

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

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

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

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

Go to www.irs.gov/Form990 for instructions and the latest information.**2024**Open to Public
Inspection**A** For the **2024** calendar year, or tax year beginning and ending**B** Check if applicable:

- ☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization

COMMUNITY HOUSING INNOVATIONS, INC.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address)

75 SOUTH BROADWAY

Room/suite

340

City or town, state or province, country, and ZIP or foreign postal code

WHITE PLAINS, NY 10601

F Name and address of principal officer: DAVID DANIELLO

SAME AS C ABOVE

D Employer identification number

13-3627750

E Telephone number

(914) 683-1010

G Gross receipts \$

111,626,105.

H(a) Is this a group returnfor subordinates? ☐ Yes ☒ No**H(b)** Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

H(c) Group exemption number**I** Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) () (insert no.) ☐ 4947(a)(1) or ☐ 527**J** Website: WWW.CHIGRANTS.ORG**K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other**L** Year of formation: 1991**M** State of legal domicile: NY**Part I** Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: CHI'S MISSION IS TO PROVIDE HOUSING AND HUMAN SERVICES THAT SUPPORT SOCIAL AND ECONOMIC
	2	Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.
	3	Number of voting members of the governing body (Part VI, line 1a) 7
	4	Number of independent voting members of the governing body (Part VI, line 1b) 6
	5	Total number of individuals employed in calendar year 2024 (Part V, line 2a) 900
	6	Total number of volunteers (estimate if necessary) 20
	7a	Total unrelated business revenue from Part VIII, column (C), line 12 0.
7b	Net unrelated business taxable income from Form 990-T, Part I, line 11 0.	
Revenue	8	Contributions and grants (Part VIII, line 1h) 3,467,059.
	9	Program service revenue (Part VIII, line 2g) 86,695,117.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d) 397,722.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 254,788.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 90,814,686.
	Expenses	13
14		Benefits paid to or for members (Part IX, column (A), line 4) 0.
15		Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 31,801,442.
16a		Professional fundraising fees (Part IX, column (A), line 11e) 0.
b		Total fundraising expenses (Part IX, column (D), line 25) 88,967.
17		Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 56,655,929.
18		Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 88,911,187.
19		Revenue less expenses. Subtract line 18 from line 12 1,903,499.
Net Assets or Fund Balances	20	Total assets (Part X, line 16) 141,549,062.
	21	Total liabilities (Part X, line 26) 129,919,871.
	22	Net assets or fund balances. Subtract line 21 from line 20 11,629,191.

Part II Signature Block

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

Sign Here	Signature of officer	Date
	DAVID DANIELLO, CFO	7/9/2025
Paid Preparer Use Only	Preparer's name	Preparer's signature
	KEN CERINI	06/30/25
Preparer Use Only	Firm's name	Firm's EIN
	CERINI & ASSOCIATES, LLP	11-3066459
Preparer Use Only	Firm's address	Phone no.
	3340 VETERANS MEMORIAL HWY BOHEMIA, NY 11716	631-582-1600

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

LHA For Paperwork Reduction Act Notice, see the separate instructions.

432001 12-10-24

Form **990** (2024)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☒**1** Briefly describe the organization's mission:

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 \$ 92,837,735. including grants of \$) (Revenue \$ 97,991,568.)
 SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, NASSAU COUNTY DEPARTMENT OF SOCIAL SERVICES, ORANGE COUNTY DEPARTMENT OF SOCIAL SERVICES, DUTCHESS COUNTY DEPARTMENT OF SOCIAL SERVICES, OFFICE OF MENTAL HEALTH, NYC DEPARTMENT OF HOMELESS SERVICES, AND NYC HUMAN RESOURCE ADMINISTRATION.

THROUGH THE SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, CHI OPERATED NY STATE TIER II CERTIFIED, 8 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. 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 \$ 1,781,198. including grants of \$) (Revenue \$ 1,822,957.)
 IN WESTCHESTER COUNTY, CHI'S EMERGENCY HOUSING APARTMENT PROGRAM (EHAP) PROVIDES SCATTERED-SITE TEMPORARY HOUSING IN TRADITIONAL APARTMENTS. THE EHAP PROGRAM WENT TO RFP IN LATE 2022. CHI WAS AWARDED FIVE ONE-YEAR CONTRACTS FOR 2023-2027. IN 2024, THE CHI EHAP BUDGET TOTAL WAS \$2,547,600 TO PROVIDE UP TO 66 UNITS OF EMERGENCY HOUSING UNITS (EHUS) LOCATED IN MT. VERNON AND NEW ROCHELLE RENTAL BUILDINGS. THE CONTRACT IS FOR ONE YEAR WITH FOUR ONE-YEAR RENEWALS.

DSS'S CASE MANAGEMENT UNIT DOES THE FULL FAMILY HOLISTIC CASE MANAGEMENT TO WORK WITH THE FAMILIES IN THE EHAP REGARDING THEIR NEEDS (ACADEMIC, VOCATIONAL, MENTAL HEALTH, TREATMENT, ETC.). CHI EHAP STAFF ARE HOUSING SPECIALISTS WHO FOCUS SPECIFICALLY ON ASSISTING FAMILIES TO

4c (Code:) (Expenses \$ 2,788,839. including grants of \$) (Revenue \$ 4,976,533.)
 CHI HAS TWO NYS OMH FUNDED SUPPORTED HOUSING PROGRAMS IN WESTCHESTER COUNTY.

IN 2024, THE MODERN SERVED A TOTAL OF 21 PEOPLE IN 22 BEDS OF PERMANENT SUPPORTIVE HOUSING WITH OPERATING FUNDING FROM OMH. ONE PERSON LEFT THE PROGRAM. THREE PEOPLE MOVED IN. THE 2024 NYS OMH CONTRACT TOTALED \$535,785.

