

EXTENDED TO NOVEMBER 15, 2022

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](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**Open to Public  
Inspection

A For the 2021 calendar year, or tax year beginning and ending	
B Check if applicable: <input checked="" type="checkbox"/> Address change <input checked="" type="checkbox"/> Name change <input checked="" type="checkbox"/> Initial return <input checked="" type="checkbox"/> Final return/terminated <input checked="" type="checkbox"/> Amended return <input type="checkbox"/> Rollover <input type="checkbox"/> Pending	C Name of organization <b>SOUTHEASTERN AFFORDABLE HOUSING MANAGEMENT ASSOCIATION, INC.</b>  Doing business as Number and street (or P.O. box if mail is not delivered to street address) Room/suite <b>315 W PONCE DE LEON AVENUE 500</b> City or town, state or province, country, and ZIP or foreign postal code <b>DECATUR, GA 30030</b> Name and address of principal officer: <b>ELIZABETH EDDY 5111 PINE AVE ABOVE</b>
D Employer identification number <b>58-1530855</b>	
E Telephone number <b>800-745-4088</b>	
G Gross receipts \$ <b>1,105,572.</b>	
H(a) Is this a group return for subordinates? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
H(b) Are all subordinates included? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "No," attach a list. See instructions	
H(c) Group exemption number	
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input checked="" type="checkbox"/> 501(c)(6) <input type="checkbox"/> (insert no.) <input checked="" type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527	
J Website: <b>WWW.SAHMA.ORG</b>	
K Form of organization: <input checked="" type="checkbox"/> Corporation <input checked="" type="checkbox"/> Trust <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> Other	L Year of formation: <b>1982</b> M State of legal domicile: <b>GA</b>

Part I Summary																									
Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <b>PROVIDE COMPREHENSIVE AND TIMELY SERVICE AND REPRESENTATION TO AND FOR ITS MEMBERS AND THE AFFORDABLE</b> 2 Check this box <input checked="" type="checkbox"/> 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) ~~~~~ <b>23</b> 4 Number of independent voting members of the governing body (Part VI, line 1b) ~~~~~ <b>23</b> 5 Total number of individuals employed in calendar year 2021 (Part V, line 2a) ~~~~~ <b>6</b> 6 Total number of volunteers (estimate if necessary) ~~~~~ <b>0</b> 7a Total unrelated business revenue from Part VIII, column (C), line 12 ~~~~~ <b>0.</b>																								
Revenue	b Net unrelated business taxable income from Form 990-T, Part I, line 11 ~~~~~ <b>0.</b> <table border="1"> <thead> <tr> <th></th> <th>Prior Year</th> <th>Current Year</th> </tr> </thead> <tbody> <tr> <td>8 Contributions and grants (Part VIII, line 1h) ~~~~~</td> <td><b>308,400.</b></td> <td><b>295,399.</b></td> </tr> <tr> <td>9 Program service revenue (Part VIII, line 2g) ~~~~~</td> <td><b>677,464.</b></td> <td><b>777,247.</b></td> </tr> <tr> <td>10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) ~~~~~</td> <td><b>46,350.</b></td> <td><b>32,926.</b></td> </tr> <tr> <td>11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) ~~~~~</td> <td><b>0.</b></td> <td><b>0.</b></td> </tr> <tr> <td>12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) - - -</td> <td><b>1,032,214.</b></td> <td><b>1,105,572.</b></td> </tr> </tbody> </table>		Prior Year	Current Year	8 Contributions and grants (Part VIII, line 1h) ~~~~~	<b>308,400.</b>	<b>295,399.</b>	9 Program service revenue (Part VIII, line 2g) ~~~~~	<b>677,464.</b>	<b>777,247.</b>	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) ~~~~~	<b>46,350.</b>	<b>32,926.</b>	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) ~~~~~	<b>0.</b>	<b>0.</b>	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) - - -	<b>1,032,214.</b>	<b>1,105,572.</b>						
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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 <b>ELIZABETH EDDY, EXECUTIVE DIRECTOR/COO</b> = Type or print name and title
Paid Preparer Use Only	Print/Type preparer's name <b>SAMUEL T. BOERMA</b> Preparer's signature Date Check <input checked="" type="checkbox"/> if self-employed PTIN <b>P00614373</b> Firm's name <b>CARTER &amp; COMPANY CPAS, LLC</b> Firm's EIN <b>58-2646754</b> Firm's address <b>9 P.O. BOX 279 DESTIN, FL 32540</b> Phone no <b>850-650-0125</b>
May the IRS discuss this return with the preparer shown above? See instructions <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

**Application for Automatic Extension of Time To File an  
Exempt Organization Return**| File a separate application for each return.  
| Go to [www.irs.gov/Form8868](http://www.irs.gov/Form8868) for the latest information.

