

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. 1545-0047  
**2022**  
**Open to Public Inspection**

**For calendar year 2022, or tax year beginning 07-01-2022, and ending 06-30-2023**

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 2ND FL	Room/suite	<b>B Telephone number</b> (see instructions) (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>70,103,524</u>		<b>F</b> If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ..... <input type="checkbox"/>	
<b>J</b> Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ (Part I, column (d) must be on cash basis.)			

<b>Part I Analysis of Revenue and Expenses</b> <small>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)</small>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
<b>1</b>	Contributions, gifts, grants, etc., received (attach schedule)	0			
<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	242	242		
<b>4</b>	Dividends and interest from securities	463,560	463,560		
<b>5a</b>	Gross rents	584,566	584,566		
<b>b</b>	Net rental income or (loss) <span style="float: right;">584,566</span>				
<b>6a</b>	Net gain or (loss) from sale of assets not on line 10				
<b>b</b>	Gross sales price for all assets on line 6a				
<b>7</b>	Capital gain net income (from Part IV, line 2)		0		
<b>8</b>	Net short-term capital gain				
<b>9</b>	Income modifications				
<b>10a</b>	Gross sales less returns and allowances				
<b>b</b>	Less: Cost of goods sold				
<b>c</b>	Gross profit or (loss) (attach schedule)				
<b>11</b>	Other income (attach schedule)	9,043,393	8,903,393	9,043,393	
<b>12</b>	<b>Total.</b> Add lines 1 through 11	10,091,761	9,951,761	9,043,393	
<b>13</b>	Compensation of officers, directors, trustees, etc.	0	0	0	0
<b>14</b>	Other employee salaries and wages				
<b>15</b>	Pension plans, employee benefits	265	265	265	0
<b>16a</b>	Legal fees (attach schedule)	22,165	22,165	22,165	0
<b>b</b>	Accounting fees (attach schedule)				
<b>c</b>	Other professional fees (attach schedule)	63,730	63,730	63,730	0
<b>17</b>	Interest	926,748	926,748	926,748	0
<b>18</b>	Taxes (attach schedule) (see instructions)	90,000	0	0	0
<b>19</b>	Depreciation (attach schedule) and depletion	2,380,595	2,380,595	2,380,595	
<b>20</b>	Occupancy	586,520	586,520	586,520	0
<b>21</b>	Travel, conferences, and meetings				
<b>22</b>	Printing and publications				
<b>23</b>	Other expenses (attach schedule)	1,779,820	1,779,820	1,779,820	0
<b>24</b>	<b>Total operating and administrative expenses.</b> Add lines 13 through 23	5,849,843	5,759,843	5,759,843	0
<b>25</b>	Contributions, gifts, grants paid	2,587,875			2,587,875
<b>26</b>	<b>Total expenses and disbursements.</b> Add lines 24 and 25	8,437,718	5,759,843	5,759,843	2,587,875
<b>27</b>	Subtract line 26 from line 12:				
<b>a</b>	<b>Excess of revenue over expenses and disbursements</b>	1,654,043			
<b>b</b>	<b>Net investment income</b> (if negative, enter -0-)		4,191,918		
<b>c</b>	<b>Adjusted net income</b> (if negative, enter -0-)			3,283,550	

<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 . . . . .	3,957,411	305,053	305,053
	<b>2</b> Savings and temporary cash investments . . . . .		4,013,099	4,013,099
	<b>3</b> Accounts receivable ▶ <u>3,345,739</u>			
	Less: allowance for doubtful accounts ▶ _____	527,751	3,345,739	3,345,739
	<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 . . . . .	31,690	31,058	31,058
	<b>10a</b> Investments—U.S. and state government obligations (attach schedule)			
	<b>b</b> Investments—corporate stock (attach schedule) . . . . .	13,764,955	11,174,840	11,174,840
	<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>94,709,716</u>				
Less: accumulated depreciation (attach schedule) ▶ <u>46,397,382</u>	49,853,655	48,312,334	48,312,334	
<b>15</b> Other assets (describe ▶ _____)	3,504	2,921,401	2,921,401	
<b>16 Total assets</b> (to be completed by all filers—see the instructions. Also, see page 1, item I)	68,138,966	70,103,524	70,103,524	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	1,360,198	1,269,860	
	<b>18</b> Grants payable . . . . .			
	<b>19</b> Deferred revenue . . . . .	168,356	1,901,209	
	<b>20</b> Loans from officers, directors, trustees, and other disqualified persons			
	<b>21</b> Mortgages and other notes payable (attach schedule) . . . . .	17,682,850	15,340,605	
	<b>22</b> Other liabilities (describe ▶ _____)	1,657	507	
	<b>23 Total liabilities</b> (add lines 17 through 22) . . . . .	19,213,061	18,512,181	
<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 . . . . .	48,925,905	51,591,343	
	<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) . . . . .	48,925,905	51,591,343		
<b>30 Total liabilities and net assets/fund balances</b> (see instructions) .	68,138,966	70,103,524		

