

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form 990

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.

2025

Open to Public Inspection

A For the 2025 calendar year, or tax year beginning and ending
B Check if applicable:
C Name of organization: COMMUNITY HOUSING INNOVATIONS, INC.
D Employer identification number: 13-3627750
E Telephone number: (914) 683-1010
G Gross receipts \$: 117,645,922.
H(a) Is this a group return for subordinates?
H(b) Are all subordinates included?
I Tax-exempt status:
J Website: WWW.CHIGRANTS.ORG
K Form of organization:
L Year of formation: 1991
M State of legal domicile: NY

Part I Summary

Table with 3 columns: Description, Prior Year, Current Year. Rows include: 1 Briefly describe the organization's mission... 2 Check this box... 3-7a Activities & Governance... 8-12 Revenue... 13-19 Expenses... 20-22 Net Assets or Fund Balances.

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.

Signature of officer: David Daniello, CFO
Preparer's name: KEN CERINI
Preparer's signature:
Date: 05/19/26
Firm's name: CERINI & ASSOCIATES, LLP
Firm's address: 3340 VETERANS MEMORIAL HWY BOHEMIA, NY 11716

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [ ] No

Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission:
FOUNDED IN 1991, COMMUNITY HOUSING INNOVATIONS, INC. (CHI) IS A NOT-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 [X] No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [ ] Yes [X] No
If "Yes," describe these changes on Schedule O.

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

4a (Code: ) (Expenses \$ 95,730,055. including grants of \$ ) (Revenue \$ 99,629,864. )
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 \$ 2,133,800. including grants of \$ ) (Revenue \$ 2,092,565. )
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 2025, THE CHI EHAP BUDGET TOTAL WAS \$2,493,057 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 \$ 2,935,089. including grants of \$ ) (Revenue \$ 6,741,331. )
CHI HAS TWO NYS OMH FUNDED SUPPORTED HOUSING PROGRAMS IN WESTCHESTER COUNTY.

IN 2025, THE MODERN SERVED A TOTAL OF 21 PEOPLE IN 22 BEDS OF PERMANENT SUPPORTIVE HOUSING WITH OPERATING FUNDING FROM OMH. TWO PEOPLE LEFT THE PROGRAM. FIVE PEOPLE MOVED INTO THE VACANCIES. THE 2025 NYS OMH CONTRACT TOTALED \$561,657.

IN 2025, THE MAYFAIR APARTMENTS ESSHI PROGRAM HOUSED 22 PEOPLE IN 20 UNITS OF HOUSING. THE UNITS ARE FOR HOMELESS SINGLE ADULTS WITH A DISABILITY OVER THE AGE OF 62. TWO MOVED OUT, AND THE VACANCIES WERE FILLED. THE 2025 NYS OMH CONTRACT TOTALED \$536,673.

4d Other program services (Describe on Schedule O.)
(Expenses \$ 6,837,847. including grants of \$ 697,950.) (Revenue \$ 8,990,210.)

4e Total program service expenses 107,636,791.

Part IV Checklist of Required Schedules

Table with 3 columns: Question ID, Yes, No. Rows include questions 1 through 21 regarding organizational requirements and schedules A through I.

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

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

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

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

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

	Yes	No
<b>1a</b> Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable .....	<b>1a</b> 243	
<b>b</b> Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable .....	<b>1b</b> 0	
<b>c</b> Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? .....	<b>1c</b> X	

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

Table with columns for question number, question text, and Yes/No response boxes. Includes questions 2a through 17 regarding employee counts, tax returns, unrelated business income, foreign accounts, prohibited transactions, and charitable contributions.

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

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

Section A. Governing Body and Management

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

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

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates?; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?; 11b Describe 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; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done; 13 Did the organization have a written whistleblower policy?; 14 Did the organization have a written document retention and destruction policy?; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?; 15a The organization's CEO, Executive Director, or top management official; 15b Other officers or key employees of the organization; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed NY
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[X] Own website [X] Another's website [X] Upon request [ ] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
DAVID DANIELLO - (914) 683-1010
ONE NORTH BROADWAY SUITE 602, WHITE PLAINS, NY 10601

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

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

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

**1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
  - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
  - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
  - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
  - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) RONALD ABAD CHIEF EXECUTIVE OFFICER	40.00			X			551,941.	0.	100,987.	
(2) DAVID DANIELLO CHIEF FINANCIAL OFFICER	40.00			X			381,311.	0.	70,300.	
(3) VIVIAN LOUIE CHIEF PROGRAM OFFICER	40.00			X			284,004.	0.	75,998.	
(4) ROBERT NOCERA VP OF OPERATIONS	40.00					X	241,233.	0.	99,532.	
(5) CYNTHIA MILES CHIEF HUMAN RESOURCES OFFI	40.00					X	244,464.	0.	77,641.	
(6) NIKIA COUSINS-HUGHES VP OF OPERATIONS	40.00					X	209,758.	0.	68,800.	
(7) NICOLE FALKMAN DIRECTOR OF HV PROGRAMS	40.00					X	222,108.	0.	47,832.	
(8) DIANE AMIEL VP OF FINANCE	40.00					X	193,399.	0.	19,179.	
(9) GERRY E. FEINBERG BOARD MEMBER (LEGAL COUNSE	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 VIII Statement of Revenue**

