

**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.

**A For the 2019 calendar year, or tax year beginning and ending**

<b>B</b> Check if applicable:  <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<b>C Name of organization</b> <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>		<b>D Employer identification number</b> <b>13-3627750</b>
	Doing business as		<b>E Telephone number</b> <b>(914) 683-1010</b>
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	<b>75 SOUTH BROADWAY</b>	<b>340</b>	<b>G Gross receipts \$</b> <b>39,454,815.</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>WHITE PLAINS, NY 10601</b>		
<b>F Name and address of principal officer: DAVID DANIELLO</b> <b>SAME AS C ABOVE</b>		<b>H(a) Is this a group return for subordinates?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>I Tax-exempt status:</b> <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		<b>H(b) Are all subordinates included?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>J Website:</b> ▶ <b>WWW.CHIGRANTS.ORG</b>		<b>H(c) Group exemption number</b> ▶	
<b>K Form of organization:</b> <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		<b>L Year of formation:</b> <b>1991</b>	<b>M State of legal domicile:</b> <b>NY</b>

**Part I Summary**

<b>Activities &amp; Governance</b>	<b>1</b> Briefly describe the organization's mission or most significant activities: <b>CHI, INC. PROVIDES HOUSING AND HUMAN SERVICES THAT SUPPORT SOCIAL AND ECONOMIC INDEPENDENCE.</b>
	<b>2</b> Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	<b>3</b> Number of voting members of the governing body (Part VI, line 1a) <b>3</b> <b>6</b>
	<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b) <b>4</b> <b>5</b>
	<b>5</b> Total number of individuals employed in calendar year 2019 (Part V, line 2a) <b>5</b> <b>366</b>
	<b>6</b> Total number of volunteers (estimate if necessary) <b>6</b> <b>20</b>
	<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12 <b>7a</b> <b>0.</b>
<b>b</b> Net unrelated business taxable income from Form 990-T, line 39 <b>7b</b> <b>0.</b>	
<b>Revenue</b>	<b>8</b> Contributions and grants (Part VIII, line 1h) <b>1,808,543.</b> <b>Prior Year</b> <b>3,198,902.</b> <b>Current Year</b>
	<b>9</b> Program service revenue (Part VIII, line 2g) <b>28,261,932.</b> <b>28,748,645.</b>
	<b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d) <b>978,314.</b> <b>5,196,975.</b>
	<b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) <b>52,262.</b> <b>103,253.</b>
	<b>12</b> Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) <b>31,101,051.</b> <b>37,247,775.</b>
<b>Expenses</b>	<b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1-3) <b>780,500.</b> <b>876,703.</b>
	<b>14</b> Benefits paid to or for members (Part IX, column (A), line 4) <b>0.</b> <b>0.</b>
	<b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) <b>11,447,502.</b> <b>12,670,772.</b>
	<b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e) <b>0.</b> <b>0.</b>
	<b>b</b> Total fundraising expenses (Part IX, column (D), line 25) ▶ <b>119,041.</b>
	<b>17</b> Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) <b>18,811,787.</b> <b>18,651,271.</b>
<b>18</b> Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) <b>31,039,789.</b> <b>32,198,746.</b>	
<b>19</b> Revenue less expenses. Subtract line 18 from line 12 <b>61,262.</b> <b>5,049,029.</b>	
<b>Net Assets or Fund Balances</b>	<b>20</b> Total assets (Part X, line 16) <b>25,405,451.</b> <b>Beginning of Current Year</b> <b>26,790,938.</b> <b>End of Year</b>
	<b>21</b> Total liabilities (Part X, line 26) <b>21,167,957.</b> <b>21,167,957.</b> <b>17,504,415.</b>
	<b>22</b> Net assets or fund balances. Subtract line 21 from line 20 <b>4,237,494.</b> <b>4,237,494.</b> <b>9,286,523.</b>

**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.

<b>Sign Here</b>	▶ <i>David Daniello</i> Signature of officer	11/11/2020 Date			
	▶ <b>DAVID DANIELLO, CFO</b> Type or print name and title				
<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>KEN CERINI</b>	Preparer's signature	Date <b>11/11/20</b>	Check if self-employed <input type="checkbox"/>	PTIN <b>P00223556</b>
	Firm's name ▶ <b>CERINI &amp; ASSOCIATES, LLP</b>	Firm's EIN ▶ <b>11-3066459</b>	Firm's address ▶ <b>3340 VETERANS MEMORIAL HWY BOHEMIA, NY 11716</b>		
			Phone no. <b>631 582-1600</b>		

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 [X]

1 Briefly describe the organization's mission:
FOUNDED IN 1991, COMMUNITY HOUSING INNOVATIONS, INC. (CHI) IS A NOT-FOT-PROFIT ORGANIZATION SERVING SEVERAL NEW YORK COUNTIES. CHI'S MISSION IS TO PROVIDE HOUSING AND HUMAN SERVICES THAT SUPPORT SOCIAL AND ECONOMIC INDEPENDENCE. CHI GUIDES FAMILIES AND INDIVIDUALS FROM

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 [X] 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 [X] 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 \$ 21,627,591. including grants of \$ ) (Revenue \$ 24,316,390.)
SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, NASSAU COUNTY DEPARTMENT OF SOCIAL SERVICES, ORANGE COUNTY DEPARTMENT OF SOCIAL SERVICES, AND DUTCHESS COUNTY DEPARTMENT OF SOCIAL SERVICES.

THROUGH THE SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, CHI OPERATED 9 TRANSITIONAL PERMANENT HOUSES (TPH), 1 RECOVERY HOME (RHI), 10 CONGREGATE SUPERVISED FAMILY RESIDENCES (SFRS), 3 ARE NY STATE TIER II CERTIFIED, 10 CONGREGATE SUPERVISED SINGLE RESIDENCE (SESS), ONE WHICH IS CERTIFIED TIER II BY NYS, AND THE RESOURCE CENTER (TRC). SFRS AND SESS HAVE STAFF AVAILABLE 24 HOURS A DAY, 365 DAYS PER YEAR. TPH/RHI HAS INTENSIVE CARE MANAGEMENT AND SERVES 24 MEN, 10 FAMILIES AND 12 WOMEN. THROUGH ON SITE CASE MANAGEMENT AND REFERRALS TO COMMUNITY

4b (Code: ) (Expenses \$ 2,668,309. including grants of \$ ) (Revenue \$ 2,440,000.)
THE US DEPARTMENT OF HOUSING, URBAN DEVELOPMENT, AND AFFORDABLE HOUSING.

HUD AWARDS FUNDING TO AGENCIES FOR THE ACQUISITION, REHABILITATION, OPERATION, AND PROVISION OF SUPPORTIVE SERVICES FOR HOMELESS FAMILIES AND INDIVIDUALS. ALL OF THE PARTICIPANTS MUST HAVE A DISABLING CONDITION AS PART OF THEIR ELIGIBILITY.

THE SUPPORTIVE HOUSING PROGRAM (SHP) IS A VALUABLE TOOL IN THE EFFORT TO END HOMELESSNESS. EACH GRANT IS IN PARTNERSHIP WITH OTHER AGENCIES. THOSE PARTNERSHIPS DRAW ON THE EXPERTISE OF CHI AND OTHER AGENCIES TO PROVIDE SUPPORTIVE SERVICES WHILE CHI ACTS AS THE HOUSING DEVELOPER AND

4c (Code: ) (Expenses \$ 2,422,975. including grants of \$ ) (Revenue \$ 2,655,185.)
WESTCHESTER COUNTY DEPARTMENT OF SOCIAL SERVICES.

IN WESTCHESTER COUNTY, CHI'S EMERGENCY HOUSING APARTMENT PROGRAM (EHAP) PROVIDES SCATTERED-SITE TEMPORARY HOUSING IN TRADITIONAL APARTMENTS. THE EHAP PROGRAM WAS MODIFIED AND PUT UP FOR RFP IN 2017 FOR SPECIFIC CATCHMENT AREAS OF THE FOUR LOCAL WESTCHESTER COUNTY DEPARTMENT OF SOCIAL SERVICES (DSS) OFFICES; PEEKSKILL, WHITE PLAINS, YONKERS, AND MT. VERNON. CHI SOUGHT AND WAS AWARDED FIVE ONE-YEAR RENEWABLE EHAP CONTRACTS FOR THE MT. VERNON AND NEW ROCHELLE CATCHMENT AREAS. THE 2019 CONTRACT TOTAL AWARD WAS \$2,655,185 TO PROVIDE 90 EMERGENCY HOUSING UNITS (EHUS) LOCATED IN COMMUNITY RENTAL BUILDINGS IN THE TWO SCHOOL DISTRICTS.

