

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.

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

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization COMMUNITY HOUSING INNOVATIONS, INC.		D Employer identification number 13-3627750
	Doing business as		E Telephone number (914) 683-1010
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	75 SOUTH BROADWAY	340	G Gross receipts \$ 39,454,815.
	City or town, state or province, country, and ZIP or foreign postal code WHITE PLAINS, NY 10601		
F Name and address of principal officer: DAVID DANIELLO SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ▶	

I Tax-exempt status: 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

J Website: ▶ **WWW.CHIGRANTS.ORG**

K Form of organization: Corporation Trust Association Other ▶ **L** Year of formation: **1991** **M** State of legal domicile: **NY**

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

Part II Signature Block

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

Sign Here	Signature of officer <i>David Daniello</i>	Date 11/11/2020
	DAVID DANIELLO, CFO Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name KEN CERINI	Preparer's signature	Date 11/11/20	Check if self-employed <input type="checkbox"/>	PTIN P00223556
	Firm's name ▶ CERINI & ASSOCIATES, LLP	Firm's EIN ▶ 11-3066459	Phone no. 631 582-1600		
Firm's address ▶ 3340 VETERANS MEMORIAL HWY		BOHEMIA, NY 11716			

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

Part III Statement of Program Service Accomplishments

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

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

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No
If "Yes," describe these new services on Schedule O.

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

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

4a (Code:) (Expenses \$ 21,627,591. including grants of \$) (Revenue \$ 24,316,390.)
SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES, NASSAU COUNTY DEPARTMENT OF SOCIAL SERVICES, ORANGE COUNTY DEPARTMENT OF SOCIAL SERVICES, AND DUTCHESS COUNTY DEPARTMENT OF SOCIAL SERVICES.

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

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

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

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

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

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

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

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

Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, and Yes/No columns. Rows include questions 22 through 38 regarding grants, compensation, tax-exempt bonds, excess benefits, and other IRS filings.

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 []

Table with 3 columns: Question ID, Question Text, and Yes/No columns. Rows include questions 1a, 1b, and 1c regarding Form 1096, Forms W-2G, and backup withholding rules.

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 16 regarding employee counts, tax filings, and organizational compliance.

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

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

Section A. Governing Body and Management

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

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

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
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?	X	
11b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	X	
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
12c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	The organization's CEO, Executive Director, or top management official	X	
15b	Other officers or key employees of the organization	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
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.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **DAVID DANIELLO - 9146831010**
75 SOUTH BROADWAY, NO. 340, WHITE PLAINS, NY 10601

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

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

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

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

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) STEVE GIFFORD CHAIRMAN	0.30	X		X				0.	0.	0.
(2) SHARLETT FRALEY TREASURER	0.30	X						0.	0.	0.
(3) MICHAEL F PUNTILLO BOARD MEMBER	0.30	X						0.	0.	0.
(4) MARY BRINSON BOARD SECRETARY/TREASURER	0.30	X		X				0.	0.	0.
(5) LENA ANDERSON BOARD MEMBER	0.30	X						0.	0.	0.
(6) ALEXANDER ROBERTS EXECUTIVE DIRECTOR	40.00	X		X			605,731.	0.	17,507.	
(7) GERRY FEINBERG BOARD MEMBER	0.30	X					24,079.	0.	0.	
(8) DAVID DANIELLO CFO	40.00			X			166,923.	0.	34.	
(9) ILAN KATZ CONTROLLER	40.00					X	106,200.	0.	13,957.	
(10) DEBORAH POST SR. DIRECTOR OF HOUSING DEVELOPMENT	40.00					X	134,167.	0.	19,298.	
(11) RANDELL BECK SR. DIRECTOR OF REAL ESTATE	40.00					X	124,186.	0.	6,411.	
(12) JAVON TOTTMAN SR. DIRECTOR OF COMPLIANCE	40.00					X	116,990.	0.	6,470.	
(13) DEBORAH ANDERSON SR. DIRECTOR OF HUDSON VALLEY PROGRA	40.00					X	110,810.	0.	13,249.	

