORITY OF GRANT EXPENSE REPRESENTS CONTRIBUTIONS TO AFFILIATED ORGANIZATIONS.

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
EDEN INVESTMENTS INC

Employer identification number
94-2995223

Part I Questions Regarding Compensation

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

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
PART I, LINE 3	OFFICERS ARE FULL TIME EMPLOYEES OF EDEN HOUSING, INC., A RELATED 501(C)(3) CHARITABLE NONPROFIT ORGANIZATION. INDEPENDENT COMPENSATION CONSULTANT, COMPENSATION SURVEY OR STUDY AND FORM 990 OF OTHER ORGANIZATIONS WERE USED TO ESTABLISH THE COMPENSATION OF ORGANIZATION'S CEO/CFO, OFFICERS AND KEY EMPLOYEES. BOARD OR COMPENSATION COMMITTEE'S APPROVAL IS ALSO REQUIRED.

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2022**Open to Public
Inspection**Name of the organization
EDEN INVESTMENTS INC

Employer identification number

94-2995223

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7A	DIRECTORS SHALL BE APPOINTED BY, AND EACH MUST BE, A DIRECTOR OF EDEN HOUSING, INC.

990 Schedule O, Supplemental Information

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

990 Schedule O, Supplemental Information

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

990 Schedule O, Supplemental Information

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

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9:	ADJ TO REMOVE UNCONSOLIDATED ENTITES -3,730,085.

990 Schedule O, Supplemental Information

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

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No. 1545-0047

2022

**Open to Public
Inspection**

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

Department of the Treasury
Internal Revenue Service

Name of the organization
EDEN INVESTMENTS INC

Employer identification number

94-2995223

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

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

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

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

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

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

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

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

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

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

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

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

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

Part VII **Supplemental Information**

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

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 94-2995223
Name: EDEN INVESTMENTS INC

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
ANTIOCH EDEN RIVERTOWN LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-25,804	322,584	EDEN INVESTMENTS INC
AVENIDA ARMAND LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,650	0	EDEN INVESTMENTS INC
BRENTWOOD SENIOR COMMONS 22645 GRAND STREET HAYWARD, CA 94541 71-0987758	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
BRENTWOOD SENIOR HOUSING LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-146,673	631,981	EDEN INVESTMENTS INC
CATALONIA TWO LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-28,937	-4,294,189	EDEN INVESTMENTS INC
CHHP LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,471	-12,679,476	EDEN INVESTMENTS INC
CONNELL APARTMENTS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-13,833	-4,889,674	EDEN INVESTMENTS INC
CORAL COURT 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
CRWC LLC 22645 GRAND STREET HAYWARD, CA 94541 23-1716750	LOW-INCOME HOUSING	CA	-27,435	-2,927,228	EDEN INVESTMENTS INC
DOWNTOWN RIVER LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	425,307	-2,692,399	EDEN INVESTMENTS INC
DOWNTOWN RIVER TWO LLC 22645 GRAND STREET HAYWARD, CA 94541 92-2224546	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
DTLM LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-3,350	0	EDEN INVESTMENTS INC
DTLM SOUTH LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,650	0	EDEN INVESTMENTS INC
DUBLIN SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-36,594	29,892	EDEN INVESTMENTS INC
EDEN 819 NORTH RENGSTORFF STUDIOS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-24,561	72,799	EDEN INVESTMENTS INC
EDEN ALTENHEIM I LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-35,469	804,708	EDEN INVESTMENTS INC
EDEN ARROYO VISTA LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-295,060	-2,222,677	EDEN INVESTMENTS INC
EDEN BAYWOOD APARTMENTS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-94,430	177,935	EDEN INVESTMENTS INC
EDEN BROOKWOOD LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-45,862	41,264	EDEN INVESTMENTS INC
EDEN CHERRY STREET LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,650	0	EDEN INVESTMENTS INC