OMB No. 1545-0047

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit [www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits](http://www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits).

**Automatic 6-Month Extension of Time. Only submit original (no copies needed).**

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print  File by the due date for filing your return. See instructions.	Name of exempt organization or other filer, see instructions. <b>SOUTHEASTERN AFFORDABLE HOUSING MANAGEMENT ASSOCIATION, INC.</b>	Taxpayer identification number (TIN)  <b>58-1530855</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>315 W PONCE DE LEON AVENUE, 500</b>	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. <b>DECATUR, GA 30030</b>	

Enter the Return Code for the return that this application is for (file a separate application for each return) ..... **0** **1**

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12
Form 990-T (corporation)	07		

**DARIA JAKUBOWSKI**

- The books are in the care of | **315 W PONCE DE LEON AVENUE, STE 500 - DECATUR, GA 30030**

Telephone No. | **800-745-4088**

Fax No. | \_\_\_\_\_

- If the organization does not have an office or place of business in the United States, check this box ~~~~~ | ☒
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) \_\_\_\_\_. If this is for the whole group, check this box ☒. If it is for part of the group, check this box ☐ and attach a list with the names and TINs of all members the extension is for.

- 1 I request an automatic 6-month extension of time until **NOVEMBER 15, 2022**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:  
☒ calendar year **2021** or  
☒ tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_.

- 2 If the tax year entered in line 1 is for less than 12 months, check reason: ☒ Initial return ☒ Final return  
☒ Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

LHA For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8868 (Rev. 1-2022)

**Part III** Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☒

- 1 Briefly describe the organization's mission:  
THE PURPOSE OF THE ORGANIZATION IS TO PROVIDE COMPREHENSIVE AND TIMELY SERVICE AND REPRESENTATION TO AND FOR ITS MEMBERS AND THE AFFORDABLE HOUSING INDUSTRY THROUGH ADVOCACY, NETWORKING AND EDUCATION.

- 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 \$ including grants of \$ ) (Revenue \$ )  
ALL ACTIVITIES ARE DIRECTED TOWARD COMPREHENSIVE AND TIMELY SERVICE AND ASSISTANCE TO MEMBERS OF THE AFFORDABLE HOUSING INDUSTRY THROUGH NETWORKING AND EDUCATION. ACTIVITIES INCLUDE AN ANNUAL CONFERENCE, ANNUAL STATE MEETINGS, LOCAL EDUCATIONAL SEMINARS, AND VARIOUS OTHER EDUCATIONAL AND NETWORKING OFFERINGS AND OPPORTUNITIES.

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

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

---

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

(Expenses \$

including grants of \$

) (Revenue \$

)

---

4e Total program service expenses |

Form 990 (2021)

**Part IV** Checklist of Required Schedules

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

**Part IV** Checklist of Required Schedules (continued)

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

**Part V** Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V ☒

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable ~~~~~	1a	13
b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable ~~~~~	1b	0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? ~~~~~	1c	X

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

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





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

	Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year ~~~~~ If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	23	
b Enter the number of voting members included on line 1a, above, who are independent ~~~~~	23	
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? ~~~~~	2	X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person? ~~~~~	3	X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? ~~~~~	4	X
5 Did the organization become aware during the year of a significant diversion of the organization's assets? ~~~~~	5	X
6 Did the organization have members or stockholders? ~~~~~	6	X
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? ~~~~~	7a	X
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? ~~~~~	7b	X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body? ~~~~~	8a	X
b Each committee with authority to act on behalf of the governing body? ~~~~~	8b	X
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O ~~~~~	9	X

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

	Yes	No
10a Did the organization have local chapters, branches, or affiliates? ~~~~~	10a	X
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes? ~~~~~	10b	
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X
b Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
12a Did the organization have a written conflict of interest policy? If "No," go to line 13 ~~~~~	12a	X
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? ~~~~~	12b	X
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done ~~~~~	12c	X
13 Did the organization have a written whistleblower policy? ~~~~~	13	X
14 Did the organization have a written document retention and destruction policy? ~~~~~	14	X
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official ~~~~~	15a	X
b Other officers or key employees of the organization ~~~~~ If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.	15b	X
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? ~~~~~	16a	X
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements? ~~~~~	16b	

