

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  
**2020**  
**Open to Public Inspection**

**For calendar year 2020, or tax year beginning 07-01-2020 , and ending 06-30-2021**

Name of foundation HOMES FOR THE HOMELESS INSTITUTE INC		<b>A Employer identification number</b> 13-3958797	
Number and street (or P.O. box number if mail is not delivered to street address) 36 COOPER SQUARE NO 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>69,885,275</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)	9,372			
	<b>2</b> Check <input checked="" 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	388,094	388,094		
	<b>5a</b> Gross rents	582,591	582,591		
	<b>b</b> Net rental income or (loss)	582,591			
	<b>6a</b> Net gain or (loss) from sale of assets not on line 10	135,882			
	<b>b</b> Gross sales price for all assets on line 6a	339,956			
	<b>7</b> Capital gain net income (from Part IV, line 2)		135,882		
	<b>8</b> Net short-term capital gain				
	<b>9</b> Income modifications				
	<b>10a</b> Gross sales less returns and allowances	5,973			
<b>b</b> Less: Cost of goods sold					
<b>c</b> Gross profit or (loss) (attach schedule)	5,973		5,973		
<b>11</b> Other income (attach schedule)	7,932,401	7,585,941	7,585,941		
<b>12 Total.</b> Add lines 1 through 11	9,054,313	8,692,508	7,591,914		
<b>Operating and Administrative Expenses</b>	<b>13</b> Compensation of officers, directors, trustees, etc.	0	0	0	0
	<b>14</b> Other employee salaries and wages	310,255	310,255	310,255	0
	<b>15</b> Pension plans, employee benefits	88,820	88,820	88,820	0
	<b>16a</b> Legal fees (attach schedule)	45,434	45,434	45,434	0
	<b>b</b> Accounting fees (attach schedule)	39,371	39,371	39,371	0
	<b>c</b> Other professional fees (attach schedule)	62,783	62,783	62,783	0
	<b>17</b> Interest	471,348	471,348	471,348	0
	<b>18</b> Taxes (attach schedule) (see instructions)	29,852	0	0	0
	<b>19</b> Depreciation (attach schedule) and depletion	2,674,602	2,674,602	2,674,602	
	<b>20</b> Occupancy	579,681	579,681	579,681	0
	<b>21</b> Travel, conferences, and meetings	2,179	2,179	2,179	0
	<b>22</b> Printing and publications	5,594	5,594	5,594	0
	<b>23</b> Other expenses (attach schedule)	1,234,552	1,234,552	1,234,552	0
	<b>24 Total operating and administrative expenses.</b> Add lines 13 through 23	5,544,471	5,514,619	5,514,619	0
	<b>25</b> Contributions, gifts, grants paid	1,324,366			1,324,366
<b>26 Total expenses and disbursements.</b> Add lines 24 and 25	6,868,837	5,514,619	5,514,619	1,324,366	
<b>27</b> Subtract line 26 from line 12:					
<b>a Excess of revenue over expenses and disbursements</b>	2,185,476				
<b>b Net investment income</b> (if negative, enter -0-)		3,177,889			
<b>c Adjusted net income</b> (if negative, enter -0-)			2,077,295		