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

				(A)	(B)	(C)	(D)	
				Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	<b>1 a</b>	Federated campaigns .....	<b>1a</b>					
	<b>b</b>	Membership dues .....	<b>1b</b>					
	<b>c</b>	Fundraising events .....	<b>1c</b>					
	<b>d</b>	Related organizations .....	<b>1d</b>					
	<b>e</b>	Government grants (contributions) .....	<b>1e</b>	6,813,832.				
	<b>f</b>	All other contributions, gifts, grants, and similar amounts not included above ...	<b>1f</b>	158,715.				
	<b>g</b>	Noncash contributions included in lines 1a-1f	<b>1g</b>	\$				
	<b>h</b>	<b>Total.</b> Add lines 1a-1f .....		6,972,547.				
Program Service Revenue	<b>2 a</b>	SCATTERED SITE HOUSING	<b>Business Code</b>	624200	101722429.	101722429.		
	<b>b</b>	RENTAL INCOME		532000	6,741,331.	6,741,331.		
	<b>c</b>							
	<b>d</b>							
	<b>e</b>							
	<b>f</b>	All other program service revenue .....						
	<b>g</b>	<b>Total.</b> Add lines 2a-2f .....			108463760.			
Other Revenue	<b>3</b>	Investment income (including dividends, interest, and other similar amounts) .....			580,571.		580,571.	
	<b>4</b>	Income from investment of tax-exempt bond proceeds .....						
	<b>5</b>	Royalties .....						
	<b>6 a</b>	Gross rents .....	<b>6a</b>	(i) Real				
				(ii) Personal				
	<b>b</b>	Less: rental expenses ...	<b>6b</b>					
	<b>c</b>	Rental income or (loss)	<b>6c</b>					
	<b>d</b>	Net rental income or (loss) .....						
	<b>7 a</b>	Gross amount from sales of assets other than inventory .....	<b>7a</b>	(i) Securities				
				(ii) Other		998,900.		
	<b>b</b>	Less: cost or other basis and sales expenses .....	<b>7b</b>		0.			
	<b>c</b>	Gain or (loss) .....	<b>7c</b>		998,900.			
<b>d</b>	Net gain or (loss) .....			998,900.	998,900.			
<b>8 a</b>	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18 .....	<b>8a</b>		325,938.				
				79,719.				
<b>b</b>	Less: direct expenses .....	<b>8b</b>						
<b>c</b>	Net income or (loss) from fundraising events .....			246,219.		246,219.		
<b>9 a</b>	Gross income from gaming activities. See Part IV, line 19 .....	<b>9a</b>						
<b>b</b>	Less: direct expenses .....	<b>9b</b>						
<b>c</b>	Net income or (loss) from gaming activities .....							
<b>10 a</b>	Gross sales of inventory, less returns and allowances .....	<b>10a</b>						
<b>b</b>	Less: cost of goods sold .....	<b>10b</b>						
<b>c</b>	Net income or (loss) from sales of inventory .....							
Miscellaneous Revenue	<b>11 a</b>	OTHER INCOME	<b>Business Code</b>	900099	304,206.	304,206.		
	<b>b</b>							
	<b>c</b>							
	<b>d</b>	All other revenue .....						
	<b>e</b>	<b>Total.</b> Add lines 11a-11d .....			304,206.			
<b>12</b>	<b>Total revenue.</b> See instructions .....			117566203.	109766866.	0.	826,790.	

**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
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 .....	697,950.	697,950.		
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 .....				
<b>4</b> Benefits paid to or for members .....				
<b>5</b> Compensation of current officers, directors, trustees, and key employees .....	2,328,218.		2,328,218.	
<b>6</b> Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) .....				
<b>7</b> Other salaries and wages .....	31,909,635.	28,653,385.	3,256,250.	
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	729,554.	575,589.	153,965.	
<b>9</b> Other employee benefits .....	5,770,115.	4,720,590.	1,049,525.	
<b>10</b> Payroll taxes .....	2,992,330.	2,541,660.	450,670.	
<b>11</b> Fees for services (nonemployees):				
<b>a</b> Management .....				
<b>b</b> Legal .....	213,802.	94,113.	119,689.	
<b>c</b> Accounting .....	202,924.	12,500.	190,424.	
<b>d</b> Lobbying .....				
<b>e</b> Professional fundraising services. See Part IV, line 17				
<b>f</b> Investment management fees .....				
<b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)	172,615.	18,358.	143,535.	10,722.
<b>12</b> Advertising and promotion .....	98,003.	72,058.	23,484.	2,461.
<b>13</b> Office expenses .....	857,690.	571,599.	285,514.	577.
<b>14</b> Information technology .....				
<b>15</b> Royalties .....				
<b>16</b> Occupancy .....	39,739,345.	39,338,805.	395,023.	5,517.
<b>17</b> Travel .....	154,322.	75,567.	78,755.	
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
<b>19</b> Conferences, conventions, and meetings .....	78,387.	16,569.	61,818.	
<b>20</b> Interest .....	268,542.	268,542.		
<b>21</b> Payments to affiliates .....				
<b>22</b> Depreciation, depletion, and amortization .....	1,330,287.	1,267,235.	63,052.	
<b>23</b> Insurance .....	2,794,153.	2,740,987.	53,166.	
<b>24</b> 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.)				
<b>a SECURITY</b>	14,498,052.	14,495,367.	2,685.	
<b>b FOOD</b>	5,728,244.	5,725,494.		2,750.
<b>c REPAIRS AND MAINTENANCE</b>	4,164,814.	3,472,679.	692,118.	17.
<b>d UTILITIES</b>	1,267,350.	1,182,066.	84,978.	306.
<b>e</b> All other expenses .....	1,335,488.	1,095,678.	236,328.	3,482.
<b>25 Total functional expenses.</b> Add lines 1 through 24e	117,331,820.	107,636,791.	9,669,197.	25,832.
<b>26 Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**Part X Balance Sheet**

