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Form 990-T

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

OMB No 1545-0047

2019

For calendar year 2019 or other tax year beginning 1917, 2019, and ending

Go to www.irs.gov/Form990T for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

Department of the Treasury Internal Revenue Service

Form header section including: A Check box if address changed; B Exempt under section 501(c)(13); Print or Type ORANGE COUNTY COMMUNITY HOUSING CORP; D Employer identification number 95-3221290; E Unrelated business activity code 531390 531390.

Form section C: Book value of all assets at end of year 27,641,801. F Group exemption number. G Check organization type: [X] 501(c) corporation.

Form section H: Enter the number of the organization's unrelated trades or businesses. 1 OFFICE RENTALS. Describe the only (or first) unrelated trade or business here.

Form section I: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? [X] Yes. If 'Yes,' enter the name and identifying number of the parent corporation: SEE STATEMENT 1 XXXX 12-9999999.

Form section J: The books are in care of NORA MENDEZ. Telephone number (714) 558-8161.

Table: Part I Unrelated Trade or Business Income. Columns: (A) Income, (B) Expenses, (C) Net. Rows 1-13. Total income 0, total expenses 0, total net 0.

Table: Part II Deductions Not Taken Elsewhere. Rows 14-31. Includes a 'RECEIVED' stamp: NOV 13 2020 OGDEN, UT. Total deductions 0, resulting in 0 unrelated business taxable income.

SCANNED SEP 29 2021

BAA For Paperwork Reduction Act Notice, see instructions.

TEEA0201L 9/19/19

Form 990-T (2019)

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Part III Total Unrelated Business Taxable Income

Table with 3 columns: Line number, Description, and Amount. Includes lines 32-39 for unrelated business taxable income calculations.

Part IV Tax Computation

Table with 3 columns: Line number, Description, and Amount. Includes lines 40-45 for tax computation.

Part V Tax and Payments

Table with 3 columns: Line number, Description, and Amount. Includes lines 46-56 for tax credits, payments, and tax due.

Part VI Statements Regarding Certain Activities and Other Information

Table with 3 columns: Question number, Question text, and Yes/No response. Includes questions 57-59 regarding foreign activities and tax-exempt interest.

Sign Here section containing a signature, date (11/12/2020), and title (EXECUTIVE DIR.).

Paid Preparer Use Only section containing preparer's name (ROBERT LOPEZ), firm's name (ROBERT LOPEZ ACCOUNTANCY CORPORATION), and other identifying information.

Schedule A – Cost of Goods Sold. Enter method of inventory valuation ▶

1 Inventory at beginning of year	1		6 Inventory at end of year	6	
2 Purchases	2		7 Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2.	7	
3 Cost of labor	3				
4 a Additional section 263A costs (attach schedule)	4 a				
b Other costs (attach sch)	4 b				
5 Total. Add lines 1 through 4b	5		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
					X

Schedule C – Rent Income (From Real Property and Personal Property Leased With Real Property) (see instructions)

1 Description of property

(1) PROFESSIONAL OFFICE BLDG-SANTA ANA , CA

(2)

(3)

(4)

2 Rent received or accrued		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	
(1)		
(2)		
(3)		
(4)		
Total	Total	

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) ▶

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) ▶

Schedule E – Unrelated Debt-Financed Income (see instructions)

1 Description of debt-financed property	2 Gross income from or allocable to debt-financed property	3 Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach sch)	(b) Other deductions (attach schedule)	
(1)				
(2)				
(3)				
(4)				
4 Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5 Average adjusted basis of or allocable to debt-financed property (attach schedule)	6 Column 4 divided by column 5	7 Gross income reportable (column 2 x column 6)	8 Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1)				
(2)				
(3)				
(4)				
Totals ▶			Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B).
Total dividends-received deductions included in column 8 ▶				

Schedule F – Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1 Name of controlled organization	2 Employer identification number	Exempt Controlled Organizations			
		3 Net unrelated income (loss) (see instructions)	4 Total of specified payments made	5 Part of column 4 that is included in the controlling organization's gross income	6 Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					
Nonexempt Controlled Organizations					
7 Taxable Income	8 Net unrelated income (loss) (see instructions)	9 Total of specified payments made	10 Part of column 9 that is included in the controlling organization's gross income	11 Deductions directly connected with income in column 10	
(1)					
(2)					
(3)					
(4)					
Totals			Add columns 5 and 10. Enter here and on page 1, Part I, line 8, column (A).	Add columns 6 and 11. Enter here and on page 1, Part I, line 8, column (B).	

Schedule G – Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

1 Description of income	2 Amount of income	3 Deductions directly connected (attach schedule)	4 Set-asides (attach schedule)	5 Total deductions and set-asides (column 3 plus column 4)
(1)				
(2)				
(3)				
(4)				
Totals		Enter here and on page 1, Part I, line 9, column (A).		Enter here and on page 1, Part I, line 9, column (B).

Schedule I – Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

1 Description of exploited activity	2 Gross unrelated business income from trade or business	3 Expenses directly connected with production of unrelated business income	4 Net income (loss) from unrelated trade or business (column 2 minus column 3). If a gain, compute columns 5 through 7.	5 Gross income from activity that is not unrelated business income	6 Expenses attributable to column 5	7 Excess exempt expenses (column 6 minus column 5, but not more than column 4).
(1)						
(2)						
(3)						
(4)						
Totals		Enter here and on page 1, Part I, line 10, column (A).	Enter here and on page 1, Part I, line 10, column (B).			Enter here and on page 1, Part II, line 25.

