

EXTENDED TO NOVEMBER 15, 2023

## Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form **990**Department of the Treasury  
Internal Revenue ServiceUnder 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.**2022**  
Open to Public  
Inspection

<b>A</b> For the 2022 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</b> Name of organization  <b>COMMUNITY HOUSING INNOVATIONS, INC.</b> Doing business as Number and street (or P.O. box if mail is not delivered to street address) Room/suite <b>75 SOUTH BROADWAY 340</b> City or town, state or province, country, and ZIP or foreign postal code <b>WHITE PLAINS, NY 10601</b>		<b>D</b> Employer identification number  <b>13-3627750</b>
	<b>E</b> Telephone number  <b>(914) 683-1010</b>		<b>G</b> Gross receipts \$ <b>51,303,937.</b>
	<b>F</b> Name and address of principal officer: <b>DAVID DANIELLO</b> <b>SAME AS C ABOVE</b>		<b>H(a)</b> Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>H(b)</b> Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions
	<b>I</b> Tax-exempt status: <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(c)</b> Group exemption number
	<b>J</b> Website: <b>WWW.CHIGRANTS.ORG</b>		<b>L</b> Year of formation: <b>1991</b> <b>M</b> State of legal domicile: <b>NY</b>
<b>K</b> Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other			

<b>Part I Summary</b>				
<b>Activities &amp; Governance</b>	1 Briefly describe the organization's mission or most significant activities: <b>CHI'S MISSION IS TO PROVIDE HOUSING AND HUMAN SERVICES THAT SUPPORT SOCIAL AND ECONOMIC</b>			
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.			
	3	Number of voting members of the governing body (Part VI, line 1a)		
	4	Number of independent voting members of the governing body (Part VI, line 1b)		
	5	Total number of individuals employed in calendar year 2022 (Part V, line 2a)		
	6	Total number of volunteers (estimate if necessary)		
	7a	Total unrelated business revenue from Part VIII, column (C), line 12		
	7b	Net unrelated business taxable income from Form 990-T, Part I, line 11		
<b>Revenue</b>	8	Contributions and grants (Part VIII, line 1h)	Prior Year 3,243,681.	Current Year 2,398,930.
	9	Program service revenue (Part VIII, line 2g)	27,388,945.	48,356,478.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	-342,485.	286,233.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	196,033.	262,296.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	30,486,174.	51,303,937.
	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	544,115.	633,184.
<b>Expenses</b>	14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	11,790,471.	16,083,285.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b	Total fundraising expenses (Part IX, column (D), line 25)	71,513.	
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	17,379,176.	33,543,723.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	29,713,762.	50,260,192.
<b>Net Assets or Fund Balances</b>	19	Revenue less expenses. Subtract line 18 from line 12	772,412.	1,043,745.
	20	Total assets (Part X, line 16)	Beginning of Current Year 68,684,135.	End of Year 125,620,358.
	21	Total liabilities (Part X, line 26)	60,002,188.	115,894,666.
	22	Net assets or fund balances. Subtract line 21 from line 20	8,681,947.	9,725,692.

<b>Part II Signature Block</b>				
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>	Signature of officer		Date	
	DAVID DANIELLO, CFO		8/2/2023	
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed <input type="checkbox"/> PTIN
	KEN CERINI		07/31/23	P00223556
<b>Firm's Use Only</b>	Firm's name	Firm's EIN		Phone no.
	CERINI & ASSOCIATES, LLP	11-3066459		631-582-1600
Firm's address				
3340 VETERANS MEMORIAL HWY				
BOHEMIA, NY 11716				

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

**Part III** Statement of Program Service Accomplishments

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

☒**1** Briefly describe the organization's mission:

FOUNDED IN 1991, COMMUNITY HOUSING INNOVATIONS, INC. (CHI) IS A NOT-FOR-PROFIT ORGANIZATION SERVING SEVERAL NEW YORK COUNTIES. CHI'S MISSION IS TO PROVIDE HOUSING AND HUMAN SERVICES THAT SUPPORT SOCIAL AND ECONOMIC INDEPENDENCE. CHI'S VISION IS TO END GENERATIONAL POVERTY

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

**4a** (Code: ) (Expenses \$ 40,078,939. including grants of \$ ) (Revenue \$ 43,778,758.)  
SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, NASSAU COUNTY DEPARTMENT OF SOCIAL SERVICES, ORANGE COUNTY DEPARTMENT OF SOCIAL SERVICES, DUTCHESS COUNTY DEPARTMENT OF SOCIAL SERVICES, AND NYC DEPARTMENT OF HOMELESS SERVICES

THROUGH THE SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, CHI OPERATED 2 CONGREGATE SUPERVISED FAMILY RESIDENCES (SFRS), WHICH ARE NY STATE TIER II CERTIFIED, 10 CONGREGATE SUPERVISED SINGLES RESIDENCE (SESS), ONE WHICH IS CERTIFIED TIER I BY NYS, AND 2 SUPERVISED ADULT SHELTERS, WITH A CONCENTRATED POPULATION ON ADULT FAMILIES. SFRS AND SESS HAVE STAFF AVAILABLE 24 HOURS A DAY, 365 DAYS PER YEAR. THROUGH ON-SITE CASE MANAGEMENT AND REFERRALS TO COMMUNITY SERVICES, THE HOMELESS PERSONS

**4b** (Code: ) (Expenses \$ 2,161,466. including grants of \$ ) (Revenue \$ 2,137,004.)  
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 AREA. DUE TO COVID, THE CONTRACT WAS EXTENDED ONE YEAR THROUGH 12/21/2022 TO PROVIDE UP TO 90 EMERGENCY HOUSING UNITS (EHUS) LOCATED IN COMMUNITY RENTAL BUILDINGS IN THE TWO SCHOOL DISTRICTS.