**Section C. Disclosure**

17 List the states with which a copy of this Form 990 is required to be filed JGA \_\_\_\_\_

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
☒ Own website    ☒ Another's website    ☒ Upon request    ☒ Other (explain on Schedule O)

19 Describe on 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 | \_\_\_\_\_  
 DARIA JAKUBOWSKI - 800-745-4088  
 315 W PONCE DE LEON AVENUE, STE 500, DECATUR, GA 30030



**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, 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, and 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 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) DARIA JAKUBOWSKI EXECUTIVE DIRECTOR	50.00				X			166,486.	0.	7,200.
(2) SONDRAL WIMBS PAST PRESIDENT	2.00	X						0.	0.	0.
(3) SONJA HORN PRESIDENT	2.00	X		X				0.	0.	0.
(4) GLENDA LEDUC VICE PRESIDENT	2.00	X		X				0.	0.	0.
(5) LORRAINE O'CONNOR VICE PRESIDENT	2.00	X		X				0.	0.	0.
(6) DENNIS MCWILLIAMS PRESIDENT-ELECT	2.00	X		X				0.	0.	0.
(7) PATTY SHERMAN VICE PRESIDENT	2.00	X		X				0.	0.	0.
(8) THERESA MERRYMAN VICE PRESIDENT	2.00	X		X				0.	0.	0.
(9) KIMBERLY THORNHILL DIRECTOR	2.00	X						0.	0.	0.
(10) DOISCELL DUMAS DIRECTOR	2.00	X						0.	0.	0.
(11) CAROLYN FOX DIRECTOR	2.00	X						0.	0.	0.
(12) SCOTT ALDERMAN DIRECTOR	2.00	X						0.	0.	0.
(13) ALFREDO MARTINEZ-ALVAREZ, JR. DIRECTOR	2.00	X						0.	0.	0.
(14) COURTNEY HARDING DIRECTOR	2.00	X						0.	0.	0.
(15) MATT BRANDON DIRECTOR	2.00	X						0.	0.	0.
(16) LEROY MOORE DIRECTOR	2.00	X						0.	0.	0.
(17) DOUG JEFFRIES VICE PRESIDENT	2.00	X		X				0.	0.	0.

## SOUTHEASTERN AFFORDABLE HOUSING

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MANAGEMENT ASSOCIATION, INC.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below 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			
(18) STEPHEN HARVILLE DIRECTOR	2.00	X						0.	0.	0.
(19) ANITA DARNALL DIRECTOR	2.00	X						0.	0.	0.
(20) JAMIE KERR VICE PRESIDENT	2.00	X		X				0.	0.	0.
(21) SONYA CARTER DIRECTOR	2.00	X						0.	0.	0.
(22) GREG HALL DIRECTOR	2.00	X						0.	0.	0.
(23) STEPHANIE HAYNES DIRECTOR	2.00	X						0.	0.	0.
(24) LEIONA NEWELL DIRECTOR	2.00	X						0.	0.	0.
<b>1b Subtotal</b> ~~~~~								166,486.	0.	7,200.
<b>c Total from continuation sheets to Part VII, Section A</b> ~~~~~								0.	0.	0.
<b>d Total (add lines 1b and 1c)</b> .....								166,486.	0.	7,200.

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization | **1**

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

## Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		
<b>2</b> Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization	<b>0</b>	

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**Part VIII** Statement of RevenueCheck 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	1 a Federated campaigns ~~~~~	1a		295,399.			
	b Membership dues ~~~~~	1b	295,399.				
	c Fundraising events ~~~~~	1c					
	d Related organizations ~~~~~	1d					
	e Government grants (contributions)	1e					
	f All other contributions, gifts, grants, and similar amounts not included above ~	1f					
	g Noncash contributions included in lines 1a-1f	1g	\$				
	h Total. Add lines 1a-1f						
Program Service Revenue	2 a CONFERENCES, EDUCATION		Business Code				
			611430	600,561.	600,561.		
	b PREFERRED PROVIDER PRO		541900	102,936.	102,936.		
	c OTHER MEMBER PROGRAMS		541900	59,650.	59,650.		
	d PUBLICATIONS		511190	14,100.	14,100.		
	e						
	f All other program service revenue ~~~~~						
	g Total. Add lines 2a-2f			777,247.			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ~~~~~			32,926.			32,926.
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents ~~~~~	6a	(i) Real	(ii) Personal			
	b Less: rental expenses ~	6b					
	c Rental income or (loss)	6c					
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities	(ii) Other			
	b Less: cost or other basis and sales expenses ~~~	7b					
	c Gain or (loss) ~~~~~	7c					
	d Net gain or (loss)						
	8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18 ~~~~~	8a					
	b Less: direct expenses ~~~~~	8b					
c Net income or (loss) from fundraising events							
9 a Gross income from gaming activities. See Part IV, line 19 ~~~~~	9a						
b Less: direct expenses ~~~~~	9b						
c Net income or (loss) from gaming activities							
10 a Gross sales of inventory, less returns and allowances ~~~~~	10a						
b Less: cost of goods sold ~~~~~	10b						
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a		Business Code				
	b						
	c						
	d All other revenue ~~~~~						
	e Total. Add lines 11a-11d						
12 Total revenue. See instructions				1,105,572.	777,247.	0.	32,926.