4d Other program services (Describe on Schedule O.)
(Expenses \$ 1,834,257. including grants of \$ 876,703.) (Revenue \$ 1,662,060.)

4e Total program service expenses 28,553,132.

**Part IV Checklist of Required Schedules**

	Yes	No
<b>1</b> Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i> .....	<b>1</b> X	
<b>2</b> Is the organization required to complete <i>Schedule B, Schedule of Contributors?</i> .....	<b>2</b> X	
<b>3</b> Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i> .....	<b>3</b>	X
<b>4 Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i> .....	<b>4</b>	X
<b>5</b> 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 Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i> .....	<b>5</b>	X
<b>6</b> 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? <i>If "Yes," complete Schedule D, Part I</i> .....	<b>6</b>	X
<b>7</b> Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i> .....	<b>7</b>	X
<b>8</b> Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i> .....	<b>8</b>	X
<b>9</b> 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? <i>If "Yes," complete Schedule D, Part IV</i> .....	<b>9</b>	X
<b>10</b> Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i> .....	<b>10</b>	X
<b>11</b> 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.		
<b>a</b> Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i> .....	<b>11a</b> X	
<b>b</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? <i>If "Yes," complete Schedule D, Part VII</i> .....	<b>11b</b>	X
<b>c</b> 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? <i>If "Yes," complete Schedule D, Part VIII</i> .....	<b>11c</b>	X
<b>d</b> 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? <i>If "Yes," complete Schedule D, Part IX</i> .....	<b>11d</b>	X
<b>e</b> Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i> .....	<b>11e</b> X	
<b>f</b> 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)? <i>If "Yes," complete Schedule D, Part X</i> .....	<b>11f</b> X	
<b>12a</b> Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i> .....	<b>12a</b>	X
<b>b</b> Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i> .....	<b>12b</b> X	
<b>13</b> Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i> .....	<b>13</b>	X
<b>14a</b> Did the organization maintain an office, employees, or agents outside of the United States? .....	<b>14a</b>	X
<b>b</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? <i>If "Yes," complete Schedule F, Parts I and IV</i> .....	<b>14b</b>	X
<b>15</b> 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? <i>If "Yes," complete Schedule F, Parts II and IV</i> .....	<b>15</b>	X
<b>16</b> 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? <i>If "Yes," complete Schedule F, Parts III and IV</i> .....	<b>16</b>	X
<b>17</b> 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? <i>If "Yes," complete Schedule G, Part I</i> .....	<b>17</b>	X
<b>18</b> Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i> .....	<b>18</b> X	
<b>19</b> Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i> .....	<b>19</b>	X
<b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i> .....	<b>20a</b>	X
<b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return? .....	<b>20b</b>	
<b>21</b> 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? <i>If "Yes," complete Schedule I, Parts I and II</i> .....	<b>21</b>	X

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

	Yes	No
<b>22</b> 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? <i>If "Yes," complete Schedule I, Parts I and III</i> .....	X	
<b>23</b> 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? <i>If "Yes," complete Schedule J</i> .....	X	
<b>24a</b> 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? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> .....		X
<b>b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? .....		
<b>c</b> Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? .....		
<b>d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? .....		
<b>25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> .....		X
<b>b</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? <i>If "Yes," complete Schedule L, Part I</i> .....		X
<b>26</b> 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? <i>If "Yes," complete Schedule L, Part II</i> .....		X
<b>27</b> 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? <i>If "Yes," complete Schedule L, Part III</i> .....		X
<b>28</b> Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
<b>a</b> A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i> .....		X
<b>b</b> A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i> .....		X
<b>c</b> A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i> .....		X
<b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> .....		X
<b>30</b> Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i> .....		X
<b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i> .....		X
<b>32</b> Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> .....		X
<b>33</b> Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> .....	X	
<b>34</b> Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> .....	X	
<b>35a</b> Did the organization have a controlled entity within the meaning of section 512(b)(13)? .....	X	
<b>b</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)? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....		X
<b>36 Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....		X
<b>37</b> 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? <i>If "Yes," complete Schedule R, Part VI</i> .....		X
<b>38</b> Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? .....	X	

**Note:** All Form 990 filers are required to complete Schedule O

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

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

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

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

Table with columns for question number, question text, and Yes/No checkboxes. Includes questions 2a through 16 regarding employee counts, tax returns, unrelated business income, foreign accounts, prohibited transactions, and charitable contributions.

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 [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year; 1b Enter the number of voting members included on line 1a, above, who are independent; 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?; 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?; 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?; 5 Did the organization become aware during the year of a significant diversion of the organization's assets?; 6 Did the organization have members or stockholders?; 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?; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: a The governing body? b Each committee with authority to act on behalf of the governing body?; 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.

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

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates?; 10b 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?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?; 11b Describe in 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; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done; 13 Did the organization have a written whistleblower policy?; 14 Did the organization have a written document retention and destruction policy?; 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?; 15a The organization's CEO, Executive Director, or top management official; 15b Other officers or key employees of the organization; 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?; 16b 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?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed NY
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. [X] Own website [X] Another's website [X] 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 DAVID DANIELLO - 9146831010 75 SOUTH BROADWAY, NO. 340, WHITE PLAINS, NY 10601

**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 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 and/or Box 7 of Form 1099-MISC) 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 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)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) STEVE GIFFORD CHAIRMAN	0.30	X		X				0.	0.	0.
(2) SHARLETT FRALEY TREASURER	0.30	X						0.	0.	0.
(3) MICHAEL F PUNTILLO BOARD MEMBER	0.30	X						0.	0.	0.
(4) MARY BRINSON BOARD SECRETARY/TREASURER	0.30	X		X				0.	0.	0.
(5) LENA ANDERSON BOARD MEMBER	0.30	X						0.	0.	0.
(6) ALEXANDER ROBERTS EXECUTIVE DIRECTOR	40.00	X		X			605,731.	0.	17,507.	
(7) GERRY FEINBERG BOARD MEMBER	0.30	X					24,079.	0.	0.	
(8) DAVID DANIELLO CFO	40.00			X			166,923.	0.	34.	
(9) ILAN KATZ CONTROLLER	40.00					X	106,200.	0.	13,957.	
(10) DEBORAH POST SR. DIRECTOR OF HOUSING DEVELOPMENT	40.00					X	134,167.	0.	19,298.	
(11) RANDELL BECK SR. DIRECTOR OF REAL ESTATE	40.00					X	124,186.	0.	6,411.	
(12) JAVON TOTTMAN SR. DIRECTOR OF COMPLIANCE	40.00					X	116,990.	0.	6,470.	
(13) DEBORAH ANDERSON SR. DIRECTOR OF HUDSON VALLEY PROGRA	40.00					X	110,810.	0.	13,249.	



