

PUBLIC DISCLOSURE COPY

Form **990**

**Return of Organization Exempt From Income Tax**

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

**2021**

Department of the Treasury  
Internal Revenue Service

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

Open to Public Inspection

**A For the 2021 calendar year, or tax year beginning and ending**

|  |  |  |   |
|--|--|--|---|
| <b>B</b> Check if applicable:<br><input type="checkbox"/> Address change<br><input type="checkbox"/> Name change<br><input type="checkbox"/> Initial return<br><input type="checkbox"/> Final return/terminated<br><input type="checkbox"/> Amended return<br><input type="checkbox"/> Application pending | <b>C Name of organization</b><br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION<br>Doing business as   |  | <b>D Employer identification number</b><br>11-3048002   |
|  | Number and street (or P.O. box if mail is not delivered to street address) Room/suite<br>505 EIGHTH AVENUE, 5TH FLOOR  |  | <b>E Telephone number</b><br>(212) 389-9300   |
|  | City or town, state or province, country, and ZIP or foreign postal code<br>NEW YORK, NY 10018   |  | <b>G Gross receipts \$</b> 26,296,800.  |
|  | <b>F Name and address of principal officer: BRENDA ROSEN</b><br>505 EIGHTH AVE., 5TH FL., NEW YORK, NY 1001  |  | <b>H(a) Is this a group return for subordinates?</b> ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><b>H(b) Are all subordinates included?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br>If "No," attach a list. See instructions<br><b>H(c) Group exemption number</b> ▶ |
|  | <b>I Tax-exempt status:</b> <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527 |  |   |
| <b>J Website:</b> ▶ WWW.BREAKINGGROUND.ORG   |  |  |   |
| <b>K Form of organization:</b> <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶  |  |  | <b>L Year of formation:</b> 1990  |
| <b>M State of legal domicile:</b> NY   |  |  |   |

**Part I Summary**

|   |  |                                  |                     |
|---|--|----------------------------------|---------------------|
| <b>Activities &amp; Governance</b>  | <b>1</b> Briefly describe the organization's mission or most significant activities: WE OFFER AFFORDABLE HOUSING AND SUPPORT PROGRAMS FOR HOMELESS AND VULNERABLE NEW YORKERS. |                                  |                     |
|   | <b>2</b> Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.                               |                                  |                     |
|   | <b>3</b> Number of voting members of the governing body (Part VI, line 1a)   | <b>3</b>                         | 15                  |
|   | <b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)   | <b>4</b>                         | 14                  |
|   | <b>5</b> Total number of individuals employed in calendar year 2021 (Part V, line 2a)  | <b>5</b>                         | 0                   |
|   | <b>6</b> Total number of volunteers (estimate if necessary)  | <b>6</b>                         | 0                   |
|   | <b>7 a</b> Total unrelated business revenue from Part VIII, column (C), line 12  | <b>7a</b>                        | 0.                  |
| <b>b</b> Net unrelated business taxable income from Form 990-T, Part I, line 11     | <b>7b</b>  | 0.                               |                     |
| <b>Revenue</b>  | <b>8</b> Contributions and grants (Part VIII, line 1h)   | <b>Prior Year</b>                | <b>Current Year</b> |
|   | <b>9</b> Program service revenue (Part VIII, line 2g)  | 10,216,530.                      | 11,748,141.         |
|   | <b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)  | 12,502,277.                      | 12,543,924.         |
|   | <b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)   | 1,469,414.                       | 979,083.            |
|   | <b>12</b> Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)   | 1,013,436.                       | 690,521.            |
| <b>Expenses</b>   | <b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1-3)   | 25,201,657.                      | 25,961,669.         |
|   | <b>14</b> Benefits paid to or for members (Part IX, column (A), line 4)  | 0.                               | 0.                  |
|   | <b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)  | 0.                               | 0.                  |
|   | <b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e)   | 5,039,779.                       | 4,685,083.          |
|   | <b>b</b> Total fundraising expenses (Part IX, column (D), line 25) ▶ 783,706.  | 0.                               | 0.                  |
|   | <b>17</b> Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)   | 10,753,555.                      | 10,992,495.         |
| <b>18</b> Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) | 15,793,334.  | 15,677,578.                      |                     |
| <b>19</b> Revenue less expenses. Subtract line 18 from line 12                      | 9,408,323.   | 10,284,091.                      |                     |
| <b>Net Assets or Fund Balances</b>  | <b>20</b> Total assets (Part X, line 16)   | <b>Beginning of Current Year</b> | <b>End of Year</b>  |
|   | <b>21</b> Total liabilities (Part X, line 26)  | 184,238,725.                     | 193,138,085.        |
|   | <b>22</b> Net assets or fund balances. Subtract line 21 from line 20   | 61,489,335.                      | 60,104,604.         |
|   |  | 122,749,390.                     | 133,033,481.        |

**Part II Signature Block**

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

|   |  |                       |                         |   |           |
|---|--|-----------------------|-------------------------|---|-----------|
| <b>Sign Here</b>  | Signature of officer                             |                       | Date                    |   |           |
|   | KEVIN MORAN, CFO<br>Type or print name and title |                       |                         |   |           |
| <b>Paid Preparer Use Only</b>   | Print/Type preparer's name                       | Preparer's signature  | Date                    | Check if self-employed <input type="checkbox"/> | PTIN      |
|   | SCOTT THOMPSETT                                  | <i>Scott Thompson</i> | 11/4/2022               |   | P00741490 |
| Firm's name ▶ GRANT THORNTON LLP  |  |                       | Firm's EIN ▶ 36-6055558 |   |           |
| Firm's address ▶ 757 THIRD AVENUE, 3RD FLOOR<br>NEW YORK, NY 10017-2013 |  |                       | Phone no. 212-599-0100  |   |           |

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

# Application for Automatic Extension of Time To File an Exempt Organization Return

Department of the Treasury  
Internal Revenue Service

▶ **File a separate application for each return.**  
▶ **Go to [www.irs.gov/Form8868](http://www.irs.gov/Form8868) for the latest information.**

**Electronic filing (e-file).** You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit [www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits](http://www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits).

**Automatic 6-Month Extension of Time.** Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

|  |  |   |
|--|--|---|
| <b>Type or print</b>   | Name of exempt organization or other filer, see instructions.<br><b>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION</b> | Taxpayer identification number (TIN)<br><b>11-3048002</b> |
| File by the due date for filing your return. See instructions. | Number, street, and room or suite no. If a P.O. box, see instructions.<br><b>505 EIGHTH AVENUE, 5TH FLOOR</b>                |   |
|  | City, town or post office, state, and ZIP code. For a foreign address, see instructions.<br><b>NEW YORK, NY 10018</b>        |   |

Enter the Return Code for the return that this application is for (file a separate application for each return) 0 1

| Application Is For                       | Return Code | Application Is For                | Return Code |
|--|-------------|-----------------------------------|-------------|
| Form 990 or Form 990-EZ                  | 01          | Form 1041-A                       | 08          |
| Form 4720 (individual)                   | 03          | Form 4720 (other than individual) | 09          |
| Form 990-PF                              | 04          | Form 5227                         | 10          |
| Form 990-T (sec. 401(a) or 408(a) trust) | 05          | Form 6069                         | 11          |
| Form 990-T (trust other than above)      | 06          | Form 8870                         | 12          |
| Form 990-T (corporation)                 | 07          |                                   |             |

**KEVIN MORAN**

• The books are in the care of ▶ **505 EIGHTH AVENUE - NEW YORK, NY 10018**

Telephone No. ▶ **212-389-9300** Fax No. ▶ \_\_\_\_\_

- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) \_\_\_\_\_. If this is for the whole group, check this box . If it is for part of the group, check this box  and attach a list with the names and TINs of all members the extension is for.

**1** I request an automatic 6-month extension of time until **NOVEMBER 15, 2022**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:  
▶  calendar year **2021** or  
▶  tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_.

**2** If the tax year entered in line 1 is for less than 12 months, check reason:  Initial return  Final return  
 Change in accounting period

|   |           |    |    |
|---|-----------|----|----|
| <b>3a</b> If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.   | <b>3a</b> | \$ | 0. |
| <b>b</b> If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit. | <b>3b</b> | \$ | 0. |
| <b>c Balance due.</b> Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.              | <b>3c</b> | \$ | 0. |

**Caution:** If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission: SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [ ] Yes [X] No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [ ] Yes [X] No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

4a (Code: ) (Expenses \$ 9,789,295. including grants of \$ 0. ) (Revenue \$ 8,581,832. ) THE TIMES SQUARE IS BREAKING GROUND'S FLAGSHIP SUPPORTIVE HOUSING RESIDENCE. BREAKING GROUND TRANSFORMED THIS BUILDING INTO THE LARGEST PERMANENT SUPPORTIVE HOUSING RESIDENCE IN THE NATION AND CONTRIBUTED TO THE REVITALIZATION OF THE TIMES SQUARE NEIGHBORHOOD AS A WHOLE WHILE DEMONSTRATING A NEW APPROACH TO ENDING LONG-TERM URBAN HOMELESSNESS. THE TIMES SQUARE COMBINES PERMANENT AFFORDABLE HOUSING FOR LOW-INCOME AND FORMERLY HOMELESS ADULTS, PERSONS WITH SERIOUS MENTAL ILLNESS AND PERSONS LIVING WITH HIV/AIDS. A RANGE OF ON-SITE SOCIAL SERVICES ARE PROVIDED BY BREAKING GROUND'S SOCIAL SERVICE PARTNER, THE CENTER FOR URBAN COMMUNITY SERVICES.