**DSS'S CASE MANAGEMENT UNIT DOES THE FULL FAMILY HOLISTIC CASE**

**4c** (Code: ) (Expenses \$ 2,473,130. including grants of \$ ) (Revenue \$ 2,337,082.)  
CHI HAS TWO NYS OMH FUNDED SUPPORTED HOUSING PROGRAMS IN WESTCHESTER COUNTY. THE REFERRALS COME FROM THE WESTCHESTER COUNTY DEPARTMENT OF COMMUNITY MENTAL HEALTH IN CONJUNCTION WITH THE LOCAL CONTINUUM OF CARE. ALL REFERRALS ARE DISABLED AND HOMELESS OR IN HOUSING NEED. THE SUPPORTIVE HOUSING IS PERMANENT RENTAL HOUSING WITH ONSITE STAFF TO PROVIDE CASE MANAGEMENT.

IN 2022, THE MODERN SERVED A TOTAL OF 23 PEOPLE IN 22 BEDS. ONE PERSON MOVED TWO ANOTHER PROGRAM AND TWO PEOPLE DIED. THIS NEW CONSTRUCTION BUILDING AND OMH PROGRAM OPENED IN 2017 IN MT VERNON, NY. THE MAYFAIR, LOCATED IN WHITE PLAINS WAS OPENED IN 2021 AND HOUSED A TOTAL OF 24 PEOPLE IN 20 UNITS. FOUR PEOPLE LEFT THE PROGRAM, TWO WENT TO LONG TERM MEDICAL FACILITY, AND TWO MOVED TO OTHER LOCATIONS.

**4d** Other program services (Describe on Schedule O.)  
(Expenses \$ 1,922,524. including grants of \$ 633,184.) (Revenue \$ 2,420,674.)

**4e** Total program service expenses 46,636,059.

Form 990 (2022)

**Part IV Checklist of Required Schedules**

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	<b>1</b> X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	<b>2</b> X	
3 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
4 <b>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
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	<b>5</b>	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	<b>6</b>	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	<b>7</b>	X
8 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
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	<b>9</b>	X
10 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
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	<b>11a</b> X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	<b>11b</b>	X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	<b>11c</b>	X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	<b>11d</b> X	
e 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	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	<b>11f</b> X	
12a 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 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	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	<b>13</b>	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	<b>14a</b>	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	<b>14b</b>	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	<b>15</b>	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	<b>16</b>	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>	<b>17</b>	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	<b>18</b>	X
19 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
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	<b>20a</b>	X
b <i>If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?</i>	<b>20b</b>	
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <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? If "Yes," complete Schedule I, Parts I and III	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? If "Yes," complete Schedule J	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? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a		X
<b>24b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
<b>24c</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>24d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
<b>25a</b> Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I		X
<b>25b</b> Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		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? If "Yes," complete Schedule L, Part II		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? If "Yes," complete Schedule L, Part III		X
<b>28</b> Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
<b>a</b> A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV		X
<b>b</b> A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV		X
<b>c</b> A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV		X
<b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M		X
<b>30</b> Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M		X
<b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I		X
<b>32</b> Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II		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? If "Yes," complete Schedule R, Part I		X
<b>34</b> Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1	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)? If "Yes," complete Schedule R, Part V, line 2		X
<b>36</b> Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2		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? If "Yes," complete Schedule R, Part VI		X
<b>38</b> Did the organization complete Schedule O and provide explanations on 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>1b</b> Enter the number of Forms W-2G included on 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)

	Yes	No
<b>2a</b> Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	455
<b>b</b> If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	X
<b>3a</b> Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	X
<b>b</b> If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b	
<b>4a</b> At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	X
<b>b</b> If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
<b>5a</b> Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	X
<b>b</b> Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	X
<b>c</b> If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c	
<b>6a</b> Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	X
<b>b</b> If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
<b>7 Organizations that may receive deductible contributions under section 170(c).</b>		
<b>a</b> Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	X
<b>b</b> If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	X
<b>c</b> Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	X
<b>d</b> If "Yes," indicate the number of Forms 8282 filed during the year	7d	
<b>e</b> Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	X
<b>f</b> Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	X
<b>g</b> If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
<b>h</b> If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
<b>8 Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
<b>9 Sponsoring organizations maintaining donor advised funds.</b>		
<b>a</b> Did the sponsoring organization make any taxable distributions under section 4966?	9a	
<b>b</b> Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
<b>10 Section 501(c)(7) organizations.</b> Enter:		
<b>a</b> Initiation fees and capital contributions included on Part VIII, line 12	10a	
<b>b</b> Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
<b>11 Section 501(c)(12) organizations.</b> Enter:		
<b>a</b> Gross income from members or shareholders	11a	
<b>b</b> Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
<b>12a Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?	12a	
<b>b</b> If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
<b>13 Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>a</b> Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a	
<b>b</b> Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
<b>c</b> Enter the amount of reserves on hand	13c	
<b>14a</b> Did the organization receive any payments for indoor tanning services during the tax year?	14a	X
<b>b</b> If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b	
<b>15</b> Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15	X
<b>16</b> Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	X
<b>17 Section 501(c)(21) organizations.</b> Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17	

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

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

**Section A. Governing Body and Management**

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

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

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

**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.  
☒ Own website ☒ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

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

**20** State the name, address, and telephone number of the person who possesses the organization's books and records  
DAVID DANIELLO - (914) 683-1010  
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 the instructions for definition of "key employee."

- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.

- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.

- List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

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

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) RONALD ABAD CHIEF EXECUTIVE OFFICER	40.00			X				262,752.	0.	17,815.
(2) DAVID DANIELLO CHIEF FINANCIAL OFFICER	40.00			X				216,190.	0.	6,486.
(3) LINNEY SMITH CHIEF OPERATING OFFICER	40.00			X				174,377.	0.	16,229.
(4) DEBORAH ANDERSON VP OF HV PROGRAMS	40.00				X			128,539.	0.	29,610.
(5) CYNTHIA MILES DR. VP OF HUMAN RESOURCES	40.00				X			114,651.	0.	10,083.
(6) SCOTT MENDELSON DIRECTOR OF HV PROGRAMS	40.00				X			103,369.	0.	4,183.
(7) VIVIAN LOUIE CHIEF PROGRAM OFFICER	40.00			X				98,487.	0.	0.
(8) GERRY FEINBERG BOARD MEMBER (LEGAL COUNSEL)	1.00	X						10,466.	0.	0.
(9) LENA ANDERSON SECRETARY	1.00	X		X				0.	0.	0.
(10) MICHAEL F. PUNTILLO BOARD MEMBER	1.00	X						0.	0.	0.
(11) QUWANE JOHNSON BOARD MEMBER	1.00	X						0.	0.	0.
(12) SHARLETTE FRALEY TREASURER	1.00	X		X				0.	0.	0.
(13) STEVE GIFFORD CHAIRMAN	1.00	X		X				0.	0.	0.

## Part VII

<b>1b Subtotal</b>	1,108,831.	0.	84,406.
<b>c Total from continuation sheets to Part VII, Section A</b>	0.	0.	0.
<b>d Total (add lines 1b and 1c)</b>	1,108,831.	0.	84,406.

6

3	Did the organization list any <b>former officer, director, trustee, key employee, or highest compensated employee</b> on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	3		X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	4	X	
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	5		X

## Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation
GARDAWORLD SECURITY SERVICES PO BOX 843886, KANSAS CITY, MO 64184-3886	SECURITY	1,651,629.
REGINA CATERERS 86 BEADEL STREET , BROOKLYN, NY 11222	FOOD	922,312.
SOTTILE SECURITY INTERNATIONAL INC., 152 STUYVESTANT PLACE, SUITE 203, STATEN	SECURITY	792,076.
WHITSON CULINARY GROUP PO BOX 5422, NEW YORK, NY 10087	FOOD	768,769.
SOURCE PASS 81 LARKFIELD ROAD, EAST NORTHPORT, NY 11731	TECHNOLOGY SUPPORT	749,020.
2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization		5

Form 990 (2022)



**Part VIII** Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
<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>					
	<b>d</b> Related organizations	<b>1d</b>					
	<b>e</b> Government grants (contributions)	<b>1e</b>	2,294,338.				
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above	<b>1f</b>	104,592.				
	<b>g</b> Noncash contributions included in lines 1a-1f	<b>1g \$</b>					
	<b>h</b> Total. Add lines 1a-1f			2,398,930.			
<b>Program Service Revenue</b>	<b>2 a</b> SCATTERED SITE HOUSING	<b>Business Code</b>	624200	45,915,762.	45915762.		
	<b>b</b> RENTAL INCOME		532000	2,337,082.	2,337,082.		
	<b>c</b> HOMEBUYER COUNSELING		624200	103,634.	103,634.		
	<b>d</b>						
	<b>e</b>						
	<b>f</b> All other program service revenue						
	<b>g</b> Total. Add lines 2a-2f			48,356,478.			
	<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts)			3,087.		
<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		283,146.		
<b>b</b> Less: cost or other basis and sales expenses		<b>7b</b>			0.		
<b>c</b> Gain or (loss)		<b>7c</b>		283,146.			
<b>d</b> Net gain or (loss)				283,146.	283,146.		
<b>8 a</b> Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18		<b>8a</b>					
<b>b</b> Less: direct expenses		<b>8b</b>					
<b>c</b> Net income or (loss) from fundraising events							
<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	262,296.	262,296.		
	<b>b</b>						
	<b>c</b>						
	<b>d</b> All other revenue						
	<b>e</b> Total. Add lines 11a-11d			262,296.			
<b>12</b> Total revenue. See instructions			51,303,937.	48901920.	0.	3,087.	