**Part VIII Statement of Revenue**

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

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1 a</b> Federated campaigns	<b>1a</b>					
	<b>b</b> Membership dues	<b>1b</b>					
	<b>c</b> Fundraising events	<b>1c</b>	59,705.				
	<b>d</b> Related organizations	<b>1d</b>					
	<b>e</b> Government grants (contributions)	<b>1e</b>	2,870,515.				
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above	<b>1f</b>	268,682.				
	<b>g</b> Noncash contributions included in lines 1a-1f	<b>1g</b>	\$				
	<b>h Total.</b> Add lines 1a-1f			3,198,902.			
<b>Program Service Revenue</b>	<b>2 a</b> SCATTERED SITE HOUSING	<b>Business Code</b>	532000	26,840,863.	26,840,863.		
	<b>b</b> RENTAL INCOME		532000	1,860,882.	1,860,882.		
	<b>c</b> HOMEBUYER COUNSELING		531390	46,900.	46,900.		
	<b>d</b>						
	<b>e</b>						
	<b>f</b> All other program service revenue						
	<b>g Total.</b> Add lines 2a-2f			28,748,645.			
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts)			69,417.		69,417.	
	<b>4</b> Income from investment of tax-exempt bond proceeds						
	<b>5</b> Royalties						
	<b>6 a</b> Gross rents	<b>6a</b>	(i) Real				
			(ii) Personal				
	<b>b</b> Less: rental expenses	<b>6b</b>					
	<b>c</b> Rental income or (loss)	<b>6c</b>					
	<b>d</b> Net rental income or (loss)						
	<b>7 a</b> Gross amount from sales of assets other than inventory	<b>7a</b>	(i) Securities				
			(ii) Other		7,315,341.		
	<b>b</b> Less: cost or other basis and sales expenses	<b>7b</b>			2,187,783.		
	<b>c</b> Gain or (loss)	<b>7c</b>			5,127,558.		
<b>d</b> Net gain or (loss)				5,127,558.		5,127,558.	
<b>8 a</b> Gross income from fundraising events (not including \$ 59,705. of contributions reported on line 1c). See Part IV, line 18	<b>8a</b>			19,257.			
				19,257.			
<b>b</b> Less: direct expenses	<b>8b</b>						
<b>c</b> Net income or (loss) from fundraising events				0.			
<b>9 a</b> Gross income from gaming activities. See Part IV, line 19	<b>9a</b>						
<b>b</b> Less: direct expenses	<b>9b</b>						
<b>c</b> Net income or (loss) from gaming activities							
<b>10 a</b> Gross sales of inventory, less returns and allowances	<b>10a</b>						
<b>b</b> Less: cost of goods sold	<b>10b</b>						
<b>c</b> Net income or (loss) from sales of inventory							
<b>Miscellaneous Revenue</b>	<b>11 a</b> OTHER INCOME	<b>Business Code</b>	900099	97,253.	97,253.		
	<b>b</b> DEVELOPER FEE INCOME		900099	6,000.	6,000.		
	<b>c</b>						
	<b>d</b> All other revenue						
	<b>e Total.</b> Add lines 11a-11d			103,253.			
<b>12 Total revenue.</b> See instructions			37,247,775.	28,851,898.	0.	5,196,975.	

**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	876,703.	876,703.		
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	1,365,007.	110,810.	1,231,124.	23,073.
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	9,153,195.	8,077,044.	1,036,901.	39,250.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	201,095.	169,439.	30,005.	1,651.
9 Other employee benefits	1,147,181.	912,793.	220,241.	14,147.
10 Payroll taxes	804,294.	638,806.	161,377.	4,111.
11 Fees for services (nonemployees):				
a Management				
b Legal	66,622.	66,622.		
c Accounting	185,820.		185,820.	
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 Sch O.)	217,317.	181,228.	32,874.	3,215.
12 Advertising and promotion	19,846.	18,391.	1,356.	99.
13 Office expenses	207,683.	137,229.	68,007.	2,447.
14 Information technology				
15 Royalties				
16 Occupancy	12,590,916.	12,229,193.	342,644.	19,079.
17 Travel	126,376.	94,344.	28,353.	3,679.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	13,897.	10,456.	2,125.	1,316.
20 Interest	315,941.	264,326.	51,615.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	909,967.	903,314.	6,653.	
23 Insurance	639,896.	615,069.	24,827.	
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>FOOD</b>	1,256,640.	1,255,794.	846.	
b <b>SECURITY</b>	927,394.	926,349.	961.	84.
c <b>UTILITIES</b>	778,382.	768,197.	9,303.	882.
d <b>TELEPHONE</b>	136,999.	108,026.	28,172.	801.
e All other expenses	257,575.	188,999.	63,369.	5,207.
25 <b>Total functional expenses.</b> Add lines 1 through 24e	32,198,746.	28,553,132.	3,526,573.	119,041.
26 <b>Joint costs.</b> 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 X

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash - non-interest-bearing .....	2,134,166.	<b>1</b>	6,941,673.
	<b>2</b> Savings and temporary cash investments .....	102,754.	<b>2</b>	
	<b>3</b> Pledges and grants receivable, net .....		<b>3</b>	
	<b>4</b> Accounts receivable, net .....	5,149,737.	<b>4</b>	4,923,186.
	<b>5</b> 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 .....		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....		<b>6</b>	
	<b>7</b> Notes and loans receivable, net .....		<b>7</b>	
	<b>8</b> Inventories for sale or use .....		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges .....	382,508.	<b>9</b>	92,913.
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....	<b>10a</b> 25,101,012.		
	<b>b</b> Less: accumulated depreciation .....	<b>10b</b> 10,484,051.	17,434,074.	<b>10c</b> 14,616,961.
	<b>11</b> Investments - publicly traded securities .....		<b>11</b>	
	<b>12</b> Investments - other securities. See Part IV, line 11 .....		<b>12</b>	
	<b>13</b> Investments - program-related. See Part IV, line 11 .....		<b>13</b>	
	<b>14</b> Intangible assets .....		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 .....	202,212.	<b>15</b>	216,205.
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 33) .....	25,405,451.	<b>16</b>	26,790,938.	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses .....	3,581,286.	<b>17</b>	3,263,998.
	<b>18</b> Grants payable .....	10,358,589.	<b>18</b>	9,158,728.
	<b>19</b> Deferred revenue .....	91,014.	<b>19</b>	122,299.
	<b>20</b> Tax-exempt bond liabilities .....		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....	83,951.	<b>21</b>	77,393.
	<b>22</b> 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 .....		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties .....	6,575,030.	<b>23</b>	4,337,172.
	<b>24</b> Unsecured notes and loans payable to unrelated third parties .....		<b>24</b>	
	<b>25</b> 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 .....	478,087.	<b>25</b>	544,825.
	<b>26 Total liabilities.</b> Add lines 17 through 25 .....	21,167,957.	<b>26</b>	17,504,415.
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here</b> <input checked="" type="checkbox"/> <b>and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions .....	4,197,494.	<b>27</b>	9,099,611.
	<b>28</b> Net assets with donor restrictions .....	40,000.	<b>28</b>	186,912.
	<b>Organizations that do not follow FASB ASC 958, check here</b> <input type="checkbox"/> <b>and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds .....		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds .....		<b>31</b>	
	<b>32</b> Total net assets or fund balances .....	4,237,494.	<b>32</b>	9,286,523.
<b>33</b> Total liabilities and net assets/fund balances .....	25,405,451.	<b>33</b>	26,790,938.	

**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	37,247,775.
2	Total expenses (must equal Part IX, column (A), line 25)	2	32,198,746.
3	Revenue less expenses. Subtract line 2 from line 1	3	5,049,029.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	4,237,494.
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 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	9,286,523.

**Part XII Financial Statements and Reporting**

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

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in 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 type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		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 type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	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.	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? _____	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 _____	X	

Form 990 (2019)



**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 fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....						
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge ...						
<b>4 Total.</b> Add lines 1 through 3 .....						
<b>5</b> 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) .....						
<b>6 Public support.</b> Subtract line 5 from line 4.						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>7</b> Amounts from line 4 .....						
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources ...						
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on ...						
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....						
<b>11 Total support.</b> Add lines 7 through 10						
<b>12</b> Gross receipts from related activities, etc. (see instructions) .....					12	
<b>13 First five years.</b> 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 <b>stop here</b> .....						<input type="checkbox"/>

**Section C. Computation of Public Support Percentage**

<b>14</b> Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f)) .....	14	%
<b>15</b> Public support percentage from 2018 Schedule A, Part II, line 14 .....	15	%
<b>16a 33 1/3% support test - 2019.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>b 33 1/3% support test - 2018.</b> 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 <b>stop here.</b> The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>17a 10% -facts-and-circumstances test - 2019.</b> 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 <b>stop here.</b> 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>b 10% -facts-and-circumstances test - 2018.</b> 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 <b>stop here.</b> 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>18 Private foundation.</b> 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) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....	2484213.	1151450.	2328790.	1808543.	3198902.	10971898.
<b>2</b> 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 .....	19757816.	20483374.	24208957.	28261932.	28748645.	121460724
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513 .....						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....						
<b>6 Total.</b> Add lines 1 through 5 .....	22242029.	21634824.	26537747.	30070475.	31947547.	132432622
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons .....	28,500.	1,000.	15,982.	9,755.	21,850.	77,087.
<b>b</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 .....						0.
<b>c</b> Add lines 7a and 7b .....	28,500.	1,000.	15,982.	9,755.	21,850.	77,087.
<b>8 Public support.</b> (Subtract line 7c from line 6.)						132355535

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
<b>9</b> Amounts from line 6 .....	22242029.	21634824.	26537747.	30070475.	31947547.	132432622
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....	1,366.	1,044.	5,772.	364.	69,417.	77,963.
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 .....						
<b>c</b> Add lines 10a and 10b .....	1,366.	1,044.	5,772.	364.	69,417.	77,963.
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on .....						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....	21,466.	191,484.	146,175.	51,561.	103,253.	513,939.
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)	22264861.	21827352.	26689694.	30122400.	32120217.	133024524