**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>	48,925,905
<b>2</b> Enter amount from Part I, line 27a . . . . .	<b>2</b>	1,654,043
<b>3</b> Other increases not included in line 2 (itemize) ▶ _____	<b>3</b>	1,011,395
<b>4</b> Add lines 1, 2, and 3 . . . . .	<b>4</b>	51,591,343
<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>	51,591,343

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

<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>(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>1a</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>			
<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>(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>(l)</b> Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))
<b>a</b>			
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			

**2** 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 }

**2**

**3** 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

**3**

**Part V 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 fields for exempt foundations, tax under section 511, subtitle A tax, total credits and payments, and tax due/overpayment. Total tax due is 11,638.

**Part VI-A Statements Regarding Activities**

Table with 10 rows for activity statements. Columns include question number, 'Yes', and 'No' responses. Questions cover political activities, tax filing, and asset requirements.

Part VI-A Statements Regarding Activities (continued)

Table with 3 columns: Question number, Description, and Yes/No response. Rows 11-14 cover questions about controlled entities, donor advised funds, public inspection requirements, 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. 15

Table with 3 columns: Question number, Description, and Yes/No response. Row 16 covers interest in foreign countries.

Part VI-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.

Table with 3 columns: Question number, Description, and Yes/No response. Rows 1a-4b cover various Form 4720 exceptions and requirements.

**Part VI-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>
	<b>(1)</b> Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?. . . . .	<b>5a(1)</b>		<b>No</b>
	<b>(2)</b> Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?. . . . .	<b>5a(2)</b>		<b>No</b>
	<b>(3)</b> Provide a grant to an individual for travel, study, or other similar purposes?. . . . .	<b>5a(3)</b>		<b>No</b>
	<b>(4)</b> Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions. . . . .	<b>5a(4)</b>		<b>No</b>
	<b>(5)</b> Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?. . . . .	<b>5a(5)</b>		<b>No</b>
<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>		
<b>c</b>	Organizations relying on a current notice regarding disaster assistance check . . . . . <input type="checkbox"/>			
<b>d</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>	<b>5d</b>		
<b>6a</b>	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? . . . . .	<b>6a</b>		<b>No</b>
<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?	<b>7a</b>		<b>No</b>
<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?. . . . .	<b>8</b>		<b>No</b>

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

**1 List all officers, directors, trustees, foundation managers and their compensation. See instructions**

(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				

**2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."**

(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
NONE				

**Total** number of other employees paid over \$50,000. . . . .  **0**

**Part VII 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
NONE		
<b>Total</b> number of others receiving over \$50,000 for professional services. . . . . ▶		0

**Part VIII-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.	3,314,768
<b>2</b>	
<b>3</b>	
<b>4</b>	

**Part VIII-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 . . . . . ▶	0

**Part IX 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>	14,080,028
<b>b</b>	Average of monthly cash balances. . . . .	<b>1b</b>	3,155,432
<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>	17,235,460
<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>	17,235,460
<b>4</b>	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions). . . . .	<b>4</b>	258,532
<b>5</b>	<b>Net value of noncharitable-use assets.</b> Subtract line 4 from line 3.. . . .	<b>5</b>	16,976,928
<b>6</b>	<b>Minimum investment return.</b> Enter 5% (0.05) of line 5. . . . .	<b>6</b>	848,846

**Part X 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 IX, line 6. . . . .	<b>1</b>	848,846
<b>2a</b>	Tax on investment income for 2022 from Part V, line 5. . . . .	<b>2a</b>	58,268
<b>b</b>	Income tax for 2022. (This does not include the tax from Part V.). . . . .	<b>2b</b>	
<b>c</b>	Add lines 2a and 2b. . . . .	<b>2c</b>	58,268
<b>3</b>	Distributable amount before adjustments. Subtract line 2c from line 1. . . . .	<b>3</b>	790,578
<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>	790,578
<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 XII, line 1. . . . .	<b>7</b>	790,578

**Part XI 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>	2,587,875
<b>b</b>	Program-related investments—total from Part VIII-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 XII, line 4.. . . .	<b>4</b>	2,587,875



