

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

**Return of Private Foundation**  
**or Section 4947(a)(1) Trust Treated as Private Foundation**

▶ **Do not enter social security numbers on this form as it may be made public.**  
 ▶ **Go to [www.irs.gov/Form990PF](http://www.irs.gov/Form990PF) for instructions and the latest information.**

OMB No. 1545-0052  
**2019**  
**Open to Public Inspection**

**For calendar year 2019, or tax year beginning 07-01-2019, and ending 06-30-2020**

Name of foundation Homes for the Homeless Institute Inc		<b>A Employer identification number</b> 13-3958797
% ROBINSON JIMENEZ CONTROLLER		
Number and street (or P.O. box number if mail is not delivered to street address) 36 COOPER SQUARE Suite 2nd fl	Room/suite	<b>B Telephone number (see instructions)</b> (212) 358-8086
City or town, state or province, country, and ZIP or foreign postal code NEW YORK, NY 10003		<b>C</b> If exemption application is pending, check here <input type="checkbox"/>
<b>G</b> Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		<b>D 1.</b> Foreign organizations, check here..... <input type="checkbox"/> <b>2.</b> Foreign organizations meeting the 85% test, check here and attach computation ... <input type="checkbox"/>
<b>H</b> Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		<b>E</b> If private foundation status was terminated under section 507(b)(1)(A), check here ..... <input type="checkbox"/>
<b>I</b> Fair market value of all assets at end of year (from Part II, col. (c), line 16) ▶ \$ <u>65,795,656</u>	<b>J</b> Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ <i>(Part I, column (d) must be on cash basis.)</i>	<b>F</b> If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ..... <input type="checkbox"/>

<b>Part I Analysis of Revenue and Expenses</b> <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)</i>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
<b>Revenue</b>	<b>1</b> Contributions, gifts, grants, etc., received (attach schedule)	100,426			
	<b>2</b> Check <input type="checkbox"/> if the foundation is <b>not</b> required to attach Sch. B				
	<b>3</b> Interest on savings and temporary cash investments				
	<b>4</b> Dividends and interest from securities	671,516	671,516	671,516	
	<b>5a</b> Gross rents	353,415	353,415	353,415	
	<b>b</b> Net rental income or (loss)	353,415			
	<b>6a</b> Net gain or (loss) from sale of assets not on line 10	741,441			
	<b>b</b> Gross sales price for all assets on line 6a				
		3,725,000			
	<b>7</b> Capital gain net income (from Part IV, line 2)		741,441		
	<b>8</b> Net short-term capital gain				
	<b>9</b> Income modifications				
<b>10a</b> Gross sales less returns and allowances	622				
<b>b</b> Less: Cost of goods sold					
<b>c</b> Gross profit or (loss) (attach schedule)	622		622		
<b>11</b> Other income (attach schedule)	6,560,124	6,523,005	6,560,124		
<b>12 Total.</b> Add lines 1 through 11	8,427,544	8,289,377	7,585,677		
<b>Operating and Administrative Expenses</b>	<b>13</b> Compensation of officers, directors, trustees, etc.	185,849	185,849	185,849	
	<b>14</b> Other employee salaries and wages	988,023	988,023	988,023	
	<b>15</b> Pension plans, employee benefits	261,796	261,796	261,796	
	<b>16a</b> Legal fees (attach schedule)	42,453	42,453	42,453	0
	<b>b</b> Accounting fees (attach schedule)	45,912	45,912	45,912	0
	<b>c</b> Other professional fees (attach schedule)	185,498	185,498	185,498	0
	<b>17</b> Interest	629,240	629,240	629,240	
	<b>18</b> Taxes (attach schedule) (see instructions)	26,578	0	0	0
	<b>19</b> Depreciation (attach schedule) and depletion	2,289,329	2,289,329	2,289,329	
	<b>20</b> Occupancy	733,105	733,105	733,105	
	<b>21</b> Travel, conferences, and meetings	372,861	372,861	372,861	
	<b>22</b> Printing and publications	23,792	23,792	23,792	
	<b>23</b> Other expenses (attach schedule)	1,298,105	1,298,105	1,298,105	0
	<b>24 Total operating and administrative expenses.</b> Add lines 13 through 23	7,082,541	7,055,963	7,055,963	0
	<b>25</b> Contributions, gifts, grants paid	1,482,163			1,482,163
<b>26 Total expenses and disbursements.</b> Add lines 24 and 25	8,564,704	7,055,963	7,055,963	1,482,163	
<b>27</b> Subtract line 26 from line 12:					
<b>a Excess of revenue over expenses and disbursements</b>	-137,160				
<b>b Net investment income</b> (if negative, enter -0-)		1,233,414			
<b>c Adjusted net income</b> (if negative, enter -0-)			529,714		