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
EDEN COLLEGE SQUARE LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	17,440	-21,342	EDEN INVESTMENTS INC
EDEN CORONADO TERRACE GP LLC 22645 GRAND STREET HAYWARD, CA 94541 37-1783129	LOW-INCOME HOUSING	CA	-30,486	-14,617,486	EDEN INVESTMENTS INC
EDEN CRIL LLC 22645 GRAND STREET HAYWARD, CA 94541 46-1524624	LOW-INCOME HOUSING	CA	0	-1,763,433	EDEN INVESTMENTS INC
EDEN DE ANZA TERRACE LLC 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	-448,796	9,489,449	EDEN INVESTMENTS INC
EDEN DOUGHERTY LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-134,308	761,555	EDEN INVESTMENTS INC
EDEN FAITH MANOR LLC 22645 GRAND STREET HAYWARD, CA 94541 81-4054609	INACTIVE	CA		-513	EDEN INVESTMENTS INC
EDEN FORD FAMILY LLC 22645 GRAND STREET HAYWARD, CA 94541 90-0749593	LOW-INCOME HOUSING	CA	-54,068	142,145	EDEN INVESTMENTS INC
EDEN FREEDOM LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	10,801	-66,258	EDEN INVESTMENTS INC
EDEN HARBOR POINT LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	85,150	-309,813	EDEN INVESTMENTS INC
EDEN IRIS GARDENS LLC 22645 GRAND STREET HAYWARD, CA 94541 88-2260632	LOW-INCOME HOUSING	CA	-611,077	33,576,557	EDEN INVESTMENTS INC
EDEN LAS PALMAS LLC 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
EDEN LODGE LLC 22645 GRAND STREET HAYWARD, CA 94541 27-4034872	LOW-INCOME HOUSING	CA	-2,660	-9,695,125	EDEN INVESTMENTS INC
EDEN MILL DISTRICT LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,473	23	EDEN INVESTMENTS INC
EDEN MITCHELL PARK LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,650	0	EDEN INVESTMENTS INC
EDEN NORTH FORTY LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	8,392	-10,042	EDEN INVESTMENTS INC
EDEN OAK GROVE LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-3,250	0	EDEN INVESTMENTS INC
EDEN ORVIETO LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-17,163	-70,331	EDEN INVESTMENTS INC
EDEN PALM TERRACE LLC 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
EDEN SEQUOIA LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,260	-133,929	EDEN INVESTMENTS INC
EDEN SERENO LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,376	609,299	EDEN INVESTMENTS INC

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
EDEN SOUTH HAYWARD LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-73,629	71,580	EDEN INVESTMENTS INC
EDEN SURF LLC 22645 GRAND STREET HAYWARD, CA 94541 45-4018980	LOW-INCOME HOUSING	CA	124,875	-15,360	EDEN INVESTMENTS INC
EDEN TIMBER LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	337,794	-760,664	EDEN INVESTMENTS INC
EDEN TROLLEY I LLC 22645 GRAND STREET HAYWARD, CA 94541 92-2092891	LOW-INCOME HOUSING	CA	28,229	-28,229	EDEN INVESTMENTS INC
EDEN VISTA TERRACE GP LLC 22645 GRAND STREET HAYWARD, CA 94541 47-3220005	LOW-INCOME HOUSING	CA	-31,681	-11,334,612	EDEN INVESTMENTS INC
EDEN WINDSCAPE LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,964	-47,779	EDEN INVESTMENTS INC
EDEN-SYCAMORE LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-104,024	292,131	EDEN INVESTMENTS INC
GALLUP AND MESA LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,476	26	EDEN INVESTMENTS INC
GBGEH LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-18,870	-1,784,973	EDEN INVESTMENTS INC
GRAND C LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-31,800	478,906	EDEN INVESTMENTS INC
HEALDSBURG FAMILY LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-4,668	3,056	EDEN INVESTMENTS INC
KERNER CANAL LLC 22645 GRAND STREET HAYWARD, CA 94541 88-2421405	LOW-INCOME HOUSING	CA	-20	20	EDEN INVESTMENTS INC
LA VISTA HAYWARD LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-1,625	0	EDEN INVESTMENTS INC
LEGACY COURT LLC 22645 GRAND STREET HAYWARD, CA 94541 88-2688560	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
LEIDIG COURT LLC 22645 GRAND STREET HAYWARD, CA 94541 45-3274365	LOW-INCOME HOUSING	CA	-275,199	2,568,093	EDEN INVESTMENTS INC
LPSL LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-32,240	-10,663,770	EDEN INVESTMENTS INC
MIRAFLORES LLC 22645 GRAND STREET HAYWARD, CA 94541 81-3565536	LOW-INCOME HOUSING	CA	0	-1,972	EDEN INVESTMENTS INC
MULBERRY GARDENS FAMILY LLC 22645 GRAND STREET HAYWARD, CA 94541 92-2150116	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
MULBERRY GARDENS SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 88-2756358	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
QUAIL RUN EDEN LLC 22645 GRAND STREET HAYWARD, CA 94541 46-4514803	LOW-INCOME HOUSING	CA	-460,248	24,356,808	EDEN INVESTMENTS INC