4b (Code: ) (Expenses \$ 2,678,080. including grants of \$ 0. ) (Revenue \$ 2,671,938. ) SCATTER SITE LIVING PROVIDES CLIENTS WITH SPECIAL NEEDS AN OPPORTUNITY TO LIVE IN THE COMMUNITY IN AN APARTMENT SETTING WHILE STILL RECEIVING SUPPORTIVE SERVICES. THESE PROGRAMS ASSIST INDIVIDUALS WITH THEIR REINTEGRATION INTO THE COMMUNITY AND MOVE TOWARD GREATER STABILITY AND INDEPENDENCE. CLIENTS WORK WITH CASE MANAGERS TO DEVELOP MUTUALLY AGREEABLE GOALS AND SERVICE PLANS AIMED AT IMPROVING THEIR INDIVIDUAL LIVES. SOME OF THE SERVICES PROVIDED INCLUDE: \*DAILY LIVING SKILLS AND MONEY MANAGEMENT \*POSITIVE SOCIAL NETWORKING AND FAMILY INTEGRATION \*MEDICATION MANAGEMENT \*VOCATIONAL AND EDUCATIONAL SERVICES \*HEALTH AND MEDICAL SERVICES \*CRISIS INTERVENTION \*CLIENT SELF-ADVOCACY STREET TO HOME OUTREACH

4c (Code: ) (Expenses \$ 1,111,328. including grants of \$ 0. ) (Revenue \$ 1,160,292. ) PARK HOUSE AND WEBSTER AVENUE PARK HOUSE IS BREAKING GROUND'S FIRST AFFORDABLE FAMILY PROJECT. IT SHARES A LARGE SITE WITH A COMPANION BUILDING, WEBSTER AVENUE SUPPORTIVE RESIDENCE, RECLAIMING A BROWNFIELD SITE. THE 243,760 SF, 12-STORY PROJECT CONTAINS 248 STUDIO, ONE-, TWO-, AND THREE-BEDROOM UNITS THAT ARE HOME TO LOW-INCOME WORKING ADULTS AND FAMILIES. WEBSTER AVENUE SUPPORTIVE RESIDENCE PROVIDES 170 MICROSTUDIO APARTMENTS FOR FORMERLY HOMELESS SINGLE ADULTS - MANY LIVING WITH HIV/AIDS OR SPECIAL NEEDS - AND LOW-INCOME WORKING ADULTS FROM THE BRONX COMMUNITY. TOGETHER, PARK HOUSE AND WEBSTER PROVIDE 418 UNITS OF SUPPORTIVE AND AFFORDABLE HOUSING IN THE TREMONT SECTION OF THE BRONX.

4d Other program services (Describe on Schedule O.) (Expenses \$ 627,048. including grants of \$ 0. ) (Revenue \$ 129,862. )

4e Total program service expenses 14,205,751.

**Part IV Checklist of Required Schedules**

|   | Yes | No |
|---|-----|----|
| <b>1</b> Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?<br><i>If "Yes," complete Schedule A</i> .....  | X   |    |
| <b>2</b> Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions .....  | X   |    |
| <b>3</b> Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i> .....  |     | X  |
| <b>4 Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i> .....  |     | X  |
| <b>5</b> Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i> .....  |     | X  |
| <b>6</b> Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i> .....  |     | X  |
| <b>7</b> Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i> .....  |     | X  |
| <b>8</b> Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i> .....   |     | X  |
| <b>9</b> Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services?<br><i>If "Yes," complete Schedule D, Part IV</i> .....         |     | X  |
| <b>10</b> Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i> .....   |     | X  |
| <b>11</b> If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.  |     |    |
| <b>a</b> Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i> .....   | X   |    |
| <b>b</b> Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i> .....  |     | X  |
| <b>c</b> Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i> .....  |     | X  |
| <b>d</b> Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i> .....   | X   |    |
| <b>e</b> Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i> .....   | X   |    |
| <b>f</b> Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i> .....  | X   |    |
| <b>12a</b> Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i> .....  |     | X  |
| <b>b</b> Was the organization included in consolidated, independent audited financial statements for the tax year?<br><i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i> .....  | X   |    |
| <b>13</b> Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i> .....  |     | X  |
| <b>14a</b> Did the organization maintain an office, employees, or agents outside of the United States? .....  |     | X  |
| <b>b</b> Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i> ..... |     | X  |
| <b>15</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i> .....   |     | X  |
| <b>16</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i> .....   |     | X  |
| <b>17</b> Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions .....   |     | X  |
| <b>18</b> Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i> .....   | X   |    |
| <b>19</b> Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i> .....   |     | X  |
| <b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i> .....   |     | X  |
| <b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return? .....   |     |    |
| <b>21</b> Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i> .....  |     | X  |

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, Yes, No. Rows 22-38 covering various organizational requirements.

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

Table with 3 columns: Question ID, Question Text, Yes, No. Rows 1a-1c regarding IRS filings and tax compliance.

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

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

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

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

**Section A. Governing Body and Management**

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

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

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

**Section C. Disclosure**

- 17** List the states with which a copy of this Form 990 is required to be filed **NY**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
 Own website     Another's website     Upon request     Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **▶**  
 KEVIN MORAN - 212-389-9300  
 505 EIGHTH AVENUE, NEW YORK, NY 10018



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

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

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

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

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

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

| (A)<br>Name and title                           | (B)<br>Average hours per week (list any hours for related organizations below line) | (C)<br>Position<br>(do not check more than one box, unless person is both an officer and a director/trustee) |                       |         |              |                              |        | (D)<br>Reportable compensation from the organization (W-2/1099-MISC/1099-NEC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|---|---|--|-----------------------|---------|--------------|------------------------------|--------|---|--|---|
|   |   | Individual trustee or director   | Institutional trustee | Officer | Key employee | Highest compensated employee | Former |   |  |   |
| (1) BRENDA ROSEN<br>PRESIDENT & CEO             | 12.32<br>22.68  | X  |                       | X       |              |                              |        | 0.  | 601,378.   | 12,164.   |
| (2) KEVIN MORAN<br>CFO                          | 12.32<br>22.68  |  |                       | X       |              |                              |        | 0.  | 322,172.   | 39,354.   |
| (3) MICHAEL FRANCO<br>CHAIRMAN                  | 0.58<br>0.00  | X  |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (4) DAVID PICKET<br>DIRECTOR                    | 0.46<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (5) PHILIP E. SILVERMAN<br>DIRECTOR             | 0.38<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (6) BEN STACKS<br>TREASURER                     | 0.20<br>0.36  | X  |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (7) MICHAEL RYAN<br>DIRECTOR                    | 0.51<br>0.10  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (8) RICHARD ROBERTS<br>DIRECTOR                 | 0.38<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (9) NICHOLAS TSANG<br>SECRETARY                 | 0.15<br>0.25  | X  |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (10) DAVID WALSH<br>DIRECTOR                    | 0.51<br>0.10  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (11) KARA MCSHANE<br>DIRECTOR                   | 0.12<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (12) MICHAEL LASCHER<br>DIRECTOR                | 0.23<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (13) ANNIE TIRSCHWELL<br>DIRECTOR               | 0.23<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (14) PETER EZERSKY<br>DIRECTOR (AS OF 02/2021)  | 0.23<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (15) KIRK GOODRICH<br>DIRECTOR (AS OF 03/2021)  | 0.23<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (16) MICHAEL WERNER<br>DIRECTOR (AS OF 05/2021) | 0.17<br>0.00  | X  |                       |         |              |                              |        | 0.  | 0.   | 0.  |