<b>Part II Balance Sheets</b> Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	312,129	1,178,239	1,178,239
	<b>2</b> Savings and temporary cash investments . . . . .			
	<b>3</b> Accounts receivable ▶ <u>2,197,530</u>			
	Less: allowance for doubtful accounts ▶ _____	14,129	2,197,530	2,197,530
	<b>4</b> Pledges receivable ▶ _____			
	Less: allowance for doubtful accounts ▶ _____			
	<b>5</b> Grants receivable . . . . .			
	<b>6</b> Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions) . . . . .			
	<b>7</b> Other notes and loans receivable (attach schedule) ▶ _____			
	Less: allowance for doubtful accounts ▶ _____			
	<b>8</b> Inventories for sale or use . . . . .			
	<b>9</b> Prepaid expenses and deferred charges . . . . .	40,248	37,343	37,343
	<b>10a</b> Investments—U.S. and state government obligations (attach schedule)			
	<b>b</b> Investments—corporate stock (attach schedule) . . . . .	12,883,839	9,784,026	9,784,026
	<b>c</b> Investments—corporate bonds (attach schedule) . . . . .			
	<b>11</b> Investments—land, buildings, and equipment: basis ▶ _____			
Less: accumulated depreciation (attach schedule) ▶ _____				
<b>12</b> Investments—mortgage loans . . . . .				
<b>13</b> Investments—other (attach schedule) . . . . .				
<b>14</b> Land, buildings, and equipment: basis ▶ <u>91,582,828</u>				
Less: accumulated depreciation (attach schedule) ▶ <u>39,011,215</u>	49,907,002	52,571,613	52,571,613	
<b>15</b> Other assets (describe ▶ _____)	1,521,587	26,905	26,905	
<b>16 Total assets</b> (to be completed by all filers—see the instructions. Also, see page 1, item I)	64,678,934	65,795,656	65,795,656	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	5,068,016	1,735,206	
	<b>18</b> Grants payable . . . . .			
	<b>19</b> Deferred revenue . . . . .	91,540	125,597	
	<b>20</b> Loans from officers, directors, trustees, and other disqualified persons			
	<b>21</b> Mortgages and other notes payable (attach schedule) . . . . .	14,359,780	20,050,042	
	<b>22</b> Other liabilities (describe ▶ _____)	1,199,762	480,895	
	<b>23 Total liabilities</b> (add lines 17 through 22) . . . . .	20,719,098	22,391,740	
<b>Net Assets or Fund Balances</b>	<b>Foundations that follow FASB ASC 958, check here</b> ▶ <input checked="" type="checkbox"/> <b>and complete lines 24, 25, 29 and 30.</b>			
	<b>24</b> Net assets without donor restrictions . . . . .	43,959,836	43,403,916	
	<b>25</b> Net assets with donor restrictions . . . . .			
	<b>Foundations that do not follow FASB ASC 958, check here</b> ▶ <input type="checkbox"/> <b>and complete lines 26 through 30.</b>			
	<b>26</b> Capital stock, trust principal, or current funds . . . . .			
	<b>27</b> Paid-in or capital surplus, or land, bldg., and equipment fund			
	<b>28</b> Retained earnings, accumulated income, endowment, or other funds			
<b>29 Total net assets or fund balances</b> (see instructions) . . . . .	43,959,836	43,403,916		
<b>30 Total liabilities and net assets/fund balances</b> (see instructions) .	64,678,934	65,795,656		

**Part III Analysis of Changes in Net Assets or Fund Balances**

<b>1</b> Total net assets or fund balances at beginning of year—Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return) . . . . .	<b>1</b>	43,959,836
<b>2</b> Enter amount from Part I, line 27a . . . . .	<b>2</b>	-137,160
<b>3</b> Other increases not included in line 2 (itemize) ▶ _____	<b>3</b>	
<b>4</b> Add lines 1, 2, and 3 . . . . .	<b>4</b>	43,822,676
<b>5</b> Decreases not included in line 2 (itemize) ▶ _____	<b>5</b>	418,760
<b>6</b> Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29 .	<b>6</b>	43,403,916