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

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash - non-interest-bearing .....	16,632,261.	<b>1</b>	29,145,283.
	<b>2</b> Savings and temporary cash investments .....		<b>2</b>	
	<b>3</b> Pledges and grants receivable, net .....		<b>3</b>	
	<b>4</b> Accounts receivable, net .....	18,564,866.	<b>4</b>	9,498,909.
	<b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....		<b>6</b>	
	<b>7</b> Notes and loans receivable, net .....		<b>7</b>	
	<b>8</b> Inventories for sale or use .....		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges .....	39,626.	<b>9</b>	79,767.
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....	<b>10a</b> 27,969,645.		
	<b>b</b> Less: accumulated depreciation .....	<b>10b</b> 14,992,919.	<b>10c</b>	12,976,726.
	<b>11</b> Investments - publicly traded securities .....		<b>11</b>	
	<b>12</b> Investments - other securities. See Part IV, line 11 .....		<b>12</b>	
	<b>13</b> Investments - program-related. See Part IV, line 11 .....		<b>13</b>	
	<b>14</b> Intangible assets .....		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 .....	92,601,438.	<b>15</b>	70,084,532.
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 33) .....	142,264,764.	<b>16</b>	121,785,217.	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses .....	18,622,649.	<b>17</b>	11,236,071.
	<b>18</b> Grants payable .....	5,637,941.	<b>18</b>	5,527,064.
	<b>19</b> Deferred revenue .....	5,566,119.	<b>19</b>	15,502,613.
	<b>20</b> Tax-exempt bond liabilities .....		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....	128,735.	<b>21</b>	133,845.
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties .....	4,043,016.	<b>23</b>	3,578,193.
	<b>24</b> Unsecured notes and loans payable to unrelated third parties .....		<b>24</b>	
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D .....	94,874,494.	<b>25</b>	72,349,322.
	<b>26 Total liabilities.</b> Add lines 17 through 25 .....	128,872,954.	<b>26</b>	108,327,108.
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here</b> <input checked="" type="checkbox"/> <b>and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions .....	13,386,166.	<b>27</b>	13,451,555.
	<b>28</b> Net assets with donor restrictions .....	5,644.	<b>28</b>	6,554.
	<b>Organizations that do not follow FASB ASC 958, check here</b> <input type="checkbox"/> <b>and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds .....		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds .....		<b>31</b>	
	<b>32</b> Total net assets or fund balances .....	13,391,810.	<b>32</b>	13,458,109.
	<b>33</b> Total liabilities and net assets/fund balances .....	142,264,764.	<b>33</b>	121,785,217.

**Part XI Reconciliation of Net Assets**

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	117,566,203.
2	Total expenses (must equal Part IX, column (A), line 25)	2	117,331,820.
3	Revenue less expenses. Subtract line 2 from line 1	3	234,383.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	13,391,810.
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	-168,084.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	13,458,109.

**Part XII Financial Statements and Reporting**

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

- 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
- 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
- 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.
- 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? .....
- 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 .....

	Yes	No
2a		X
2b	X	
2c	X	
3a		X
3b		

Form 990 (2025)



**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) 2021	(b) 2022	(c) 2023	(d) 2024	(e) 2025	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....						
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....						
<b>4 Total.</b> Add lines 1 through 3 .....						
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) .....						
<b>6 Public support.</b> Subtract line 5 from line 4.						