**Part VIII Statement of Revenue**

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

|  |   |  | (A)            | (B)                                | (C)                        | (D)  |  |
|--|---|--|----------------|------------------------------------|----------------------------|--|--|
|  |   |  | Total revenue  | Related or exempt function revenue | Unrelated business revenue | Revenue excluded from tax under sections 512 - 514 |  |
| Contributions, Gifts, Grants and Other Similar Amounts | <b>1 a</b>  | Federated campaigns .....  | <b>1a</b>      |                                    |                            |  |  |
|  | <b>b</b>  | Membership dues .....  | <b>1b</b>      |                                    |                            |  |  |
|  | <b>c</b>  | Fundraising events .....   | <b>1c</b>      | 2,786,699.                         |                            |  |  |
|  | <b>d</b>  | Related organizations .....  | <b>1d</b>      |                                    |                            |  |  |
|  | <b>e</b>  | Government grants (contributions) .....  | <b>1e</b>      | 869,237.                           |                            |  |  |
|  | <b>f</b>  | All other contributions, gifts, grants, and similar amounts not included above ... | <b>1f</b>      | 8,092,205.                         |                            |  |  |
|  | <b>g</b>  | Noncash contributions included in lines 1a-1f                                      | <b>1g</b>      | \$ 222,425.                        |                            |  |  |
|  | <b>h</b>  | <b>Total.</b> Add lines 1a-1f .....  |                | 11,748,141.                        |                            |  |  |
| Program Service Revenue                                | <b>2 a</b>  | LOW INCOME HOUSING RENTAL INCOME   | Business Code  |                                    |                            |  |  |
|  |   |  | 900099         | 7,449,694.                         | 7,449,694.                 |  |  |
|  | <b>b</b>  | TENANT HOUSING (GOV'T CONTRACTS)   | 900099         | 4,814,347.                         | 4,814,347.                 |  |  |
|  | <b>c</b>  | ANCILLARY TENANT SERVICES  | 900099         | 150,020.                           | 150,020.                   |  |  |
|  | <b>d</b>  | OUTREACH SERVICE INCOME  | 900099         | 129,863.                           | 129,863.                   |  |  |
|  | <b>e</b>  |  |                |                                    |                            |  |  |
|  | <b>f</b>  | All other program service revenue .....  |                |                                    |                            |  |  |
| <b>g</b>   | <b>Total.</b> Add lines 2a-2f .....   |  | 12,543,924.    |                                    |                            |  |  |
| Other Revenue  | <b>3</b>  | Investment income (including dividends, interest, and other similar amounts) ..... |                | 979,083.                           |                            | 979,083.   |  |
|  | <b>4</b>  | Income from investment of tax-exempt bond proceeds .....                           |                |                                    |                            |  |  |
|  | <b>5</b>  | Royalties .....  |                |                                    |                            |  |  |
|  | <b>6 a</b>  | Gross rents .....  | (i) Real       | 623,063.                           |                            |  |  |
|  |   |  | (ii) Personal  |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
|  | <b>b</b>  | Less: rental expenses ...  | <b>6b</b>      | 0.                                 |                            |  |  |
|  | <b>c</b>  | Rental income or (loss)  | <b>6c</b>      | 623,063.                           |                            |  |  |
|  | <b>d</b>  | Net rental income or (loss) .....  |                | 623,063.                           |                            | 623,063.   |  |
|  | <b>7 a</b>  | Gross amount from sales of assets other than inventory .....                       | (i) Securities |                                    |                            |  |  |
|  |   |  | (ii) Other     |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
| <b>b</b>   | Less: cost or other basis and sales expenses .....  | <b>7b</b>  |                |                                    |                            |  |  |
| <b>c</b>   | Gain or (loss) .....  | <b>7c</b>  |                |                                    |                            |  |  |
| <b>d</b>   | Net gain or (loss) .....  |  |                |                                    |                            |  |  |
| <b>8 a</b>   | Gross income from fundraising events (not including \$ 2,786,699. of contributions reported on line 1c). See Part IV, line 18 ..... |  | 92,250.        |                                    |                            |  |  |
|  |   |  | 335,131.       |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
| <b>b</b>   | Less: direct expenses .....   | <b>8b</b>  |                |                                    |                            |  |  |
| <b>c</b>   | Net income or (loss) from fundraising events .....  |  | -242,881.      |                                    | -242,881.                  |  |  |
| <b>9 a</b>   | Gross income from gaming activities. See Part IV, line 19 .....   |  |                |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
| <b>b</b>   | Less: direct expenses .....   | <b>9b</b>  |                |                                    |                            |  |  |
| <b>c</b>   | Net income or (loss) from gaming activities .....   |  |                |                                    |                            |  |  |
| <b>10 a</b>  | Gross sales of inventory, less returns and allowances .....   |  |                |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
|  |   |  |                |                                    |                            |  |  |
| <b>b</b>   | Less: cost of goods sold .....  | <b>10b</b>   |                |                                    |                            |  |  |
| <b>c</b>   | Net income or (loss) from sales of inventory .....  |  |                |                                    |                            |  |  |
| Miscellaneous Revenue                                  | <b>11 a</b>   | MISCELLANEOUS REVENUE  | Business Code  |                                    |                            |  |  |
|  |   |  | 900099         | 310,339.                           |                            | 310,339.   |  |
|  | <b>b</b>  |  |                |                                    |                            |  |  |
|  | <b>c</b>  |  |                |                                    |                            |  |  |
|  | <b>d</b>  | All other revenue .....  |                |                                    |                            |  |  |
| <b>e</b>   | <b>Total.</b> Add lines 11a-11d .....   |  | 310,339.       |                                    |                            |  |  |
| <b>12</b>  | <b>Total revenue.</b> See instructions .....  |  | 25,961,669.    | 12,543,924.                        | 0.                         | 1,669,604.   |  |

**Part IX Statement of Functional Expenses**

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

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

| Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.  | (A)<br>Total expenses | (B)<br>Program service expenses | (C)<br>Management and general expenses | (D)<br>Fundraising expenses |
|---|-----------------------|---------------------------------|--|-----------------------------|
| <b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...   |                       |                                 |  |                             |
| <b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 .....  |                       |                                 |  |                             |
| <b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 .....   |                       |                                 |  |                             |
| <b>4</b> Benefits paid to or for members .....  |                       |                                 |  |                             |
| <b>5</b> Compensation of current officers, directors, trustees, and key employees .....   |                       |                                 |  |                             |
| <b>6</b> Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) .....   |                       |                                 |  |                             |
| <b>7</b> Other salaries and wages .....   | 3,306,737.            | 2,819,453.                      | 131,641.                               | 355,643.                    |
| <b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)   | 30,070.               | 14,776.                         | 3,750.                                 | 11,544.                     |
| <b>9</b> Other employee benefits .....  | 1,126,144.            | 1,066,463.                      | 21,090.                                | 38,591.                     |
| <b>10</b> Payroll taxes .....   | 222,132.              | 186,713.                        | 10,210.                                | 25,209.                     |
| <b>11</b> Fees for services (nonemployees):   |                       |                                 |  |                             |
| <b>a</b> Management .....   | 583,631.              | 583,631.                        |  |                             |
| <b>b</b> Legal .....  | 74,399.               | 70,937.                         | 3,462.                                 |                             |
| <b>c</b> Accounting .....   | 35,758.               | 30,272.                         | 5,486.                                 |                             |
| <b>d</b> Lobbying .....   |                       |                                 |  |                             |
| <b>e</b> Professional fundraising services. See Part IV, line 17  |                       |                                 |  |                             |
| <b>f</b> Investment management fees .....   |                       |                                 |  |                             |
| <b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)   | 86,711.               | 79,403.                         | 7,308.                                 |                             |
| <b>12</b> Advertising and promotion .....   |                       |                                 |  |                             |
| <b>13</b> Office expenses .....   | 262,677.              | 260,546.                        |  | 2,131.                      |
| <b>14</b> Information technology .....  | 46,554.               | 42,759.                         |  | 3,795.                      |
| <b>15</b> Royalties .....   |                       |                                 |  |                             |
| <b>16</b> Occupancy .....   | 2,865,122.            | 2,839,843.                      | 25,279.                                |                             |
| <b>17</b> Travel .....  | 10,588.               | 10,430.                         |  | 158.                        |
| <b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials ...  |                       |                                 |  |                             |
| <b>19</b> Conferences, conventions, and meetings .....  | 21,154.               | 19,894.                         |  | 1,260.                      |
| <b>20</b> Interest .....  | 499,049.              | 391,358.                        | 107,691.                               |                             |
| <b>21</b> Payments to affiliates .....  |                       |                                 |  |                             |
| <b>22</b> Depreciation, depletion, and amortization .....   | 1,735,206.            | 1,729,452.                      | 5,754.                                 |                             |
| <b>23</b> Insurance .....   | 443,699.              | 443,699.                        |  |                             |
| <b>24</b> Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.) |                       |                                 |  |                             |
| <b>a</b> TENANT SOCIAL SERVICES   | 1,158,173.            | 1,158,173.                      |  |                             |
| <b>b</b> SECURITY EXPENSES  | 1,098,198.            | 1,098,198.                      |  |                             |
| <b>c</b> REPAIRS AND MAINTENANCE  | 727,089.              | 727,089.                        |  |                             |
| <b>d</b> CLIENT RELATED EXPENSES  | 356,309.              | 356,309.                        |  |                             |
| <b>e</b> All other expenses   | 988,178.              | 276,353.                        | 366,450.                               | 345,375.                    |
| <b>25</b> Total functional expenses. Add lines 1 through 24e  | 15,677,578.           | 14,205,751.                     | 688,121.                               | 783,706.                    |
| <b>26</b> Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.                                      |                       |                                 |  |                             |
| Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)   |                       |                                 |  |                             |