**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				
2 Grants and other assistance to domestic individuals. See Part IV, line 22	633,184.	633,184.		
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	1,098,367.	231,909.	840,183.	26,275.
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	12,466,552.	11,123,220.	1,331,300.	12,032.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	209,764.	161,049.	48,715.	
9 Other employee benefits	1,332,443.	1,106,204.	225,809.	430.
10 Payroll taxes	976,159.	827,215.	148,095.	849.
11 Fees for services (nonemployees):				
a Management				
b Legal	100,827.	82,555.	18,272.	
c Accounting	109,300.	22,000.	87,300.	
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.)	163,428.	125,725.	37,503.	200.
12 Advertising and promotion	58,190.	50,952.	2,535.	4,703.
13 Office expenses	325,621.	259,117.	66,161.	343.
14 Information technology				
15 Royalties				
16 Occupancy	19,777,889.	19,562,717.	209,133.	6,039.
17 Travel	88,460.	60,374.	28,086.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	31,528.	5,535.	17,851.	8,142.
20 Interest	255,246.	255,246.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,025,637.	1,024,411.	1,226.	
23 Insurance	1,064,098.	1,027,072.	37,026.	
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 SECURITY	3,336,542.	3,333,796.	2,746.	
b REPAIRS AND MAINTENANCE	2,736,159.	2,468,147.	262,707.	5,305.
c FOOD	2,466,518.	2,461,896.		4,622.
d UTILITIES	1,081,639.	1,028,920.	51,784.	935.
e All other expenses	922,641.	784,815.	136,188.	1,638.
25 Total functional expenses. Add lines 1 through 24e	50,260,192.	46,636,059.	3,552,620.	71,513.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**Part X** Balance SheetCheck 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>	1 Cash - non-interest-bearing	11,165,228.	1	15,807,543.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	3,231,763.	4	8,355,224.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	6,333.	9	93,709.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 27,411,755.		
	b Less: accumulated depreciation	10b 12,557,132.	10c 14,158,030.	14,854,623.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	40,122,781.	15	86,509,259.
16 <b>Total assets.</b> Add lines 1 through 15 (must equal line 33)	68,684,135.	16	125,620,358.	
<b>Liabilities</b>	17 Accounts payable and accrued expenses	2,900,078.	17	7,389,424.
	18 Grants payable	7,963,509.	18	7,325,280.
	19 Deferred revenue	137,741.	19	7,240,366.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	82,915.	21	101,024.
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	4,442,339.	23	4,264,171.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	44,475,606.	25	89,574,401.
	26 <b>Total liabilities.</b> Add lines 17 through 25	60,002,188.	26	115,894,666.
<b>Net Assets or Fund Balances</b>	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	8,664,321.	27	9,721,906.
	28 Net assets with donor restrictions	17,626.	28	3,786.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 <b>Total net assets or fund balances</b>	8,681,947.	32	9,725,692.
33 <b>Total liabilities and net assets/fund balances</b>	68,684,135.	33	125,620,358.	

Form 990 (2022)

**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	51,303,937.
2	Total expenses (must equal Part IX, column (A), line 25)	2	50,260,192.
3	Revenue less expenses. Subtract line 2 from line 1	3	1,043,745.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	8,681,947.
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	9,725,692.

**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 on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input 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 Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	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 (2022)

**SCHEDULE A**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**

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

Attach to Form 990 or Form 990-EZ.

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

OMB No. 1545-0047

**2022**

Open to Public  
Inspection

Name of the organization

**COMMUNITY HOUSING INNOVATIONS, INC.**

Employer identification number

**13-3627750**

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

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

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

f Enter the number of supported organizations  

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

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

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

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

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

14 Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2021 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2022. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test - 2021. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2022. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2021. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

Schedule A (Form 990) 2022

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1808543.	3198902.	4208705.	3243681.	2398930.	14858761.
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	28261932.	28748645.	28899023.	27388945.	48356478.	161655023
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	30070475.	31947547.	33107728.	30632626.	50755408.	176513784
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	9,755.	21,850.	12,244.	11,167.		55,016.
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.
c Add lines 7a and 7b	9,755.	21,850.	12,244.	11,167.		55,016.
8 Public support. (Subtract line 7c from line 6.)						176458768

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6	30070475.	31947547.	33107728.	30632626.	50755408.	176513784
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	364.	69,417.	35,598.	3,215.	3,087.	111,681.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	364.	69,417.	35,598.	3,215.	3,087.	111,681.
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	51,561.	135,297.	37,036.	204,675.	545,442.	974,011.
13 Total support. (Add lines 9, 10c, 11, and 12.)	30122400.	32152261.	33180362.	30840516.	51303937.	177599476

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

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

15 Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f))	15	99.36 %
16 Public support percentage from 2021 Schedule A, Part III, line 15	16	99.50 %

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

17 Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f))	17	.06 %
18 Investment income percentage from 2021 Schedule A, Part III, line 17	18	.07 %

19a 33 1/3% support tests - 2022. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ☒

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

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



**Part IV Supporting Organizations**

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

**Section A. All Supporting Organizations**

- 1 Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in **Part VI** how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.
- 2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in **Part VI** how the organization determined that the supported organization was described in section 509(a)(1) or (2).
- 3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer lines 3b and 3c below.
- b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in **Part VI** when and how the organization made the determination.
- c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in **Part VI** what controls the organization put in place to ensure such use.
- 4a Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.
- b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in **Part VI** how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.
- c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in **Part VI** what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.
- 5a Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in **Part VI**, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).
- b **Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?
- c **Substitutions only.** Was the substitution the result of an event beyond the organization's control?
- 6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in **Part VI**.
- 7 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? If "Yes," complete Part I of Schedule L (Form 990).
- 8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? If "Yes," complete Part I of Schedule L (Form 990).
- 9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in **Part VI**.
- b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in **Part VI**.
- c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in **Part VI**.
- 10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.
- b Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)

	Yes	No
1		
2		
3a		
3b		
3c		
4a		
4b		
4c		
5a		
5b		
5c		
6		
7		
8		
9a		
9b		
9c		
10a		
10b		

**Part IV** Supporting Organizations (continued)

- 11 Has the organization accepted a gift or contribution from any of the following persons?
- a A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?
- b A family member of a person described on line 11a above?
- c A 35% controlled entity of a person described on line 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.

	Yes	No
11a		
11b		
11c		

**Section B. Type I Supporting Organizations**

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

	Yes	No
1		
2		

**Section C. Type II Supporting Organizations**

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

	Yes	No
1		

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

- 1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?
- 2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).
- 3 By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.