**14 First five 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**

<b>15</b> Public support percentage for 2019 (line 8, column (f), divided by line 13, column (f)) .....	<b>15</b>	99.50 %
<b>16</b> Public support percentage from 2018 Schedule A, Part III, line 15 .....	<b>16</b>	99.47 %

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for 2019 (line 10c, column (f), divided by line 13, column (f)) .....	<b>17</b>	.06 %
<b>18</b> Investment income percentage from 2018 Schedule A, Part III, line 17 .....	<b>18</b>	.01 %

**19a 33 1/3% support tests - 2019.** 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 - 2018.** 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 in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

	Yes	No
<b>1</b> Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>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.</i>		
<b>2</b> Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
<b>3a</b> Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
<b>b</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)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
<b>c</b> Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
<b>4a</b> Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
<b>b</b> Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>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.</i>		
<b>c</b> 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)? <i>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.</i>		
<b>5a</b> Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) 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).</i>		
<b>b Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
<b>c Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
<b>6</b> 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? <i>If "Yes," provide detail in Part VI.</i>		
<b>7</b> Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as 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? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
<b>8</b> Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
<b>9a</b> 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))? <i>If "Yes," provide detail in Part VI.</i>		
<b>b</b> Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
<b>c</b> Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
<b>10a</b> 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)? <i>If "Yes," answer 10b below.</i>		
<b>b</b> Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

**Part IV Supporting Organizations** (continued)

	Yes	No
<b>11</b> Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b> A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
<b>b</b> A family member of a person described in (a) above?		
<b>c</b> A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in <b>Part VI</b> .		

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in <b>Part VI</b> 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.		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in <b>Part VI</b> how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.		

**Section C. Type II Supporting Organizations**

	Yes	No
<b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in <b>Part VI</b> how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		

**Section D. All Type III Supporting Organizations**

	Yes	No
<b>1</b> 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?		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in <b>Part VI</b> how the organization maintained a close and continuous working relationship with the supported organization(s).		
<b>3</b> By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in <b>Part VI</b> the role the organization's supported organizations played in this regard.		

**Section E. Type III Functionally Integrated Supporting Organizations**

<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
<b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in <b>Part VI</b> how you supported a government entity (see instructions).		
<b>2</b> Activities Test. Answer (a) and (b) below.		
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in <b>Part VI</b> 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.	Yes	No
<b>b</b> Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in <b>Part VI</b> the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
<b>3</b> Parent of Supported Organizations. Answer (a) and (b) below.		
<b>a</b> 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? Provide details in <b>Part VI</b> .		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in <b>Part VI</b> the role played by the organization in this regard.		

**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.

<b>Section A - Adjusted Net Income</b>		(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	<b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)	8	

<b>Section B - Minimum Asset Amount</b>		(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):		
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	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	<b>Discount</b> claimed for blockage or other factors (explain in detail in <b>Part VI</b> ):		
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 1-1/2% 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 .035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	

<b>Section C - Distributable Amount</b>			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	<b>Distributable Amount.</b> 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
<b>1</b> Amounts paid to supported organizations to accomplish exempt purposes	
<b>2</b> Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
<b>3</b> Administrative expenses paid to accomplish exempt purposes of supported organizations	
<b>4</b> Amounts paid to acquire exempt-use assets	
<b>5</b> Qualified set-aside amounts (prior IRS approval required)	
<b>6</b> Other distributions (describe in <b>Part VI</b> ). See instructions.	
<b>7 Total annual distributions.</b> Add lines 1 through 6.	
<b>8</b> Distributions to attentive supported organizations to which the organization is responsive (provide details in <b>Part VI</b> ). See instructions.	
<b>9</b> Distributable amount for 2019 from Section C, line 6	
<b>10</b> Line 8 amount divided by line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2019	(iii) Distributable Amount for 2019
<b>1</b> Distributable amount for 2019 from Section C, line 6			
<b>2</b> Underdistributions, if any, for years prior to 2019 (reasonable cause required- explain in <b>Part VI</b> ). See instructions.			
<b>3</b> Excess distributions carryover, if any, to 2019			
<b>a</b> From 2014			
<b>b</b> From 2015			
<b>c</b> From 2016			
<b>d</b> From 2017			
<b>e</b> From 2018			
<b>f Total</b> of lines 3a through e			
<b>g</b> Applied to underdistributions of prior years			
<b>h</b> Applied to 2019 distributable amount			
<b>i</b> Carryover from 2014 not applied (see instructions)			
<b>j</b> Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
<b>4</b> Distributions for 2019 from Section D, line 7: \$			
<b>a</b> Applied to underdistributions of prior years			
<b>b</b> Applied to 2019 distributable amount			
<b>c</b> Remainder. Subtract lines 4a and 4b from 4.			
<b>5</b> Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in <b>Part VI</b> . See instructions.			
<b>6</b> Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in <b>Part VI</b> . See instructions.			
<b>7 Excess distributions carryover to 2020.</b> Add lines 3j and 4c.			
<b>8</b> Breakdown of line 7:			
<b>a</b> Excess from 2015			
<b>b</b> Excess from 2016			
<b>c</b> Excess from 2017			
<b>d</b> Excess from 2018			
<b>e</b> Excess from 2019			

**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.)

**SCHEDULE A, PART III, LINE 12, EXPLANATION FOR OTHER INCOME**

**OTHER INCOME**

2015: 17,491

2016: 154,667

2017: 95,142

2018: 32,224

2019: 129,297

**INSURANCE PROCEEDS**

2015: 975

**LAUNDRY SERVICES**

2016: 1,817

2017: 1,313

2018: 1.695

**DEVELOPMENT FEE**

2015: 2,000

**REHAB DEVELOPMENT FEE**

2015: 1,000

2016: 35,000

2017: 49,720

2018: 17,642

2019: 6,000

**Schedule A**

**Payments from Disqualified Persons  
Included on Part III, Line 7a**

**2019**

**\*\* Do Not File \*\***

**\*\*\* Not Open to Public Inspection \*\*\***

Payer's Name	2015 Amount	2016 Amount	2017 Amount	2018 Amount	2019 Amount
	28,500.	1,000.	15,982.	9,755.	21,850.
Total to Schedule A, Part III, Line 7a .....	28,500.	1,000.	15,982.	9,755.	21,850.

**Schedule B**

(Form 990, 990-EZ, or 990-PF)

Department of the Treasury  
Internal Revenue Service

**Schedule of Contributors**

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2019**

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

Organization type (check one):

**Filers of:**

**Section:**

Form 990 or 990-EZ

501(c)( 3 ) (enter number) organization

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

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

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

501(c)(3) taxable private foundation

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

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

**General Rule**

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

**Special Rules**

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ..... ▶ \$ \_\_\_\_\_

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

Name of organization <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number <b>13-3627750</b>
--	---

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	WELLS FARGO FOUNDATION 300 HWY 169 S 4TH FL MINNEAPOLIS, MN 55426	\$ 110,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	FREEDOM MORTGAGE CORPORATION 907 PLEASANT VALLEY AVE MT LAUREL, NJ 08054	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	BANK OF AMERICA CHARITABLE FOUNDATION 150 N COLLEGE ST CHARLOTTE, NC 28255	\$ 40,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	ANTHONY MARINO 880 WEST JERICHO TURNPIKE SMITHTOWN, NY 11787	\$ 15,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	THE SLOMO & CINDY SILVIAN FOUNDATION 150 BROADHOLLOW RD SUITE 304 MELVILLE, NY 11747	\$ 15,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	LONG ISLAND COMMUNITY FOUNDATION 900 WALT WHITMAN RD SUITE 205 MELVILLE, NY 11747	\$ 15,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number <b>13-3627750</b>
--	---

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	SANTANDER BANK 75 STATE ST BOSTON, MA 02109	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
8	HSBC BANK USA NA 39-10 MAIN ST FLUSHING, NY 11354	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
9	STERLING NATIONAL BANK CHARITABLE FOUNDATION 21 SCARSDALE RD YONKERS, NY 10707	\$ 7,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
10	PEOPLE'S UNITED COMMUNITY FOUNDATION 501 SILVERSIDE RD SUITE 123 WILMINGTON, DE 19809	\$ 6,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
11	112 MED 3240 ROUTE 112 MEDFORD, NY 11763	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
12	WADING RIVER DEVELOPMENT 5890 ROUTE 25 WADING RIVER, NY 11792	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization  <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number  <b>13-3627750</b>
--	---