**Part X Balance Sheet**

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

|   |  | (A)                    |              | (B)          |
|---|--|------------------------|--------------|--------------|
|   |  | Beginning of year      |              | End of year  |
| <b>Assets</b>   | <b>1</b> Cash - non-interest-bearing .....   | 6,681,746.             | <b>1</b>     | 3,767,739.   |
|   | <b>2</b> Savings and temporary cash investments .....  | 2,216,466.             | <b>2</b>     | 2,241,263.   |
|   | <b>3</b> Pledges and grants receivable, net .....  |                        | <b>3</b>     |              |
|   | <b>4</b> Accounts receivable, net .....  | 16,672,908.            | <b>4</b>     | 15,872,295.  |
|   | <b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons ..... |                        | <b>5</b>     |              |
|   | <b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....   |                        | <b>6</b>     |              |
|   | <b>7</b> Notes and loans receivable, net .....   | 36,940,520.            | <b>7</b>     | 37,903,998.  |
|   | <b>8</b> Inventories for sale or use .....   |                        | <b>8</b>     |              |
|   | <b>9</b> Prepaid expenses and deferred charges .....   | 245,746.               | <b>9</b>     | 253,412.     |
|   | <b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....   | <b>10a</b> 70,991,920. |              |              |
|   | <b>b</b> Less: accumulated depreciation .....  | <b>10b</b> 39,113,593. |              |              |
|   |  | 33,459,905.            | <b>10c</b>   | 31,878,327.  |
|   | <b>11</b> Investments - publicly traded securities .....   |                        | <b>11</b>    |              |
|   | <b>12</b> Investments - other securities. See Part IV, line 11 .....   |                        | <b>12</b>    |              |
|   | <b>13</b> Investments - program-related. See Part IV, line 11 .....  |                        | <b>13</b>    |              |
|   | <b>14</b> Intangible assets .....  |                        | <b>14</b>    |              |
| <b>15</b> Other assets. See Part IV, line 11 .....                        | 88,021,434.  | <b>15</b>              | 101,221,051. |              |
| <b>16 Total assets.</b> Add lines 1 through 15 (must equal line 33) ..... | 184,238,725.   | <b>16</b>              | 193,138,085. |              |
| <b>Liabilities</b>  | <b>17</b> Accounts payable and accrued expenses .....  | 3,691,411.             | <b>17</b>    | 3,755,034.   |
|   | <b>18</b> Grants payable .....   |                        | <b>18</b>    |              |
|   | <b>19</b> Deferred revenue .....   | 2,544,951.             | <b>19</b>    | 2,396,021.   |
|   | <b>20</b> Tax-exempt bond liabilities .....  |                        | <b>20</b>    |              |
|   | <b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....  |                        | <b>21</b>    |              |
|   | <b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....     |                        | <b>22</b>    |              |
|   | <b>23</b> Secured mortgages and notes payable to unrelated third parties .....   | 47,899,183.            | <b>23</b>    | 46,956,279.  |
|   | <b>24</b> Unsecured notes and loans payable to unrelated third parties .....   |                        | <b>24</b>    |              |
|   | <b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D .....  | 7,353,790.             | <b>25</b>    | 6,997,270.   |
|   | <b>26 Total liabilities.</b> Add lines 17 through 25 .....   | 61,489,335.            | <b>26</b>    | 60,104,604.  |
| <b>Net Assets or Fund Balances</b>  | <b>Organizations that follow FASB ASC 958, check here</b> <input checked="" type="checkbox"/> <b>and complete lines 27, 28, 32, and 33.</b>  |                        |              |              |
|   | <b>27</b> Net assets without donor restrictions .....  | 106,282,946.           | <b>27</b>    | 113,344,899. |
|   | <b>28</b> Net assets with donor restrictions .....   | 16,466,444.            | <b>28</b>    | 19,688,582.  |
|   | <b>Organizations that do not follow FASB ASC 958, check here</b> <input type="checkbox"/> <b>and complete lines 29 through 33.</b>   |                        |              |              |
|   | <b>29</b> Capital stock or trust principal, or current funds .....   |                        | <b>29</b>    |              |
|   | <b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....   |                        | <b>30</b>    |              |
|   | <b>31</b> Retained earnings, endowment, accumulated income, or other funds .....   |                        | <b>31</b>    |              |
|   | <b>32</b> Total net assets or fund balances .....  | 122,749,390.           | <b>32</b>    | 133,033,481. |
| <b>33</b> Total liabilities and net assets/fund balances .....            | 184,238,725.   | <b>33</b>              | 193,138,085. |              |

**Part XI Reconciliation of Net Assets**

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

|           |  |           |              |
|-----------|--|-----------|--------------|
| <b>1</b>  | Total revenue (must equal Part VIII, column (A), line 12)  | <b>1</b>  | 25,961,669.  |
| <b>2</b>  | Total expenses (must equal Part IX, column (A), line 25)   | <b>2</b>  | 15,677,578.  |
| <b>3</b>  | Revenue less expenses. Subtract line 2 from line 1   | <b>3</b>  | 10,284,091.  |
| <b>4</b>  | Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))                      | <b>4</b>  | 122,749,390. |
| <b>5</b>  | Net unrealized gains (losses) on investments   | <b>5</b>  |              |
| <b>6</b>  | Donated services and use of facilities   | <b>6</b>  |              |
| <b>7</b>  | Investment expenses  | <b>7</b>  |              |
| <b>8</b>  | Prior period adjustments   | <b>8</b>  |              |
| <b>9</b>  | Other changes in net assets or fund balances (explain on Schedule O)   | <b>9</b>  | 0.           |
| <b>10</b> | Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B)) | <b>10</b> | 133,033,481. |

**Part XII Financial Statements and Reporting**

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

- 1** Accounting method used to prepare the Form 990:  Cash  Accrual  Other \_\_\_\_\_  
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant? .....  
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:  
 Separate basis  Consolidated basis  Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant? .....  
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:  
 Separate basis  Consolidated basis  Both consolidated and separate basis
- c** If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? .....  
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? .....
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits .....

|           | Yes | No |
|-----------|-----|----|
| <b>2a</b> |     | X  |
| <b>2b</b> | X   |    |
| <b>2c</b> | X   |    |
| <b>3a</b> | X   |    |
| <b>3b</b> | X   |    |

Form **990** (2021)



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

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

**Section A. Public Support**

| Calendar year (or fiscal year beginning in) ▶  | (a) 2017    | (b) 2018    | (c) 2019   | (d) 2020    | (e) 2021    | (f) Total   |
|--|-------------|-------------|------------|-------------|-------------|-------------|
| <b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....  | 15,336,966. | 16,043,804. | 6,835,923. | 10,216,530. | 11,748,141. | 60,181,364. |
| <b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....   |             |             |            |             |             |             |
| <b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....   |             |             |            |             |             |             |
| <b>4 Total.</b> Add lines 1 through 3 .....  | 15,336,966. | 16,043,804. | 6,835,923. | 10,216,530. | 11,748,141. | 60,181,364. |
| <b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) ..... |             |             |            |             |             | 5,381,276.  |
| <b>6 Public support.</b> Subtract line 5 from line 4.  |             |             |            |             |             | 54,800,088. |

**Section B. Total Support**

| Calendar year (or fiscal year beginning in) ▶   | (a) 2017    | (b) 2018    | (c) 2019   | (d) 2020    | (e) 2021    | (f) Total                |
|---|-------------|-------------|------------|-------------|-------------|--------------------------|
| <b>7</b> Amounts from line 4 .....  | 15,336,966. | 16,043,804. | 6,835,923. | 10,216,530. | 11,748,141. | 60,181,364.              |
| <b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....  | 1,867,487.  | 1,807,926.  | 1,684,289. | 2,206,284.  | 1,602,146.  | 9,168,132.               |
| <b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on .....   |             |             |            |             |             |                          |
| <b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....   | 457,835.    | 494,112.    | 761,239.   | 338,412.    | 645,470.    | 2,697,068.               |
| <b>11 Total support.</b> Add lines 7 through 10   |             |             |            |             |             | 72,046,564.              |
| <b>12</b> Gross receipts from related activities, etc. (see instructions) .....   |             |             |            |             | 12          | 57,108,325.              |
| <b>13 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> ..... |             |             |            |             |             | <input type="checkbox"/> |

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

|   |                                     |         |
|---|-------------------------------------|---------|
| <b>14</b> Public support percentage for 2021 (line 6, column (f), divided by line 11, column (f)) .....   | <b>14</b>                           | 76.06 % |
| <b>15</b> Public support percentage from 2020 Schedule A, Part II, line 14 .....  | <b>15</b>                           | 83.21 % |
| <b>16a 33 1/3% support test - 2021.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....  | <input checked="" type="checkbox"/> |         |
| <b>b 33 1/3% support test - 2020.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....   | <input type="checkbox"/>            |         |
| <b>17a 10% -facts-and-circumstances test - 2021.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....    | <input type="checkbox"/>            |         |
| <b>b 10% -facts-and-circumstances test - 2020.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ..... | <input type="checkbox"/>            |         |
| <b>18 Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions .....  | <input type="checkbox"/>            |         |



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

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

Section A. Public Support

Table with 7 columns: (a) 2017, (b) 2018, (c) 2019, (d) 2020, (e) 2021, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions, merchandise sold or services performed; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; 7b Amounts included on lines 2 and 3 received from other than disqualified persons; 8 Public support.