	Yes	No
1		
2		
3		

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

- 1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).
- a ☐ The organization satisfied the Activities Test. Complete line 2 below.
- b ☐ The organization is the parent of each of its supported organizations. Complete line 3 below.
- c ☐ The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).

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

- a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.
- b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.
- 3 Parent of Supported Organizations. Answer lines 3a and 3b below.
- a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No" provide details in Part VI.
- b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.

	Yes	No
2a		
2b		
3a		
3b		

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

- 1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 ( *explain in Part VI*). See instructions.  
All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	<b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
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	Discount claimed for blockage or other factors ( <i>explain in detail in Part VI</i> ):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 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).		

Schedule A (Form 990) 2022

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

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

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

Schedule A (Form 990) 2022

**Part VI** **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information.  
(See instructions.)

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

2018 AMOUNT: \$ 32,224.

2019 AMOUNT: \$ 129,297.

2020 AMOUNT: \$ 37,036.

2021 AMOUNT: \$ 54,675.

2022 AMOUNT: \$ 528,775.

**LAUNDRY SERVICES**

2018 AMOUNT: \$ 1,695.

**REHAB DEVELOPMENT FEE**

2018 AMOUNT: \$ 17,642.

2019 AMOUNT: \$ 6,000.

2021 AMOUNT: \$ 150,000.

2022 AMOUNT: \$ 16,667.

**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

**2022**

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).

<input type="checkbox"/> Preservation of land for public use (for example, recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> 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 July 25, 2006, and not on a historic structure listed in the National Register	2d

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

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

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

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

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

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

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

**Part III**

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

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

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

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

(i) Revenue included on Form 990, Part VIII, line 1	\$
(ii) Assets included in Form 990, Part X	\$

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

a Revenue included on Form 990, Part VIII, line 1	\$
b Assets included in Form 990, Part X	\$

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

Schedule D (Form 990) 2022

232051 09-01-22

**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:

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? \_\_\_\_\_

☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided 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:

(i) Unrelated organizations

(ii) Related organizations

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

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

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

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

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,664,504.		1,664,504.
b Buildings		23,873,650.	11,928,535.	11,945,115.
c Leasehold improvements		366,903.	46,155.	320,748.
d Equipment		495,623.	158,885.	336,738.
e Other		1,011,075.	423,557.	587,518.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				14,854,623.

Schedule D (Form 990) 2022



**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) OPERATING LEASE RIGHT-OF-USE ASSET	86,374,554.
(2) SECURITY DEPOSITS AND OTHER ASSETS	134,705.
(3) .....	
(4) .....	
(5) .....	
(6) .....	
(7) .....	
(8) .....	
(9) .....	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.)	86,509,259.

**Part X Other Liabilities.**

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

(a) Description of liability	(b) Book value
1. (1) Federal income taxes	
(2) DUE TO GOVERNMENT AGENCIES	1,262,377.
(3) OPERATING LEASE LIABILITY	88,234,278.
(4) NOTES PAYABLE	77,746.
(5) .....	
(6) .....	
(7) .....	
(8) .....	
(9) .....	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.)	89,574,401.

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 ☒

Schedule D (Form 990) 2022

**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	51,303,937.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d	2e	0.
3	Subtract line 2e from line 1	3	51,303,937.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	51,303,937.

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	50,260,192.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d	2e	0.
3	Subtract line 2e from line 1	3	50,260,192.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	50,260,192.

**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, 2022 OR 2021.



**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	15	583,811.	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:

FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE PROGRAM

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

**Part IV** Supplemental Information

READINESS.

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

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.

FUNDS ARE HELD BY CHI UNTIL REPAIR 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.

2022 WESTCHESTER COUNTY FORECLOSURE ASSISTANCE PROGRAM

**Part IV** Supplemental Information

IN 2022, WESTCHESTER COUNTY AWARDED CHI FUNDS TO PROVIDE FORECLOSURE ASSISTANCE TO HOUSEHOLDS IMPACTED BY COVID. THERE WERE NO INCOME LIMITS, BUT HOUSEHOLDS NEEDED TO PROVIDE PROOF OF ELIGIBILITY, INCLUDING THE DELINQUENT AMOUNT, AND TO ILLUSTRATE HOW THIS DELINQUENCY WAS COVID-RELATED.

APPLICANTS FILLED OUT A DETAILED APPLICATION FORM AND PROVIDED BANK STATEMENTS, PAYSTUBS, TAX RETURNS AND OTHER DOCUMENTATION TO ILLUSTRATE THEIR REQUEST. CHI PERFORMED A REVIEW OF THE REQUESTS AND DETERMINED THE AMOUNT TO BE AWARDED. THE PROGRAM ALLOWED UP TO 4 MONTHS OF MORTGAGE, TAX, AND INSURANCE PAYMENTS TO BE MADE TO THE LENDER. CHI WAS ALSO EMPOWERED TO PROVIDE FUNDS FOR LATE CO-OP MAINTENANCE FEES AND PROPERTY TAXES PAID DIRECTLY TO MUNICIPALITIES.

ALL FUND REQUESTS WERE DOCUMENTED IN A MEMO TO WESTCHESTER COUNTY AND THE COUNTY APPROVED EACH REQUEST IN WRITING. CHI PROVIDED A PAYMENT VOUCHER TO THE COUNTY THAT DETAILED EACH APPROVED REQUEST.