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
13	EAST MORELAND DEVELOPMENT  880 WEST JERICHO TURNPIKE  SMITHTOWN, NY 11787	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
14	STEVEN BRILL  1 HUNTINGTON QUAR SUITE 2S10  MELVILLE, NY 11747	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
15	MARATHON DEVELOPMENT  901 MAIN ST SUITE 3000  PEEKSKILL, NY 10566	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
16	NATIONWIDE  310 A MAIN ST  LEBANON, NJ 08833	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
17	M&T CHARITABLE FOUNDATION  PO BOX 767  BUFFALO, NY 14240	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization  <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number  <b>13-3627750</b>
--	---

**Part II Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____

Name of organization  <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number  <b>13-3627750</b>
--	---

**Part III** Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this info. once.) ▶ \$ \_\_\_\_\_  
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
<b>(e) Transfer of gift</b>			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
<b>(e) Transfer of gift</b>			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
<b>(e) Transfer of gift</b>			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
<b>(e) Transfer of gift</b>			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	

**SCHEDULE D**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Financial Statements**

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

▶ **Attach to Form 990.**

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

OMB No. 1545-0047

**2019**

**Open to Public Inspection**

**Name of the organization** COMMUNITY HOUSING INNOVATIONS, INC. **Employer identification number** 13-3627750

**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 type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input 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? .....

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)? .....

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 .....

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2019

**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 make 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 program
  - e  Other \_\_\_\_\_
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

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

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- |                                 | Amount |
|---------------------------------|--------|
| c Beginning balance             | 1c     |
| d Additions during the year     | 1d     |
| e Distributions during the year | 1e     |
| f Ending balance                | 1f     |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

**Part V Endowment Funds.** Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment  \_\_\_\_\_ %
  - b Permanent endowment  \_\_\_\_\_ %
  - c Term endowment  \_\_\_\_\_ %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- |  | Yes    | No |
|--|--------|----|
| (i) Unrelated organizations  | 3a(i)  |    |
| (ii) Related organizations   | 3a(ii) |    |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b     |    |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		2,012,454.		2,012,454.
b Buildings		22,164,729.	9,617,261.	12,547,468.
c Leasehold improvements		113,167.	113,167.	0.
d Equipment		693,153.	666,067.	27,086.
e Other		117,509.	87,556.	29,953.
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				<b>14,616,961.</b>

**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)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
<b>Total.</b> (Col. (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)		
<b>Total.</b> (Col. (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)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

**Part X Other Liabilities.**

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) <b>DUE TO GOVERNMENT AGENCIES</b>	<b>544,825.</b>
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	<b>544,825.</b>

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 FASB 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.

<b>1</b>	Total revenue, gains, and other support per audited financial statements		<b>1</b>
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
<b>a</b>	Net unrealized gains (losses) on investments	<b>2a</b>	
<b>b</b>	Donated services and use of facilities	<b>2b</b>	
<b>c</b>	Recoveries of prior year grants	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.)	<b>2d</b>	
<b>e</b>	Add lines <b>2a</b> through <b>2d</b>		<b>2e</b>
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b>		<b>3</b>
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII.)	<b>4b</b>	
<b>c</b>	Add lines <b>4a</b> and <b>4b</b>		<b>4c</b>
<b>5</b>	Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.)		<b>5</b>

**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.

<b>1</b>	Total expenses and losses per audited financial statements		<b>1</b>
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
<b>a</b>	Donated services and use of facilities	<b>2a</b>	
<b>b</b>	Prior year adjustments	<b>2b</b>	
<b>c</b>	Other losses	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.)	<b>2d</b>	
<b>e</b>	Add lines <b>2a</b> through <b>2d</b>		<b>2e</b>
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b>		<b>3</b>
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII.)	<b>4b</b>	
<b>c</b>	Add lines <b>4a</b> and <b>4b</b>		<b>4c</b>
<b>5</b>	Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.)		<b>5</b>

**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.

**PART X, LINE 2:**

INCOME TAXES: CHI RECOGNIZES THE EFFECT OF INCOME TAX POSITIONS ONLY IF  
 THOSE POSITIONS ARE MORE LIKELY THAN  
 NOT TO BE SUSTAINED. MANAGEMENT HAS DETERMINED THAT CHI HAD NO UNCERTAIN  
 TAX POSITIONS THAT WOULD  
 REQUIRE FINANCIAL STATEMENT RECOGNITION OR DISCLOSURE. CHI DID NOT CONDUCT  
 UNRELATED BUSINESS ACTIVITIES  
 DURING THE YEARS ENDED DECEMBER 31, 2019 OR 2018.



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

Revenue		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))	
		GALA (event type)	(event type)	NONE (total number)		
1	Gross receipts .....	78,962.			78,962.	
2	Less: Contributions .....	59,705.			59,705.	
3	Gross income (line 1 minus line 2) .....	19,257.			19,257.	
Direct Expenses	4	Cash prizes .....				
	5	Noncash prizes .....				
	6	Rent/facility costs .....				
	7	Food and beverages .....	19,257.			19,257.
	8	Entertainment .....				
	9	Other direct expenses .....				
10	Direct expense summary. Add lines 4 through 9 in column (d) .....				19,257.	
11	Net income summary. Subtract line 10 from line 3, column (d) .....				0.	

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

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

9 Enter the state(s) in which the organization conducts gaming activities: \_\_\_\_\_  
 a Is the organization licensed to conduct gaming activities in each of these states?  Yes  No  
 b If "No," explain: \_\_\_\_\_

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year?  Yes  No  
 b If "Yes," explain: \_\_\_\_\_





**SCHEDULE I  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Grants and Other Assistance to Organizations,  
Governments, and Individuals in the United States**  
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.  
▶ **Attach to Form 990.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.**

OMB No. 1545-0047

**2019**

**Open to Public  
Inspection**

Name of the organization **COMMUNITY HOUSING INNOVATIONS, INC.** Employer identification number **13-3627750**

**Part I General Information on Grants and Assistance**

- 1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? .....  **Yes**  **No**
- 2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

<b>1 (a)</b> Name and address of organization or government	<b>(b)</b> EIN	<b>(c)</b> IRC section (if applicable)	<b>(d)</b> Amount of cash grant	<b>(e)</b> Amount of non-cash assistance	<b>(f)</b> Method of valuation (book, FMV, appraisal, other)	<b>(g)</b> Description of noncash assistance	<b>(h)</b> 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 non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE AND REHABILITATION WORK COSTS	34	876,703.	0.		

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

PART I, LINE 2:

ALL PROSPECTIVE HOMEBUYERS APPLYING FOR A GRANT FROM CHI MUST ATTEND AN ORIENTATION CLASS AND PASS AN EIGHT (8) HOUR HOMEBUYER EDUCATION COURSE. ELIGIBILITY IS DETERMINED BY INCOME AND ASSET GUIDELINES SET BY THE STATE OF NEW YORK AFFORDABLE HOUSING CORPORATION FROM WHOM CHI RECEIVES FUNDING FOR THE PROGRAM. APPLICANTS RECEIVE ASSISTANCE AND COUNSELING THROUGHOUT THE ENTIRE PROCESS FROM CHI STAFF TO DETERMINE ELIGIBILITY AND MORTGAGE READINESS.

**Part IV Supplemental Information**

**STEPS TO GRANT AWARD AND FUNDING:**

1. ATTEND AN ORIENTATION CLASS
2. COMPLETE AND SUBMIT APPLICATION WITH REQUIRED DOCUMENTATIONS
3. RECEIVE COUNSELING
4. RECEIVE GRANT CERTIFICATE (IF ELIGIBLE) INCLUDING:
  - MEETING WITH CLIENT TO REVIEW PROGRAM REQUIREMENTS
  - COUNSELING ON AFFORDABILITY, PROPERTY INSPECTIONS, AND REPAIR NEEDS
  - DETERMINATION OF AMOUNT AND BREAKDOWN OF GRANT FUNDS
  - ONGOING COUNSELING REGARDING FINANCING AND CLOSING PROCESS
5. CLOSE ON PROPERTY /CHECK ISSUED FOR DOWN PAYMENT ASSISTANCE
6. FUNDS HELD BY CHI FOR REHAB AND REPAIRS
7. REHABILITATION WORK COMPLETED BY CONTRACTOR
8. CONTRACTORS ARE PAID ONLY UPON COMPLETION & INSPECTION OF ALL REPAIR WORK

IN 2019, 30 HOUSEHOLDS RECEIVED GRANT ASSISTANCE FROM CHI IN PURCHASING THEIR FIRST HOME- 21 IN LONG ISLAND AND 9 IN WESTCHESTER. THE AVERAGE GRANT WAS \$26,200, AND APPROXIMATELY \$12,000 IS TYPICALLY PROVIDED TO ASSIST AT CLOSING. CHI PARTICIPATES IN THE CLOSING PROCESS AND REVIEWS THE COMMITMENT LETTERS AND DISCLOSURES TO MAKE SURE FUNDS ARE USED AS INTENDED. IN ADDITION, A NOTE AND MORTGAGE IS ISSUED AND RECORDED WITH THE COUNTY.