**Part II Balance Sheets** 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 . . . . .	1,178,239	2,758,769	2,758,769
	<b>2</b> Savings and temporary cash investments . . . . .		755,202	755,202
	<b>3</b> Accounts receivable ▶ <u>736,917</u>			
	Less: allowance for doubtful accounts ▶ _____	2,197,530	736,917	736,917
	<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 . . . . .	37,343	58,692	58,692
	<b>10a</b> Investments—U.S. and state government obligations (attach schedule)			
	<b>b</b> Investments—corporate stock (attach schedule) . . . . .	9,784,026	14,037,614	14,037,614
	<b>c</b> Investments—corporate bonds (attach schedule) . . . . .			
	<b>11</b> Investments—land, buildings, and equipment: basis ▶ <u>93,220,114</u>			
Less: accumulated depreciation (attach schedule) ▶ <u>41,685,537</u>	52,571,613	51,534,577	51,534,577	
<b>12</b> Investments—mortgage loans . . . . .				
<b>13</b> Investments—other (attach schedule) . . . . .				
<b>14</b> Land, buildings, and equipment: basis ▶ _____				
Less: accumulated depreciation (attach schedule) ▶ _____				
<b>15</b> Other assets (describe ▶ _____)	26,905	3,504	3,504	
<b>16 Total assets</b> (to be completed by all filers—see the instructions. Also, see page 1, item I)	65,795,656	69,885,275	69,885,275	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	1,735,206	1,036,932	
	<b>18</b> Grants payable . . . . .			
	<b>19</b> Deferred revenue . . . . .	125,597	147,727	
	<b>20</b> Loans from officers, directors, trustees, and other disqualified persons			
	<b>21</b> Mortgages and other notes payable (attach schedule) . . . . .	20,050,042	19,426,084	
	<b>22</b> Other liabilities (describe ▶ _____)	480,895	2,316	
	<b>23 Total liabilities</b> (add lines 17 through 22) . . . . .	22,391,740	20,613,059	
<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 . . . . .	43,403,916	49,272,216	
	<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) . . . . .	43,403,916	49,272,216		
<b>30 Total liabilities and net assets/fund balances</b> (see instructions) .	65,795,656	69,885,275		

**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>	43,403,916
<b>2</b> Enter amount from Part I, line 27a . . . . .	<b>2</b>	2,185,476
<b>3</b> Other increases not included in line 2 (itemize) ▶ _____	<b>3</b>	3,682,824
<b>4</b> Add lines 1, 2, and 3 . . . . .	<b>4</b>	49,272,216
<b>5</b> Decreases not included in line 2 (itemize) ▶ _____	<b>5</b>	0
<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>	49,272,216

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

(a) 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) How acquired P—Purchase D—Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
<b>1 a</b> SALE OF LT PUBLICLY TRADED SECURITIES		2020-01-01	2021-12-18
<b>b</b> SALE OF ST PUBLICLY TRADED SECURITIES		1922-01-01	2022-03-24
<b>c</b> SALE OF LT PUBLICLY TRADED SECURITIES		2021-01-01	2022-03-24
<b>d</b>			
<b>e</b>			

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
<b>a</b> 250,000		167,059	82,941
<b>b</b> 24,687		10,158	14,529
<b>c</b> 65,269		26,857	38,412
<b>d</b>			
<b>e</b>			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))
(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
<b>a</b>			82,941
<b>b</b>			14,529
<b>c</b>			38,412
<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>	135,882
<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>	14,529

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

**SECTION 4940(e) REPEALED ON DECEMBER 20, 2019 - DO NOT COMPLETE**

(a) Reserved	(b) Reserved	(c) Reserved	(d) Reserved
<b>1</b> Reserved			
<b>2</b> Reserved . . . . .			<b>2</b>
<b>3</b> Reserved . . . . .			<b>3</b>
<b>4</b> Reserved . . . . .			<b>4</b>
<b>5</b> Reserved . . . . .			<b>5</b>
<b>6</b> Reserved . . . . .			<b>6</b>
<b>7</b> Reserved . . . . .			<b>7</b>
<b>8</b> Reserved . . . . .			<b>8</b>

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 calculations. Includes fields for exempt foundations, tax under section 511, tax based on investment income, and credits/payments. Total tax due is 1,651.

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Includes questions about political campaigns, expenditures, and asset requirements. Yes/No columns for each question.

Part VII-A Statements Regarding Activities (continued)

Table with 3 columns: Question, Yes, No. Rows 11-14 regarding controlled entities, donor advised funds, annual returns, and books in care.

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

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 —check here and enter the amount of tax-exempt interest received or accrued during the year.

Table with 3 columns: Question, Yes, No. Row 16 regarding interest in foreign countries.

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.

Main table with 3 columns: Question, Yes, No. Rows 1a-4b regarding Form 4720 exceptions and requirements.