**Part IV Capital Gains and Losses for Tax on Investment Income**

	<b>(b)</b> How acquired P—Purchase D—Donation	<b>(c)</b> Date acquired (mo., day, yr.)	<b>(d)</b> Date sold (mo., day, yr.)
<b>(a)</b> List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)			
<b>1 a SALES OF LT PUBLICLY TRADED SECURITIES</b>	P		
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			
<b>(e)</b> Gross sales price	<b>(f)</b> Depreciation allowed (or allowable)	<b>(g)</b> Cost or other basis plus expense of sale	<b>(h)</b> Gain or (loss) (e) plus (f) minus (g)
<b>a</b> 3,725,000		2,983,559	741,441
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			<b>(l)</b> Gains (Col. (h) gain minus col. (k), but not less than -0-) <b>or</b> Losses (from col.(h))
<b>(i)</b> F.M.V. as of 12/31/69	<b>(j)</b> Adjusted basis as of 12/31/69	<b>(k)</b> Excess of col. (i) over col. (j), if any	
<b>a</b>			741,441
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			
<b>2</b> Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }		<b>2</b> 741,441
<b>3</b> Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c) (see instructions). If (loss), enter -0- in Part I, line 8	{		<b>3</b>

**Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income**

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income.)

If section 4940(d)(2) applies, leave this part blank.

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period?  Yes  No  
 If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part.

**1** Enter the appropriate amount in each column for each year; see instructions before making any entries.

	<b>(a)</b> Base period years Calendar year (or tax year beginning in)	<b>(b)</b> Adjusted qualifying distributions	<b>(c)</b> Net value of noncharitable-use assets	<b>(d)</b> Distribution ratio (col. (b) divided by col. (c))
	2018	3,202,548	14,579,167	0.219666
	2017	2,257,941	22,346,306	0.101043
	2016	5,204,904	19,902,494	0.26152
	2015	5,021,823	17,185,118	0.292219
	2014	2,628,825	19,291,595	0.136268
<b>2</b> Total of line 1, column (d)				<b>2</b> 1.010716
<b>3</b> Average distribution ratio for the 5-year base period—divide the total on line 2 by 5.0, or by the number of years the foundation has been in existence if less than 5 years				<b>3</b> 0.202143
<b>4</b> Enter the net value of noncharitable-use assets for 2019 from Part X, line 5				<b>4</b> 11,717,974
<b>5</b> Multiply line 4 by line 3				<b>5</b> 2,368,706
<b>6</b> Enter 1% of net investment income (1% of Part I, line 27b)				<b>6</b> 12,334
<b>7</b> Add lines 5 and 6				<b>7</b> 2,381,040
<b>8</b> Enter qualifying distributions from Part XII, line 4				<b>8</b> 1,482,163

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions.

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

Table with 11 rows for excise tax calculation. Includes questions about exempt foundations, tax under section 511, and tax due. Total tax due is 22,549.

Part VII-A Statements Regarding Activities

Table with 10 rows for statements regarding activities. Includes questions about political campaigns, political expenditures, and state reporting. Includes Yes/No columns.

**Part VII-A Statements Regarding Activities** (continued)

<b>11</b>	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions. . . . .		<b>No</b>
<b>12</b>	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions . . . . .		<b>No</b>
<b>13</b>	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address <b>WWW.ICPHUSA.ORG</b>	<b>Yes</b>	
<b>14</b>	The books are in care of <b>ROBINSON JIMENEZ CONTROLLER</b> Telephone no. <b>(212) 529-5252</b>		

Located at **36 COOPER SQUARE 3RD FLOOR NEW YORK NY** ZIP+4 **10003**

<b>15</b>	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of <b>Form 1041</b> —check here . . . . . <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the year . . . . . <b>15</b>		
<b>16</b>	At any time during calendar year 2019, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? . . . . . See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign country <b>▶</b>	<b>Yes</b>	<b>No</b>

**Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required**

**File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.**

<b>1a</b>	During the year did the foundation (either directly or indirectly):		<b>Yes</b>	<b>No</b>
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	(6) Agree to pay money or property to a government official? ( <b>Exception.</b> Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>b</b>	If any answer is "Yes" to 1a(1)–(6), did <b>any</b> of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions . . . . . Organizations relying on a current notice regarding disaster assistance check here. <input type="checkbox"/>	<b>1b</b>		<b>No</b>
<b>c</b>	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2019? . . . . .	<b>1c</b>		<b>No</b>
<b>2</b>	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):			
<b>a</b>	At the end of tax year 2019, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2019? . . . . . If "Yes," list the years <b>▶</b> 20____, 20____, 20____, 20____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>b</b>	Are there any years listed in 2a for which the foundation is <b>not</b> applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to <b>all</b> years listed, answer "No" and attach statement—see instructions.) . . . . .	<b>2b</b>		
<b>c</b>	If the provisions of section 4942(a)(2) are being applied to <b>any</b> of the years listed in 2a, list the years here. <b>▶</b> 20____, 20____, 20____, 20____			
<b>3a</b>	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>b</b>	If "Yes," did it have excess business holdings in 2019 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period?(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2019.) . . . . .	<b>3b</b>		
<b>4a</b>	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	<b>4a</b>		<b>No</b>
<b>b</b>	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2019?	<b>4b</b>		<b>No</b>



**Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)**

<b>3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".</b>		
(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
Andron Construction Corporation 21 anderson lane GOLDEN BRIDGE, NY 10526	construction	16,977,966
levien & Company Inc 570 lexington avenue NEW YORK, NY 10022	real estate mgmt.	227,624
dattner Architects DPC 1385 Broadway 15th fl NEW YORK, NY 10018	architectural	210,582
DOMANI INSPECTION SERVICES 226 East Merrick Road VALLEY STREAM, NY 11580	INSPECTION SVCS	54,885
MSY GROUP INC 88-92 Sedgwick Ave YONKERS, NY 10705	CONSTRUCTION	50,325
<b>Total</b> number of others receiving over \$50,000 for professional services. . . . . ▶		<b>1</b>

**Part IX-A Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
<b>1</b> SEE GENERAL ATTACHMENT	4,534,449
<b>2</b>	
<b>3</b>	
<b>4</b>	

**Part IX-B Summary of Program-Related Investments (see instructions)**

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
<b>1</b>	
<b>2</b>	
All other program-related investments. See instructions.	
<b>3</b>	
<b>Total.</b> Add lines 1 through 3 . . . . . ▶	

<b>Part X Minimum Investment Return</b> (All domestic foundations must complete this part. Foreign foundations, see instructions.)		
<b>1</b>	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:	
<b>a</b>	Average monthly fair market value of securities. . . . .	<b>1a</b> 11,114,842
<b>b</b>	Average of monthly cash balances. . . . .	<b>1b</b> 781,578
<b>c</b>	Fair market value of all other assets (see instructions). . . . .	<b>1c</b> 0
<b>d</b>	<b>Total</b> (add lines 1a, b, and c). . . . .	<b>1d</b> 11,896,420
<b>e</b>	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation). . . . .	<b>1e</b>
<b>2</b>	Acquisition indebtedness applicable to line 1 assets. . . . .	<b>2</b> 0
<b>3</b>	Subtract line 2 from line 1d. . . . .	<b>3</b> 11,896,420
<b>4</b>	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions). . . . .	<b>4</b> 178,446
<b>5</b>	<b>Net value of noncharitable-use assets.</b> Subtract line 4 from line 3. Enter here and on Part V, line 4	<b>5</b> 11,717,974
<b>6</b>	<b>Minimum investment return.</b> Enter 5% of line 5. . . . .	<b>6</b> 585,899

**Part XI Distributable Amount** (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here  and do not complete this part.)