IN 2024, THE MAYFAIR APARTMENTS ESSHI PROGRAM HOUSED 20 PEOPLE IN 20 UNITS OF HOUSING. THE UNITS ARE FOR HOMELESS SINGLE ADULTS WITH A DISABILITY OVER THE AGE OF 62. NO ONE LEFT THE PROGRAM. THREE NEW TENANTS MOVED IN. THE 2024 NYS OMH CONTRACT TOTALED \$526,149.

4d Other program services (Describe on Schedule O.)(Expenses \$ 4,750,320. including grants of \$ 483,457.) (Revenue \$ 6,053,328.)**4e** Total program service expenses 102,158,092.Form **990** (2024)

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>	1 X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	2 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>	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	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>	5	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>	6	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>	7	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>	8	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>	9	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>	10	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>	11a 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>	11b	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>	11c	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>	11d 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>	11e 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>	11f 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>	12a	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>	12b X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	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>	14b	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>	15	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>	16	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>	17	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>	18 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>	19	X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a	X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
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>	21	X

Part IV Checklist of Required Schedules (continued)

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

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

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a 182	
b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b 0	
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c X	

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

	Yes	No
2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	900
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	X
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	X
b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b	
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	X
b If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	X
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	X
c If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	X
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7 Organizations that may receive deductible contributions under section 170(c).		
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	X
b If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	X
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	X
d If "Yes," indicate the number of Forms 8282 filed during the year	7d	
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	X
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	X
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
9 Sponsoring organizations maintaining donor advised funds.		
a Did the sponsoring organization make any taxable distributions under section 4966?	9a	
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
10 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on Part VIII, line 12	10a	
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11 Section 501(c)(12) organizations. Enter:		
a Gross income from members or shareholders	11a	
b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
13 Section 501(c)(29) qualified nonprofit health insurance issuers.		
a Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a	
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
c Enter the amount of reserves on hand	13c	
14a Did the organization receive any payments for indoor tanning services during the tax year?	14a	X
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b	
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15	X
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	X
17 Section 501(c)(21) organizations. Did the trust, 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**

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

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

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

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed 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 ContractorsCheck 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		X				478,764.	0.	92,269.
(2) DAVID DANIELLO CHIEF FINANCIAL OFFICER	40.00			X				323,799.	0.	63,301.
(3) VIVIAN LOUIE CHIEF PROGRAM OFFICER	40.00			X				248,240.	0.	66,410.
(4) ROBERT NOCERA VP OF OPERATIONS	40.00					X		194,499.	0.	86,263.
(5) CYNTHIA MILES CHIEF HUMAN RESOURCES OFFICER	40.00					X		211,677.	0.	51,798.
(6) KAREN PRIMACK VP OF LEGAL AFFAIRS	40.00					X		185,521.	0.	0.
(7) DEBORAH ANDERSON VP OF HV PROGRAMS	40.00					X		155,619.	0.	29,327.
(8) DIANE AMIEL VP OF FINANCE	40.00					X		150,592.	0.	13,243.
(9) GERRY E. FEINBERG BOARD MEMBER (LEGAL COUNSEL)	1.00	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) FRANCES PIERRE TREASURER	1.00	X		X				0.	0.	0.
(13) STEVE GIFFORD CHAIRMAN	1.00	X		X				0.	0.	0.
(14) PATRICIA WILSON SECRETARY	1.00	X		X				0.	0.	0.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
1b Subtotal								1,948,711.	0.	402,611.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								1,948,711.	0.	402,611.

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

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- 3** Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*
- 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? *If "Yes," complete Schedule J for such individual*
- 5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*

	Yes	No
3		X
4	X	
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	SECURITY	5,599,010.
REGINA CATERERS INC 86 BEADEL STREET, BROOKLYN, NY 11222	FOOD	3,383,298.
UNIVERSAL PROTECTION SERVICE, LLC PO BOX 828854, PHILADELPHIA, PA 19182	SECURITY	2,875,637.
TB CONSTRUCTION SERVICES LLC, 200 BUSINESS PARK DRIVE, SUITE 307, ARMONK, NY 10504	CONSTRUCTION	1,179,593.
SOURCEPASS LLC, 515 BROADHOLLOW ROAD, SUITE 1400, MELVILLE, NY 11747	TECHNOLOGY SUPPORT	745,147.

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

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Form 990 (2024)

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

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a						
	b Membership dues	1b						
	c Fundraising events	1c						
	d Related organizations	1d						
	e Government grants (contributions)	1e	5,498,046.					
	f All other contributions, gifts, grants, and similar amounts not included above ...	1f	118,465.					
	g Noncash contributions included in lines 1a-1f	1g	\$					
	h Total. Add lines 1a-1f							5,616,511.
Program Service Revenue	2 a SCATTERED SITE HOUSING	Business Code	624200	99,814,525.	99814525.			
	b RENTAL INCOME		532000	4,976,533.	4,976,533.			
	c HOMEBUYER COUNSELING		624200	60,800.	60,800.			
	d							
	e							
	f All other program service revenue							
	g Total. Add lines 2a-2f			104851858.				
	Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			491,405.			491,405.
4 Income from investment of tax-exempt bond proceeds								
5 Royalties								
6 a Gross rents		6a	(i) Real (ii) Personal					
b Less: rental expenses ...		6b						
c Rental income or (loss)		6c						
d Net rental income or (loss)								
7 a Gross amount from sales of assets other than inventory		7a	(i) Securities (ii) Other					
b Less: cost or other basis and sales expenses		7b						
c Gain or (loss)		7c	232,826.					
d Net gain or (loss)			232,826.					
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18		8a		300,138.				
b Less: direct expenses		8b		1,577.				
c Net income or (loss) from fundraising events				298,561.				
9 a Gross income from gaming activities. See Part IV, line 19		9a						
b Less: direct expenses	9b							
c Net income or (loss) from gaming activities								
10 a Gross sales of inventory, less returns and allowances	10a							
b Less: cost of goods sold	10b							
c Net income or (loss) from sales of inventory								
Miscellaneous Revenue	11 a OTHER INCOME	Business Code	900099	133,367.	133,367.			
	b							
	c							
	d All other revenue							
	e Total. Add lines 11a-11d			133,367.				
	12 Total revenue. See instructions			111624528.	105218051.	0.	789,966.	