UPON RECEIVING THE REQUESTED FUNDS FROM WESTCHESTER COUNTY, CHI PROVIDED CHECKS MADE OUT DIRECTLY TO THE BANK, LENDING SERVICE, OR OTHER CREDITORS.

**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

**2022**

Open to Public  
Inspection

Name of the organization

**COMMUNITY HOUSING INNOVATIONS, INC.**

Employer identification number

**13-3627750**

**Part I Questions Regarding Compensation**

	Yes	No
<p><b>1a</b> Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> First-class or charter travel  <input type="checkbox"/> Travel for companions  <input type="checkbox"/> Tax indemnification and gross-up payments  <input type="checkbox"/> Discretionary spending account </div> <div> <input type="checkbox"/> Housing allowance or residence for personal use  <input type="checkbox"/> Payments for business use of personal residence  <input type="checkbox"/> Health or social club dues or initiation fees  <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) </div> </div>		
<p><b>b</b> If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain</p>	<b>1b</b>	
<p><b>2</b> 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?</p>	<b>2</b>	
<p><b>3</b> 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.</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Compensation committee  <input type="checkbox"/> Independent compensation consultant  <input checked="" type="checkbox"/> Form 990 of other organizations </div> <div> <input checked="" type="checkbox"/> Written employment contract  <input type="checkbox"/> Compensation survey or study  <input checked="" type="checkbox"/> Approval by the board or compensation committee </div> </div>		
<p><b>4</b> During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:</p>		
<p><b>a</b> Receive a severance payment or change-of-control payment?</p>	<b>4a</b>	<b>X</b>
<p><b>b</b> Participate in or receive payment from a supplemental nonqualified retirement plan?</p>	<b>4b</b>	<b>X</b>
<p><b>c</b> Participate in or receive payment from an equity-based compensation arrangement?</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	<b>4c</b>	<b>X</b>
<p><b>Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</b></p>		
<p><b>5</b> For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:</p>		
<p><b>a</b> The organization?</p>	<b>5a</b>	<b>X</b>
<p><b>b</b> Any related organization?</p> <p>If "Yes" on line 5a or 5b, describe in Part III.</p>	<b>5b</b>	<b>X</b>
<p><b>6</b> For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:</p>		
<p><b>a</b> The organization?</p>	<b>6a</b>	<b>X</b>
<p><b>b</b> Any related organization?</p> <p>If "Yes" on line 6a or 6b, describe in Part III.</p>	<b>6b</b>	<b>X</b>
<p><b>7</b> 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</p>	<b>7</b>	<b>X</b>
<p><b>8</b> Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III</p>	<b>8</b>	<b>X</b>
<p><b>9</b> If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	<b>9</b>	

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

Schedule J (Form 990) 2022





<b>Part III</b>	<b>Supplemental Information</b>
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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.

[illegible]

**SCHEDULE O  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.  
Attach to Form 990 or Form 990-EZ.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2022**  
Open to Public  
Inspection

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

**FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:**

INDEPENDENCE.

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

AND FOSTER UPWARD MOBILITY BY ENSURING THAT ALL FAMILIES AND  
INDIVIDUALS LIVE IN QUALITY HOUSING, HAVE A HOME OF THEIR OWN AND A JOB  
TO SUPPORT THEM. CHI BELIEVES QUALITY, AFFORDABLE HOUSING PROVIDES A  
FIRM FOUNDATION FOR A PROSPEROUS LIFE.

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

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

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

Schedule O (Form 990) 2022

232211 10-28-22

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

ARE ENCOURAGED TO ATTEND SCHOOL AND COMPLETE HOMEWORK. AT THE FAMILY SHELTER LOCATIONS, CHILDCARE AND RECREATION ARE PROVIDED TO SUPPORT THE CHILDREN AND THEIR FAMILIES. SUMMER CAMPS AND FIELD TRIP OPPORTUNITIES ENHANCE THE RECREATIONAL EXPERIENCE. WORKSHOPS ARE 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 FAMILY SHELTER IN BOTH ORANGE AND DUTCHESS COUNTY, 1 EMERGENCY HOUSING SHELTER FOR SINGLE MEN IN BOTH ORANGE AND DUTCHESS COUNTY, 1 EMERGENCY SHORT TERM SHELTER FOR SINGLE MEN ON PAROLE IN DUTCHESS COUNTY, 1 MIXED USE FACILITY (COMBINED TRANSITIONAL AND PERMANENT HOUSING) IN ORANGE COUNTY, AND 1 SINGLE MALE EMERGENCY HOUSING SHELTER IN NASSAU COUNTY. A SECOND SINGLE MALE EMERGENCY HOUSING SHELTER IN NASSAU COUNTY WAS TRANSITIONED FROM FAMILIES TO A SINGLE MALE POPULATION IN 2020.

802 PEOPLE INCLUDING 175 FAMILIES AND 210 SINGLES WERE ASSISTED BY CHI SOCIAL SERVICE PROGRAMS IN DUTCHESS, ORANGE, AND NASSAU COUNTIES.