<b>1</b>	Minimum investment return from Part X, line 6. . . . .	<b>1</b>
<b>2a</b>	Tax on investment income for 2019 from Part VI, line 5. . . . .	<b>2a</b>
<b>b</b>	Income tax for 2019. (This does not include the tax from Part VI.). . . . .	<b>2b</b>
<b>c</b>	Add lines 2a and 2b. . . . .	<b>2c</b>
<b>3</b>	Distributable amount before adjustments. Subtract line 2c from line 1. . . . .	<b>3</b>
<b>4</b>	Recoveries of amounts treated as qualifying distributions. . . . .	<b>4</b>
<b>5</b>	Add lines 3 and 4. . . . .	<b>5</b>
<b>6</b>	Deduction from distributable amount (see instructions). . . . .	<b>6</b>
<b>7</b>	<b>Distributable amount</b> as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1. . . . .	<b>7</b>

**Part XII Qualifying Distributions** (see instructions)

<b>1</b>	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:	
<b>a</b>	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26. . . . .	<b>1a</b> 1,482,163
<b>b</b>	Program-related investments—total from Part IX-B. . . . .	<b>1b</b> 0
<b>2</b>	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes. . . . .	<b>2</b> 0
<b>3</b>	Amounts set aside for specific charitable projects that satisfy the:	
<b>a</b>	Suitability test (prior IRS approval required). . . . .	<b>3a</b> 0
<b>b</b>	Cash distribution test (attach the required schedule). . . . .	<b>3b</b> 0
<b>4</b>	<b>Qualifying distributions.</b> Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	<b>4</b> 1,482,163
<b>5</b>	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b. See instructions. . . . .	<b>5</b>
<b>6</b>	<b>Adjusted qualifying distributions.</b> Subtract line 5 from line 4. . . . .	<b>6</b> 1,482,163

**Note:** The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.



**Part XIII Undistributed Income** (see instructions)

	(a) Corpus	(b) Years prior to 2018	(c) 2018	(d) 2019
<b>1</b> Distributable amount for 2019 from Part XI, line 7				
<b>2</b> Undistributed income, if any, as of the end of 2019:				
<b>a</b> Enter amount for 2018 only. . . . .				
<b>b</b> Total for prior years: 20___, 20___, 20___				
<b>3</b> Excess distributions carryover, if any, to 2019:				
<b>a</b> From 2014. . . . .				
<b>b</b> From 2015. . . . .				
<b>c</b> From 2016. . . . .				
<b>d</b> From 2017. . . . .				
<b>e</b> From 2018. . . . .				
<b>f</b> Total of lines 3a through e. . . . .				
<b>4</b> Qualifying distributions for 2019 from Part XII, line 4: ▶ \$ _____				
<b>a</b> Applied to 2018, but not more than line 2a				
<b>b</b> Applied to undistributed income of prior years (Election required—see instructions). . . . .				
<b>c</b> Treated as distributions out of corpus (Election required—see instructions). . . . .				
<b>d</b> Applied to 2019 distributable amount. . . . .				
<b>e</b> Remaining amount distributed out of corpus				
<b>5</b> Excess distributions carryover applied to 2019. (If an amount appears in column (d), the same amount must be shown in column (a).)				
<b>6</b> Enter the net total of each column as indicated below:				
<b>a</b> Corpus. Add lines 3f, 4c, and 4e. Subtract line 5				
<b>b</b> Prior years' undistributed income. Subtract line 4b from line 2b . . . . .				
<b>c</b> Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed. . . . .				
<b>d</b> Subtract line 6c from line 6b. Taxable amount—see instructions . . . . .				
<b>e</b> Undistributed income for 2018. Subtract line 4a from line 2a. Taxable amount—see instructions . . . . .				
<b>f</b> Undistributed income for 2019. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2020 . . . . .				
<b>7</b> Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions). . . . .				
<b>8</b> Excess distributions carryover from 2014 not applied on line 5 or line 7 (see instructions). . . . .				
<b>9</b> Excess distributions carryover to 2020. Subtract lines 7 and 8 from line 6a . . . . .				
<b>10</b> Analysis of line 9:				
<b>a</b> Excess from 2015. . . . .				
<b>b</b> Excess from 2016. . . . .				
<b>c</b> Excess from 2017. . . . .				
<b>d</b> Excess from 2018. . . . .				
<b>e</b> Excess from 2019. . . . .				