**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 ☒ **T**

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</b>				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ~				
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 ~~~~~~	247,622.			
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 ~~~~~~	91,380.			
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	6,198.			
9 Other employee benefits ~~~~~~	29,340.			
10 Payroll taxes ~~~~~~	24,276.			
11 Fees for services (nonemployees):				
a Management ~~~~~~				
b Legal ~~~~~~				
c Accounting ~~~~~~	4,520.			
d Lobbying ~~~~~~				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees ~~~~~~	5,979.			
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)	2,844.			
12 Advertising and promotion ~~~~~~	19,990.			
13 Office expenses ~~~~~~	14,530.			
14 Information technology ~~~~~~				
15 Royalties ~~~~~~	70,053.			
16 Occupancy ~~~~~~	4,656.			
17 Travel ~~~~~~				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ~				
19 Conferences, conventions, and meetings ~	276,376.			
20 Interest ~~~~~~				
21 Payments to affiliates ~~~~~~				
22 Depreciation, depletion, and amortization ~	5,043.			
23 Insurance ~~~~~~	11,620.			
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a <b>DUES &amp; SUBSCRIPTIONS</b>	38,043.			
b <b>CONTESTS, PRIZES, AWARD</b>	8,523.			
c <b>EDUCATION &amp; TRAINING</b>	6,164.			
d <b>CREDIT CARD PROCESSING</b>	5,141.			
e All other expenses	1,746.			
25 Total functional expenses. Add lines 1 through 24e	874,044.			
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 checked="" type="checkbox"/> <b>T</b> if following SOP 98-2 (ASC 958-720)				

## SOUTHEASTERN AFFORDABLE HOUSING

Form 990 (2021)

MANAGEMENT ASSOCIATION, INC.

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**Part X Balance Sheet**Check if Schedule O contains a response or note to any line in this Part X: ☒

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing ~~~~~	294,841.	1	772,071.
	2 Savings and temporary cash investments ~~~~~	1,968,947.	2	1,448,006.
	3 Pledges and grants receivable, net ~~~~~		3	
	4 Accounts receivable, net ~~~~~	450.	4	149.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons ~~~~~		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) ~~~~~		6	
	7 Notes and loans receivable, net ~~~~~		7	
	8 Inventories for sale or use ~~~~~		8	
	9 Prepaid expenses and deferred charges ~~~~~	74,239.	9	92,181.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D ~~~~~	10a 44,980.		
	b Less: accumulated depreciation ~~~~~	10b 31,430.		
	11 Investments - publicly traded securities ~~~~~	18,593.	10c	13,550.
	12 Investments - other securities. See Part IV, line 11 ~~~~~	679,955.	11	1,007,065.
	13 Investments - program-related. See Part IV, line 11 ~~~~~		12	
	14 Intangible assets ~~~~~		13	
	15 Other assets. See Part IV, line 11 ~~~~~		14	
16 Total assets. Add lines 1 through 15 (must equal line 33) .....	6,013.	15	6,013.	
Liabilities	17 Accounts payable and accrued expenses ~~~~~	3,043,038.	16	3,339,035.
	18 Grants payable ~~~~~	4,510.	17	2,965.
	19 Deferred revenue ~~~~~		18	
	20 Tax-exempt bond liabilities ~~~~~	175,129.	19	221,698.
	21 Escrow or custodial account liability. Complete Part IV of Schedule D ~~~~~		20	
	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 ~~~~~		21	
	23 Secured mortgages and notes payable to unrelated third parties ~~~~~		22	
	24 Unsecured notes and loans payable to unrelated third parties ~~~~~		23	
	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 ~~~~~		24	
	26 Total liabilities. Add lines 17 through 25 .....		25	
	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.	179,639.	26
27 Net assets without donor restrictions ~~~~~				
28 Net assets with donor restrictions ~~~~~		2,863,399.	27	3,114,372.
Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			28	
29 Capital stock or trust principal, or current funds ~~~~~				
30 Paid-in or capital surplus, or land, building, or equipment fund ~~~~~			29	
31 Retained earnings, endowment, accumulated income, or other funds ~~~~~			30	
32 Total net assets or fund balances ~~~~~			31	
33 Total liabilities and net assets/fund balances .....		2,863,399.	32	3,114,372.
	3,043,038.	33	3,339,035.	