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	483,457.	483,457.		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	1,972,780.	160,807.	1,811,973.	
7 Other salaries and wages	32,426,690.	29,819,798.	2,606,892.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	515,878.	405,064.	110,814.	
9 Other employee benefits	4,876,318.	4,172,054.	704,264.	
10 Payroll taxes	2,859,387.	2,526,420.	332,967.	
11 Fees for services (nonemployees):				
a Management				
b Legal	122,535.	118,344.	4,191.	
c Accounting	140,773.	11,273.	129,500.	
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.)	252,302.	62,531.	158,948.	30,823.
12 Advertising and promotion	83,178.	56,882.	11,315.	14,981.
13 Office expenses	804,279.	568,085.	230,804.	5,390.
14 Information technology				
15 Royalties				
16 Occupancy	33,152,426.	32,812,434.	309,752.	30,240.
17 Travel	147,564.	77,895.	68,771.	898.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings	56,546.	12,585.	43,906.	55.
20 Interest	286,927.	286,927.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,262,078.	1,216,209.	45,869.	
23 Insurance	2,517,391.	2,470,638.	46,753.	
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	13,626,509.	13,623,341.	3,168.	
b FOOD	6,181,579.	6,180,139.		1,440.
c REPAIRS AND MAINTENANCE	4,998,921.	4,374,037.	624,884.	
d UTILITIES	1,405,933.	1,335,578.	70,355.	
e All other expenses	1,603,036.	1,383,594.	214,302.	5,140.
25 Total functional expenses. Add lines 1 through 24e	109,776,487.	102,158,092.	7,529,428.	88,967.
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 ☐ 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
Assets	1 Cash - non-interest-bearing	13,273,807.	1	16,632,261.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	10,316,619.	4	18,564,866.
	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	42,517.	9	39,626.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 29,127,389.		
	b Less: accumulated depreciation	10b 14,700,816.	10c	14,426,573.
	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	102,986,727.	15	92,601,438.
16 Total assets. Add lines 1 through 15 (must equal line 33)	141,549,062.	16	142,264,764.	
Liabilities	17 Accounts payable and accrued expenses	10,555,240.	17	18,622,649.
	18 Grants payable	6,511,760.	18	5,637,941.
	19 Deferred revenue	2,733,340.	19	5,566,119.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	121,372.	21	128,735.
	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	4,266,512.	23	4,043,016.
	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	105,731,647.	25	94,874,494.
	26 Total liabilities. Add lines 17 through 25	129,919,871.	26	128,872,954.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here ☒ and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	11,623,655.	27	13,386,166.
	28 Net assets with donor restrictions	5,536.	28	5,644.
	Organizations that do not follow FASB ASC 958, check here ☐ and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	11,629,191.	32	13,391,810.
	33 Total liabilities and net assets/fund balances	141,549,062.	33	142,264,764.

Form 990 (2024)

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☒

1	Total revenue (must equal Part VIII, column (A), line 12)	1	111,624,528.
2	Total expenses (must equal Part IX, column (A), line 25)	2	109,776,487.
3	Revenue less expenses. Subtract line 2 from line 1	3	1,848,041.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	11,629,191.
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	-85,422.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	13,391,810.

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

	Yes	No
1 Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2a	X
b Were the organization's financial statements audited by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis	2b	X
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? _____ If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c	X
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F? _____	3a	X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits _____	3b	X

Form 990 (2024)

Department of the Treasury
Internal Revenue Service

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

OMB No. 1545-0047

2024

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). _____

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		
Total						

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) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(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) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(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						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2024 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2023 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2024. 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		
b 33 1/3% support test - 2023. 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		
17a 10% -facts-and-circumstances test - 2024. 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		
b 10% -facts-and-circumstances test - 2023. 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		
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		

Schedule A (Form 990) 2024

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) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	4208705.	3243681.	2398930.	3709545.	5915072.	19475933.
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	28899023.	27388945.	48356478.	86695117.	104851858.	296191421.
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	33107728.	30632626.	50755408.	90404662.	110766930.	315667354.
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	12,244.	11,167.			6,200.	29,611.
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	12,244.	11,167.			6,200.	29,611.
8 Public support. (Subtract line 7c from line 6.)						315637743.

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
9 Amounts from line 6	33107728.	30632626.	50755408.	90404662.	110766930.	315667354.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	35,598.	3,215.	3,087.	156,834.	491,405.	690,139.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	35,598.	3,215.	3,087.	156,834.	491,405.	690,139.
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.)	37,036.	204,675.	545,442.	253,190.	366,193.	1406536.
13 Total support. (Add lines 9, 10c, 11, and 12.)	33180362.	30840516.	51303937.	90814686.	111624528.	317764029.