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2021	(b) 2022	(c) 2023	(d) 2024	(e) 2025	(f) Total
<b>7</b> Amounts from line 4 .....						
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....						
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on .....						
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....						
<b>11 Total support.</b> Add lines 7 through 10						
<b>12</b> Gross receipts from related activities, etc. (see instructions) .....					12	
<b>13 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> .....						<input type="checkbox"/>

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

<b>14</b> Public support percentage for 2025 (line 6, column (f), divided by line 11, column (f)) .....	14	%
<b>15</b> Public support percentage from 2024 Schedule A, Part II, line 14 .....	15	%
<b>16a 33 1/3% support test - 2025.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>b 33 1/3% support test - 2024.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>17a 10% -facts-and-circumstances test - 2025.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>b 10% -facts-and-circumstances test - 2024.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....		<input type="checkbox"/>
<b>18 Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions .....		<input type="checkbox"/>

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in)	(a) 2021	(b) 2022	(c) 2023	(d) 2024	(e) 2025	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....	3243681.	2398930.	3709545.	5915072.	7218766.	22485994.
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	27388945.	48356478.	86695117.	104851858.	108629029.	375921427.
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513 .....						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....						
<b>6 Total.</b> Add lines 1 through 5 .....	30632626.	50755408.	90404662.	110766930.	115847795.	398407421.
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons	11,167.			6,200.	11,679.	29,046.
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year .....						0.
<b>c</b> Add lines 7a and 7b .....	11,167.			6,200.	11,679.	29,046.
<b>8 Public support.</b> (Subtract line 7c from line 6.)						398378375.

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2021	(b) 2022	(c) 2023	(d) 2024	(e) 2025	(f) Total
<b>9</b> Amounts from line 6 .....	30632626.	50755408.	90404662.	110766930.	115847795.	398407421.
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....	3,215.	3,087.	156,834.	491,405.	1579471.	2234012.
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 .....						
<b>c</b> Add lines 10a and 10b .....	3,215.	3,087.	156,834.	491,405.	1579471.	2234012.
<b>11</b> Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on .....						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....	204,675.	545,442.	253,190.	366,193.	138,937.	1508437.
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)	30840516.	51303937.	90814686.	111624528.	117566203.	402149870.

**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**

<b>15</b> Public support percentage for 2025 (line 8, column (f), divided by line 13, column (f)) .....	<b>15</b>	99.06 %
<b>16</b> Public support percentage from 2024 Schedule A, Part III, line 15 .....	<b>16</b>	99.33 %

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

<b>17</b> Investment income percentage for 2025 (line 10c, column (f), divided by line 13, column (f)) .....	<b>17</b>	.56 %
<b>18</b> Investment income percentage from 2024 Schedule A, Part III, line 17 .....	<b>18</b>	.22 %

**19a 33 1/3% support tests - 2025.** 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 - 2024.** 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
<b>1</b> Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
<b>2</b> Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
<b>3a</b> Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
<b>b</b> Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
<b>c</b> Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
<b>4a</b> Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
<b>b</b> Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
<b>c</b> Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
<b>5a</b> Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer 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>b Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
<b>c Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
<b>6</b> Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
<b>7</b> Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
<b>8</b> 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>		
<b>9a</b> Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
<b>b</b> Did one or more disqualified persons (as defined 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>		
<b>c</b> 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>		
<b>10a</b> Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
<b>b</b> Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

**Part IV Supporting Organizations** (continued)

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

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> 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? <i>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.</i>		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>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.</i>		
<b>1</b>		
<b>2</b>		

**Section C. Type II Supporting Organizations**

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

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

	Yes	No
<b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
<b>3</b> 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? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
<b>1</b>		
<b>2</b>		
<b>3</b>		

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

<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).			
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.			
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.			
<b>c</b> <input type="checkbox"/> The organization supported a governmental supported organization. Describe in Part VI how you supported a governmental supported organization (see instructions).			
<b>2</b> Activities Test. Answer lines 2a and 2b below.			
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of its supported organization(s)? <i>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 each of its supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>			
<b>b</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? <i>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.</i>			
<b>3</b> Parent of Supported Organizations. Answer lines 3a, 3b, and 3c below.			
<b>a</b> Are the organization and its supported organization(s) part of an integrated system (for example, a hospital system)? <i>If "Yes," provide details in Part VI.</i>			
<b>b</b> Did the organization direct the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>			
<b>c</b> Did the organization have the power to regularly appoint or elect (and remove) a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No," provide details in Part VI.</i>			
<b>2a</b>			
<b>2b</b>			
<b>3a</b>			
<b>3b</b>			
<b>3c</b>			

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

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

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

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

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

<b>Section D - Distributions</b>		<b>Current Year</b>
<b>1</b>	Amounts paid to supported organizations to accomplish exempt purposes	<b>1</b>
<b>2</b>	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	<b>2</b>
<b>3</b>	Administrative expenses paid to accomplish exempt purposes of supported organizations	<b>3</b>
<b>4</b>	Amounts paid to acquire exempt-use assets	<b>4</b>
<b>5</b>	Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i> )	<b>5</b>
<b>6</b>	<b>Total annual distributions.</b> Add lines 1 through 5.	<b>6</b>
<b>7</b>	Distributions to attentive supported organizations to which the organization is responsive ( <i>provide details in Part VI</i> ). See instructions.	<b>7</b>
<b>8</b>	Distributable amount for 2025 from Section C, line 6	<b>8</b>
<b>9</b>	Line 7 amount divided by line 8 amount	<b>9</b>