Section B. Total Support

Table with 7 columns: (a) 2017, (b) 2018, (c) 2019, (d) 2020, (e) 2021, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 10b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; 10c Add lines 10a and 10b; 11 Net income from unrelated business activities not included on line 10b; 12 Other income. Do not include gain or loss from the sale of capital assets; 13 Total support.

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

Table with 2 columns: Description, Percentage. Row 15: Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f)) 15%. Row 16: Public support percentage from 2020 Schedule A, Part III, line 15 16%.

Section D. Computation of Investment Income Percentage

Table with 2 columns: Description, Percentage. Row 17: Investment income percentage for 2021 (line 10c, column (f), divided by line 13, column (f)) 17%. Row 18: Investment income percentage from 2020 Schedule A, Part III, line 17 18%.

19a 33 1/3% support tests - 2021. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2020. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

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

**Part IV Supporting Organizations**

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

**Section A. All Supporting Organizations**

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

**Part IV Supporting Organizations** (continued)

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

**Section B. Type I Supporting Organizations**

|   | Yes | No |
|---|-----|----|
| <b>1</b> Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i> |     |    |
| <b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>   |     |    |
| <b>1</b>  |     |    |
| <b>2</b>  |     |    |

**Section C. Type II Supporting Organizations**

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

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

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

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

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

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

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

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

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

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

Schedule A (Form 990) 2021

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

| Section D - Distributions |  | Current Year |
|---------------------------|--|--------------|
| 1                         | Amounts paid to supported organizations to accomplish exempt purposes  | 1            |
| 2                         | Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity      | 2            |
| 3                         | Administrative expenses paid to accomplish exempt purposes of supported organizations  | 3            |
| 4                         | Amounts paid to acquire exempt-use assets  | 4            |
| 5                         | Qualified set-aside amounts (prior IRS approval required - provide details in Part VI)   | 5            |
| 6                         | Other distributions (describe in Part VI). See instructions.   | 6            |
| 7                         | <b>Total annual distributions.</b> Add lines 1 through 6.  | 7            |
| 8                         | Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions. | 8            |
| 9                         | Distributable amount for 2021 from Section C, line 6   | 9            |
| 10                        | Line 8 amount divided by line 9 amount   | 10           |

| Section E - Distribution Allocations (see instructions) | (i)<br>Excess Distributions   | (ii)<br>Underdistributions<br>Pre-2021 | (iii)<br>Distributable<br>Amount for 2021 |
|---|---|--|---|
| 1   | Distributable amount for 2021 from Section C, line 6  |  |   |
| 2   | Underdistributions, if any, for years prior to 2021 (reasonable cause required - explain in Part VI). See instructions.   |  |   |
| 3   | Excess distributions carryover, if any, to 2021   |  |   |
| a   | From 2016   |  |   |
| b   | From 2017   |  |   |
| c   | From 2018   |  |   |
| d   | From 2019   |  |   |
| e   | From 2020   |  |   |
| f   | <b>Total</b> of lines 3a through 3e   |  |   |
| g   | Applied to underdistributions of prior years  |  |   |
| h   | Applied to 2021 distributable amount  |  |   |
| i   | Carryover from 2016 not applied (see instructions)  |  |   |
| j   | Remainder. Subtract lines 3g, 3h, and 3i from line 3f.  |  |   |
| 4   | Distributions for 2021 from Section D, line 7: \$   |  |   |
| a   | Applied to underdistributions of prior years  |  |   |
| b   | Applied to 2021 distributable amount  |  |   |
| c   | Remainder. Subtract lines 4a and 4b from line 4.  |  |   |
| 5   | Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions. |  |   |
| 6   | Remaining underdistributions for 2021. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.                        |  |   |
| 7   | <b>Excess distributions carryover to 2022.</b> Add lines 3j and 4c.   |  |   |
| 8   | Breakdown of line 7:  |  |   |
| a   | Excess from 2017  |  |   |
| b   | Excess from 2018  |  |   |
| c   | Excess from 2019  |  |   |
| d   | Excess from 2020  |  |   |
| e   | Excess from 2021  |  |   |

Schedule A (Form 990) 2021

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

SCHEDULE A, PART II, LINE 10, EXPLANATION FOR OTHER INCOME:

MISCELLANEOUS INCOME

2017 AMOUNT: \$ 307,250.

2018 AMOUNT: \$ 307,462.

2019 AMOUNT: \$ 359,489.

2020 AMOUNT: \$ 338,412.

2021 AMOUNT: \$ 310,339.

FUNDRAISING INCOME

2017 AMOUNT: \$ 150,585.

2018 AMOUNT: \$ 186,650.

2019 AMOUNT: \$ 216,750.

2020 AMOUNT: \$ 0.

2021 AMOUNT: \$ 335,131.

GAIN ON FORGIVENESS OF LOAN

2017 AMOUNT: \$ 0.

2018 AMOUNT: \$ 0.

2019 AMOUNT: \$ 185,000.

2020 AMOUNT: \$ 0.

2021 AMOUNT: \$ 0.

**Schedule B**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Schedule of Contributors**

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

OMB No. 1545-0047

**2021**

|   |  |
|---|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND<br>CORPORATION | Employer identification number<br>11-3048002 |
|---|--|

Organization type (check one):

**Filers of:**

**Section:**

- Form 990 or 990-EZ  501(c)( 3 ) (enter number) organization
- 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
- 527 political organization
- Form 990-PF  501(c)(3) exempt private foundation
- 4947(a)(1) nonexempt charitable trust treated as a private foundation
- 501(c)(3) taxable private foundation

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

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

**General Rule**

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

**Special Rules**

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), 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 (entering "N/A" in column (b) instead of the contributor name and address), 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), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

|  |   |
|--|---|
| Name of organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | <b>Employer identification number</b><br>11-3048002 |
|--|---|

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

| (a)<br>No. | (b)<br>Name, address, and ZIP + 4 | (c)<br>Total contributions | (d)<br>Type of contribution   |
|------------|-----------------------------------|----------------------------|---|
| 1          | _____<br>_____<br>_____           | \$ 3,050,000.              | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 2          | _____<br>_____<br>_____           | \$ 2,000,000.              | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 3          | _____<br>_____<br>_____           | \$ 675,000.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 4          | _____<br>_____<br>_____           | \$ 305,650.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 5          | _____<br>_____<br>_____           | \$ 277,500.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 6          | _____<br>_____<br>_____           | \$ 270,000.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |



|  |   |
|--|---|
| Name of organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | <b>Employer identification number</b><br>11-3048002 |
|--|---|

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

| (a)<br>No. | (b)<br>Name, address, and ZIP + 4 | (c)<br>Total contributions | (d)<br>Type of contribution   |
|------------|-----------------------------------|----------------------------|---|
| 7          | _____<br>_____<br>_____           | \$ 250,000.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 8          | _____<br>_____<br>_____           | \$ 869,237.                | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| _____      | _____<br>_____<br>_____           | \$ _____                   | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
| _____      | _____<br>_____<br>_____           | \$ _____                   | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
| _____      | _____<br>_____<br>_____           | \$ _____                   | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
| _____      | _____<br>_____<br>_____           | \$ _____                   | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |

|  |   |
|--|---|
| Name of organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | <b>Employer identification number</b><br>11-3048002 |
|--|---|

**Part II Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

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

|  |  |
|--|--|
| Name of organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | Employer identification number<br>11-3048002 |
|--|--|

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

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

SCHEDULE D (Form 990)

Supplemental Financial Statements

OMB No. 1545-0047

2021

Open to Public Inspection

Department of the Treasury Internal Revenue Service

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

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

Name of the organization: BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION; Employer identification number: 11-3048002

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

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

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

Table with 2 columns: Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization (check all that apply), 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year (2a Total number of conservation easements, 2b Total acreage restricted by conservation easements, 2c Number of conservation easements on a certified historic structure included in (a), 2d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register), 3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? (Yes/No), 6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? (Yes/No), 9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: Revenue, Assets. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items. 1b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items: (i) Revenue included on Form 990, Part VIII, line 1; (ii) Assets included in Form 990, Part X. 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items: a Revenue included on Form 990, Part VIII, line 1; b Assets included in Form 990, Part X.