Schedule J – Advertising Income (see instructions)

Part I | Income From Periodicals Reported on a Consolidated Basis

1 Name of periodical	2 Gross advertising income	3 Direct advertising costs	4 Advertising gain or (loss) (col. 2 minus col. 3). If a gain, compute cols. 5 through 7	5 Circulation income	6 Readership costs	7 Excess readership costs (col. 6 minus col. 5, but not more than col. 4).
(1)						
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))						

Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1 Name of periodical	2 Gross advertising income	3 Direct advertising costs	4 Advertising gain or (loss) (col. 2 minus col. 3). If a gain, compute cols. 5 through 7	5 Circulation income	6 Readership costs	7 Excess readership costs (col. 6 minus col. 5, but not more than col. 4).
(1)						
(2)						
(3)						
(4)						
Totals from Part I						
Totals, Part II (lines 1– 5)	Enter here and on page 1, Part I, line 11, column (A)	Enter here and on page 1, Part I, line 11, column (B).				Enter here and on page 1, Part II, line 26

Schedule K – Compensation of Officers, Directors, and Trustees (see instructions)

1 Name	2 Title	3 Percent of time devoted to business	4 Compensation attributable to unrelated business
		0%	
		0%	
		0%	
		0%	
Total. Enter here and on page 1, Part II, line 14			

Depreciation and Amortization (Including Information on Listed Property)

2019

Department of the Treasury Internal Revenue Service (99)

Attach to your tax return.

Attachment Sequence No 179

Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return

Identifying number

ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

Business or activity to which this form relates

FORM 990-T

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 13 rows for Section 179 election. Columns include description, cost, elected cost, and various limitation amounts.

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions)

Table with 3 rows for Special Depreciation Allowance and Other Depreciation.

Part III MACRS Depreciation (Don't include listed property. See instructions)

Section A

Table with 2 rows for Section A MACRS Deductions.

Section B - Assets Placed in Service During 2019 Tax Year Using the General Depreciation System

Table with 7 columns: Classification of property, Month and year placed in service, Basis for depreciation, Recovery period, Convention, Method, Depreciation deduction. Rows include 3-year through 25-year property and residential/nonresidential real property.

Section C - Assets Placed in Service During 2019 Tax Year Using the Alternative Depreciation System

Table with 6 columns: Class life, Recovery period, Convention, Method, Depreciation deduction. Rows include 12-year, 30-year, and 40-year class lives.

Part IV Summary (See instructions)

Table with 3 rows for Summary. Columns include listed property amount, total depreciation, and section 263A costs.

Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury Internal Revenue Service (99)

Go to www.irs.gov/Form4562 for instructions and the latest information.

Attachment Sequence No 179

Name(s) shown on return

ORANGE COUNTY COMMUNITY HOUSING CORP

Identifying number

95-3221290

Business or activity to which this form relates

RENTAL ACTIVITY - PROFESSIONAL OFFICE BLDG-SANTA ANA , CA

Part II Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 13 rows for Section 179 election. Columns include description of property, cost, elected cost, and various calculation steps from line 1 to 13.

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part III Special Depreciation Allowance and Other Depreciation (Don't include listed property See instructions.)

Table with 3 rows (14-16) for Special Depreciation Allowance and Other Depreciation.

Part III MACRS Depreciation (Don't include listed property. See instructions)

Section A

Table with 2 rows (17-18) for MACRS Deductions for assets placed in service in tax years beginning before 2019.

Section B - Assets Placed in Service During 2019 Tax Year Using the General Depreciation System

Table with 7 columns (a-g) and 9 rows (19a-i) for Section B assets.

Section C - Assets Placed in Service During 2019 Tax Year Using the Alternative Depreciation System

Table with 7 columns (a-g) and 4 rows (20a-d) for Section C assets.

Part IV Summary (See instructions.)

Table with 3 rows (21-23) for Summary calculations.

CLIENT 103

ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

11/07/20

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**STATEMENT 1
FORM 990-T, LINE I
NAME & I.D. NUMBER OF PARENT CORPORATION**

ORANGE COUNTY COMMUNITY HOUSING CORP 95-3221290

**STATEMENT 2
FORM 990-T, PART II, LINE 30
NET OPERATING LOSS DEDUCTION**

LOSS YEAR ENDING	ORIGINAL LOSS	LOSS PREVIOUSLY USED	LOSS AVAILABLE
12/31/18	\$ 38,613.	\$ 0.	38,613.
NET OPERATING LOSS AVAILABLE			\$ 38,613.
TAXABLE INCOME			\$ 0.
NET OPERATING LOSS DEDUCTION (LIMITED TO TAXABLE INCOME)			\$ 0.

**STATEMENT 3
FORM 990-T, PART III, LINE 36
NET OPERATING LOSS DEDUCTION**

LOSS YEAR ENDING	ORIGINAL LOSS	LOSS PREVIOUSLY USED	LOSS AVAILABLE
12/31/15	\$ 25,677.	\$ 10,356.	15,321.
NET OPERATING LOSS AVAILABLE			\$ 15,321.
TAXABLE INCOME			\$ 0.
NET OPERATING LOSS DEDUCTION (LIMITED TO TAXABLE INCOME)			\$ 0.

2019

FEDERAL SUPPLEMENTAL INFORMATION

PAGE 1

CLIENT 103

ORANGE COUNTY COMMUNITY HOUSING CORP

95-3221290

11/07/20

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FORM 990-T
501 N. GOLDEN CIRCLE DRIVE
IN 2019 OVER 85% OF THE BUILDING WAS OCCUPIED BY NONPROFIT ORGANIZATIONS THEREFORE
RENT RECEIVED IS TAX EXEMPT.