DUTCHESS COUNTY SERVED: 291 INDIVIDUALS, COMPOSED OF 80 SINGLES AND 74 FAMILIES

VANDERBILT: 74 FAMILIES, 211 PEOPLE - 20 MOVED TO PERMANENT HOUSING

ROSE ST.: 41 MEN - 7 MOVED TO PERMANENT HOUSING

NORTH HAMILTON: 39 MEN - 11 MOVED TO PERMANENT HOUSING

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

ORANGE COUNTY SERVED: 308 PEOPLE, 130 INDIVIDUALS AND 73 FAMILIES

44 GRAND: 130 MEN - 36 MOVED TO PERMANENT HOUSING

9W: 67 FAMILIES, 159 PEOPLE - 17 MOVED TO PERMANENT HOUSING

PORT JERVIS: 6 FAMILIES, 19 PEOPLE - 3 MOVED TO PERMANENT HOUSING

NASSAU COUNTY SERVED: 203 INDIVIDUALS INCLUDING 28 FAMILIES

JERUSALEM AVE: 143 SINGLE MALES, 3 SINGLES MOVED TO PERMANENT HOUSING

CORNELL ST.: SERVED 28 FAMILIES, 60 PEOPLE - 10 MOVED TO PERMANENT  
HOUSING

CHI ENTERED INTO NEW CONTRACTS WITH THE CITY OF NEW YORK DEPARTMENT OF HOMELESS SERVICES TO PROVIDE EMERGENCY HOUSING SERVICES FOR HOMELESS INDIVIDUALS AND FAMILIES WITH CHILDREN IN NEW YORK CITY. IN APRIL 2022, CHI TOOK OVER 2 FACILITIES IN BROOKLYN, SUPER 8 AND RED LION, THAT SERVE A TOTAL OF 284 SINGLE MEN ACROSS BOTH SITES. THESE FACILITIES ARE STAFFED 24/7 PLUS CONTRACTED SECURITY, INCLUDING SOCIAL SERVICE TEAMS TO PROVIDE CASE MANAGEMENT, REHOUSING ASSISTANCE, CONNECTIONS WITH HEALTH SERVICES COMMUNITY-BASED ORGANIZATIONS RECREATIONAL ACTIVITIES, AND INDEPENDENT LIVING AND OTHER SKILLS DEVELOPMENT WORKSHOPS. CHI PROVIDES 3 MEALS A DAY, TRANSPORTATION ASSISTANCE, AND FUNDS FOR PERSONAL LAUNDRY. MOVING RESIDENTS INTO PERMANENT HOUSING IS CHI'S PRIMARY OBJECTIVE AND ALL SERVICES ARE DESIGNED TO FACILITATE HOUSING SEARCHES AND MOVES.

IN OCTOBER 2022, CHI OPENED ONE OF NYC'S FIRST SANCTUARY SHELTERS FOR MIGRANT FAMILIES WITH CHILDREN. THIS SITE, LOCATED IN MIDTOWN MANHATTAN, IS A 17- FLOOR HOTEL WITH 159 UNITS. RESIDENT CENSUS RANGES FROM 135-150 FAMILIES CONSISTING OF 425-500 INDIVIDUALS. THIS SITE IS

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STAFFED 24/7 PLUS CONTRACTED SECURITY, INCLUDING A SOCIAL SERVICE TEAM TO PROVIDE CASE MANAGEMENT, BENEFITS ADVOCACY, CONNECTIONS WITH HEALTH SERVICES AND COMMUNITY-BASED ORGANIZATIONS, RECREATIONAL ACTIVITIES, AND INDEPENDENT LIVING AND OTHER SKILLS DEVELOPMENT WORKSHOPS SUCH AS ENGLISH LANGUAGE ACQUISITION, HEALTH AND HYGIENE, NAVIGATING THE NYC PUBLIC TRANSPORTATION SYSTEM. THE SITE IS STAFFED WITH PARALEGALS TO PROVIDE LEGAL SUPPORT TO RESIDENTS WITH THEIR ASYLUM CLAIMS AND IMMIGRATION ISSUES. THE SITE IS ALSO STAFFED WITH TRANSLATORS AS MOST RESIDENTS SPEAK SPANISH ONLY; AND A LIAISON FROM THE DEPARTMENT OF EDUCATION TO ASSIST SCHOOL-AGE CHILDREN WITH ENROLLMENT, TRANSPORTATION AND OTHER EDUCATION-RELATED NEEDS AS THEY ARISE. CHI PROVIDES 3 MEALS A DAY, TRANSPORTATION ASSISTANCE, AND LAUNDRY SERVICES FOR PERSONAL ITEMS.

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

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.

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

## EHAP PROGRAM IN 2021:

74 FAMILIES AND 213 PEOPLE HOUSED IN THE CHI EHAP

65% OF THOSE WHO MOVED OUT WENT TO PERMANENT HOUSING

O 17 - MOVED OUT TO HOUSING, AVERAGE LOS 954 DAYS

O 9 - RETURNED TO SHELTER, AVERAGE LOS 923 DAYS

6 -MOVE INS, ALL IN LAST QUARTER OF 2021

THE TOTAL AVERAGE LENGTH OF STAY WAS 998.

## EHAP PROGRAM IN 2022:

69 FAMILIES AND 186 PEOPLE HOUSED IN THE CHI EHAP

39 FAMILIES MOVED OUT TO HOUSING.

O 36 MOVED OUT WITH EHV VOUCHER ASSISTANCE

1 FAMILY RETURNED TO A SHELTER

1 PASSED AWAY IN THE HOSPITAL DUE TO LONG TERM MEDICAL CONCERNS

18 FAMILIES ENTERED THE CHI EHAP

THE TOTAL AVERAGE LENGTH OF STAY WAS 607 DAYS

## RENTAL SUPPLEMENT PROGRAM (RSP)

IN 2022, WCDSS AWARD CHI THE NEW RENTAL SUPPLEMENT PROGRAM (RSP) TO  
PROVIDE UP TO 100 RENTAL SUPPLEMENTS TO INDIVIDUALS AND FAMILIES, BOTH  
WITH AND WITHOUT CHILDREN, RESIDING IN WESTCHESTER COUNTY, NY WHO ARE  
EXPERIENCING HOMELESSNESS OR ARE FACING IMMINENT LOSS OF HOUSING,  
REGARDLESS OF IMMIGRATIONS STATUS.