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

	(a) Corpus	(b) Years prior to 2021	(c) 2021	(d) 2022
<b>1</b> Distributable amount for 2022 from Part X, line 7				790,578
<b>2</b> Undistributed income, if any, as of the end of the 2022:				
<b>a</b> Enter amount for 2021 only. . . . .			0	
<b>b</b> Total for prior years: 20____, 20____, 20____		0		
<b>3</b> Excess distributions carryover, if any, to 2022:				
<b>a</b> From 2017. . . . .				
<b>b</b> From 2018. . . . .				
<b>c</b> From 2019. . . . .				
<b>d</b> From 2020. . . . .			665,061	
<b>e</b> From 2021. . . . .			2,077,817	
<b>f</b> <b>Total</b> of lines 3a through e. . . . .	2,742,878			
<b>4</b> Qualifying distributions for 2022 from Part XI, line 4: ▶ \$ _____ 2,587,875				
<b>a</b> Applied to 2021, 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 2022 distributable amount. . . . .				790,578
<b>e</b> Remaining amount distributed out of corpus	1,797,297			
<b>5</b> Excess distributions carryover applied to 2022. (If an amount appears in column (d), the same amount must be shown in column (a).)	0			0
<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	4,540,175			
<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 2021. Subtract line 4a from line 2a. Taxable amount—see instructions. . . . .			0	
<b>f</b> Undistributed income for 2022. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2023. . . . .				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 2017 not applied on line 5 or line 7 (see instructions). . . . .	0			
<b>9</b> Excess distributions carryover to 2023. Subtract lines 7 and 8 from line 6a. . . . .	4,540,175			
<b>10</b> Analysis of line 9:				
<b>a</b> Excess from 2018. . . . .				
<b>b</b> Excess from 2019. . . . .				
<b>c</b> Excess from 2020. . . . .			665,061	
<b>d</b> Excess from 2021. . . . .			2,077,817	
<b>e</b> Excess from 2022. . . . .			1,797,297	

**Part XIII Private Operating Foundations** (see instructions and Part VI-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 2022, 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)

**2a** Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part IX for each year listed . . . . .

	Tax year	Prior 3 years			(e) Total
	(a) 2022	(b) 2021	(c) 2020	(d) 2019	
<b>b</b> 85% (0.85) of line 2a . . . . .					
<b>c</b> Qualifying distributions from Part XI, 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 IX, 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 XIV 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 XIV Supplementary Information** (continued)

**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>				
See Additional Data Table				
<b>Total</b> . . . . . ▶ <b>3a</b>				
<b>b</b> <i>Approved for future payment</i>				
<b>Total</b> . . . . . ▶ <b>3b</b>				0

Part XV-A Analysis of Income-Producing Activities

Table with 5 main columns: (a) Business code, (b) Amount, (c) Exclusion code, (d) Amount, and (e) Related or exempt function income. Rows include various income categories like Program service revenue, membership dues, interest on savings, dividends, and rental income.

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

Table with 2 columns: Line No. and description. Row 1 describes the mission of 'HOMES FOR THE HOMELESS INSTITUTE, INC.' regarding shelters and research.

Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

Part XVI

- 1 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?
a Transfers from the reporting foundation to a noncharitable exempt organization of:
(1) Cash.
(2) Other assets.
b Other transactions:
(1) Sales of assets to a noncharitable exempt organization.
(2) Purchases of assets from a noncharitable exempt organization.
(3) Rental of facilities, equipment, or other assets.
(4) Reimbursement arrangements.
(5) Loans or loan guarantees.
(6) Performance of services or membership or fundraising solicitations.
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees.
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.

Table with 3 columns: Question, Yes, No. Rows correspond to items 1a(1), 1a(2), 1b(1) through 1b(6), and 1c.

Table with 4 columns: (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?
b If "Yes," complete the following schedule.
Table with 3 columns: (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.
Sign Here
\*\*\*\*\* 2024-04-19 \*\*\*\*\*
Signature of officer or trustee Date Title

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

Paid Preparer Use Only
Print/Type preparer's name: SCOTT THOMPSETT
Preparer's Signature
Date
Check if self-employed [ ]
PTIN: P00741490
Firm's name: GRANT THORNTON LLP
Firm's EIN: 36-6055558
Firm's address: 757 THIRD AVE 3RD FLOOR, NEW YORK, NY 100172013
Phone no. (212) 599-0100

<b>Form 990PF Part VII 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>
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 (THRU 06/2023) 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
DAVID WEBB	CHAIRMAN 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				
LEONARD STERN	BOARD MEMBER 2.00	0	0	0
36 COOPER SQUARE 2ND FL NEW YORK, NY 10003				
JOHN H GREENWOOD	EXECUTIVE DIRECTOR 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				