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

<b>5a</b> During the year did the foundation pay or incur any amount to:				<b>Yes</b>	<b>No</b>
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
(3) Provide a grant to an individual for travel, study, or other similar purposes?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
<b>b</b> If any answer is "Yes" to 5a(1)–(5), did <b>any</b> of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions			<b>5b</b>		
Organizations relying on a current notice regarding disaster assistance check here.	<input type="checkbox"/>	<input type="checkbox"/>			
<b>c</b> If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? <i>If "Yes," attach the statement required by Regulations section 53.4945–5(d).</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
<b>6a</b> Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
<b>b</b> Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? <i>If "Yes" to 6b, file Form 8870.</i>			<b>6b</b>		<b>No</b>
<b>7a</b> At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
<b>b</b> If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?			<b>7b</b>		
<b>8</b> Is the foundation subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment during the year?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

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

<b>1 List all officers, directors, trustees, foundation managers and their compensation. See instructions</b>				
(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
See Additional Data Table				
<b>2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."</b>				
(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
LINDA MARY BAZERJIAN 36 COOPER SQUARE 2ND FL NEW YORK, NY 10003	MANAGING DIRECTOR, C 35.00	94,407	14,357	0
ROBERT E SEIXAS 36 COOPER SQUARE 2ND FL NEW YORK, NY 10003	DIRECTOR OF CULINARY 35.00	97,208	7,416	0
MARY JEAN CUMMINGS 36 COOPER SQUARE 2ND FL NEW YORK, NY 10003	SENIOR COMMUNICATION 35.00	62,582	2,024	0
<b>Total</b> number of other employees paid over \$50,000.			<b>▶</b>	<b>0</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>		
<b>(a) Name and address of each person paid more than \$50,000</b>	<b>(b) Type of service</b>	<b>(c) Compensation</b>
ANDRON CONSTRUCTION CORPORATION 21 ANDERSON LANE GOLDEN BRIDGE, NY 10526	CONSTRUCTION	1,747,133
MSY GROUP INC 88-92 SEDGWICK AVE YONKERS, NY 10705	CONSTRUCTION	951,958
LEVIEN & COMPANY INC 570 LEXINGTON AVENUE 15TH FLOOR NEW YORK, NY 10022	REAL ESTATE MGMT.	83,075
GRANT THORNTON LLP 757 THIRD AVENUE 9TH FLOOR NEW YORK, NY 10017	AUDIT	59,488
DAVIS WRIGHT TREMAINE LLP 1251 AVENUE OF AMERICAS 21ST FLOOR NEW YORK, NY 10020	LEGAL SERVICES	59,136
<b>Total</b> number of others receiving over \$50,000 for professional services. . . . . ▶		<b>0</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> 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.	2,763,144
<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>0</b>

**Part X Minimum Investment Return** (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>	12,293,238
<b>b</b>	Average of monthly cash balances. . . . .	<b>1b</b>	1,990,585
<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>	14,283,823
<b>e</b>	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation). . . . .	<b>1e</b>	0
<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>	14,283,823
<b>4</b>	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions). . . . .	<b>4</b>	214,257
<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>	14,069,566
<b>6</b>	<b>Minimum investment return.</b> Enter 5% of line 5. . . . .	<b>6</b>	703,478

**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>	703,478
<b>2a</b>	Tax on investment income for 2020 from Part VI, line 5. . . . .	<b>2a</b>	44,173
<b>b</b>	Income tax for 2020. (This does not include the tax from Part VI.). . . . .	<b>2b</b>	
<b>c</b>	Add lines 2a and 2b. . . . .	<b>2c</b>	44,173
<b>3</b>	Distributable amount before adjustments. Subtract line 2c from line 1. . . . .	<b>3</b>	659,305
<b>4</b>	Recoveries of amounts treated as qualifying distributions. . . . .	<b>4</b>	0
<b>5</b>	Add lines 3 and 4. . . . .	<b>5</b>	659,305
<b>6</b>	Deduction from distributable amount (see instructions). . . . .	<b>6</b>	0
<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>	659,305

**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>	1,324,366
<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>	
<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>	
<b>b</b>	Cash distribution test (attach the required schedule). . . . .	<b>3b</b>	
<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>	1,324,366
<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>	0
<b>6</b>	<b>Adjusted qualifying distributions.</b> Subtract line 5 from line 4. . . . .	<b>6</b>	1,324,366