IN 2019, APPROXIMATELY 57% OF THE GRANT PROCEEDS WERE RESERVED FOR REPAIRS AND REHABILITATION POST-CLOSING. FUNDS ARE HELD BY CHI UNTIL WORK IS COMPLETED. A CERTIFIED HUD 203(K) PLANNER INSPECTS ALL PROJECTS AND ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS. FUNDS ARE NOT RELEASED BY CHI UNTIL THE WORK PASSES A FINAL INSPECTION PROCESS.

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

OMB No. 1545-0047

**2019**

Open to Public Inspection

Name of the organization: **COMMUNITY HOUSING INNOVATIONS, INC.**  
 Employer identification number: **13-3627750**

**Part I Questions Regarding Compensation**

**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.

- |  |  |
|--|--|
| <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 indemnification 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 (such as maid, chauffeur, chef) |

**b** If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain .....

**2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a? .....

**3** Indicate which, if any, of the following the 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.

- |  |   |
|--|---|
| <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 checked="" type="checkbox"/> Approval by the board or compensation committee |

**4** During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment? .....
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan? .....
- c** Participate in, or receive payment from, an equity-based compensation arrangement? .....
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

**Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**

**5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization? .....
- b** Any related organization? .....
- If "Yes" on line 5a or 5b, describe in Part III.

**6** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization? .....
- b** Any related organization? .....
- If "Yes" on line 6a or 6b, describe in Part III.

**7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III .....

**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 .....

**9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? .....

	Yes	No
<b>1b</b>		
<b>2</b>		
<b>4a</b>	X	
<b>4b</b>		X
<b>4c</b>		X
<b>5a</b>		X
<b>5b</b>		X
<b>6a</b>		X
<b>6b</b>		X
<b>7</b>		X
<b>8</b>		X
<b>9</b>		

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2019

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) ALEXANDER ROBERTS EXECUTIVE DIRECTOR	(i)	225,008.	375,000.	5,723.	8,400.	9,107.	623,238.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) DAVID DANIELLO CFO	(i)	166,923.	0.	0.	0.	34.	166,957.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) DEBORAH POST SR. DIRECTOR OF HOUSING DEVELOPMENT	(i)	134,167.	0.	0.	4,400.	14,898.	153,465.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

**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.

PART I, LINE 4A:

RANDELL BECK RECEIVED A SEVERANCE PAYMENT OF \$4,615

**SCHEDULE O**  
**(Form 990 or 990-EZ)**

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

OMB No. 1545-0047

**2019**

Open to Public  
Inspection

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

HOMELESSNESS TO HOME BY PROVIDING EMERGENCY, TRANSITIONAL, AND  
PERMANENT HOUSING WITH COMPREHENSIVE CASE MANAGEMENT AND AN ARRAY OF  
SUPPORTIVE

SERVICES, HOMEOWNERSHIP COUNSELING, EDUCATION AND GRANT ASSISTANCE,  
FORECLOSURE PREVENTION COUNSELING, AND AFFORDABLE HOUSING DEVELOPMENT.  
ALL PROGRAMS HAVE THE END GOALS OF HOUSING PERMANENCY AND STABILITY.

FORM 990, PART III, LINE 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

SERVICES, THE HOMELESS PERSONS ARE ASSISTED IN BECOMING PERSONALLY, AND  
ECONOMICALLY SELF-SUFFICIENT. THE SEARCH FOR PERMANENT HOUSING IS THE  
PRIMARY GOAL FOR ALL SHELTER RESIDENTS AND CHI PROMOTES AND ASSISTS  
THEM WITH THE HOUSING SEARCH. PARENTS, SINGLE INDIVIDUALS, AND CHILDREN  
ARE PROVIDED WITH A SAFE HOME AND ACCESS TO EDUCATIONAL, VOCATIONAL,  
EMPLOYMENT, AND OTHER COMMUNITY SERVICES BASED UPON THE GOALS THEY SET  
FOR THEMSELVES. THIS ALSO INCLUDES REFERRALS TO RESOURCES FOR THOSE  
WITH MENTAL ILLNESSES, HISTORIES OF SUBSTANCE ABUSE, PHYSICAL  
DISABILITIES, AND OTHER SPECIALIZED NEEDS. CHI HAS IMPLEMENTED A  
TUTORING INITIATIVE FOR PARENTS WORKING TOWARDS A GED AS WELL AS  
HOMEWORK TUTORING FOR CHILDREN.

WITH CONSISTENT INTENSIVE CASE MANAGEMENT AND SUPERVISION BY HIGHLY  
QUALIFIED SOCIAL WORKERS AND OTHER STAFF, SHELTER RESIDENTS ARE HELPED  
TO SECURE PERMANENT HOUSING OR OTHER APPROPRIATE RESIDENCE IF THEY ARE  
DETERMINED TO HAVE SPECIAL NEEDS. PARENTS ARE COUNSELED AND CHILDREN  
ARE ENCOURAGED TO ATTEND SCHOOL AND COMPLETE HOMEWORK. WORKSHOPS ARE

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990 or 990-EZ) (2019)

932211 09-06-19

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
---	--

FREQUENTLY PROVIDED OFFERING GUIDANCE IN AREAS SUCH AS NUTRITION, BUDGETING, AND PARENTING. THE SERVICES PROVIDED DURING THE SHELTER STAY ARE DESIGNED TO ASSIST PARTICIPANTS WITH FINDING AND RETAINING APPROPRIATE PERMANENT HOUSING.

CHI ALSO OPERATES SMALLER BUT SIMILAR SERVICES IN DUTCHESS, ORANGE AND NASSAU COUNTIES: 1 EMERGENCY SHELTER IN ORANGE COUNTY, 1 TRANSITIONAL FACILITY IN BOTH ORANGE AND DUTCHESS COUNTIES, AND 1 MIXED USE FACILITY (COMBINED TRANSITIONAL AND PERMANENT HOUSING) IN BOTH ORANGE AND DUTCHESS COUNTIES AND 2 EMERGENCY SHELTERS FOR FAMILIES IN NASSAU COUNTY.

764 PEOPLE INCLUDING 218 FAMILIES AND 244 SINGLES WERE ASSISTED BY CHI SOCIAL SERVICE PROGRAMS IN DUTCHESS, ORANGE, AND NASSAU COUNTIES.

DUTCHESS COUNTY SERVED: 254 INDIVIDUALS INCLUDING 91 FAMILIES

- VANDERBILT: 91 FAMILIES, 174 PEOPLE - 24 MOVED TO PERMANENT HOUSING

- ROSE ST.: 55 MEN - 12 MOVED TO PERMANENT HOUSING

- NORTH HAMILTON: 25 MEN - 8 MOVED TO PERMANENT HOUSING

ORANGE COUNTY SERVED: 370 INDIVIDUALS INCLUDING 67 FAMILIES

- 44 GRAND: 164 MEN - 78 MOVED TO PERMANENT HOUSING

- 9W: 60 FAMILIES, 174 PEOPLE - 24 MOVED TO PERMANENT HOUSING

Name of the organization <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number <b>13-3627750</b>
--	---

- PORT JERVIS: 7 FAMILIES, 32 PEOPLE - 3 MOVED TO PERMANENT HOUSING

NASSAU COUNTY SERVED: 139 INDIVIDUALS INCLUDING 60 FAMILIES

- JERUSALEM AVE: 26 FAMILIES, 64 PEOPLE - 4 MOVED TO PERMANENT HOUSING

- CORNELL ST.: SERVED 34 FAMILIES, 75 PEOPLE - 7 MOVED TO PERMANENT HOUSING

FORM 990, PART III, LINE 4B, PROGRAM SERVICE ACCOMPLISHMENTS:  
PROPERTY MANAGER.