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 2024 (line 8, column (f), divided by line 13, column (f))	15	99.33 %
16 Public support percentage from 2023 Schedule A, Part III, line 15	16	99.38 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2024 (line 10c, column (f), divided by line 13, column (f))	17	.22 %
18 Investment income percentage from 2023 Schedule A, Part III, line 17	18	.11 %

19a 33 1/3% support tests - 2024. 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 - 2023. 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

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
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)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>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).</i>		
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? <i>If "Yes," provide detail in Part VI.</i>		
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? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
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))? <i>If "Yes," provide detail in Part VI.</i>		
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? <i>If "Yes," provide detail in Part VI.</i>		
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? <i>If "Yes," provide detail in Part VI.</i>		
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)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
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?		
11a		
b A family member of a person described on line 11a above?		
11b		
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 .		
11c		

Section B. Type I Supporting Organizations

	Yes	No
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.		
1		
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.		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? 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).		
1		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
2		
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.		
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.			
2a			
b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? 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.			
2b			
3 Parent of Supported Organizations. Answer lines 3a and 3b below.			
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No," provide details in Part VI .			
3a			
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.			
3b			

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

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

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 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	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	☐ 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) 2024

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 - <i>provide details in Part VI</i>)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9	Distributable amount for 2024 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-2024	(iii) Distributable Amount for 2024
1	Distributable amount for 2024 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2024 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3	Excess distributions carryover, if any, to 2024			
a	From 2019			
b	From 2020			
c	From 2021			
d	From 2022			
e	From 2023			
f	Total of lines 3a through 3e			
g	Applied to under distributions of prior years			
h	Applied to 2024 distributable amount			
i	Carryover from 2019 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2024 from Section D, line 7: \$			
a	Applied to underdistributions of prior years			
b	Applied to 2024 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2024, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6	Remaining underdistributions for 2024. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7	Excess distributions carryover to 2025. Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2020			
b	Excess from 2021			
c	Excess from 2022			
d	Excess from 2023			
e	Excess from 2024			

Schedule A (Form 990) 2024

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**

2020 AMOUNT: \$ 37,036.
2021 AMOUNT: \$ 54,675.
2022 AMOUNT: \$ 528,775.
2023 AMOUNT: \$ 236,523.
2024 AMOUNT: \$ 349,526.

LAUNDRY SERVICES**REHAB DEVELOPMENT FEE**

2021 AMOUNT: \$ 150,000.
2022 AMOUNT: \$ 16,667.
2023 AMOUNT: \$ 16,667.
2024 AMOUNT: \$ 16,667.

2024

*** Not Open to Public Inspection ***

Total to Schedule A,
Part III, Line 7a

**Schedule B
(Form 990)**

(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

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

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

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

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

☐ 501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

- ☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year \$

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

For Paperwork Reduction Act Notice, see the instructions for Form 990, 990-EZ, or 990-PF.

Schedule B (Form 990) (Rev. 12-2024)

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

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	HSBC BANK 39-10 MAIN STREET FLUSHING, NY 11354	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
2	M&T BANK 350 PARK AVENUE, 6TH FLOOR NEW YORK, NY 10022	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
3	GEI CONSULTANTS - CONSULTING ENGINEERS AND SCIENTISTS 1000 NEW YORK AVENUE, SUITE B HUNTINGTON STATION, NY 11746-1055	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
4	MARATHON DEVELOPMENT GROUP, LTD. 901 MAIN STREET, SUITE 300 PEEKSKILL, NY 10566-2969	\$ 10,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
5	REGINA CATERERS 86 BEADEL STREET BROOKLYN, NY 11222-5232	\$ 50,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
6	SOURCEPASS 81 LARKFIELD ROAD EAST NORTHPORT, NY 11731-1859	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

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

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	TRISTATE APARTMENT FURNISHERS, LLC 431 TIMPSON PLACE BRONX, NY 10455-4912	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
8	WADING RIVER DEVELOPMENT, LLC 5890 ROUTE 25 WADING RIVER, NY 11792-2204	\$ 40,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
9	AMERICAN ONLINE GIVING FOUNDATION 40 EAST MAIN STREET, SUITE 887 NEWARK, DE 19711	\$ 9,875.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
10	BNY MELLON 240 GREENWICH STREET NEW YORK, NY 10286	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
11	CIGNA HEALTH AND LIFE INSURANCE COMPANY P.O. BOX 912148 DENVER, CO 80291	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
12	CITIZENS BANK 437 MADISON AVENUE, 18TH FLOOR NEW YORK, NY 10022	\$ 10,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

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

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
13	CMG MORTGAGE INC 800 WESTCHESTER AVENUE, SUITE S-602 RYE BROOK, NY 10573	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
14	EMIGRANT BANK 7 WESTCHESTER PLAZA ELMSFORD, NY 10523	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
15	EPIC INSURANCE BROKERS & CONSULTANTS 1140 6TH AVENUE, 8TH FLOOR NEW YORK, NY 10036	\$ 7,300.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
16	GARDAWORLD 5-26 45TH AVENUE LONG ISLAND CITY, NY 11101	\$ 20,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
17	HUDSON VALLEY BANK P.O. BOX 1071 POUGHKEEPSIE, NY 12602	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
18	JP MORGAN CHASE 1111 POLARIS PARKWAY COLUMBUS, OH 43240	\$ 6,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

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

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
19	KEYBANK 149 BANK STREET BURLINGTON, VT 05401	\$ 20,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
20	MACQUESTEN DEVELOPMENT, LLC 1 N. MACQUESTEN PARKWAY, #1 MT. VERNON, NY 10550	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
21	BUTLER STREET HOTEL OPCO LLC 279 BUTLER STREET BROOKLYN, NY 11217	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
22	PICCOLO CONSULTING CORPORATION 40 WEST 57TH STREET NEW YORK, NY 10019	\$ 15,300.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
23	PRAXIS PUBLIC RELATIONS 69 CHICHESTER ROAD HUNTINGTON, NY 11743	\$ 20,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
24	PX4 DEVELOPMENT 1295 NORTHERN BOULEVARD, SUITE 21 MANHASSET, NY 11030	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