<b>Section E - Distribution Allocations</b> (see instructions)	<b>(i) Excess Distributions</b>	<b>(ii) Underdistributions Pre-2025</b>	<b>(iii) Distributable Amount for 2025</b>
<b>1</b> Distributable amount for 2025 from Section C, line 6			
<b>2</b> Underdistributions, if any, for years prior to 2025 (reasonable cause required - <i>explain in Part VI</i> ). See instructions.			
<b>3</b> Excess distributions carryover, if any, to 2025			
<b>a</b> From 2020			
<b>b</b> From 2021			
<b>c</b> From 2022			
<b>d</b> From 2023			
<b>e</b> From 2024			
<b>f</b> <b>Total</b> of lines 3a through 3e			
<b>g</b> Applied to under distributions of prior years			
<b>h</b> Applied to 2025 distributable amount			
<b>i</b> Carryover from 2020 not applied (see instructions)			
<b>j</b> Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
<b>4</b> Distributions for 2025 from Section D, line 6: \$			
<b>a</b> Applied to underdistributions of prior years			
<b>b</b> Applied to 2025 distributable amount			
<b>c</b> Remainder. Subtract lines 4a and 4b from line 4.			
<b>5</b> Remaining underdistributions for years prior to 2025, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>6</b> Remaining underdistributions for 2025. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>7</b> <b>Excess distributions carryover to 2026.</b> Add lines 3j and 4c.			
<b>8</b> Breakdown of line 7:			
<b>a</b> Excess from 2021			
<b>b</b> Excess from 2022			
<b>c</b> Excess from 2023			
<b>d</b> Excess from 2024			
<b>e</b> Excess from 2025			

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, 3b, and 3c; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5 and 7; 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

2021 AMOUNT:	\$	54,675.
2022 AMOUNT:	\$	528,775.
2023 AMOUNT:	\$	236,523.
2024 AMOUNT:	\$	349,526.
2025 AMOUNT:	\$	128,937.

LAUNDRY SERVICES

REHAB DEVELOPMENT FEE

2021 AMOUNT:	\$	150,000.
2022 AMOUNT:	\$	16,667.
2023 AMOUNT:	\$	16,667.
2024 AMOUNT:	\$	16,667.
2025 AMOUNT:	\$	10,000.

**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](http://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? .....	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? .....	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).  
 Preservation of land for public use (for example, recreation or education)     Preservation of a historically important land area  
 Protection of natural habitat     Preservation of a certified historic structure  
 Preservation of open space

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

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

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)? .....

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)

LHA 532051 04-01-25

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a  Public exhibition
  - b  Scholarly research
  - c  Preservation for future generations
  - d  Loan or exchange program
  - e  Other \_\_\_\_\_
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

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

- 1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- |                                 | Amount |
|---------------------------------|--------|
| c Beginning balance             | 1c     |
| d Additions during the year     | 1d     |
| e Distributions during the year | 1e     |
| f Ending balance                | 1f     |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided 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:
- |  | Yes    | No |
|--|--------|----|
| (i) Unrelated organizations?   | 3a(i)  |    |
| (ii) Related organizations?  | 3a(ii) |    |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b     |    |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

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

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,572,294.		1,572,294.
b Buildings		22,648,897.	13,324,627.	9,324,270.
c Leasehold improvements		939,569.	392,980.	546,589.
d Equipment		793,963.	691,619.	102,344.
e Other		2,014,922.	583,693.	1,431,229.
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				<b>12,976,726.</b>

**Part VII Investments - Other Securities**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
<b>Total.</b> (Col. (b) must equal Form 990, Part X, 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)		
<b>Total.</b> (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	69,360,555.
(2) SECURITY DEPOSITS AND OTHER ASSETS	244,762.
(3) DEFERRED COMPENSATION PLAN	479,215.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, line 15, col. (B))	70,084,532.

**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	667,497.
(3) OPERATING LEASE LIABILITY	71,162,282.
(4) NOTES PAYABLE	40,328.
(5) COMPENSATION PLAN	479,215.
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, line 25, col. (B))	72,349,322.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

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

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

<b>1</b>	Total revenue, gains, and other support per audited financial statements .....	<b>1</b>	117,566,203.
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
<b>a</b>	Net unrealized gains (losses) on investments .....	<b>2a</b>	
<b>b</b>	Donated services and use of facilities .....	<b>2b</b>	
<b>c</b>	Recoveries of prior year grants .....	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.) .....	<b>2d</b>	
<b>e</b>	Add lines 2a through 2d .....	<b>2e</b>	0.
<b>3</b>	Subtract line 2e from line 1 .....	<b>3</b>	117,566,203.
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b .....	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII.) .....	<b>4b</b>	
<b>c</b>	Add lines 4a and 4b .....	<b>4c</b>	0.
<b>5</b>	Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.) .....	<b>5</b>	117,566,203.

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

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

<b>1</b>	Total expenses and losses per audited financial statements .....	<b>1</b>	117,331,820.
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
<b>a</b>	Donated services and use of facilities .....	<b>2a</b>	
<b>b</b>	Prior year adjustments .....	<b>2b</b>	
<b>c</b>	Other losses .....	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII.) .....	<b>2d</b>	
<b>e</b>	Add lines 2a through 2d .....	<b>2e</b>	0.
<b>3</b>	Subtract line 2e from line 1 .....	<b>3</b>	117,331,820.
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b .....	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII.) .....	<b>4b</b>	
<b>c</b>	Add lines 4a and 4b .....	<b>4c</b>	0.
<b>5</b>	Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.) .....	<b>5</b>	117,331,820.