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
REDWOODS WHEELER LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,367	-7,952,525	EDEN INVESTMENTS INC
REGIONAL STREET LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-71,250	100,310	EDEN INVESTMENTS INC
RIDGE VIEW COMMONS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-735	-1,728	EDEN INVESTMENTS INC
SAKLAN AVENUE LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-9,674	1,091,942	EDEN INVESTMENTS INC
SARA CONNER COURT LLC 22645 GRAND STREET HAYWARD, CA 94541 77-0654104	LOW-INCOME HOUSING	CA	-27,387	2,191	EDEN INVESTMENTS INC
SJ AUZERAIS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,459	1,616,350	EDEN INVESTMENTS INC
SPARKS WAY COMMONS 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	-30,085	3,486,771	EDEN INVESTMENTS INC
STONE PINE MEADOW TWO LLC 22645 GRAND STREET HAYWARD, CA 94541 84-2428704	LOW-INCOME HOUSING	CA	5,409,868	-4,849,045	EDEN INVESTMENTS INC
STONEY CREEK TWO LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,384	-7,148,267	EDEN INVESTMENTS INC
SUNSET PINES 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
TENNYSON GARDENS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-2,539	24,429,911	EDEN INVESTMENTS INC
TIENDA DRIVE SENIOR APARTMENTS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	-30,546	37,230	EDEN INVESTMENTS INC
TRINITY PLAZA SENIOR 22645 GRAND STREET HAYWARD, CA 94541 000000000	LOW-INCOME HOUSING	CA	0	0	EDEN INVESTMENTS INC
VILLA SPRINGS LLC 22645 GRAND STREET HAYWARD, CA 94541 94-2995223	LOW-INCOME HOUSING	CA	390,914	-4,603,103	EDEN INVESTMENTS INC
WARM SPRINGS VILLAGE FOUR GP LLC 22645 GRAND STREET HAYWARD, CA 94541 83-2390649	LOW-INCOME HOUSING	CA	-28,889	58,388	EDEN INVESTMENTS INC
WARM SPRINGS VILLAGE NINE GP LLC 22645 GRAND STREET HAYWARD, CA 94541 83-2533286	LOW-INCOME HOUSING	CA	-29,699	58,351	EDEN INVESTMENTS INC

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
22645 GRAND STREET HAYWARD, CA 94541 94-3220903	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3100917	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3074042	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3182019	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0347415	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 20-4609810	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0418640	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3314302	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3200158	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3174331	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3166354	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3093802	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3256819	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 59-3803314	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2946400	MANAGE AFFORDABLE/DISABLED HOUSING COMMUNITIES	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3315887	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED COMMUNITIES	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 23-1716750	BUILD & MANAGE HIGH-QUALITY AFFORDABLE/DISABLED HOUSING COMMUNITIES	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0445086	PROVIDE/COORDINATE SERVICES FOR AFFORDABLE/DISABLED COMMUNITIES	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2995223	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2831241	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No

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						Yes	No
22645 GRAND STREET HAYWARD, CA 94541 94-3208984	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3166350	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3148163	MANAGING GP OF AFFORDABLE HOUSING PARTNERSHIP	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3144296	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3139366	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 27-4420563	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3042624	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 71-0938046	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 91-2129942	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-1716750	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0364994	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0309119	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-2831243	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3103846	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3401266	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3039737	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3297735	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 68-0388269	LAND LEASE HOLDER	CA	501(C)(2)		EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3144297	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 77-0140925	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c) (3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
22645 GRAND STREET HAYWARD, CA 94541 94-2920527	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 7	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3306836	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 91-2159213	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 10	EDEN HOUSING INC		No
22645 GRAND STREET HAYWARD, CA 94541 94-3326393	PROVIDE AFFORDABLE LOW-INCOME HOUSING	CA	501(C)(3)	LINE 12A, I	EDEN HOUSING INC		No