**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 2019	(c) 2019	(d) 2020
<b>1</b> Distributable amount for 2020 from Part XI, line 7				659,305
<b>2</b> Undistributed income, if any, as of the end of 2020:				
<b>a</b> Enter amount for 2019 only. . . . .			0	
<b>b</b> Total for prior years: 20____, 20____, 20____		0		
<b>3</b> Excess distributions carryover, if any, to 2020:				
<b>a</b> From 2015. . . . .				
<b>b</b> From 2016. . . . .				
<b>c</b> From 2017. . . . .				
<b>d</b> From 2018. . . . .				
<b>e</b> From 2019. . . . .				
<b>f</b> <b>Total</b> of lines 3a through e. . . . .	0			
<b>4</b> Qualifying distributions for 2020 from Part XII, line 4: ▶ \$ _____ 1,324,366				
<b>a</b> Applied to 2019, but not more than line 2a			0	
<b>b</b> Applied to undistributed income of prior years (Election required—see instructions). . . . .		0		
<b>c</b> Treated as distributions out of corpus (Election required—see instructions). . . . .	0			
<b>d</b> Applied to 2020 distributable amount. . . . .				659,305
<b>e</b> Remaining amount distributed out of corpus	665,061			
<b>5</b> Excess distributions carryover applied to 2020. (If an amount appears in column (d), the same amount must be shown in column (a).)	0			0
<b>6</b> <b>Enter the net total of each column as indicated below:</b>				
<b>a</b> Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	665,061			
<b>b</b> Prior years' undistributed income. Subtract line 4b from line 2b . . . . .		0		
<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. . . . .		0		
<b>d</b> Subtract line 6c from line 6b. Taxable amount—see instructions . . . . .		0		
<b>e</b> Undistributed income for 2019. Subtract line 4a from line 2a. Taxable amount—see instructions . . . . .			0	
<b>f</b> Undistributed income for 2021. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2020 . . . . .				0
<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). . . . .	0			
<b>8</b> Excess distributions carryover from 2015 not applied on line 5 or line 7 (see instructions). . . . .	0			
<b>9</b> <b>Excess distributions carryover to 2021.</b> Subtract lines 7 and 8 from line 6a . . . . .	665,061			
<b>10</b> Analysis of line 9:				
<b>a</b> Excess from 2016. . . . .				
<b>b</b> Excess from 2017. . . . .				
<b>c</b> Excess from 2018. . . . .				
<b>d</b> Excess from 2019. . . . .				
<b>e</b> Excess from 2020. . . . .	665,061			

**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 2020, enter the date of the ruling. . . . . ▶

**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) 2020	(b) 2019	(c) 2018	(d) 2017	
<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 . . . . .					
<b>b</b> 85% of line 2a . . . . .					
<b>c</b> Qualifying distributions from Part XII, line 4 for each year listed . . . . .					
<b>d</b> Amounts included in line 2c not used directly for active conduct of exempt activities . . . . .					
<b>e</b> Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c . . . . .					
<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 . . . . .					
<b>(2)</b> Value of assets qualifying under section 4942(j)(3)(B)(i)					
<b>b</b> "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed. . . . .					
<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) . . . . .					
<b>(2)</b> Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii). . . . .					
<b>(3)</b> Largest amount of support from an exempt organization					
<b>(4)</b> Gross investment income					

**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:

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

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**c** Any submission deadlines:

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**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
<i>a Paid during the year</i>				
See Additional Data Table				
<b>Total . . . . . ▶ 3a</b>				1,324,366
<i>b Approved for future payment</i>				
<b>Total . . . . . ▶ 3b</b>				0

Part XVI-A Analysis of Income-Producing Activities

Table with 5 main columns: (a) Business code, (b) Amount, (c) Exclusion code, (d) Amount, (e) Related or exempt function income. Rows include: 1 Program service revenue (PROGRAMMATIC RENTAL REVENUE: 7,585,941), 2 Membership dues and assessments, 3 Interest on savings and temporary cash investments, 4 Dividends and interest from securities (14: 388,094), 5 Net rental income from real estate, 6 Net rental income from personal property (16: 582,591), 7 Other investment income, 8 Gain or loss from sales of assets other than inventory (18: 135,882), 9 Net income from special events, 10 Gross profit from sales of inventory (5,973), 11 Other revenue (LEGAL SETTLEMENT: 310,001; REFUNDS/REIMBURSEMENTS: 36,459), 12 Subtotal (1,453,027), 13 Total (9,044,941).