**Form 990PF Part XIV 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		PC	FOR SUMMER CAMPS OPERATIONS	550,000
HOMES FOR THE HOMELESS INC 36 COOPER SQUARE 3RD FLOOR NEW YORK, NY 10003		PC	FOR FACILITIES AND PROGRAM OPERATIONS	841,620
SENIOR ISLE INN INC 36 COOPER SQUARE 3RD FLOOR NEW YORK, NY 10003		PC	FOR FACILITIES AND PROGRAM OPERATIONS	1,196,255
<b>Total . . . . .</b> ▶ <b>3a</b>				2,587,875

**TY 2022 General Explanation Attachment****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797**General Explanation Attachment**

Identifier	Return Reference	Explanation	
1		PART I, LINE 19 - DEPRECIATION EXPENSE	BUILDING - \$1,675,162 BUILDING IMPROVEMENTS - \$642,322 FURNITURE & FIXTURES - \$24,982 EQUIPMENT - \$3,237 LEASEHOLD IMPROVEMENTS - \$34,893 TOTAL - \$2,380,595



**TY 2022 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	11,174,840	11,174,840

**TY 2022 Land, Etc.  
Schedule****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797

<b>Category / Item</b>	<b>Cost / Other Basis</b>	<b>Accumulated Depreciation</b>	<b>Book Value</b>	<b>End of Year Fair Market Value</b>
LAND	7,396,669	0	7,396,669	7,396,669
BUILDING	85,253,210	44,543,060	40,710,150	40,710,150
EQUIPMENT	703,730	693,537	10,193	10,193
LEASEHOLD IMPROVEMENTS	348,933	203,544	145,389	145,389
OTHER	1,007,174	957,241	49,933	49,933

**TY 2022 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>
DAVIDOFF HUTCHER & CITRON LLP	9,375	9,375	9,375	0
KRAMER LEVIN NAFTALIS & FRANKEL LLP	8,990	8,990	8,990	0
FRANKFURT KURNIT KLEIN & SELZ, PC	3,800	3,800	3,800	0

# TY 2022 Mortgages and Notes Payable Schedule

**Name:** HOMES FOR THE HOMELESS INSTITUTE INC

**EIN:** 13-3958797

**Total Mortgage Amount:** 15,340,605

## Mortgages and Notes Payable Schedule

<b>Item No.</b>	1
<b>Lender's Name</b>	TD MORTGAGE LOAN PAYABLE
<b>Lender's Title</b>	
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	
<b>Balance Due</b>	15,340,605
<b>Date of Note</b>	
<b>Maturity Date</b>	
<b>Repayment Terms</b>	
<b>Interest Rate</b>	
<b>Security Provided by Borrower</b>	
<b>Purpose of Loan</b>	TO FUND CONSTRUCTION COSTS AT 1600 RANDALL AVENUE, BRONX, NEW YORK
<b>Description of Lender Consideration</b>	NONE
<b>Consideration FMV</b>	

**TY 2022 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
RIGHT-OF-USE ASSETS		1,689,157	1,689,157
CONSTRUCTION LOAN RECEIVABLE	2,504	2,504	2,504
OTHER ASSETS	1,000	1,387	1,387
NOTE RECEIVABLE FROM AFFILIATED ORGANIZATION	0	1,228,353	1,228,353

**TY 2022 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	1,735,951	1,735,951	1,735,951	0
PROGRAM SUPPLIES	25,934	25,934	25,934	0
INSURANCE	16,862	16,862	16,862	0
NYS FILING FEES	750	750	750	0
MISCELLANEOUS EXPENSES	323	323	323	0

**TY 2022 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	8,903,393	8,903,393	8,903,393
MADOFF/MERKIN SETTLEMENT FUNDS	140,000		140,000

**TY 2022 Other Increases Schedule****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797**Other Increases Schedule**

Description	Amount
UNREALIZED GAINS	1,011,395



**TY 2022 Other Liabilities Schedule****Name:** HOMES FOR THE HOMELESS INSTITUTE INC**EIN:** 13-3958797**Other Liabilities Schedule**

<b>Description</b>	<b>Beginning of Year - Book Value</b>	<b>End of Year - Book Value</b>
DUE TO RELATED PARTY	459	459
OTHER LIABILITES	1,198	48

**TY 2022 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	47,489	47,489	47,489	0
TEMPORARY STAFF EXPENSE	15,730	15,730	15,730	0
PAYROLL SERVICES	511	511	511	0

**TY 2022 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	90,000	0	0	0