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
1b Subtotal								1,389,086.	0.	76,926.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								1,389,086.	0.	76,926.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **7**

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

Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation
TNF PIZZA 600 VIOLET AVENUE, HYDE PARK, NY 12538	FOOD SERVICES	173,988.
ANTHONY V. MELITO DBA: A-Z ENTERPRISES, MEDFORD, OK 11763	CONTRACTOR	149,215.
TAF 431 TIMPSON PLACE, BRONX, NY 10455	APARTMENT FURNISHERS	109,155.
BRYAN SCHILLING LANDSCAPING, 327 FIFTY FIRST STREET, LINDENHURST, NY 11757	LANDSCAPING	105,838.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **4**

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

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	876,703.	876,703.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	1,365,007.	110,810.	1,231,124.	23,073.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	9,153,195.	8,077,044.	1,036,901.	39,250.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	201,095.	169,439.	30,005.	1,651.
9 Other employee benefits	1,147,181.	912,793.	220,241.	14,147.
10 Payroll taxes	804,294.	638,806.	161,377.	4,111.
11 Fees for services (nonemployees):				
a Management				
b Legal	66,622.	66,622.		
c Accounting	185,820.		185,820.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)	217,317.	181,228.	32,874.	3,215.
12 Advertising and promotion	19,846.	18,391.	1,356.	99.
13 Office expenses	207,683.	137,229.	68,007.	2,447.
14 Information technology				
15 Royalties				
16 Occupancy	12,590,916.	12,229,193.	342,644.	19,079.
17 Travel	126,376.	94,344.	28,353.	3,679.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	13,897.	10,456.	2,125.	1,316.
20 Interest	315,941.	264,326.	51,615.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	909,967.	903,314.	6,653.	
23 Insurance	639,896.	615,069.	24,827.	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a FOOD	1,256,640.	1,255,794.	846.	
b SECURITY	927,394.	926,349.	961.	84.
c UTILITIES	778,382.	768,197.	9,303.	882.
d TELEPHONE	136,999.	108,026.	28,172.	801.
e All other expenses	257,575.	188,999.	63,369.	5,207.
25 Total functional expenses. Add lines 1 through 24e	32,198,746.	28,553,132.	3,526,573.	119,041.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	2,134,166.	1	6,941,673.
	2 Savings and temporary cash investments	102,754.	2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	5,149,737.	4	4,923,186.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	382,508.	9	92,913.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 25,101,012.		
	b Less: accumulated depreciation	10b 10,484,051.	17,434,074.	10c 14,616,961.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	202,212.	15	216,205.
16 Total assets. Add lines 1 through 15 (must equal line 33)	25,405,451.	16	26,790,938.	
Liabilities	17 Accounts payable and accrued expenses	3,581,286.	17	3,263,998.
	18 Grants payable	10,358,589.	18	9,158,728.
	19 Deferred revenue	91,014.	19	122,299.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	83,951.	21	77,393.
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	6,575,030.	23	4,337,172.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	478,087.	25	544,825.
	26 Total liabilities. Add lines 17 through 25	21,167,957.	26	17,504,415.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	4,197,494.	27	9,099,611.
	28 Net assets with donor restrictions	40,000.	28	186,912.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	4,237,494.	32	9,286,523.
33 Total liabilities and net assets/fund balances	25,405,451.	33	26,790,938.	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	37,247,775.
2	Total expenses (must equal Part IX, column (A), line 25)	2	32,198,746.
3	Revenue less expenses. Subtract line 2 from line 1	3	5,049,029.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	4,237,494.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	9,286,523.

Part XII Financial Statements and Reporting

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

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
b Were the organization's financial statements audited by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? _____ If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	X	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? _____	X	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits _____	X	

Form 990 (2019)

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support
Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

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

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

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

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

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

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge ...						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources ...						
9 Net income from unrelated business activities, whether or not the business is regularly carried on ...						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f))	14	%
15 Public support percentage from 2018 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2019. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test - 2018. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2019. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2018. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	2484213.	1151450.	2328790.	1808543.	3198902.	10971898.
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	19757816.	20483374.	24208957.	28261932.	28748645.	121460724
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	22242029.	21634824.	26537747.	30070475.	31947547.	132432622
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	28,500.	1,000.	15,982.	9,755.	21,850.	77,087.
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0.
c Add lines 7a and 7b	28,500.	1,000.	15,982.	9,755.	21,850.	77,087.
8 Public support. (Subtract line 7c from line 6.)						132355535

Section B. Total Support

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

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

Section C. Computation of Public Support Percentage

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

Section D. Computation of Investment Income Percentage

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

19a 33 1/3% support tests - 2019. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2018. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