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Table with 2 columns: Line No., Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes. Row 1/10: HOMES FOR THE HOMELESS INSTITUTE, INC. LEASES ITS FACILITIES FOR USE AS SHELTERS FOR HOMELESS FAMILIES WITH CHILDREN AND FOR SENIOR INDEPENDENT LIVING RESIDENCES. IN ADDITION, THE FOUNDATION CONDUCTS POLICY RESEARCH AND DISSEMINATES MATERIALS TO ITS DATABASE CONTACTS AND THROUGH ITS WEBSITE, SOCIAL MEDIA, AND THE PRESS. ITS WORK MAKES CONNECTIONS BETWEEN RESEARCH, POLICY AND ALLEVIATING HOMELESSNESS AND EXTREME POVERTY FOR FAMILIES. PROGRAMMATIC REVENUE ON LINE 10 REPRESENTS THE NOMINAL AMOUNTS THAT THE INSTITUTE RECEIVES FOR THE SALE OF EDUCATIONAL BOOKS/RESEARCH ON POVERTY AND HOMELESSNESS.

**Part XVII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations**

<b>1</b> Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?		<b>Yes</b>	<b>No</b>
<b>a</b> Transfers from the reporting foundation to a noncharitable exempt organization of:			
<b>(1)</b> Cash. . . . .	<b>1a(1)</b>		<b>No</b>
<b>(2)</b> Other assets. . . . .	<b>1a(2)</b>		<b>No</b>
<b>b</b> Other transactions:			
<b>(1)</b> Sales of assets to a noncharitable exempt organization. . . . .	<b>1b(1)</b>		<b>No</b>
<b>(2)</b> Purchases of assets from a noncharitable exempt organization. . . . .	<b>1b(2)</b>		<b>No</b>
<b>(3)</b> Rental of facilities, equipment, or other assets. . . . .	<b>1b(3)</b>		<b>No</b>
<b>(4)</b> Reimbursement arrangements. . . . .	<b>1b(4)</b>		<b>No</b>
<b>(5)</b> Loans or loan guarantees. . . . .	<b>1b(5)</b>		<b>No</b>
<b>(6)</b> Performance of services or membership or fundraising solicitations. . . . .	<b>1b(6)</b>		<b>No</b>
<b>c</b> Sharing of facilities, equipment, mailing lists, other assets, or paid employees. . . . .	<b>1c</b>		<b>No</b>

**d** If the answer to any of the above is "Yes," complete the following schedule. Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received.

(a) Line No.	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements

**2a** Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? . . . . .  Yes  No

**b** If "Yes," complete the following schedule.

(a) Name of organization	(b) Type of organization	(c) Description of relationship

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 taxpayer) is based on all information of which preparer has any knowledge.

*****	2022-05-03	*****
Signature of officer or trustee	Date	Title

May the IRS discuss this return with the preparer shown below  
 (see instr.)  **Yes**  **No**

<b>Paid Preparer Use Only</b>	Print/Type preparer's name  SCOTT THOMPSETT	Preparer's Signature	Date	Check if self-employed <input type="checkbox"/>	PTIN  P00741490
	Firm's name <b>▶</b> GRANT THORNTON LLP				Firm's EIN <b>▶</b> 36-6055558
	Firm's address <b>▶</b> 757 THIRD AV 3RD FLOOR  NEW YORK, NY 100172013				Phone no. (212) 599-0100