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

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
25	RAFFERTY HOLDINGS, LLC 1010 FRANKLIN AVENUE GARDEN CITY, NY 11570	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
26	STAGG FAMILY FOUNDATION INC 9 SAMMIS LANE WHITE PLAINS, NY 10605	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
27	TEAMSTERS LOCAL UNION NO.817 817 OLD CUTTERMILL ROAD GREAT NECK, NY 11021	\$ 10,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
28	WEBSTER BANK 145 BANK STREET WATERBURY, CT 06702	\$ 10,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
		\$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
		\$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

Employer identification number

13-3627750

Part II

[illegible]

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

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

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

SCHEDULE D
(Form 990)

(Rev. December 2024)

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 for instructions and the latest information.

OMB No. 1545-0047

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?	☐ Yes	☐ No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	☐ Yes	☐ No

Part II

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)	☐ Preservation of a historically important land area
☐ Protection of natural habitat	☐ Preservation of a certified historic structure
☐ Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included on line 2a	2c
d Number of conservation easements included on line 2c 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 2d 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

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

Schedule D (Form 990) (Rev. 12-2024)

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

d ☐ Loan or exchange program

b ☐ Scholarly research

e ☐ Other _____

c ☐ Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☒ No

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

1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

	Amount
1c	
1d	
1e	
1f	

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☒ No

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

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

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

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment _____ %

b Permanent endowment _____ %

c Term endowment _____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

(i) Unrelated organizations?

(ii) Related organizations?

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

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

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

Part VI Land, Buildings, and Equipment

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,636,882.		1,636,882.
b Buildings		24,312,315.	13,454,540.	10,857,775.
c Leasehold improvements		848,157.	247,666.	600,491.
d Equipment		717,969.	536,672.	181,297.
e Other		1,612,066.	461,938.	1,150,128.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				14,426,573.

Schedule D (Form 990) (Rev. 12-2024)

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)		
Total. (Col. (b) must equal Form 990, Part X, line 12, col. (B))		

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)		
Total. (Col. (b) must equal Form 990, Part X, line 13, col. (B))		

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	92,203,615.
(2) SECURITY DEPOSITS AND OTHER ASSETS	140,567.
(3) DEFERRED COMPENSATION PLAN	257,256.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	92,601,438.

Part X Other Liabilities

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) DUE TO GOVERNMENT AGENCIES	555,961.
(3) OPERATING LEASE LIABILITY	93,987,315.
(4) NOTES PAYABLE	73,962.
(5) COMPENSATION PLAN	257,256.
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	94,874,494.

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) (Rev. 12-2024)

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	111,624,528.
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	111,624,528.
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	111,624,528.

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	109,776,487.
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	109,776,487.
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	109,776,487.

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, 2024 OR 2023.

SCHEDULE G
(Form 990)

(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities
Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.
Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

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

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

- 1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.
a Mail solicitations
b Internet and email solicitations
c Phone solicitations
d In-person solicitations
e Solicitation of nongovernment grants
f Solicitation of government grants
g Special fundraising events
2 a Did the organization have a written or oral agreement with any individual...
b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements...

Table with 6 main columns: (i) Name and address of individual or entity (fundraiser), (ii) Activity, (iii) Did fundraiser have custody or control of contributions?, (iv) Gross receipts from activity, (v) Amount paid to (or retained by) fundraiser listed in col. (i), (vi) Amount paid to (or retained by) organization. Includes a Total row at the bottom.

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

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

		(a) Event #1	(b) Event #2	(c) Other events NONE	(d) Total events (add col. (a) through col. (c))
		GALA (event type)	(event type)	(total number)	
Revenue	1 Gross receipts	300,138.			300,138.
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	300,138.			300,138.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	1,577.			1,577.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				1,577.
	11 Net income summary. Subtract line 10 from line 3, column (d)				298,561.

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

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

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain: _____

- 11** Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No
- 13** Indicate the percentage of gaming activity conducted in:
- | | | |
|--------------------------------------|------------|---|
| a The organization's facility | 13a | % |
| b An outside facility | 13b | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name _____

Address _____

- 15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

b If "Yes," enter the amount of gaming revenue received by the organization \$ _____ and the amount of gaming revenue retained by the third party \$ _____

c If "Yes," enter the name and address of the third party:

Name _____

Address _____

- 16** Gaming manager information:

Name _____

Gaming manager compensation \$ _____

Description of services provided _____

☐ Director/officer ☐ Employee ☐ Independent contractor

- 17** Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

Part IV	Supplemental Information <i>(continued)</i>
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[illegible]

**SCHEDULE I
(Form 990)**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

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

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number
13-3627750

Part I General Information on Grants and Assistance

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

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

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of noncash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance

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

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

Schedule I (Form 990) (Rev. 12-2024)

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	7	483,457.	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 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

Part IV Supplemental Information

- 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.

2024 WESTCHESTER COUNTY FORECLOSURE ASSISTANCE PROGRAM

IN 2024, WESTCHESTER COUNTY AWARDED CHI FUNDS TO PROVIDE FORECLOSURE ASSISTANCE TO HOMEOWNERS. THERE WERE NO INCOME LIMITS, BUT HOUSEHOLDS NEEDED TO PROVIDE PROOF OF ELIGIBILITY, INCLUDING THE DELINQUENT AMOUNT.

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.