**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, 2025 OR 2024.**



**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	(d) Total events (add col. (a) through col. (c))
		GALA (event type)	(event type)	NONE (total number)	
Revenue	1	Gross receipts	325,938.		325,938.
	2	Less: Contributions			
	3	Gross income (line 1 minus line 2)	325,938.		325,938.
Direct Expenses	4	Cash prizes			
	5	Noncash prizes			
	6	Rent/facility costs			
	7	Food and beverages			
	8	Entertainment			
	9	Other direct expenses	79,719.		79,719.
	10	Direct expense summary. Add lines 4 through 9 in column (d)			79,719.
	11	Net income summary. Subtract line 10 from line 3, column (d)			246,219.

**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	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No
	7	Direct expense summary. Add lines 2 through 5 in column (d)			
	8	Net gaming income summary. Subtract line 7 from line 1, column (d)			

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

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







**Part III Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22.  
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE AND REHABILITATION WORK COSTS	15	697,950.	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 IS ACTIVELY INVOLVED IN THE CLOSING PROCESS, REVIEWING COMMITMENT LETTERS AND DISCLOSURES TO ENSURE FUNDS ARE USED APPROPRIATELY. A NOTE AND MORTGAGE ARE RECORDED WITH THE COUNTY. FUNDS FOR REPAIRS ARE HELD BY CHI UNTIL ALL WORK IS COMPLETED AND APPROVED BY A CERTIFIED HUD 203(K) CONSULTANT. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS, AND PAYMENTS ARE RELEASED ONLY AFTER FINAL INSPECTION APPROVAL.

**2025 WESTCHESTER COUNTY FORECLOSURE ASSISTANCE PROGRAM**

IN 2025, WESTCHESTER COUNTY PROVIDED FUNDING TO CHI TO ASSIST HOMEOWNERS FACING FORECLOSURE. WHILE THERE WERE NO INCOME LIMITS, APPLICANTS WERE REQUIRED TO DEMONSTRATE NEED, INCLUDING PROOF OF DELINQUENCY.

APPLICANTS COMPLETED A DETAILED APPLICATION AND SUBMITTED SUPPORTING DOCUMENTS SUCH AS BANK STATEMENTS, PAY STUBS, AND TAX RETURNS. CHI REVIEWED EACH CASE TO DETERMINE ELIGIBILITY AND FUNDING AMOUNTS. THE PROGRAM COVERED UP TO FOUR MONTHS OF MORTGAGE, PROPERTY TAX, AND INSURANCE PAYMENTS, AND COULD ALSO ASSIST WITH CO-OP MAINTENANCE FEES AND MUNICIPAL PROPERTY TAXES. ALL FUNDING REQUESTS WERE DOCUMENTED AND SUBMITTED TO WESTCHESTER COUNTY FOR APPROVAL. ONCE APPROVED, CHI ISSUED PAYMENTS DIRECTLY TO LENDERS, LOAN SERVICERS, OR OTHER CREDITORS ON BEHALF OF THE HOMEOWNER.

**2025 EVICTION PREVENTION PROGRAM**

CHI PROVIDES COUNSELING AND SUPPORT TO RENTERS IN WESTCHESTER COUNTY WHO ARE AT RISK OF EVICTION OR HOUSING INSTABILITY. OUR HOUSING RETENTION COUNSELORS OFFER GUIDANCE ON TENANT RIGHTS, LEASE OBLIGATIONS, AND AVAILABLE RESOURCES, HELPING INDIVIDUALS UNDERSTAND THEIR OPTIONS AND NAVIGATE THE PROCESS. CHI ADVOCATES ON BEHALF OF CLIENTS TO IDENTIFY SOLUTIONS THAT PROMOTE HOUSING STABILITY AND HELP THEM REMAIN IN THEIR HOMES.

**RENTER SAFE HOUSING INCENTIVES (RSHI) PROGRAM:**

THE IDA RENTERS SAFE HOUSING INCENTIVES (RSHI) PROGRAM WAS CREATED TO HELP RENTERS TRANSITION FROM STORM-DAMAGED HOUSING INTO SAFE, STABLE LIVING ENVIRONMENTS WHILE REMAINING IN THEIR COMMUNITIES.

**PROGRAM ASSISTANCE INCLUDES:**

- RENTAL SAFE HOUSING RELOCATION INCENTIVE: UP TO \$50,000 FOR RENTERS RELOCATING TO A PERMANENT, SAFE RENTAL UNIT
- SAFE HOUSING HOMEOWNERSHIP ASSISTANCE: UP TO \$50,000 IN DOWN PAYMENT ASSISTANCE TO PURCHASE A SAFE, PERMANENT HOME
- MOVING ASSISTANCE: FINANCIAL SUPPORT FOR RELOCATION COSTS INTO SAFE RENTAL OR HOMEOWNERSHIP HOUSING

**ELIGIBLE APPLICANTS MUST:**

- HAVE RENTED A HOME IN DUTCHESS, ORANGE, NASSAU, ROCKLAND, SUFFOLK, OR

**Part IV Supplemental Information**

WESTCHESTER COUNTY AT THE TIME OF HURRICANE IDA

HAVE ALREADY RELOCATED OR PLAN TO MOVE DUE TO STORM-RELATED DAMAGE

HAVE A HOUSEHOLD INCOME AT OR BELOW 80% OF THE AREA MEDIAN INCOME (AMI)

IF ALL LOW- TO MODERATE-INCOME (LMI) APPLICATIONS ARE EXHAUSTED, NON-LMI APPLICANTS MAY BE CONSIDERED IN COORDINATION WITH HTFC AND IN ACCORDANCE WITH THE ACTION PLAN.