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

Part IV Supporting Organizations (continued)

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

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally Integrated Supporting Organizations

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

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

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

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

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount		(A) Prior Year	Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

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

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

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

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

OTHER INCOME

2015: 17,491

2016: 154,667

2017: 95,142

2018: 32,224

2019: 129,297

INSURANCE PROCEEDS

2015: 975

LAUNDRY SERVICES

2016: 1,817

2017: 1,313

2018: 1.695

DEVELOPMENT FEE

2015: 2,000

REHAB DEVELOPMENT FEE

2015: 1,000

2016: 35,000

2017: 49,720

2018: 17,642

2019: 6,000

Schedule A

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

2019

**** Do Not File ****

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

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

Schedule B

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

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

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

OMB No. 1545-0047

2019

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

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

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

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

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

501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

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

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

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

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

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

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

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

Name of organization

Employer identification number

COMMUNITY HOUSING INNOVATIONS, INC.

13-3627750

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

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

Name of organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

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

Name of organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

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

Name of organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this info. once.) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

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

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

▶ **Attach to Form 990.**

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

OMB No. 1545-0047

2019

Open to Public Inspection

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

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

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

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

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

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

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

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

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

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

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

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

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

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

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

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

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

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

(i) Revenue included on Form 990, Part VIII, line 1

(ii) Assets included in Form 990, Part X

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

a Revenue included on Form 990, Part VIII, line 1

b Assets included in Form 990, Part X

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

Schedule D (Form 990) 2019

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

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

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

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

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

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

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

Part VI Land, Buildings, and Equipment.

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

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

Part VII Investments - Other Securities.

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

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Part X Other Liabilities.

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

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

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.

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

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

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

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

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

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

SCHEDULE G
(Form 990 or 990-EZ)

Supplemental Information Regarding Fundraising or Gaming Activities

OMB No. 1545-0047

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

2019

Department of the Treasury
Internal Revenue Service

▶ Attach to Form 990 or Form 990-EZ.

Open to Public Inspection

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

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

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

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a Mail solicitations
- b Internet and email solicitations
- c Phone solicitations
- d In-person solicitations
- e Solicitation of non-government grants
- f Solicitation of government grants
- g Special fundraising events

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
Total				▶		

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

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

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

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

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

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

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

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

Name ▶ _____

Address ▶ _____

- 15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No
- b** If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ _____ and the amount of gaming revenue retained by the third party ▶ \$ _____
- c** If "Yes," enter name and address of the third party:

Name ▶ _____

Address ▶ _____

16 Gaming manager information:

Name ▶ _____

Gaming manager compensation ▶ \$ _____

Description of services provided ▶ _____

Director/officer Employee Independent contractor

17 Mandatory distributions:

- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No
- b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

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

**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

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

OMB No. 1545-0047

2019

**Open to Public
Inspection**

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

Part I General Information on Grants and Assistance

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

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

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

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

3 Enter total number of other organizations listed in the line 1 table ▶ _____

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

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE AND REHABILITATION WORK COSTS	34	876,703.	0.		

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

PART I, LINE 2:

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

Part IV Supplemental Information

STEPS TO GRANT AWARD AND FUNDING:

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

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

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

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

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

OMB No. 1545-0047

2019

Open to Public Inspection

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

Part I Questions Regarding Compensation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Schedule J (Form 990) 2019

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

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

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

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

Part III Supplemental Information

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

PART I, LINE 4A:

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

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2019

Open to Public
Inspection

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

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

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

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

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

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

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

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

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

932211 09-06-19

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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FREQUENTLY PROVIDED OFFERING GUIDANCE IN AREAS SUCH AS NUTRITION, BUDGETING, AND PARENTING. THE SERVICES PROVIDED DURING THE SHELTER STAY ARE DESIGNED TO ASSIST PARTICIPANTS WITH FINDING AND RETAINING APPROPRIATE PERMANENT HOUSING.

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

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

DUTCHESS COUNTY SERVED: 254 INDIVIDUALS INCLUDING 91 FAMILIES

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

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

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

ORANGE COUNTY SERVED: 370 INDIVIDUALS INCLUDING 67 FAMILIES

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

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

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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- PORT JERVIS: 7 FAMILIES, 32 PEOPLE - 3 MOVED TO PERMANENT HOUSING

NASSAU COUNTY SERVED: 139 INDIVIDUALS INCLUDING 60 FAMILIES

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

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

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

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

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

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

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

Employer identification number

13-3627750

30% OF THEIR ADJUSTED GROSS INCOME.