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule D (Form 990) 2021

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

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

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

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

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

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

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

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

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

| Description of property  | (a) Cost or other basis (investment) | (b) Cost or other basis (other) | (c) Accumulated depreciation | (d) Book value |
|--|--------------------------------------|---------------------------------|------------------------------|----------------|
| 1a Land  |                                      | 2,634,825.                      |                              | 2,634,825.     |
| b Buildings  |                                      | 62,576,682.                     | 34,014,016.                  | 28,562,666.    |
| c Leasehold improvements   |                                      | 254,573.                        | 254,573.                     | 0.             |
| d Equipment  |                                      | 3,845,357.                      | 3,459,613.                   | 385,744.       |
| e Other  |                                      | 1,680,483.                      | 1,385,391.                   | 295,092.       |
| <b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.) |                                      |                                 |                              | 31,878,327.    |

**Part VII Investments - Other Securities.**

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

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

**Part VIII Investments - Program Related.**

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

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

**Part IX Other Assets.**

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

| (a) Description   | (b) Book value |
|---|----------------|
| (1) DEFERRED RENT   | 7,509.         |
| (2) CONTRACTUAL RESERVE   | 7,910,851.     |
| (3) DEVELOPMENT FEE RECEIVABLE  | 3,400,818.     |
| (4) DUE FROM AFFILIATE  | 89,788,736.    |
| (5) OTHER ASSETS  | 113,137.       |
| (6)   |                |
| (7)   |                |
| (8)   |                |
| (9)   |                |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶ | 101,221,051.   |

**Part X Other Liabilities.**

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

| 1. (a) Description of liability   | (b) Book value |
|---|----------------|
| (1) Federal income taxes  |                |
| (2) SECURITY DEPOSITS   | 16,976.        |
| (3) PROJECT GRANT ADVANCES  | 6,980,294.     |
| (4)   |                |
| (5)   |                |
| (6)   |                |
| (7)   |                |
| (8)   |                |
| (9)   |                |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶ | 6,997,270.     |

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

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

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

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

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

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

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

**Part XIII Supplemental Information.**

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

PART X, LINE 2:

BREAKING GROUND FOLLOWS GUIDANCE THAT CLARIFIES THE ACCOUNTING FOR  
 UNCERTAINTY IN TAX POSITIONS TAKEN OR EXPECTED TO BE TAKEN IN A TAX  
 RETURN, INCLUDING ISSUES RELATING TO FINANCIAL STATEMENT RECOGNITION AND  
 MEASUREMENT. THIS GUIDANCE PROVIDES THAT THE TAX EFFECTS FROM AN UNCERTAIN  
 TAX POSITION CAN ONLY BE RECOGNIZED IN THE CONSOLIDATED FINANCIAL  
 STATEMENTS IF THE POSITION IS "MORE-LIKELY-THAN-NOT" TO BE SUSTAINED IF  
 THE POSITION WERE TO BE CHALLENGED BY A TAXING AUTHORITY. THE ASSESSMENT  
 OF THE TAX POSITION IS BASED SOLELY ON THE TECHNICAL MERITS OF THE  
 POSITION, WITHOUT REGARD TO THE LIKELIHOOD THAT THE TAX POSITION MAY BE  
 CHALLENGED.

**Part XIII** Supplemental Information (continued)

BREAKING GROUND IS EXEMPT FROM FEDERAL INCOME TAX UNDER IRC SECTION

501(C)(3), THOUGH IT IS SUBJECT TO TAX ON INCOME UNRELATED TO ITS EXEMPT

PURPOSE, UNLESS THAT INCOME IS OTHERWISE EXCLUDED BY THE CODE. BREAKING

GROUND HAS PROCESSES PRESENTLY IN PLACE TO ENSURE THE MAINTENANCE OF ITS

TAX-EXEMPT STATUS; TO IDENTIFY AND REPORT UNRELATED INCOME; TO DETERMINE

ITS FILING AND TAX OBLIGATIONS IN JURISDICTIONS FOR WHICH IT HAS NEXUS;

AND TO IDENTIFY AND EVALUATE OTHER MATTERS THAT MAY BE CONSIDERED TAX

POSITIONS. BREAKING GROUND HAS DETERMINED THAT THERE ARE NO MATERIAL

UNCERTAIN TAX POSITIONS THAT REQUIRE RECOGNITION OR DISCLOSURE IN THE

CONSOLIDATED FINANCIAL STATEMENTS. IN ADDITION, BREAKING GROUND HAS NOT

RECORDED A PROVISION FOR INCOME TAXES AS IT HAS NO MATERIAL TAX LIABILITY

FROM UNRELATED BUSINESS INCOME ACTIVITIES.





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

|  |   | (a) Event #1         | (b) Event #2 | (c) Other events<br>NONE | (d) Total events<br>(add col. (a) through<br>col. (c)) |
|--|---|----------------------|--------------|--------------------------|--|
|  |   | GALA<br>(event type) | (event type) | (total number)           |  |
| Revenue  | <b>1</b> Gross receipts .....   | 2,878,949.           |              |                          | 2,878,949.   |
|  | <b>2</b> Less: Contributions .....  | 2,786,699.           |              |                          | 2,786,699.   |
|  | <b>3</b> Gross income (line 1 minus line 2) .....                           | 92,250.              |              |                          | 92,250.  |
| Direct Expenses  | <b>4</b> Cash prizes .....  |                      |              |                          |  |
|  | <b>5</b> Noncash prizes .....   |                      |              |                          |  |
|  | <b>6</b> Rent/facility costs .....  | 86,010.              |              |                          | 86,010.  |
|  | <b>7</b> Food and beverages .....   | 87,440.              |              |                          | 87,440.  |
|  | <b>8</b> Entertainment .....  | 91,753.              |              |                          | 91,753.  |
|  | <b>9</b> Other direct expenses .....  | 69,928.              |              |                          | 69,928.  |
|  | <b>10</b> Direct expense summary. Add lines 4 through 9 in column (d) ..... |                      |              |                          | 335,131.   |
| <b>11</b> Net income summary. Subtract line 10 from line 3, column (d) ..... |   |                      |              | -242,881.                |  |

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

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

**9** Enter the state(s) in which the organization conducts gaming activities: \_\_\_\_\_

**a** Is the organization licensed to conduct gaming activities in each of these states?  Yes  No

**b** If "No," explain: \_\_\_\_\_

**10a** Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year?  Yes  No

**b** If "Yes," explain: \_\_\_\_\_





**SCHEDULE J  
(Form 990)**

**Compensation Information**

OMB No. 1545-0047

**2021**

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

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

Name of the organization **BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION** Employer identification number **11-3048002**

**Part I Questions Regarding Compensation**

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

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

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

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

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

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

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

**a** Receive a severance payment or change-of-control payment? ..... **4a**

**b** Participate in or receive payment from a supplemental nonqualified retirement plan? ..... **4b**

**c** Participate in or receive payment from an equity-based compensation arrangement? ..... **4c**

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

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

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

**a** The organization? ..... **5a**

**b** Any related organization? ..... **5b**

If "Yes" on line 5a or 5b, describe in Part III.

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

**a** The organization? ..... **6a**

**b** Any related organization? ..... **6b**

If "Yes" on line 6a or 6b, describe in Part III.

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

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

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

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

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

Schedule J (Form 990) 2021

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

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

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

| (A) Name and Title                  |      | (B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation |                                     |                                     | (C) Retirement and other deferred compensation | (D) Nontaxable benefits | (E) Total of columns (B)(i)-(D) | (F) Compensation in column (B) reported as deferred on prior Form 990 |
|-------------------------------------|------|--|-------------------------------------|-------------------------------------|--|-------------------------|---------------------------------|---|
|                                     |      | (i) Base compensation  | (ii) Bonus & incentive compensation | (iii) Other reportable compensation |  |                         |                                 |   |
| (1) BRENDA ROSEN<br>PRESIDENT & CEO | (i)  | 0.   | 0.                                  | 0.                                  | 0.   | 0.                      | 0.                              | 0.  |
|                                     | (ii) | 458,878.   | 142,500.                            | 0.                                  | 11,600.  | 564.                    | 613,542.                        | 0.  |
| (2) KEVIN MORAN<br>CFO              | (i)  | 0.   | 0.                                  | 0.                                  | 0.   | 0.                      | 0.                              | 0.  |
|                                     | (ii) | 322,172.   | 0.                                  | 0.                                  | 11,600.  | 27,754.                 | 361,526.                        | 0.  |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |
|                                     | (i)  |  |                                     |                                     |  |                         |                                 |   |
|                                     | (ii) |  |                                     |                                     |  |                         |                                 |   |

**Part III Supplemental Information**

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

PART I, LINE 7:

BREAKING GROUND ISSUED A BONUS TO AN OFFICER IN CALENDAR YEAR 2021:

PRESIDENT & CEO, BRENDA ROSEN. THE BONUS WAS AUTHORIZED AND APPROVED BY THE

COMPENSATION COMMITTEE OF THE BOARD OF DIRECTORS BASED ON MS. ROSEN HAVING

MET CERTAIN PERFORMANCE BASED OBJECTIVE CRITERIA. THE BOARD'S

DECISION-MAKING PROCESS IS MEMORIALIZED IN BOARD COMMITTEE MINUTES.