**Part XIV Private Operating Foundations** (see instructions and Part VII-A, question 9)

**1a** If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2019, enter the date of the ruling. . . . . 2014-07-01

**b** Check box to indicate whether the organization is a private operating foundation described in section  4942(j)(3) or  4942(j)(5)

	Tax year				(e) Total
	(a) 2019	(b) 2018	(c) 2017	(d) 2016	
<b>2a</b> Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed . . . . .	529,714	728,958	1,117,315	995,125	3,371,112
<b>b</b> 85% of line 2a . . . . .	450,257	619,614	949,718	845,856	2,865,445
<b>c</b> Qualifying distributions from Part XII, line 4 for each year listed . . . . .	1,482,163	3,245,331	2,257,941	5,210,173	12,195,608
<b>d</b> Amounts included in line 2c not used directly for active conduct of exempt activities . . . . .	1,482,163	2,197,504	1,280,000	1,544,954	6,504,621
<b>e</b> Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c . . . . .		1,047,827	977,941	3,665,219	5,690,987
<b>3</b> Complete 3a, b, or c for the alternative test relied upon:					
<b>a</b> "Assets" alternative test—enter:					
<b>(1)</b> Value of all assets . . . . .	0	0	0		0
<b>(2)</b> Value of assets qualifying under section 4942(j)(3)(B)(i) . . . . .					0
<b>b</b> "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed. . . . .	390,600	485,972	744,877	663,417	2,284,866
<b>c</b> "Support" alternative test—enter:					
<b>(1)</b> Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties) . . . . .					0
<b>(2)</b> Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii). . . . .					0
<b>(3)</b> Largest amount of support from an exempt organization . . . . .					0
<b>(4)</b> Gross investment income . . . . .					0

**Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year—see instructions.)**

**1 Information Regarding Foundation Managers:**  
**a** List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)

**b** List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

**2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**

Check here  if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

**a** The name, address, and telephone number or email address of the person to whom applications should be addressed:

**b** The form in which applications should be submitted and information and materials they should include:

**c** Any submission deadlines:

**d** Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

**Part XV** **Supplementary Information** (continued)

**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
<b>a Paid during the year</b>				
See Additional Data Table				
<b>Total . . . . . ▶ 3a</b>				1,482,163
<b>b Approved for future payment</b>				
Homes for the Homeless - Summer Camps 36 Cooper Square 3rd Floor New York, NY 10003	Related 501(c)(3) Entity	PC	For summer camps operations	10,000
<b>Total . . . . . ▶ 3b</b>				10,000





<b>Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation</b>				
<b>(a) Name and address</b>	<b>Title, and average hours per week (b) devoted to position</b>	<b>(c) Compensation (If not paid, enter -0-)</b>	<b>(d) Contributions to employee benefit plans and deferred compensation</b>	<b>Expense account, (e) other allowances</b>
LEONARD STERN 36 COOPER SQUARE NEW YORK, NY 10003	CHAIR (thru 01/20)/bOARd mem. 2.0	0	0	0
STEVEN COHEN 36 COOPER SQUARE NEW YORK, NY 10003	SECRETARY 2.0	0	0	0
MICHAEL KALMUS 36 COOPER SQUARE NEW YORK, NY 10003	TREASURER 2.0	0	0	0
DAVID JONES 36 COOPER SQUARE NEW YORK, NY 10003	BOARD MEMBER 2.0	0	0	0
DAVID WEBB 36 COOPER SQUARE NEW YORK, NY 10003	BOARD MEM./chair (as of 01/20) 2.0	0	0	0
PETER J JENIK 36 COOPER SQUARE NEW YORK, NY 10003	BOARD MEMBER 2.0	0	0	0
STEVE KRAUSE 36 COOPER SQUARE NEW YORK, NY 10003	BOARD MEMBER 2.0	0	0	0
RALPH NUNEZ 36 COOPER SQUARE NEW YORK, NY 10003	PRESIDENT & CEO 10.0	185,849	0	0
AURORA ZEPEDA 36 COOPER SQUARE NEW YORK, NY 10003	EXECUTIVE VP & COO (thru 02/20) 2.0	0	0	0
RABIYA AKHTAR 36 COOPER SQUARE NEW YORK, NY 10003	CHIEF FINANCIAL OFFICER 2.0	0	0	0
JOHN H GREENWOOD 36 COOPER SQUARE NEW YORK, NY 10003	DEPUTY CHIEF OPERATING OFFICER 2.0	0	0	0
AARON GOODMAN 36 COOPER SQUARE NEW YORK, NY 10003	CHIEF ADMINISTRATION OFFICER 2.0	0	0	0

**Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
<b>a</b> <i>Paid during the year</i>				
Homes for the Homeless - Summer Camps 36 Cooper Square 3rd Floor New York, NY 10003	Related 501(c)(3) Entity	PC	For summer camps operations	640,000
Senior Isle Inn Inc 36 Cooper Square 3rd Floor New York, NY 10003	Related 501(c)(3) Entity	PC	For facility and program operations	842,163
<b>Total . . . . . ▶ 3a</b>				1,482,163

**TY 2019 Accounting Fees Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
GRANT THORNTON LLP	45,912	45,912	45,912	0



**Note:** To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

## TY 2019 Depreciation Schedule

**Name:** Homes for the Homeless Institute Inc

**EIN:** 13-3958797

### Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
LAND		7,396,669							
BUILDINGS		82,180,164	37,370,479						
EQUIPMENT		691,235	655,949						
LEASEHOLD IMP		348,933	98,864						
OTHER		965,828	885,922						

**TY 2019 General Explanation Attachment****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797**General Explanation Attachment**

Identifier	Return Reference	Explanation	
1	Form 990-PF, Part IX-A	Form 990-PF, Part IX-A	SUMMARY OF DIRECT CHARITABLE ACTIVITIES HOMES FOR THE HOMELESS INSTITUTE IS A NONPROFIT RESEARCH AND PUBLIC POLICY ORGANIZATION STUDYING THE IMPACT OF POVERTY AND HOMELESSNESS ON FAMILIES, WITH AN EMPHASIS ON CHILDREN. THE ORGANIZATION PUBLISHES FINDINGS TO RAISE AWARENESS AND ELEVATE PUBLIC DISCOURSE ON THE TOPIC, and CREATES/DISSEMINATES EDUCATIONAL MATERIAL AND TRAININGS TO FOSTER THE CONNECTIONS BETWEEN RESEARCH, POLICY, AND PRACTICE IN ALLEVIATING HOMELESSNESS AND EXTREME POVERTY FOR FAMILIES AND CHILDREN.

**TY 2019 Investments Corporate Stock Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797**Investments Corporation Stock Schedule**

<b>Name of Stock</b>	<b>End of Year Book Value</b>	<b>End of Year Fair Market Value</b>
PUBLICLY TRADED SECURITIES	9,784,026	9,784,026

**TY 2019 Legal Fees Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
DAVIS WRIGHT TREMAINE LLP	31,861	31,861	31,861	0
FRANKFURT KURNIT KLEIN & SELZ	4,352	4,352	4,352	0
DAVIDOFF HUTCHER & CITRON LLP	2,500	2,500	2,500	0
JOSEPH GOLDSMITH, ESQ.	1,000	1,000	1,000	0
KOSSOFF, PLLC	1,000	1,000	1,000	0
NALCO COMPANY LLC	800	800	800	0
COHEN HOCHMAN & ALLEN	625	625	625	0
FOX ROTHSCHILD LLP	315	315	315	0

**TY 2019 Other Assets Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797**Other Assets Schedule**

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
CONSTRUCTION LOAN RECEIVABLE	1,513,387	2,504	2,504
OTHER ASSETS	8,200	24,401	24,401

**TY 2019 Other Decreases Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

Description	Amount
UNREALIZED LOSS ON INVESTMENTS	387,194
PRIOR PERIOD ADJUSTMENT	31,566

**TY 2019 Other Expenses Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
OFFICE EXPENSES	1,152,700	1,152,700	1,152,700	0
EQUIPMENT & FURNISHINGS	84,583	84,583	84,583	0
COMMUNICATION EXPENSES	34,706	34,706	34,706	0
INSURANCE	19,927	19,927	19,927	0
BANK FEES & LICENSES	5,150	5,150	5,150	0
NYS FILING FEES	775	775	775	0
AUTOMOBILE & TRUCK EXPENSES	264	264	264	0

**TY 2019 Other Income Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797**Other Income Schedule**

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
programmatic rental revenue	6,523,005	6,523,005	6,523,005
Conference Revenue	31,713	0	31,713
miscellaneous income	5,406	0	5,406



**TY 2019 Other Liabilities Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Description</b>	<b>Beginning of Year - Book Value</b>	<b>End of Year - Book Value</b>
DUE TO RELATED PARTY	999,617	248
OTHER LIABILITES	200,145	480,647