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
73RD STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 92-1841451	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		800		No		Yes		0.010 %
819 NORTH RENGSTORFF STUDIO APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 46-2929523	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-25	95,675		No		Yes		0.010 %
ALAMEDA POINT FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 83-0959006	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ALAMEDA POINT SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 83-0984365	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ANTIOCH EDEN RIVERTOWN LP 22645 GRAND STREET HAYWARD, CA 94541 68-0632311	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-48	476,789		No		Yes		4.250 %
ASHLAND VILLAGE APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-2203610	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	83	162,545		No		Yes		0.010 %
ASPEN GROVE APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 88-3508353	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
AVENIDA ARMAND LP 22645 GRAND STREET HAYWARD, CA 94541 87-2437179	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		3,457,434		No		Yes		0.010 %
B GRAND LP 22645 GRAND STREET HAYWARD, CA 94541 45-5177304	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
BRENTWOOD SENIOR COMMONS LP 22645 GRAND STREET HAYWARD, CA 94541 71-0987758	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		707,832		No		Yes		0.010 %
BROOKWOOD TERRACE FAMILY APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-4491862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CAMPHORA ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 46-5551376	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CATALONIA TWO LP 22645 GRAND STREET HAYWARD, CA 94541 81-4161700	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-83	9,898,841		No		Yes		0.010 %
CHARLES CYPRESS LP 22645 GRAND STREET HAYWARD, CA 94541 81-5227216	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHERRY STREET COMMONS LP 22645 GRAND STREET HAYWARD, CA 94541 87-2058679	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		83,610		No		Yes		0.010 %

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							Yes	No		Yes	No	
CHHP LP 22645 GRAND STREET HAYWARD, CA 94541 47-3656023	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-191	14,116,797		No		Yes		0.010 %
CHURCH & MONTEREY ROAD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0572200	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CHYNOWETH HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3314303	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
COLLEGE SQUARE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 87-3089375	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		3,127,560		No		Yes		0.010 %
CONNELL APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 81-4418953	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-27	5,812,360		No		Yes		0.010 %
CORRALITOS CREEK ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 82-0566172	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CREST AVENUE ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 26-3879071	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
CRWC LP 22645 GRAND STREET HAYWARD, CA 94541 47-4961126	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-79	5,867,445		No		Yes		0.010 %
DEPOT WILLOWS LP 22645 GRAND STREET HAYWARD, CA 94541 83-2802903	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DONNER FIELD SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 86-3930149	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
DOWNTOWN RIVER ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 48-1292072	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	11	-262,982		No		Yes		0.010 %
DOWNTOWN RIVER TWO LP 22645 GRAND STREET HAYWARD, CA 94541 88-3321189	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		800		No		Yes		0.010 %
DTLM LP 22645 GRAND STREET HAYWARD, CA 94541 85-4353828	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		1,050,936		No		Yes		0.010 %
DTLM SOUTH LP 22645 GRAND STREET HAYWARD, CA 94541 87-2919984	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		598,094		No		Yes		0.010 %
DUBLIN FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 47-3968395	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
DUBLIN SENIOR LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 77-0617949	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-65	-211,539		No		Yes		0.010 %
EB LP 22645 GRAND STREET HAYWARD, CA 94541 47-3670612	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN ARROYO VISTA ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 27-3546015	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	12	742,761		No		Yes		99.000 %
EDEN BAYWOOD APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 30-0324752	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-44	381,087		No		Yes		0.010 %
EDEN CAMBRIAN LP 22645 GRAND STREET HAYWARD, CA 94541 46-4955294	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN CORONADO TERRACE 2 LP 22645 GRAND STREET HAYWARD, CA 94541 81-4487215	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-218	16,309,755		No		Yes		0.010 %
EDEN CRIL LLC 22645 GRAND STREET HAYWARD, CA 94541 46-1524624	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	666	1,453,967		No		Yes		79.000 %
EDEN DOUGHERTY LP 22645 GRAND STREET HAYWARD, CA 94541 27-1801458	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		1,049,915		No		Yes		0.010 %
EDEN FREEDOM INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 85-0924932	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		8,402,861		No		Yes		0.010 %
EDEN LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 27-3454190	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	156	103,174		No		Yes		0.010 %
EDEN MILL DISTRICT LP 22645 GRAND STREET HAYWARD, CA 94541 86-2360412	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		14,150,609		No		Yes		0.010 %
EDEN OAK GROVE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 85-2786640	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-800	1,077,311		No		Yes		1.000 %
EDEN PALMS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3208982	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN PRATT DEVELOPMENT LLC 22645 GRAND STREET HAYWARD, CA 94541 82-3750327	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EDEN RIVERTOWN LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 94-3362651	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-322	238,937		No		Yes		0.100 %