**SCHEDULE M  
(Form 990)**

**Noncash Contributions**

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

Department of the Treasury  
Internal Revenue Service

- ▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
- ▶ **Attach to Form 990.**
- ▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

Name of the organization **BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION** Employer identification number **11-3048002**

**Part I Types of Property**

|  | (a)<br>Check if applicable | (b)<br>Number of contributions or items contributed | (c)<br>Noncash contribution amounts reported on Form 990, Part VIII, line 1g | (d)<br>Method of determining noncash contribution amounts |
|--|----------------------------|---|--|---|
| 1 Art - Works of art   |                            |   |  |   |
| 2 Art - Historical treasures                                 |                            |   |  |   |
| 3 Art - Fractional interests                                 |                            |   |  |   |
| 4 Books and publications                                     |                            |   |  |   |
| 5 Clothing and household goods                               |                            |   |  |   |
| 6 Cars and other vehicles                                    |                            |   |  |   |
| 7 Boats and planes   |                            |   |  |   |
| 8 Intellectual property                                      |                            |   |  |   |
| 9 Securities - Publicly traded                               | X                          | 8   | 222,425. FMV   |   |
| 10 Securities - Closely held stock                           |                            |   |  |   |
| 11 Securities - Partnership, LLC, or trust interests         |                            |   |  |   |
| 12 Securities - Miscellaneous                                |                            |   |  |   |
| 13 Qualified conservation contribution - Historic structures |                            |   |  |   |
| 14 Qualified conservation contribution - Other               |                            |   |  |   |
| 15 Real estate - Residential                                 |                            |   |  |   |
| 16 Real estate - Commercial                                  |                            |   |  |   |
| 17 Real estate - Other                                       |                            |   |  |   |
| 18 Collectibles  |                            |   |  |   |
| 19 Food inventory  |                            |   |  |   |
| 20 Drugs and medical supplies                                |                            |   |  |   |
| 21 Taxidermy   |                            |   |  |   |
| 22 Historical artifacts                                      |                            |   |  |   |
| 23 Scientific specimens                                      |                            |   |  |   |
| 24 Archeological artifacts                                   |                            |   |  |   |
| 25 Other ( )   |                            |   |  |   |
| 26 Other ( )   |                            |   |  |   |
| 27 Other ( )   |                            |   |  |   |
| 28 Other ( )   |                            |   |  |   |

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement **29**

- 30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? **X**
- b If "Yes," describe the arrangement in Part II.
- 31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? **X**
- 32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? **X**
- b If "Yes," describe in Part II.
- 33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.

|     | Yes | No |
|-----|-----|----|
| 30a |     | X  |
| 31  | X   |    |
| 32a | X   |    |

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

Schedule M (Form 990) 2021



**Part II**

**Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Multiple horizontal lines for supplemental information.

**SCHEDULE O  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2021**

Open to Public  
Inspection

|  |  |
|--|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | Employer identification number<br>11-3048002 |
|--|--|

**GENERAL STATEMENT REGARDING THE COVID-19 PANDEMIC:**

IN EARLY 2020, AN OUTBREAK OF A NOVEL STRAIN OF CORONAVIRUS, ("COVID-19"), EMERGED GLOBALLY. AS A RESULT, EVENTS HAVE OCCURRED, INCLUDING MANDATES FROM FEDERAL, STATE AND LOCAL AUTHORITIES LEADING TO AN OVERALL DECLINE IN ECONOMIC ACTIVITY WHICH COULD RESULT IN A LOSS OF REVENUE AND OTHER MATERIAL ADVERSE EFFECTS TO BREAKING GROUND'S CONSOLIDATED FINANCIAL POSITION, RESULTS OF OPERATIONS, AND CASH FLOWS. AS OF DECEMBER 31, 2021, THE PANDEMIC IS STILL ONGOING. BREAKING GROUND CONTINUES TO MONITOR THE RESULTS OF OPERATIONS TO EVALUATE THE FINANCIAL IMPACT OF THE PANDEMIC.

TO HELP SUSTAIN ITSELF DURING THE ECONOMIC DISRUPTION WROUGHT BY THE PANDEMIC, THE ORGANIZATION SOUGHT ECONOMIC ASSISTANCE FROM THE GOVERNMENT. THE PAYCHECK PROTECTION PROGRAM ESTABLISHED BY THE CARES ACT PROVIDES SMALL BUSINESSES WITH FUNDS TO PAY UP TO 24 WEEKS OF CERTAIN NECESSARY EXPENDITURES, INCLUDING PAYROLL COSTS, RENT, AND UTILITIES. BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION ("BG") RECEIVED A PAYCHECK PROTECTION PROGRAM FORGIVABLE LOAN OF \$869,237. THE ORGANIZATION APPLIED FOR FORGIVENESS OF THE LOAN AND RECEIVED NOTIFICATION THAT THE FULL AMOUNT HAD BEEN FORGIVEN BY THE SBA DURING OCTOBER 2021. THE LOAN WILL BE RECORDED AS GOVERNMENTAL GRANT REVENUE ON THIS YEAR'S FORM 990.

**FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:**

TO STRENGTHEN INDIVIDUALS, FAMILIES AND COMMUNITIES BY DEVELOPING & SUSTAINING EXCEPTIONAL AFFORDABLE HOUSING AS WELL AS PROGRAMS FOR

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

Schedule O (Form 990) 2021

|  |  |
|--|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | Employer identification number<br>11-3048002 |
|--|--|

HOMELESS AND OTHER VULNERABLE NEW YORKERS.

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

BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION ("BG") WAS ORGANIZED ON OCTOBER 11, 1990, UNDER SECTION 402 OF THE NOT-FOR-PROFIT CORPORATION LAW AND PURSUANT TO ARTICLE XI OF THE PRIVATE HOUSING FINANCE LAW (HOUSING DEVELOPMENT FUND COMPANIES LAW) OF THE STATE OF NY. BREAKING GROUND IS A NOT-FOR-PROFIT CHARITABLE ORGANIZATION EXEMPT FROM INCOME AND EXCISE TAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE. BREAKING GROUND WAS FORMED FOR THE CHARITABLE PURPOSE OF REHABILITATING, MAINTAINING AND OPERATING LOW-INCOME HOUSING PROJECTS AND TO PROVIDE RELATED SOCIAL SERVICE PROGRAMS.

BREAKING GROUND'S SUCCESS IN ENDING HOMELESSNESS IS BUILT ON A HOUSING MODEL THAT TARGETS INDIVIDUALS AND FAMILIES WHO ARE HOMELESS OR AT RISK OF BECOMING HOMELESS.

FOR THE CHRONICALLY HOMELESS, WE CREATE SAFE, SECURE HOUSING, WITH ESSENTIAL ON-SITE SUPPORT SERVICES TO HELP THEM ADDRESS THE PSYCHOSOCIAL, MENTAL, AND PHYSICAL HEALTH PROBLEMS THAT ARE OBSTACLES TO INDEPENDENT LIVING. FOR INDIVIDUALS WHO FIND THEMSELVES AT THE EDGE OF HOMELESSNESS, OUR AFFORDABLE HOUSING PROVIDES AN ALL-IMPORTANT SAFETY NET. FOR BOTH POPULATIONS, WE STRIVE TO CREATE STRONG, VIBRANT COMMUNITIES WITHIN OUR BUILDINGS AND TO STRENGTHEN THE NEIGHBORHOODS IN WHICH OUR BUILDINGS ARE LOCATED THROUGH A COMMITMENT TO SOCIAL INCLUSION.

BREAKING GROUND HAS CREATED AND OPERATES THOUSANDS OF UNITS OF

|   |  |
|---|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND<br>CORPORATION | Employer identification number<br>11-3048002 |
|---|--|

AFFORDABLE PERMANENT AND TRANSITIONAL HOUSING IN THE NORTHEASTERN UNITED STATES AND HAS APPROXIMATELY ONE THOUSAND MORE CURRENTLY IN DEVELOPMENT. BREAKING GROUND ALSO MANAGES THE INNOVATIVE STREET OUTREACH PROGRAM, STREET TO HOME, WHICH CONNECTS THE MOST ENTRENCHED, LONG-TERM HOMELESS INDIVIDUALS WITH HOUSING AND OTHER CRITICAL SUPPORTIVE SERVICES. OUR WORK HAS ENABLED MORE THAN 12,000 PEOPLE TO OVERCOME OR AVOID HOMELESSNESS. BREAKING GROUND DOES PROJECTS IN NYC AND PROVIDES SOCIAL SERVICE PROGRAMS TO TENANTS.