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

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

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

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

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

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

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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NEEDS AND COORDINATES WITH SERVICE STAFF. A CHI PROPERTY MANAGER ORDERS FURNITURE, MANAGES THE MAINTENANCE TECHNICIAN, AND COLLABORATES WITH PROPERTY OWNERS.

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

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

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

IN 2019 -

HOMEOWNERSHIP & FORECLOSURE PREVENTION COUNSELING SERVED 1,821 PEOPLE

- PROVIDED HOMEBUYER COUNSELING TO 423 INDIVIDUALS

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

- PROVIDED ORIENTATIONS TO 1,549 PEOPLE

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

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

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

- PROVIDED FORECLOSURE PREVENTION COUNSELING TO 45 HOUSEHOLDS

- SECURED 8 LOAN MODIFICATIONS

PROPERTY DEVELOPMENT

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

WESTCHESTER COUNTY

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

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

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

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

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

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13-3627750

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

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

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

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

Name of the organization

COMMUNITY HOUSING INNOVATIONS, INC.

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13-3627750

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

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

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

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

Name of the organization COMMUNITY HOUSING INNOVATIONS, INC.	Employer identification number 13-3627750
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B. OTHER OFFICERS AND KEY EMPLOYEES: THE CFO COLLECTS SALARY DATA FROM PUBLISHED SOURCES SUCH AS ROBERT HALF AND THE NY SALARY SURVEY FOR PROFESSIONALS FOR NONPROFITS. THE DATA ALONG WITH A RECOMMENDATION IS PRESENTED TO THE COMPENSATION COMMITTEE. THE DATA IS DISCUSSED BY THE COMMITTEE AND THE EXECUTIVE DIRECTOR MAKES A DECISION BASED UPON THE COMMITTEE'S RECOMMENDATION.

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

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

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

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

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

OMB No. 1545-0047

2019

**Open to Public
Inspection**

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

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
MINERVA PLACE, LLC - 35-2253361 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.
CHI WEST I LLC 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.
CHI ARDSLEY LLC - 80-0623670 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	AFFORDABLE HOUSING	NEW YORK			COMMUNITY HOUSING INNOVATIONS, INC.

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

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

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

Schedule R (Form 990) 2019

Part 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	
KENSICO LIMITED PARTNERSHIP - 13-3879103, 75 SOUTH BROADWAY, SUITE 340, WHITE PLAINS, NY 10601	OWNER OF MULTI-FAMILY RESIDENTIAL BUILDINGS	NY	NORTH KENSIC CORPORATION	RELATED	0.	0.		X	N/A		X	.00%

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
NORTH KENSICO CORP - 13-3836491 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	GENERAL PARTNER IN LOW INCOME TAX CREDIT PARTNERSHIP	NY	N/A	C CORP	N/A	N/A	N/A	X	
CHI MORTGAGE INC. 75 SOUTH BROADWAY, SUITE 340 WHITE PLAINS, NY 10601	PROVIDE LOW INCOME HOUSING	NY	COMMUNITY HOUSING INNOVATIONS,	C CORP	0.	0.	100%	X	
CHI WEST I MANAGEMENT CORPORATION - 80-0661734, 75 SOUTH BROADWAY, SUITE 340, WHITE PLAINS, NY 10601	PROVIDE LOW INCOME HOUSING	NY	COMMUNITY HOUSING INNOVATIONS,	C CORP	0.	0.	100%	X	
CHI HOUSING DEVELOPMENT FUND COMPANY, INC - 47-5229800, 75 SOUTH BROADWAY, SUITE 340, WHITE PLAINS, NY 10601	PROVIDE LOW INCOME HOUSING	NY	COMMUNITY HOUSING INNOVATIONS,	C CORP	0.	0.	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.

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

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			

Part VI Unrelated Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

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

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners sec. 501(c)(3) orgs.?		(f) Share of total income	(g) Share of end-of-year assets	(h) Dispropor- tionate 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		Yes	No	

Part VII Supplemental Information

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

Multiple horizontal lines for supplemental information.