2024 HOUSING RETENTION PROGRAM

FORECLOSURE PREVENTION PROGRAM: CHI PROVIDES COUNSELING AND ASSISTANCE FOR HOMEOWNERS IN WESTCHESTER EXPERIENCING DELINQUENCY OR FORECLOSURE ISSUES. OUR HOUSING RETENTION COUNSELORS ARE TRAINED AND FULLY UNDERSTAND THE FORECLOSURE PROCESS AND CAN PROVIDE VITAL INFORMATION AND ADVOCACY TO HELP KEEP THEM IN YOUR HOME.

SCHEDULE J
(Form 990)

(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public
Inspection

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| ☐ First-class or charter travel | ☐ Housing allowance or residence for personal use |
| ☐ Travel for companions | ☐ Payments for business use of personal residence |
| ☐ Tax indemnification and gross-up payments | ☐ Health or social club dues or initiation fees |
| ☐ Discretionary spending account | ☐ Personal services (such as maid, chauffeur, chef) |

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

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

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|---|---|
| ☐ Compensation committee | ☒ Written employment contract |
| ☐ Independent compensation consultant | ☐ Compensation survey or study |
| ☒ Form 990 of other organizations | ☒ Approval by the board or compensation committee |

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

a Receive a severance payment or change-of-control payment?

b Participate in or receive payment from a supplemental nonqualified retirement plan?

c Participate in or receive payment from an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

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

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

a The organization?

b Any related organization?

If "Yes" on line 5a or 5b, describe in Part III.

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

a The organization?

b Any related organization?

If "Yes" on line 6a or 6b, describe in Part III.

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

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

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

Yes No

1b

2

4a

4b

4c

5a

5b

6a

6b

7

8

9

X

X

X

X

X

X

X

X

X

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

Schedule J (Form 990) (Rev. 12-2024)

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

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

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) RONALD ABAD	(i)	460,222.	0.	18,542.	79,608.	12,661.	571,033.	0.
CHIEF EXECUTIVE OFFICER	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) DAVID DANIELLO	(i)	316,568.	0.	7,231.	63,301.	0.	387,100.	0.
CHIEF FINANCIAL OFFICER	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) VIVIAN LOUIE	(i)	245,249.	0.	2,991.	53,467.	12,943.	314,650.	0.
CHIEF PROGRAM OFFICER	(ii)	0.	0.	0.	0.	0.	0.	0.
(4) ROBERT NOCERA	(i)	188,729.	0.	5,770.	43,790.	42,473.	280,762.	0.
VP OF OPERATIONS	(ii)	0.	0.	0.	0.	0.	0.	0.
(5) CYNTHIA MILES	(i)	205,523.	0.	6,154.	45,226.	6,572.	263,475.	0.
CHIEF HUMAN RESOURCES OFFICER	(ii)	0.	0.	0.	0.	0.	0.	0.
(6) KAREN PRIMACK	(i)	183,300.	0.	2,221.	0.	0.	185,521.	0.
VP OF LEGAL AFFAIRS	(ii)	0.	0.	0.	0.	0.	0.	0.
(7) DEBORAH ANDERSON	(i)	150,398.	0.	5,221.	4,824.	24,503.	184,946.	0.
VP OF HV PROGRAMS	(ii)	0.	0.	0.	0.	0.	0.	0.
(8) DIANE AMIEL	(i)	147,489.	0.	3,103.	2,314.	10,929.	163,835.	0.
VP OF FINANCE	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

Part III Supplemental Information

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**SCHEDULE O
(Form 990)**

(Rev. December 2024)

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 for instructions and the latest information.

OMB No. 1545-0047

**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
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.

717 PEOPLE INCLUDING 151 FAMILIES AND 269 SINGLES WERE ASSISTED BY CHI
SOCIAL SERVICE PROGRAMS IN DUTCHESS, ORANGE, AND NASSAU COUNTIES.

DUTCHESS COUNTY SERVED: 332 INDIVIDUALS, COMPOSED OF 93 SINGLES AND 85
FAMILIES

VANDERBILT: 85 FAMILIES, 239 PEOPLE - 31 FAMILIES MOVED TO PERMANENT
HOUSING

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

Schedule O (Form 990) (Rev. 12-2024)