**TY 2019 Other Professional Fees Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
CONSULTING FEES	139,595	139,595	139,595	0
RECRUITING & TEMPORARY STAFF EXPENSE	32,343	32,343	32,343	0
PAYROLL SERVICES	13,225	13,225	13,225	0
CREATING PLAN DESIGNS	335	335	335	0

**TY 2019 Sales Of Inventory Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Category</b>	<b>Gross Sales</b>	<b>Cost of Goods Sold</b>	<b>Net (Gross Sales Minus Cost of Goods Sold)</b>
BOOK SALES	622		622

**TY 2019 Taxes Schedule****Name:** Homes for the Homeless Institute Inc**EIN:** 13-3958797

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
EXCISE TAXES	26,578	0	0	0

**Schedule B**  
(Form 990, 990-EZ,  
or 990-PF)  
Department of the Treasury  
Internal Revenue Service

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

OMB No. 1545-0047  
**2019**

Name of the organization  
Homes for the Homeless Institute Inc

**Employer identification number**  
13-3958797

**Organization type** (check one):

**Filers of:**

**Section:**

Form 990 or 990-EZ  501(c)( ) (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 other 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<sup>1</sup>/<sub>3</sub>% 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 990PF, 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  
Homes for the Homeless Institute Inc

**Employer identification number**  
13-3958797

**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	Deutsche Bank Americas Foundation 5022 gate parkway  jacksonville, FL 32256	\$ 25,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)
2	HOMES FOR THE HOMELESS INC 36 COOPER SQUARE 3RD FLOOR  NEW YORK, NY 10003	\$ 62,236	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)
		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)
		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)
		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)
		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash (Complete Part II for noncash contributions.)

Name of organization  
Homes for the Homeless Institute Inc

**Employer identification number**  
13-3958797

**Part II Noncash Property**

(a) No. from Part I	(b) Description of noncash property given <small>(see instructions). Use duplicate copies of Part II if additional space is needed.</small>	(c) FMV (or estimate) <small>(See instructions)</small>	(d) Date received
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____
-	_____ _____ _____	_____ \$	_____

Name of organization  
Homes for the Homeless Institute Inc

Employer identification number  
13-3958797

**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 information once. See instructions.) ▶ \$ \_\_\_\_\_  
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	
_____ _____		_____ _____	



Homes for the Homeless Institute, Inc.  
Form 990-PF - Return of Private Foundation  
FYE: 6/30/2020  
EIN # 13-3958797  
Attachment 19

Form 990-PF, Part I, Line 19 - Depreciation

Land	\$	-
Building	\$	1,655,061
Building Improvements	\$	557,025
Furniture & Fixtures	\$	20,198
Equipment	\$	22,151
Construction-In-Process	\$	-
Leasehold Improvements	\$	34,893
<b>Total Depreciation</b>	<b>\$</b>	<b><u>2,289,329</u></b>

Homes for the Homeless Institute, Inc.  
 Form 990-PF - Return of Private Foundation  
 FYE: 6/30/2020  
 EIN # 13-3958797  
 Attachment 20

Form 990-PF, Part II, Line 14 - Land, Buildings, and Equipment

Description of property	Cost or other basis	Accumulated depreciation	Book value
Land	\$ 7,396,669	\$ -	\$ 7,396,669
Building	\$ 82,180,164	\$ (37,370,479)	\$ 44,809,685
Equipment	\$ 691,235	\$ (655,949)	\$ 35,286
Leasehold Improvements	\$ 348,933	\$ (98,864)	\$ 250,069
Other	\$ 965,827	\$ (885,923)	\$ 79,904
<b>Total</b>	<b>\$ 91,582,828</b>	<b>\$ (39,011,215)</b>	<b>\$ 52,571,613</b>

Homes for the Homeless Institute, Inc.  
Form 990-PF - Return of Private Foundation  
FYE: 6/30/2020  
EIN # 13-3958797  
Attachment 21

Form 990-PF, Part II, Line 21 - Mortgages and Other Notes Payable

Type:	TD Mortgage Loan Payable
Description:	To fund construction costs at 1600 Randall Avenue, Bronx, New York
Amount:	\$20,050,042