<b>Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation</b>				
<b>(a)</b> Name and address	Title, and average hours per week <b>(b)</b> devoted to position	<b>(c)</b> Compensation (If not paid, enter -0-)	<b>(d)</b> Contributions to employee benefit plans and deferred compensation	Expense account, <b>(e)</b> other allowances
STEVEN COHEN	SECRETARY 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
MICHAEL KALMUS	TREASURER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
DAVID JONES	BOARD MEMBER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
DAVID WEBB	CHAIR 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
PETER J JENIK	BOARD MEMBER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
STEVE KRAUSE	BOARD MEMBER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
RALPH NUNEZ	PRESIDENT & CEO (THRU 02/2021) 10.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
RABIYA AKHTAR	CFO (THRU 01/2021) 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
JOHN H GREENWOOD	DEP COO/EXEC DIR (AS OF 02/2021) 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
AARON GOODMAN	CHIEF ADMINISTRATION OFFICER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
LEONARD STERN	BOARD MEMBER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				

**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	92,000
HOMES FOR THE HOMELESS INC 36 COOPER SQUARE 3RD FLOOR NEW YORK, NY 10003	RELATED 501(C)(3) ENTITY	PC	FOR EXTERNAL AFFAIR & CULINARY EDUCATION	154,990
SENIOR ISLE INN INC 36 COOPER SQUARE 3RD FLOOR NEW YORK, NY 10003	RELATED 501(C)(3) ENTITY	PC	FOR FACILITIES AND PROGRAM OPERATIONS	1,077,376
<b>Total . . . . .</b> ▶ <b>3a</b>				1,324,366

**TY 2020 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	39,371	39,371	39,371	0



**TY 2020 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	14,037,614	14,037,614

**TY 2020 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	24,547	24,547	24,547	0
FRANKFURT KURNIT KLEIN & SELZ, PC	20,576	20,576	20,576	0
FOX ROTHSCHILD LLP	311	311	311	0

**TY 2020 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	2,504	2,504	2,504
OTHER ASSETS	24,401	1,000	1,000

**TY 2020 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	1,164,039	1,164,039	1,164,039	0
FURNISHING/EQUIPMENT	50,467	50,467	50,467	0
INSURANCE	12,173	12,173	12,173	0
ADVERTISING	4,000	4,000	4,000	0
PROGRAM SUPPLIES	2,469	2,469	2,469	0
NYS FILING FEES	775	775	775	0
RESIDENT MEALS	79	79	79	0
MISCELLANEOUS EXPENSES	550	550	550	0

**TY 2020 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	7,585,941	7,585,941	7,585,941
LEGAL SETTLEMENT	310,001		0
REFUNDS/REIMBURSEMENTS	36,459		0

**TY 2020 Other Increases Schedule****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797**Other Increases Schedule**

Description	Amount
UNREALIZED GAINS ON INVESTMENTS	3,682,824

**TY 2020 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	248	459
OTHER LIABILITES	480,647	1,857

**TY 2020 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>
CONSUTING FEES	48,317	48,317	48,317	0
TEMPORARY STAFF EXPENSE	10,451	10,451	10,451	0
PAYROLL SERVICES	4,015	4,015	4,015	0



**TY 2020 Taxes Schedule****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797**Taxes Schedule**

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
EXCISE TAXES	29,852	0	0	0

Homes for the Homeless Institute, Inc.  
Form 990-PF - Return of Private Foundation  
FYE: 6/30/2021  
EIN # 13-3958797  
Statement 13

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

Building	2,009,908
Building Improvements	589,954
Furniture & Fixtures	21,452
Equipment	18,395
Construction-In-Process	
Leasehold Improvements	34,893
<b>Total Depreciation</b>	<b><u>\$ 2,674,602</u></b>

Homes for the Homeless Institute, Inc.  
 Form 990-PF - Return of Private Foundation  
 FYE: 6/30/2021  
 EIN # 13-3958797  
 Statement 14

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	\$ 83,771,679	\$ (39,970,061)	\$ 43,801,618
Equipment	\$ 703,730	\$ (674,344)	\$ 29,386
Leasehold Improvements	\$ 348,933	\$ (133,757)	\$ 215,176
Other	\$ 999,103	\$ (907,375)	\$ 91,728
<b>Total</b>	<b>\$ 93,220,114</b>	<b>\$ (41,685,537)</b>	<b>\$ 51,534,577</b>

Homes for the Homeless Institute, Inc.  
Form 990-PF - Return of Private Foundation  
FYE: 6/30/2021  
EIN # 13-3958797  
Statement 15

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:	\$19,426,084