LHA 432211 01-15-25

Name of the organization	Employer identification number
COMMUNITY HOUSING INNOVATIONS, INC.	13-3627750
ROSE ST.: 51 MEN - 12 MOVED TO PERMANENT HOUSING	
NORTH HAMILTON: 42 MEN - 6 MOVED TO PERMANENT HOUSING	
ORANGE COUNTY SERVED: 284 PEOPLE IN 119 SINGLE AND 53 FAMILY HOUSEHOLDS	
44 GRAND: 119 MEN WERE HOUSED. 30 MOVED TO PERMANENT HOUSING.	
9W: 47 FAMILIES, 145 PEOPLE WERE HOUSED - 11 FAMILIES MOVED TO PERMANENT HOUSING.	
PORT JERVIS: 6 FAMILIES, 20 PEOPLE. 1 FAMILY MOVED TO PERMANENT HOUSING.	
NASSAU COUNTY SERVED: 90 INDIVIDUALS INCLUDING 26 FAMILIES.	
JERUSALEM AVE: 35 SINGLE MALES, 8 SINGLES MOVED TO PERMANENT HOUSING	
CORNELL ST: 26 FAMILIES SERVED, 55 INDIVIDUALS, 8 MOVED TO PERMANENT HOUSING	
THROUGH THE CITY OF NEW YORK DEPARTMENT OF HOMELESS SERVICES, CHI OPERATES 2 EMERGENCY HOUSING PROGRAMS - ONE FOR HOMELESS MIGRANT FAMILIES AND ONE FOR HOMELESS SINGLE MEN.	
UNDER THE PROGRAM FOR FAMILIES, CHI OPERATES 65 HOTELS LOCATED IN MANHATTAN AND BROOKLYN WITH TOTAL ROOM CAPACITY OF 362 HOUSEHOLDS CONSISTING OF OVER 1,140 INDIVIDUALS DAILY. THESE SITES ARE STAFFED 24/7 PLUS CONTRACTED SECURITY, INCLUDING A SOCIAL SERVICE TEAM TO PROVIDE CASE MANAGEMENT, BENEFITS ADVOCACY, LINKAGES TO HEALTHCARE, MENTAL HEALTH SERVICES, AND COMMUNITY-BASED ORGANIZATIONS, ON-SITE RECREATIONAL ACTIVITIES FOR YOUTH AND CHILDREN, INDEPENDENT LIVING SKILLS DEVELOPMENT WORKSHOPS, LEGAL SUPPORT FOR ASYLUM AND IMMIGRATION ISSUES, AND ASSISTANCE WITH FINDING AND MOVING TO PERMANENT HOUSING. 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. CHI PROVIDES 3 MEALS A DAY, TRANSPORTATION ASSISTANCE, AND LAUNDRY SERVICES FOR PERSONAL ITEMS.	
UNDER THE PROGRAM FOR SINGLE MEN, CHI OPERATES 3 HOTELS AND 1 CONGREGATE SETTING FACILITY WITH TOTAL BED CAPACITY OF 584 TO SERVE 584 SINGLE MEN DAILY. CHI EMBRACES A HOUSING FIRST MODEL, AND ALL SERVICES ARE DESIGNED TO FACILITATE SHELTER EXIT INTO PERMANENT HOUSING. THESE SITES ARE STAFFED 24/7 PLUS CONTRACTED SECURITY, INCLUDING SOCIAL SERVICE TEAMS TO PROVIDE CASE MANAGEMENT, REHOUSING ASSISTANCE, EMPLOYMENT ASSISTANCE, BENEFITS ADVOCACY, LINKAGES WITH HEALTHCARE, MENTAL HEALTH SERVICES, SUBSTANCE USE MANAGEMENT AND CARE SERVICES, EMPLOYMENT SERVICES, AND COMMUNITY-BASED ORGANIZATIONS THAT SUPPORT THEIR DAILY LIVING NEEDS AND THEIR PATH TO INDEPENDENT LIVING. CHI STAFF ORGANIZE ONSITE ACTIVITIES AND WORKSHOPS AROUND HOUSING, EMPLOYMENT, HEALTHCARE, AND GENERAL RECREATION. CHI PROVIDES 3 MEALS A DAY, TRANSPORTATION ASSISTANCE, AND FUNDS FOR PERSONAL LAUNDRY.	
THROUGH THE CITY OF NEW YORK DEPARTMENT OF HUMAN RESOURCES ADMINISTRATION, CHI OPERATES TWO AFFORDABLE PERMANENT HOUSING PROGRAMS UNDER THE MASTER LEASE MODEL. THE PROGRAMS, LOCATED IN THE BRONX, CONSISTS OF 81 APARTMENTS AND 64 APARTMENTS. CHI ALSO PROVIDES ONSITE PROPERTY MANAGEMENT AND SUPPORT SERVICES. CHI AS THE MASTER LEASE HOLDER ACCEPTS REFERRALS FROM THE CITY OF NEW YORK DEPARTMENT OF HOMELESS SERVICES AND ENTERS ONE YEAR SUBLEASES WITH THEM, COORDINATES	

Name of the organization	Employer identification number
COMMUNITY HOUSING INNOVATIONS, INC.	13-3627750
REPAIR AND MAINTENANCE SERVICES, AND COLLECTS RENT FROM TENANTS AND RENT SUBSIDIES FROM ISSUING AGENCIES. CHI'S ONSITE CASE MANAGEMENT TEAM PROVIDES HOUSING STABILITY SUPPORT AND SERVICES INCLUDING RENT PAYMENT TOOLS AND ASSISTANCE, LEASE RENEWAL ASSISTANCE, BENEFITS ADVOCACY, CONFLICT MEDIATION, FINANCIAL LITERACY AND BUDGET MANAGEMENT WORKSHOPS, AND LINKAGES TO COMMUNITY-BASED SERVICES FOR HEALTHCARE, EMPLOYMENT, AND OTHER INDEPENDENT LIVING SUPPORT.	

FORM 990, PART III, LINE 4B, PROGRAM SERVICE ACCOMPLISHMENTS:
 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 NEEDS, AND COORDINATES WITH SERVICE STAFF. A CHI OPERATIONS DIRECTOR ORDERS FURNITURE, MANAGES THE MAINTENANCE TECHNICIAN, AND COLLABORATES WITH PROPERTY OWNERS.

CHI EHAP PROGRAM IN 2024:

- ☐ 60 FAMILIES WERE HOUSED
158 PEOPLE (62 ADULTS, 96 CHILDREN)
- ☐ THE AVERAGE LENGTH OF STAY FOR ALL FAMILIES SERVED IN 2024 INCLUDING MOVE OUTS - 512 DAYS
- ☐ THE AVERAGE LENGTH OF STAY FOR FAMILIES ACTIVE IN THE PROGRAM IN DECEMBER 2024 - 414 DAYS
- ☐ 20 FAMILIES MOVED INTO THE EHAP PROGRAM
- ☐ 22 FAMILIES LEFT THE PROGRAM
 - 2 FAMILIES RETURNED TO A CONGREGATE SHELTER
 - 20 FAMILIES MOVED OUT TO HOUSING
- ☐ 3 UNITS WERE ADDED TO THE ROSTER
- ☐ 2 UNITS TAKEN OFFLINE AND RETURNED TO THE LANDLORD