TO APPLY: THE APPLICATION PERIOD HAS BEEN EXTENDED AND IS OPEN FROM JUNE 9, 2025 THROUGH SEPTEMBER 30, 2026. APPLICANTS ARE ENCOURAGED TO REVIEW THE APPLICATION GUIDE AND DOCUMENT CHECKLIST AND GATHER ALL REQUIRED MATERIALS BEFORE APPLYING.

Multiple horizontal lines for supplemental information input.

**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](http://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.

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

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

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

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

- |   |   |
|---|---|
| <input type="checkbox"/> Compensation committee                     | <input checked="" type="checkbox"/> Written employment contract                     |
| <input type="checkbox"/> Independent compensation consultant        | <input type="checkbox"/> Compensation survey or study                               |
| <input checked="" type="checkbox"/> Form 990 of other organizations | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

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

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

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

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

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

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

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

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

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

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

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

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 CHIEF EXECUTIVE OFFICER	(i)	526,476.	0.	25,465.	87,537.	13,450.	652,928.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) DAVID DANIELLO CHIEF FINANCIAL OFFICER	(i)	368,757.	0.	12,554.	70,300.	0.	451,611.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) VIVIAN LOUIE CHIEF PROGRAM OFFICER	(i)	274,196.	0.	9,808.	59,251.	16,747.	360,002.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(4) ROBERT NOCERA VP OF OPERATIONS	(i)	233,387.	0.	7,846.	53,922.	45,610.	340,765.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(5) CYNTHIA MILES CHIEF HUMAN RESOURCES OFFI	(i)	237,373.	0.	7,091.	53,786.	23,855.	322,105.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(6) NIKIA COUSINS-HUGHES VP OF OPERATIONS	(i)	204,284.	0.	5,474.	47,114.	21,686.	278,558.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(7) NICOLE FALKMAN DIRECTOR OF HV PROGRAMS	(i)	216,027.	0.	6,081.	47,493.	339.	269,940.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(8) DIANE AMIEL VP OF FINANCE	(i)	187,239.	0.	6,160.	5,850.	13,329.	212,578.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							



**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](http://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 3 EMERGENCY HOUSING  
SHELTERS IN NASSAU COUNTY. NASSAU COUNTY CONSISTS OF 2 SHELTERS FOR  
FAMILIES WITH CHILDREN AND 1 SINGLE ADULT.

664 PEOPLE INCLUDING 162 FAMILIES AND 265 SINGLES WERE ASSISTED BY CHI  
SOCIAL SERVICE PROGRAMS IN DUTCHESS, ORANGE, AND NASSAU COUNTIES.

DUTCHESS COUNTY SERVED: 285 INDIVIDUALS, COMPOSED OF 85 SINGLES AND 81  
FAMILIES

VANDERBILT: 81 FAMILIES, 200 PEOPLE - 32 FAMILIES MOVED TO PERMANENT  
HOUSING

ROSE ST.: 45 MEN - 5 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 532211 04-01-25

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

NORTH HAMILTON: 40 MEN - 19 MOVED TO PERMANENT HOUSING

ORANGE COUNTY SERVED: 287 PEOPLE IN 135 SINGLE AND 61 FAMILY HOUSEHOLDS

44 GRAND: 125 MEN WERE HOUSED. 31 MOVED TO PERMANENT HOUSING.

9W: 59 FAMILIES, 150 PEOPLE WERE HOUSED - 22 FAMILIES MOVED TO PERMANENT HOUSING.

PORT JERVIS: 4 FAMILIES, 12 PEOPLE. 2 MOVED TO PERMANENT HOUSING.

NASSAU COUNTY SERVED: 92 INDIVIDUALS INCLUDING 20 FAMILIES.

JERUSALEM AVE: 45 SINGLE MALES, 10 SINGLES MOVED TO PERMANENT HOUSING

CORNELL ST: 26 FAMILIES SERVED, 47 INDIVIDUALS, 3 MOVED TO PERMANENT HOUSING

THROUGH THE CITY OF NEW YORK DEPARTMENT OF HOMELESS SERVICES, CHI OPERATES 9 EMERGENCY HOUSING PROGRAMS - FIVE FOR SINGLE ADULTS AND FOUR FOR FAMILIES WITH CHILDREN.