USING THIS MODEL, CHI'S SHP CREATED PERMANENT HOUSING FOR SINGLES AND FAMILIES WHO WERE FORMERLY HOMELESS. THE HOUSING PERMANENCY AND SUPPORTIVE SERVICES HAVE ENABLED THEM TO DEVELOP PERSONAL AND ECONOMIC GROWTH AND INDEPENDENCE.

DURING THE PAST YEAR, THESE HOMES HAVE SERVED 16 HEADS OF HOUSEHOLDS WITH FAMILIES AND 13 SINGLES. ON AVERAGE, 86% OF THE RESIDENTS HAVE A MENTAL HEALTH OR DUAL DIAGNOSIS, 41% HAVE A HISTORY OF CHRONIC SUBSTANCE ABUSE, 13% HAVE A CO-OCCURRING DISORDER, 55% HAVE A CHRONIC HEALTH CONDITION AND 6% HAVE A DEVELOPMENTAL DISABILITY. 28% DESCRIBE THEMSELVES AS WHITE OR CAUCASIAN AND 72% AS BLACK OR AFRICAN AMERICAN. 45% OF THE PARTICIPANTS REPORT HAVING EITHER A HIGH SCHOOL DIPLOMA OR GED AND POST-SECONDARY EDUCATION.

THERE IS LITTLE TURNOVER IN THESE UNITS WHERE TENANTS PAY NO MORE THAN

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

30% OF THEIR ADJUSTED GROSS INCOME.

14 FAMILY UNITS HAVE LIVED WITH CHI FOR OVER 10 YEARS;

6 FAMILY UNITS HAVE LIVED IN SHP HOUSING FOR 5-10 YEARS;

9 FAMILY UNITS HAVE LIVED WITH CHI FOR LESS THAN 5 YEARS.

CHI ALSO OPERATES 231 AFFORDABLE RENTAL APARTMENTS IN SUFFOLK, NASSAU, AND WESTCHESTER COUNTIES. ALTHOUGH CHI DOES NOT PROVIDE SUPPORTIVE SERVICES FOR THESE UNITS, CHI PROPERTY MANAGEMENT WORKS CLOSELY WITH THESE TENANTS TO ENABLE THEM TO MAINTAIN THEIR HOUSING.

FORM 990, PART III, LINE 4C, PROGRAM SERVICE ACCOMPLISHMENTS:

DSS'S CASE MANAGEMENT UNIT DOES THE FULL FAMILY HOLISTIC CASE MANAGEMENT TO WORK WITH THE FAMILIES IN THE EHAP REGARDING THEIR NEEDS (ACADEMIC, VOCATIONAL, MENTAL HEALTH, TREATMENT, ETC.). CHI EHAP STAFF ARE HOUSING SPECIALISTS WHO FOCUS SPECIFICALLY ON ASSISTING FAMILIES TO SECURE PERMANENT HOUSING. THEY ASSESS THE FAMILY'S HOUSING NEEDS AND BUDGET, TEACH FAMILY MEMBERS HOW TO MAINTAIN THE UNITS, TO SELF-ADVOCATE WITH THE BUILDING SUPERINTENDENT, AND PROVIDE CRITICAL SKILLS NEEDED AS THEY SEEK PERMANENT HOUSING. THEY CALL AND ADVOCATE FOR THE CLIENTS WITH LANDLORDS, DO ROLE-PLAYING WITH FAMILIES FOR HOUSING INTERVIEWS, ASSIST IN OBTAINING NECESSARY DOCUMENTS TO OBTAIN HOUSING AND MOVES, MEET WITH LANDLORDS, AND CONDUCT HOUSING QUALITY STANDARD REVIEWS OF EHUS AND PERMANENT HOUSING UNITS. A CHI MAINTENANCE TECHNICIAN FULFILLS UNIT MAINTENANCE REPAIR REQUESTS, CLEANS, AND PREPARES UNITS FOR RE-OCCUPANCY, SETS UP FURNITURE, ASSESSES BUILDING

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
---	--

NEEDS AND COORDINATES WITH SERVICE STAFF. A CHI PROPERTY MANAGER ORDERS FURNITURE, MANAGES THE MAINTENANCE TECHNICIAN, AND COLLABORATES WITH PROPERTY OWNERS.

IN 2019, 120 HOUSEHOLDS WITH A TOTAL OF 356 PEOPLE WERE PROVIDED SHELTER IN THE CHI EHAP. THE AVERAGE LENGTH OF STAY WAS 693 DAYS. 42 FAMILIES LEFT THE PROGRAM - 25 OR 58% MOVED TO PERMANENT HOUSING

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:  
CHI OPERATES OTHER SMALLER PROGRAMS TO HELP LOW TO MODERATE INCOME INDIVIDUALS AND FAMILIES.

IN 2019 -

HOMEOWNERSHIP & FORECLOSURE PREVENTION COUNSELING SERVED 1,821 PEOPLE

- PROVIDED HOMEBUYER COUNSELING TO 423 INDIVIDUALS

- PROVIDED THE E-HOME ONLINE COURSE TO 227 INDIVIDUALS AND 205 COMPLETED THE PROGRAM

- PROVIDED ORIENTATIONS TO 1,549 PEOPLE

- ENABLED THE PURCHASE OF 31 HOMES WITH DOWN PAYMENT AND REHABILITATION ASSISTANCE GRANTS (10 IN WESTCHESTER, INCLUDING 2 MANUFACTURED HOMES, AND 21 ON LONG ISLAND)

- ENABLED THE PURCHASE OF 70 HOMES THROUGH EDUCATION, COUNSELING, AND

Name of the organization <b>COMMUNITY HOUSING INNOVATIONS, INC.</b>	Employer identification number <b>13-3627750</b>
--	---

**GRANT ASSISTANCE**

- PROVIDED FORECLOSURE PREVENTION COUNSELING TO 45 HOUSEHOLDS

- SECURED 8 LOAN MODIFICATIONS

**PROPERTY DEVELOPMENT**

- AWARDED EMPIRE STATE SUPPORTIVE HOUSING INITIATIVE (ESSHI) FUNDING TO CREATE 23 UNITS OF HOUSING AND SUPPORTIVE SERVICES FOR HOMELESS SINGLE ADULTS

**WESTCHESTER COUNTY**

- IN 2019, THE MODERN SERVED A TOTAL OF 22 PEOPLE IN SUPPORTIVE HOUSING EXPENSES \$ 1,834,257. INCL GRANTS OF \$ 876,703. REVENUE \$ 1,662,060.

FORM 990, PART VI, SECTION B, LINE 11B:

COMMUNITY HOUSING INNOVATIONS HAS ITS FORM 990 PREPARED BY AN OUTSIDE ACCOUNTING FIRM AND HAS ESTABLISHED THE FOLLOWING REVIEW PROCESS TO ENSURE THAT THE INFORMATION REPORTED IS COMPLETE AND ACCURATE:

AN ELECTRONIC VERSION OF THE RETURN IS EMAILED TO THE CFO AND CONTROLLER FOR REVIEW. THE CFO AND CONTROLLER PROVIDE COMMENTS ON THE FORM 990 TO THE INDEPENDENT AUDITORS. AFTER ANY REVISIONS ARE MADE BY THE INDEPENDENT AUDITORS, A FINAL DRAFT OF THE FORM 990 IS EMAILED TO THE AUDIT COMMITTEE AND EXECUTIVE DIRECTOR FOR A FINAL REVIEW. UPON APPROVAL, THE REMAINING MEMBERS OF THE BOARD WILL RECEIVE THE FINAL VERSION OF THE FORM 990, WHICH WILL BE FILED BY THE INDEPENDENT AUDITORS. THE CFO AND CONTROLLER WILL

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

PRESENT THE FORM 990 TO THE BOARD AT THE NEXT SCHEDULED BOARD MEETING  
(WHICH MAY OR MAY NOT BE AFTER THE FORM 990 HAS BEEN SUBMITTED TO THE IRS).  
THE BOARD WILL BE ENCOURAGED TO ASK ANY QUESTIONS ABOUT THE FORM 990 PRIOR  
TO THE BOARD MEETING.