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							Yes	No		Yes	No	
EDEN SOUTH HAYWARD LP 22645 GRAND STREET HAYWARD, CA 94541 46-2444399	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-140	4,807,829		No		Yes		0.010 %
EDEN SURF ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 45-3483479	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	11	500,289		No		Yes		0.010 %
EDEN VICTORIA LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 47-0867697	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-314,235	3,482,477		No		Yes		30.000 %
EDEN VISTA TERRACE 2 LP 22645 GRAND STREET HAYWARD, CA 94541 81-1018732	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-48	2,416,497		No		Yes		50.000 %
EDEN WOODSIDE COURT LP 22645 GRAND STREET HAYWARD, CA 94541 46-2851527	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-378,454	1,965,777		No		Yes		15.000 %
EDEN-SYCAMORE LP 22645 GRAND STREET HAYWARD, CA 94541 34-2003989	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	20	350,756		No		Yes		0.010 %
EDMUNDSON ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0274293	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP EC MAGNOLIA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1487548	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP FULLER LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 45-5475786	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	2	1,727,983		No		Yes		0.010 %
EHP ISSEI TERRACE LP 22645 GRAND STREET HAYWARD, CA 94541 46-0689478	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	9	1,796,534		No		Yes		0.010 %
EHP OLIVE TREE PLAZA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1499634	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP REDWOOD LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 46-1481526	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
EHP SEQUOIA MANOR LP 22645 GRAND STREET HAYWARD, CA 94541 45-5481596	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	63	862,915		No		Yes		0.010 %
EL CERRITO SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 47-4599735	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ESTABROOK SENIOR HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 68-0657314	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
FIRESIDE AFFORDABLE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 54-2131633	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENT INC	RELATED	-65,331	7,125,062		No		Yes		0.010 %
FORD ROAD FAMILY HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 45-4586546	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-71	210,548		No		Yes		0.010 %
GALLUP AND MESA LP 22645 GRAND STREET HAYWARD, CA 94541 84-3663102	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		13,942,943		No		Yes		0.010 %
GATEWAY PALMS ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 27-3220862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GBGEH LP 22645 GRAND STREET HAYWARD, CA 94541 47-4941713	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-96	2,857,211		No		Yes		0.010 %
GILROY TRANSITIONAL HOUSING CENTER ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 61-1447099	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GOTTA HAVE FAITH LP 22645 GRAND STREET HAYWARD, CA 94541 82-3300162	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
GRANDC LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 14-1979640	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-45	1,203,494		No		Yes		0.010 %
GRANITE RIDGE INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-2829460	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		11,499,884		No		Yes		0.010 %
HEALDSBURG FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 26-2621118	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-68	101,999		No		Yes		0.010 %
HILLVIEW GLEN LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 77-0345387	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
HISTORIC ALTENHEIM PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 71-0988012	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-27	627,564		No		Yes		0.010 %
IRWIN WAY LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 45-5530504	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
JEWELL AVENUE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 43-1979751	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
JOSEPHINE LUM LODGE LP 22645 GRAND STREET HAYWARD, CA 94541 05-0608727	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
KERNER CANAL LP 22645 GRAND STREET HAYWARD, CA 94541 88-2421405	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		495,050		No		Yes		0.010 %
LA VISTA HAYWARD LP 22645 GRAND STREET HAYWARD, CA 94541 36-5014670	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED				No		Yes		0.010 %
LAFAYETTE SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 27-0395669	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-35	735,038		No		Yes		0.010 %
LEGACY COURT LP 22645 GRAND STREET HAYWARD, CA 94541 88-2688560	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED				No		Yes		0.010 %
LIGHT TREE HOUSING PARTNERS 22645 GRAND STREET HAYWARD, CA 94541 94-3322121	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIGHT TREE LAND LLC 22645 GRAND STREET HAYWARD, CA 94541 94-3346132	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIGHT TREE THREE LP 22645 GRAND STREET HAYWARD, CA 94541 83-2776503	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIGHT TREE TWO LP 22645 GRAND STREET HAYWARD, CA 94541 83-0638993	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
LIVERMORE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3290814	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-79	819		No			No	99.900 %
LPSL LP 22645 GRAND STREET HAYWARD, CA 94541 47-3703889	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-88	13,189,599		No		Yes		0.010 %
MAPLE GARDENS APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 88-3532933	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MARITIME APARTMENTS INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-1982646	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-480	1,844,639		No		Yes		0.600 %
MEADOWS HOLLY PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 81-5383227	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MIMOSA STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 92-0719857	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		800		No		Yes		0.010 %
MIRAFLORES SENIOR LLC 22645 GRAND STREET HAYWARD, CA 94541 81-3565536	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-446	2,374,892		No		Yes		50.000 %