UNDER THE PROGRAM FOR FAMILIES, CHI OPERATES 5 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 4 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 REPAIR AND MAINTENANCE SERVICES, AND COLLECTS RENT FROM TENANTS AND RENT SUBSIDIES FROM ISSUING AGENCIES. CHI'S ONSITE CASE MANAGEMENT TEAM

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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 2025:

- 66 FAMILIES WERE HOUSED, CONSISTING OF 191 PEOPLE.
- 11 MOVE-OUTS
- 9 MOVED TO PERMANENT HOUSING - AVERAGE LENGTH OF STAY 628 DAYS
- 1 RETURNED TO SHELTER
- 1 TRANSFERRED TO ANOTHER AGENCY'S EHU
- TOTAL AVERAGE LENGTH OF STAY FOR ALL 66 FAMILIES - 499 DAYS/1.4 YEARS

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), THIRD (24/25), AND FOURTH (25/26) 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 12/31/2025, CHI ASSISTED 147 HOUSEHOLDS WITH RENTAL SUBSIDIES, AND PREVENTING HOMELESSNESS.

IN 2025, 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 \$2,208,294 AND FOCUSES ON FAMILIES WITH YOUNG CHILDREN.

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

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

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

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 BENEFITED FROM A SHORT-TERM FINANCIAL ASSISTANCE PROGRAM CHI OFFERED, FUNDED BY WESTCHESTER AND DUTCHESS COUNTY. ADDITIONALLY, CHI OFFERED A WESTCHESTER AND DUTCHESS COUNTY-FUNDED FINANCIAL LITERACY TRAINING PROGRAM; CHI HELD SESSIONS AIMED AT CURRENT SHELTER RESIDENTS.

HOMEOWNERSHIP & FORECLOSURE PREVENTION COUNSELING SERVED 1634PEOPLE. PROVIDED HOMEBUYER COUNSELING TO 53 INDIVIDUALS

PROVIDED THE E-HOME ONLINE COURSE TO 144 INDIVIDUALS

PROVIDED ORIENTATIONS FOR 1127 PEOPLE

ENABLED THE PURCHASE OF 18 HOMES WITH DOWN PAYMENT AND REHABILITATION ASSISTANCE GRANTS

ENABLED THE PURCHASE OF 197 HOMES THROUGH EDUCATION, COUNSELING, AND GRANT ASSISTANCE

PROVIDED FORECLOSURE PREVENTION COUNSELING TO 507 HOUSEHOLDS & SECURED 17 LOAN MODIFICATIONS

PROVIDED FINANCIAL LITERACY COUNSELING TO 103 INDIVIDUALS

EXPENSES \$ 6,837,847. INCL GRANTS OF \$ 697,950. REVENUE \$ 8,990,210.

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 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

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

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	-168,084.
-----------------	-----------

**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](http://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 ONE NORTH BROADWAY, SUITE 602 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 ONE NORTH BROADWAY, SUITE 602 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 ONE NORTH BROADWAY, SUITE 602 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 III Identification of Related Organizations Taxable as a Partnership.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

**Part IV Identification of Related Organizations Taxable as a Corporation or Trust.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
MAYFAIR HOUSING DEVELOPMENT FUND COMPANY, INC. - 47-5229800, ONE NORTH BROADWAY, SUITE 602, WHITE PLAINS, NY 10601	PROVIDE LOW INCOME HOUSING	NY	COMMUNITY HOUSING INNOVATIONS	C CORP			100%	X	
MHP CHI MEMBER, LLC. - 99-0631313 ONE NORTH BROADWAY, SUITE 602 WHITE PLAINS, NY 10604	PROVIDE AFFORDABLE HOUSING	NY	COMMUNITY HOUSING INNOVATIONS	C CORP			100%	X	

**Part V Transactions With Related Organizations.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

**Note:** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

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

	Yes	No
<b>a</b> Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity .....		X
<b>b</b> Gift, grant, or capital contribution to related organization(s) .....		X
<b>c</b> Gift, grant, or capital contribution from related organization(s) .....		X
<b>d</b> Loans or loan guarantees to or for related organization(s) .....		X
<b>e</b> Loans or loan guarantees by related organization(s) .....		X
<b>f</b> Dividends from related organization(s) .....		X
<b>g</b> Sale of assets to related organization(s) .....		X
<b>h</b> Purchase of assets from related organization(s) .....		X
<b>i</b> Exchange of assets with related organization(s) .....		X
<b>j</b> Lease of facilities, equipment, or other assets to related organization(s) .....		X
<b>k</b> Lease of facilities, equipment, or other assets from related organization(s) .....		X
<b>l</b> Performance of services or membership or fundraising solicitations for related organization(s) .....		X
<b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) .....		X
<b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) .....		X
<b>o</b> Sharing of paid employees with related organization(s) .....		X
<b>p</b> Reimbursement paid to related organization(s) for expenses .....	X	
<b>q</b> Reimbursement paid by related organization(s) for expenses .....		X
<b>r</b> Other transfer of cash or property to related organization(s) .....		X
<b>s</b> Other transfer of cash or property from related organization(s) .....		X

**2** If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) CHI REALTY, INC.	P	1,980.	DIRECT
(2)			
(3)			
(4)			
(5)			
(6)			