FORM 990, PART VI, SECTION B, LINE 12C:

CHI HAS A CONFLICT OF INTEREST POLICY WHICH IS INCLUDED IN THE EMPLOYEE  
HANDBOOK AND DISCUSSED WITH NEW EMPLOYEES AS PART OF THEIR ORIENTATION  
PROCESS. THE POLICY INCLUDES "GIFTS AND FAVORS," "FINANCIAL INTERESTS" AND  
"FAMILY RELATIONSHIPS." THE TOPIC IS ALSO COVERED IN THE SECTION REGARDING  
"OUTSIDE EMPLOYMENT." CHI ENFORCES THIS POLICY VIGILANTLY. IN THE PAST,  
ALL BOARD MEMBERS HAVE RECUSED THEMSELVES FROM VOTES THAT MIGHT BE  
CONSTRUED AS CONFLICTS. STARTING IN 2009 ALL BOARD MEMBERS, OFFICERS AND  
PROFESSIONAL EMPLOYEES, INCLUDING THOSE IN THE KEY POSITIONS OF DIRECTOR OF  
PROPERTY MANAGEMENT, PROPERTY MANAGER, HUDSON VALLEY PROGRAM DIRECTOR, LONG  
ISLAND PROGRAM DIRECTOR, CHIEF HOUSING DEVELOPMENT OFFICER, WERE REQUIRED  
TO SIGN A CERTIFICATION ON AN ANNUAL BASIS INDICATING THAT THEY HAVE READ,  
UNDERSTAND AND AGREE TO COMPLY WITH THE CONFLICT OF INTEREST POLICY. THE  
POLICY IS MONITORED BY THE DIRECTOR OF HUMAN RESOURCES, AND ANY CONFLICTS  
ARE TO BE REPORTED TO THEM. IF ANY EMPLOYEES BECOME AWARE OF A CONFLICT  
THEY FIRST REPORT IT TO THEIR SUPERVISOR.

IF THE CONFLICT NEEDS FURTHER EVALUATION IT IS THEN REPORTED TO HR. HR WILL  
RESPOND IN WRITING WITHIN 30 DAYS. FINALLY, IF THE CONFLICT IS STILL NOT  
RESOLVED THEN IT IS BROUGHT TO THE ATTENTION OF A MEMBER OF THE EXECUTIVE  
COMMITTEE. THE MEMBER WILL MEET WITH THE EMPLOYEE AND DISCUSS THE  
SITUATION. A RESOLUTION WILL BE SENT TO THE EMPLOYEE WITHIN 30 DAYS OF THE  
MEETING.

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

FORM 990, PART VI, SECTION B, LINE 15:

CHI HAS A WRITTEN COMPENSATION POLICIES THAT APPLIES TO THE FOLLOWING POSITIONS:

A. EXECUTIVE DIRECTOR: THE CFO COLLECTS SALARY DATA FROM PUBLISHED SOURCES SUCH AS ROBERT HALF AND THE NY SALARY SURVEY FOR PROFESSIONALS FOR NONPROFITS. THE DATA ALONG WITH A RECOMMENDATION IS PRESENTED TO THE COMPENSATION COMMITTEE. THE COMPENSATION COMMITTEE BRINGS A RECOMMENDATION TO THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS, EXCLUSIVE OF THE EXECUTIVE DIRECTOR OF THE AGENCY (WHO IS ALSO A BOARD DIRECTOR), VOTES UPON THE COMMITTEE'S RECOMMENDATION. THE BOARD'S APPROVAL IS DOCUMENTED IN THE MINUTES TO THE MEETING. IN ADDITION, THE SALARIES FOR THE CORPORATE OFFICERS ARE DISCLOSED TO THREE COUNTIES IN NEW YORK AND ARE APPROVED BY THOSE COUNTIES THROUGH ANNUAL BUDGET SUBMISSIONS AND WAS LAST UNDERTAKEN IN 2019.

DURING 2019, THE ORGANIZATION'S BOARD ENGAGED WITH AN INDEPENDENT CONSULTANT EXPERIENCED IN RETIREMENT BENEFITS FOR THE PURPOSES OF RESEARCHING INDUSTRY BENCHMARKS FOR RETIREMENT BONUSES AT SIMILARLY SIZED NON-PROFIT ORGANIZATIONS. BASED ON THE CONSULTANT'S REPORT, THE BOARD AGREED TO PROVIDE A RETIREMENT SUPPLEMENT TOTALING \$750,000 TO THE ORGANIZATION'S LONG-TIME EXECUTIVE DIRECTOR. PURSUANT TO THE PLAN, THE ORGANIZATION IS PAYING THE EXECUTIVE DIRECTOR A RETIREMENT BONUS OF \$750,000 OVER TWO-YEARS, WITH \$375,000 PAYABLE IN 2019 AND 2020. IN ORDER TO EARN THE BONUS, THE EXECUTIVE DIRECTOR MUST PROVIDE THE ORGANIZATION WITH FULL TIME SERVICE DURING THE PAY-OUT PERIOD.

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
---	--

B. OTHER OFFICERS AND KEY EMPLOYEES: THE CFO COLLECTS SALARY DATA FROM PUBLISHED SOURCES SUCH AS ROBERT HALF AND THE NY SALARY SURVEY FOR PROFESSIONALS FOR NONPROFITS. THE DATA ALONG WITH A RECOMMENDATION IS PRESENTED TO THE COMPENSATION COMMITTEE. THE DATA IS DISCUSSED BY THE COMMITTEE AND THE EXECUTIVE DIRECTOR MAKES A DECISION BASED UPON THE COMMITTEE'S RECOMMENDATION.

FORM 990, PART VI, SECTION C, LINE 19:

THE ORGANIZATION MAKES ITS FORM 990 AND FORM 1023 AVAILABLE FOR PUBLIC INSPECTION AS REQUIRED UNDER SECTION 6104 OF THE INTERNAL REVENUE CODE. THE RETURN IS POSTED ON GUIDESTAR.ORG AND OTHER SIMILAR TYPES OF WEBSITES. IN ADDITION, THE FINANCIAL STATEMENTS, CONFLICT OF INTEREST POLICY, ARTICLES OF INCORPORATION, FORM 990, FORM 1023, AND BY-LAWS ARE ALSO AVAILABLE UPON WRITTEN REQUEST OR BY CALLING THE ORGANIZATION DIRECTLY.

**SCHEDULE R  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Related Organizations and Unrelated Partnerships**

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.  
▶ Attach to Form 990.

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

OMB No. 1545-0047

**2019**

**Open to Public  
Inspection**

Name of the organization **COMMUNITY HOUSING INNOVATIONS, INC.** Employer identification number **13-3627750**

**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
MINERVA PLACE, LLC - 35-2253361 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.
CHI WEST I LLC 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.
CHI ARDSLEY LLC - 80-0623670 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.

**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
CHI MT VERNON INC - 94-3482214 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS INC	X	
CHI YONKERS INC - 94-3482213 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS INC	X	
CHI REALTY INC - 32-0190641 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS INC	X	

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2019



**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
<b>1</b> 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?		
<b>a</b> Receipt of <b>(i)</b> interest, <b>(ii)</b> annuities, <b>(iii)</b> royalties, or <b>(iv)</b> rent from a controlled entity .....		X
<b>b</b> Gift, grant, or capital contribution to related organization(s) .....		X
<b>c</b> Gift, grant, or capital contribution from related organization(s) .....		X
<b>d</b> Loans or loan guarantees to or for related organization(s) .....		X
<b>e</b> Loans or loan guarantees by related organization(s) .....		X
<b>f</b> Dividends from related organization(s) .....		X
<b>g</b> Sale of assets to related organization(s) .....		X
<b>h</b> Purchase of assets from related organization(s) .....		X
<b>i</b> Exchange of assets with related organization(s) .....		X
<b>j</b> Lease of facilities, equipment, or other assets to related organization(s) .....		X
<b>k</b> Lease of facilities, equipment, or other assets from related organization(s) .....		X
<b>l</b> Performance of services or membership or fundraising solicitations for related organization(s) .....		X
<b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) .....		X
<b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) .....		X
<b>o</b> Sharing of paid employees with related organization(s) .....		X
<b>p</b> Reimbursement paid to related organization(s) for expenses .....		X
<b>q</b> Reimbursement paid by related organization(s) for expenses .....		X
<b>r</b> Other transfer of cash or property to related organization(s) .....		X
<b>s</b> Other transfer of cash or property from related organization(s) .....		X

**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
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			



**Part VII** Supplemental Information

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

Multiple horizontal lines for supplemental information.