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							Yes	No		Yes	No	
MIRAFLORES SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 47-5291929	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MISSION COURT FOUR LP 22645 GRAND STREET HAYWARD, CA 94541 82-1185312	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MISSION COURT NINE LP 22645 GRAND STREET HAYWARD, CA 94541 82-1180340	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MITCHELL PARK LP 22645 GRAND STREET HAYWARD, CA 94541 87-2681150	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		1,852,272		No		Yes		0.010 %
MONTGOMERY PLAZA LP 22645 GRAND STREET HAYWARD, CA 94541 46-1961571	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MONTICELLI HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0582583	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MRW LP 22645 GRAND STREET HAYWARD, CA 94541 47-3312272	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
MULBERRY GARDENS FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 88-2735324	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENT INC	RELATED				No		Yes		0.010 %
MULBERRY GARDENS SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 88-2756358	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTSINC	RELATED		800		No		Yes		0.010 %
NEW ALTENHEIM PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 34-2055561	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-73	1,015,104		No		Yes		0.010 %
NEW DEL NIDO LP 22645 GRAND STREET HAYWARD, CA 94541 83-2683892	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
NORTH FORTY SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 86-3899862	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		31,912,163		No		Yes		0.010 %
NUGENT SQUARE LLC 22645 GRAND STREET HAYWARD, CA 94541 16-1724089	MANAGING GP OF PARTNERSHIP	CA	N/A					No			No	
NUGENT SQUARE PARTNERS II LP 22645 GRAND STREET HAYWARD, CA 94541 88-4162270	MANAGING GP OF PARTNERSHIP	CA	N/A					No			No	
NUGENT SQUARE PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 51-0461381	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	

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							Yes	No		Yes	No	
OAK HILL EDEN LP 22645 GRAND STREET HAYWARD, CA 94541 88-2826189	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ORVIETO FAMILY APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 26-3878355	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
PACIFIC TERRACE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0434292	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
PALO ALTO FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 26-3061581	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-47	2,033,831		No		Yes		0.010 %
PERALTA SENIORS LP 22645 GRAND STREET HAYWARD, CA 94541 26-4541856	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
QUAIL RUN ALAMEDA COUNTY LP 22645 GRAND STREET HAYWARD, CA 94541 82-4000402	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RANCHO RUSTIC LP 22645 GRAND STREET HAYWARD, CA 94541 47-4319703	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
REDWOODS WHEELER LP 22645 GRAND STREET HAYWARD, CA 94541 81-4149329	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-136,613	18,065,992		No		Yes		0.010 %
REGIONAL STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 87-1561474	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		1,495,770		No		Yes		0.010 %
RENGSTORFF COMMERCIAL LLC 22645 GRAND STREET HAYWARD, CA 94541 61-1732288	COMMERCIAL LEASE	CA	N/A					No			No	
RESEDA BOULEVARD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 68-0351290	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	1,038	75,704		No		Yes		2.000 %
RICHMOND 38 FAMILY LP 22645 GRAND STREET HAYWARD, CA 94541 92-0379426	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RICHMOND 38 SUPPORTIVE LP 22645 GRAND STREET HAYWARD, CA 94541 92-0399063	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RIDGE VIEW COMMONS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3103847	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RIDGE VIEW COMMONS II ASSOCIATES LP 22645 GRAND STREET HAYWARD, CA 94541 84-3045796	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-1,278	-903		No		Yes		1.000 %