RENTAL SUPPLEMENT PROGRAM (RSP)

RENTAL SUPPLEMENT PROGRAM (RSP) PROVIDES RENTAL SUPPLEMENTS TO INDIVIDUALS AND FAMILIES, BOTH WITH AND WITHOUT CHILDREN, EXPERIENCING HOMELESSNESS OR FACING IMMINENT LOSS OF HOUSING, REGARDLESS OF IMMIGRATION STATUS. ELIGIBILITY FOR CHI'S RENTAL SUPPLEMENT PROGRAM WILL BE LIMITED TO THOSE INDIVIDUALS MAKING NO MORE THAN 50% MFI. REFERRALS COME FROM THE LOCAL DSS AND THE COC.

IN SEPTEMBER 2022, WCDSS AWARDED CHI THE RSP. THE SECOND (23/24) AND THIRD (24/25) CONTRACT RENEWALS WERE HELD FLAT FOR THE ONE YEAR BETWEEN SEPTEMBER 1 - MARCH 31 WITH 87% OF THE \$3,029,533 BUDGET ALLOCATED FOR DIRECT RENTAL SUBSIDIES. THE BUDGET HAS REMAINED FLAT FUNDED.

ON 12/31/2024, 147 HOUSEHOLDS WERE PARTICIPATING IN THE WC RSP.

IN 2024, CHI WAS ALSO AWARDED A RSP CONTRACT IN SUFFOLK AND NASSAU COUNTIES. SUFFOLK COUNTY RSP CONTRACT, WHICH TOTALS \$1,181,249, HAS A PRIORITY FOR HOMELESS SINGLE PEOPLE WITH INCOME OR ON DISABILITY. THE NASSAU COUNTY RSP TOTALS \$304,243 AND FOCUSES ON FAMILIES WITH YOUNG

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

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.

HOMEOWNERSHIP & FORECLOSURE PREVENTION COUNSELING SERVED 1,619 PEOPLE.

- PROVIDED HOMEBUYER COUNSELING TO 128 INDIVIDUALS

- PROVIDED THE E-HOME ONLINE COURSE TO 126 INDIVIDUALS

- PROVIDED ORIENTATIONS TO 1,407 PEOPLE

- ENABLED THE PURCHASE OF 7 HOMES WITH DOWN PAYMENT AND REHABILITATION ASSISTANCE GRANTS

- ENABLED THE PURCHASE OF 189 HOMES THROUGH EDUCATION, COUNSELING, AND GRANT ASSISTANCE

- PROVIDED FORECLOSURE PREVENTION COUNSELING TO 212 HOUSEHOLDS & SECURED 32 LOAN MODIFICATIONS

- PROVIDED FINANCIAL LITERACY COUNSELING TO 29 INDIVIDUALS

EXPENSES \$ 4,750,320. INCL GRANTS OF \$ 483,457. REVENUE \$ 6,053,328.

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 "FAMILY RELATIONSHIPS." THE TOPIC IS ALSO COVERED IN THE SECTION REGARDING "OUTSIDE EMPLOYMENT." CHI ENFORCES THIS POLICY VIGILANTLY. IN THE PAST, ALL BOARD MEMBERS HAVE RECUSED THEMSELVES FROM VOTES THAT MIGHT BE CONSTRUED AS CONFLICTS. 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

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

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 THOSE COUNTIES THROUGH ANNUAL BUDGET SUBMISSIONS THAT WAS LAST UNDERTAKEN IN 2024.

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 2024. NYC ALSO RECEIVES 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, THE NYS ATTORNEY GENERAL'S WEBSITE, 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.

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

IMPAIRMENT LOSS

-85,422.

**SCHEDULE R
(Form 990)**

(Rev. January 2025)

Department of the Treasury
Internal Revenue Service

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

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

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number
13-3627750

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
CHI MT VERNON INC - 94-3482214 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS, INC.	X	
CHI YONKERS INC - 94-3482213 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS, INC.	X	
CHI REALTY INC - 32-0190641 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE HOUSING TO LOW AND MODERATE INCOME FAMILIES	NEW YORK	501(C)(3)	LINE 12B, II	COMMUNITY HOUSING INNOVATIONS, INC.	X	

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

Schedule R (Form 990) (Rev. 1-2025)

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.**Note:** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

	Yes	No
1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity	1a	X
b Gift, grant, or capital contribution to related organization(s)	1b	X
c Gift, grant, or capital contribution from related organization(s)	1c	X
d Loans or loan guarantees to or for related organization(s)	1d	X
e Loans or loan guarantees by related organization(s)	1e	X
f Dividends from related organization(s)	1f	X
g Sale of assets to related organization(s)	1g	X
h Purchase of assets from related organization(s)	1h	X
i Exchange of assets with related organization(s)	1i	X
j Lease of facilities, equipment, or other assets to related organization(s)	1j	X
k Lease of facilities, equipment, or other assets from related organization(s)	1k	X
l Performance of services or membership or fundraising solicitations for related organization(s)	1l	X
m Performance of services or membership or fundraising solicitations by related organization(s)	1m	X
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1n	X
o Sharing of paid employees with related organization(s)	1o	X
p Reimbursement paid to related organization(s) for expenses	1p	X
q Reimbursement paid by related organization(s) for expenses	1q	X
r Other transfer of cash or property to related organization(s)	1r	X
s Other transfer of cash or property from related organization(s)	1s	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) MHP CHI MEMBER, LLC.	P	93,677.	DIRECT
(2)			
(3)			
(4)			
(5)			
(6)			

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

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