ELIGIBILITY FOR CHI'S RENTAL SUPPLEMENT PROGRAM WILL BE LIMITED TO



Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

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THOSE INDIVIDUALS MAKING NO MORE THAN 30% MFI FOR THE FIRST 3 MONTHS OF PROGRAM OPERATION AND WILL EXPAND TO THOSE INDIVIDUALS MAKING NO MORE THAN 50% MFI.

IN 2022, TWO HOUSEHOLDS STARTED RECEIVING A RENTAL SUBSIDY.

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

CHI OPERATES OTHER SMALLER PROGRAMS TO HELP LOW TO MODERATE INCOME INDIVIDUALS AND FAMILIES.

FOR MANY YEARS CHI HAS OFFERED A VARIETY OF SERVICES FOR HOMEOWNERS. CHI HELPS BOTH FIRST-TIME HOMEBUYERS AND CURRENT HOMEOWNERS FACING DELINQUENCY & FORECLOSURE.

FORECLOSURE CLIENTS BENEFITTED FROM A SHORT-TERM FINANCIAL ASSISTANCE PROGRAM CHI OFFERED, FUNDED BY WESTCHESTER COUNTY.

ADDITIONALLY, CHI OFFERED A WESTCHESTER COUNTY-FUNDED FINANCIAL LITERACY TRAINING PROGRAM; CHI HELD SESSIONS AIMED AT CURRENT SHELTER RESIDENTS.

PERFORMANCE STATISTICS IN 2022 -

HOMEOWNERSHIP & FORECLOSURE PREVENTION COUNSELING SERVED 1748 PEOPLE

- PROVIDED HOMEBUYER COUNSELING TO 296 INDIVIDUALS

- PROVIDED THE E-HOME ONLINE COURSE TO 285 INDIVIDUALS

- PROVIDED ORIENTATIONS TO 1510 PEOPLE

- ENABLED THE PURCHASE OF 15 HOMES WITH DOWN PAYMENT AND REHABILITATION ASSISTANCE GRANTS

- ENABLED THE PURCHASE OF 215 HOMES THROUGH EDUCATION, COUNSELING, AND GRANT ASSISTANCE

Name of the organization	COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number	13-3627750
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- PROVIDED FORECLOSURE PREVENTION COUNSELING TO 152 HOUSEHOLDS & SECURED

9 LOAN MODIFICATIONS

- PROVIDED FINANCIAL LITERACY TRAINING TO 36 INDIVIDUALS

EXPENSES \$ 1,922,524. INCL GRANTS OF \$ 633,184. REVENUE \$ 2,420,674.

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 FOR REVIEW. THE CFO PROVIDES 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 FINANCE COMMITTEE AND CEO 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 WILL 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 COMMUNITY HOUSING INNOVATIONS, INC. 13-3627750 "FAMILY RELATIONSHIPS." THE TOPIC IS ALSO COVERED IN THE SECTION REGARDING "OUTSIDE EMPLOYMENT." CHI ENFORCES THIS POLICY VIGILANTLY. IN THE PAST, ALL

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BOARD MEMBERS HAVE RECUSED THEMSELVES FROM VOTES THAT MIGHT BE CONSTRUED AS CONFLICTS. ALL BOARD MEMBERS AND PROFESSIONAL STAFF ARE REQUIRED TO SIGN A CERTIFICATION INDICATING THAT THEY HAVE READ, UNDERSTOOD, AND AGREED TO COMPLY WITH THE CONFLICT-OF-INTEREST POLICY. ALL CONFLICTS ARE REQUIRED TO BE DISCLOSED IN WRITING. BOARD MEMBERS AND KEY EMPLOYEES ARE REQUIRED TO SIGN THE CERTIFICATION AND DISCLOSE ANY POSSIBLE CONFLICTS ON AN ANNUAL BASIS AND AS ANY CONFLICTS ARISE, THEY ARE REQUIRED TO UPDATE THE FORM AND DISCLOSE SUCH CONFLICTS TO HR (STAFF) AND TO THE REMAINING BOARD MEMEBRS (BOARD ). THE POLICY IS MONITORED BY THE VP 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.

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

A. CHIEF EXECUTIVE OFFICER: THE SR. VP OF HUMAN RESOURCES 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 CHIEF EXECUTIVE OFFICER 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 ALL FIVE COUNTIES IN NEW YORK AND ARE APPROVED BY

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THOSE COUNTIES THROUGH ANNUAL BUDGET SUBMISSIONS THAT WAS LAST UNDERTAKEN  
IN 2022

B. OTHER OFFICERS AND KEY EMPLOYEES: THE AGENCY PROVIDES A COLA INCREASE  
EACH FISCAL YEAR WHICH IS DISCLOSED TO ALL FIVE COUNTIES IN NEW YORK AND IS  
APPROVED BY THOSE COUNTIES THROUGH ANNUAL BUDGET SUBMISSIONS THAT WAS LAST  
UNDERTAKEN IN 2022. NYC ALSO RECIEVES COLA INCREASES.

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.





**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.**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
<b>a</b> Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) 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.**

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