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
RIVERHOUSE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0284021	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
ROYAL COURT ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 65-1258504	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
RUBY STREET LP 22645 GRAND STREET HAYWARD, CA 94541 83-1014892	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SAKLAN AVENUE LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 42-1714673	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-77	3,801,356		No		Yes		0.010 %
SALINAS ROAD ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 56-2475377	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SAN LEANDRO PARROTT LP 22645 GRAND STREET HAYWARD, CA 94541 59-3803314	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SAN RAFAEL SENIOR LP 22645 GRAND STREET HAYWARD, CA 94541 85-2580360	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SANTA ROSA HOUSING PARTNERS LIMITED 22645 GRAND STREET HAYWARD, CA 94541 91-1813755	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	455,278	24,460,707		No		Yes		10.000 %
SANTA ROSA QUAIL RUN LP 22645 GRAND STREET HAYWARD, CA 94541 83-1413924	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SARA CONNER COURT LP 22645 GRAND STREET HAYWARD, CA 94541 77-0654106	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-64	40,766		No		Yes		
SEACLIFF HIGHLANDS ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 71-0969212	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SERENO VILLAGE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3399898	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		407,666		No		Yes		0.010 %
SJ AUZERAIS LP 22645 GRAND STREET HAYWARD, CA 94541 83-3869989	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		11,774,748		No		Yes		0.010 %
SKEELS VILLA LP 22645 GRAND STREET HAYWARD, CA 94541 83-2777348	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
SOUTHPORT YOLO LP 22645 GRAND STREET HAYWARD, CA 94541 56-2293445	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	399,167	-8,064,842		No			No	14.190 %

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							Yes	No		Yes	No	
SPM HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 94-3262417	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
STONE PINE MEADOW TWO LP 22645 GRAND STREET HAYWARD, CA 94541 81-4140283	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-79	7,076,917		No		Yes		0.010 %
STONEY CREEK TWO LP 22645 GRAND STREET HAYWARD, CA 94541 47-5009713	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-93	8,249,760		No		Yes		0.010 %
TENNYSON PRESERVATION LIMITED 22645 GRAND STREET HAYWARD, CA 94541 94-3395860	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	-2	20,227,694		No		Yes		0.100 %
THE TREES APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 88-3542924	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TIENDA DRIVE SENIOR APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 81-1006063	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	33,010	157,073		No		Yes		0.010 %
TIERRA LINDA ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0330676	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
TIMBER STREET INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 84-3335472	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	44,836	8,073,467		No		Yes		1.000 %
TROLLEY I INVESTORS LP 22645 GRAND STREET HAYWARD, CA 94541 88-1992347	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		4,160,787		No		Yes		0.010 %
TROWER HOUSING PARTNERS LP 22645 GRAND STREET HAYWARD, CA 94541 47-2416366	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
UNION COURT LIMITED PARTNERSHIP 22645 GRAND STREET HAYWARD, CA 94541 94-3373628	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
UNIVERSITY VILLAGE ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 11-3776776	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VALLEJO PSH LP 22645 GRAND STREET HAYWARD, CA 94541 84-2453190	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VILLA CIOLINO ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0529063	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VILLA SPRINGS APARTMENTS LP 22645 GRAND STREET HAYWARD, CA 94541 65-1312439	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESMENTS INC	RELATED	-406,356	1,805,000		No		Yes		0.010 %

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							Yes	No		Yes	No	
VISTA VERDE HOUSING ASSOCIATES 22645 GRAND STREET HAYWARD, CA 94541 77-0490587	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
VL LP 22645 GRAND STREET HAYWARD, CA 94541 47-4106587	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
WARM SPRINGS VILLAGE FOUR LP 22645 GRAND STREET HAYWARD, CA 94541 83-2405317	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED		26,394,373		No		Yes		0.010 %
WARM SPRINGS VILLAGE NINE LP 22645 GRAND STREET HAYWARD, CA 94541 83-2374572	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	N/A					No			No	
WARNER CREEK SENIOR HOUSING LP 22645 GRAND STREET HAYWARD, CA 94541 26-4814941	OWN AND MANAGE AFFORDABLE LOW-INCOME APARTMENTS	CA	EDEN INVESTMENTS INC	RELATED	8	2,211,445		No		Yes		