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**Part XI** Reconciliation of Net AssetsCheck 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	1,105,572.
2	Total expenses (must equal Part IX, column (A), line 25)	2	874,044.
3	Revenue less expenses. Subtract line 2 from line 1	3	231,528.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	2,863,399.
5	Net unrealized gains (losses) on investments	5	19,445.
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 on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	3,114,372.

**Part XII** Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☒

	Yes	No
1 Accounting method used to prepare the Form 990: <input checked="" type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input checked="" type="checkbox"/> Both consolidated and separate basis	2a	X
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: <input checked="" type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input checked="" type="checkbox"/> Both consolidated and separate basis	2b	X
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 on Schedule O.	2c	X
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? _____	3a	X
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 on Schedule O and describe any steps taken to undergo such audits _____	3b	

Form 990 (2021)

SCHEDULE C  
(Form 990)

Department of the Treasury  
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527  
J Complete if the organization is described below. J Attach to Form 990 or Form 990-EZ.  
| Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

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If the organization answered "Yes," on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes," on Form 990, Part IV, line 5 (Proxy Tax) (See separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (See separate instructions), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization	SOUTHEASTERN AFFORDABLE HOUSING MANAGEMENT ASSOCIATION, INC.	Employer identification number	58-1530855
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**Part I-A** Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.

2 Political campaign activity expenditures ~~~~~ J \$ \_\_\_\_\_

3 Volunteer hours for political campaign activities ~~~~~

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

1 Enter the amount of any excise tax incurred by the organization under section 4955 ~~~~~ J \$ \_\_\_\_\_

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ~~~~~ J \$ \_\_\_\_\_

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

4a Was a correction made? ~~~~~ ☒ Yes ☒ No

b If "Yes," describe in Part IV.

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

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ~~~~~ J \$ \_\_\_\_\_

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

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

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

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

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

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Schedule C (Form 990) 2021

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

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

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

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals
1 a Total lobbying expenditures to influence public opinion (grassroots lobbying) ~~~~~			
b Total lobbying expenditures to influence a legislative body (direct lobbying) ~~~~~			
c Total lobbying expenditures (add lines 1a and 1b) ~~~~~			
d Other exempt purpose expenditures ~~~~~			
e Total exempt purpose expenditures (add lines 1c and 1d) ~~~~~			
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.			
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:		
Not over \$500,000	20% of the amount on line 1e.		
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.		
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.		
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.		
Over \$17,000,000	\$1,000,000.		
g Grassroots nontaxable amount (enter 25% of line 1f) ~~~~~			
h Subtract line 1g from line 1a. If zero or less, enter -0- ~~~~~			
i Subtract line 1f from line 1c. If zero or less, enter -0- ~~~~~			
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? - - - - -			

☒ Yes ☒ No

## 4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below.

See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) Total
2 a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Schedule C (Form 990) 2021



SCHEDULE D  
(Form 990)

Department of the Treasury  
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990,  
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public  
Inspection

Name of the organization  
SOUTHEASTERN AFFORDABLE HOUSING  
MANAGEMENT ASSOCIATION, INC.

Employer identification number  
58-1530855

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

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

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).  
☒ Preservation of land for public use (for example, recreation or education) ☒ Preservation of a 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 Tax Year
a Total number of conservation easements ~~~~~	2a
b Total acreage restricted by conservation easements ~~~~~	2b
c Number of conservation easements on a certified historic structure included in (a) ~~~~~	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register ~~~~~	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year | \_\_\_\_\_

4 Number of states where property subject to conservation easement is located | \_\_\_\_\_

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

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year | \_\_\_\_\_

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

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

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

**Part III** Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under 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 ~~~~~ | \$ \_\_\_\_\_

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Schedule D (Form 990) 2021