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

STREET TO HOME OUTREACH PROGRAM FOUNDED ON THE PREMISE THAT HOUSING IS THE ESSENTIAL FIRST STEP TO ADDRESSING THE COMPLEX ISSUES FACED BY CHRONICALLY HOMELESS INDIVIDUALS. STREET TO HOME IS A SYSTEMATIC METHOD OF IDENTIFYING AND PRIORITIZING FOR HOUSING THOSE WHO HAVE BEEN OUTDOORS THE LONGEST AND WHO HAVE THE HIGHEST RISK OF PREMATURE DEATH ON THE STREETS.

THE CHRONICALLY HOMELESS ARE SOMETIMES REFERRED TO AS "HARD TO HOUSE" DUE TO THEIR NON-RESPONSIVENESS TO TRADITIONAL OUTREACH EFFORTS (E.G., OFFERS OF A NIGHT IN THE SHELTER OR A WARM MEAL) AND THE CHALLENGES TO STABILITY POSED BY SEVERE AND PERSISTENT MENTAL ILLNESS, CHRONIC HEALTH CONDITIONS AND ALCOHOL AND SUBSTANCE ABUSE. BY TAKING THE TIME TO GAIN THE TRUST OF CHRONICALLY HOMELESS INDIVIDUALS GRADUALLY OVER TIME, AND OFFERING HOUSING WITHOUT CONDITIONS (E.G., SOBRIETY), STREET TO HOME DEMONSTRATES THAT THESE INDIVIDUALS DO WANT A HOME AND CAN SUCCESSFULLY SECURE AND MAINTAIN PERMANENT HOUSING.

THE STREET TO HOME MODEL WAS PIONEERED BY BREAKING GROUND IN 2004 AND

|                          |  |                                |            |
|--------------------------|--|--------------------------------|------------|
| Name of the organization | BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | Employer identification number | 11-3048002 |
|--------------------------|--|--------------------------------|------------|

ADOPTED BY THE NYC DEPARTMENT OF HOMELESS SERVICES AS A CITYWIDE STRATEGY IN 2007. THROUGH OUR STREET TO HOME PROGRAM, BREAKING GROUND MAKES CONTACT WITH AN AVERAGE OF 1,000 STREET HOMELESS INDIVIDUALS AND CONNECTS MORE THAN 300 INDIVIDUALS TO HOUSING, MEDICAL AND MENTAL HEALTH SERVICES, SUBSTANCE ABUSE COUNSELING, AND OTHER ESSENTIALS SUPPORTS EACH YEAR.

THE CARING, INDIVIDUALLY TAILORED ATTENTION CLIENTS RECEIVE AT EACH STAGE OF THEIR JOURNEY FROM STREET TO HOME ENSURES THAT MORE THAN 90% OF PEOPLE WHO BREAKING GROUND PLACES REMAIN STABLY HOUSED. BREAKING GROUND AND ITS PARTNERS ARE RESPONSIBLE FOR COVERING THE ENTIRE BOROUGH OF BROOKLYN AND QUEENS, AND ONE-THIRD OF MANHATTAN. EXPENSES \$ 627,048. INCLUDING GRANTS OF \$ 0. REVENUE \$ 129,862.

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

ORGANIZATION'S PROCESS USED TO REVIEW FORM 990 THE FORM 990 WAS PREPARED BY AN INDEPENDENT ACCOUNTING FIRM IN CONJUNCTION WITH THE ORGANIZATION'S FINANCE DEPARTMENT. THE FORM HAS BEEN REVIEWED FOR COMPLETENESS AND ACCURACY REGARDING MISSION, PROGRAM ACTIVITIES, FINANCIALS AND GOVERNANCE BY MEMBERS OF THE CORPORATION'S MANAGEMENT. IT HAS ALSO BEEN DISCUSSED AND REVIEWED WITH THE BREAKING GROUND I AUDIT CHAIR. THE FINAL VERSIONS WERE MADE AVAILABLE TO EACH MEMBER OF THE BOARD OF DIRECTORS PRIOR TO FILING WITH THE INTERNAL REVENUE SERVICE. DISCUSSION OF FORM 990 REQUIREMENTS, CONTENTS AND BOARD RESPONSIBILITIES OCCUR AT AN ANNUAL BOARD MEETING.

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

ENFORCEMENT OF CONFLICT OF INTEREST POLICY

|   |  |
|---|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND<br>CORPORATION | Employer identification number<br>11-3048002 |
|---|--|

THE POLICY AND ANNUAL DISCLOSURE FORMS ARE DISTRIBUTED TO ALL BOARD MEMBERS, OFFICERS AND MANAGEMENT STAFF. EACH INDIVIDUAL IS REQUIRED TO SIGN AND REVIEW THE DISCLOSURE FORM AND PROVIDE INFORMATION ABOUT ANY RELATIONSHIPS THEY MAY HAVE WITH BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATIONS' OTHER EMPLOYEES, AND/OR VENDORS THAT CONDUCT BUSINESS WITH BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION.

ALL SUBMISSIONS ARE REVIEWED BY HUMAN RESOURCES TO DETERMINE IF A CONFLICT EXISTS; WHEN A CONFLICT ARISES, THE INDIVIDUALS AFFECTED ARE PROHIBITED FROM PARTICIPATING IN THE DECISION-MAKING PROCESS RELATED TO ANY TRANSACTION OCCURRING WITH THE CONFLICTED ORGANIZATION.

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

THE BOARD OF DIRECTORS OF BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION REVIEWS THE COMPENSATION OF THE CEO. BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION COMMISSIONS A COMPENSATION STUDY BY AN OUTSIDE, INDEPENDENT COMPENSATION CONSULTANT EVERY THREE YEARS TO ASSURE THE COMPETITIVENESS OF THE COMPENSATION STRUCTURE AND TO MAKE RECOMMENDATIONS TO THE BOARD. THE ORGANIZATION HAS COMMISSIONED AN UPDATED EXECUTIVE COMPENSATION STUDY IN 2022. ALL JOBS, EXCEPT THOSE REVIEWED BY THE BOARD, WITHIN BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION ARE CLASSIFIED, BASED ON THE COMPLEXITY AND SKILL LEVEL REQUIRED FOR THE POSITION. ALL SUCH SALARIES ARE REVIEWED ON AN ANNUAL BASIS WHICH CORRESPONDS TO THE PERFORMANCE REVIEW CYCLE. BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION BELIEVES THAT ITS COMPENSATION IS COMPETITIVE WITH OTHER NOT-FOR-PROFIT ORGANIZATIONS OF A SIMILAR SCALE AND COMPLEXITY.

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

|  |  |
|--|--|
| Name of the organization<br>BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION | Employer identification number<br>11-3048002 |
|--|--|

BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION MAKES ITS FORM 990 AVAILABLE TO THE PUBLIC BY RETAINING A COPY AT ITS PLACE OF BUSINESS. THE FORM 990 IS LIKEWISE PUBLISHED ON THE INTERNET AT WWW.GUIDESTAR.ORG. THE ORGANIZATION'S FINANCIAL STATEMENTS, GOVERNING DOCUMENTS AND CONFLICT OF INTEREST POLICY ARE NOT ORDINARILY MADE AVAILABLE TO THE PUBLIC, BUT, IF REQUESTED, WILL BE PROVIDED AT MANAGEMENT'S DISCRETION.

FORM 990, PART IX:

BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION DOES NOT HAVE ITS OWN EMPLOYEES OR ITS OWN PAYROLL. ALL EMPLOYEES PROVIDING SERVICES TO BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION RECEIVE THEIR W-2S FROM A RELATED ORGANIZATION, COMMON GROUND MANAGEMENT CORPORATION. EXPENDITURES REPORTED ON PART IX, LINES 7, 8, 9 AND 10 REPRESENT THE PORTION OF SALARY AND BENEFITS EXPENDITURES ALLOCATED TO BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION BASED ON SERVICES RENDERED TO THE ORGANIZATION.

**SCHEDULE R  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Related Organizations and Unrelated Partnerships**

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

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**

Open to Public Inspection

Name of the organization **BREAKING GROUND HOUSING DEVELOPMENT FUND CORPORATION** Employer identification number **11-3048002**

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

| (a)<br>Name, address, and EIN (if applicable)<br>of disregarded entity         | (b)<br>Primary activity | (c)<br>Legal domicile (state or<br>foreign country) | (d)<br>Total income | (e)<br>End-of-year assets | (f)<br>Direct controlling<br>entity |
|--|-------------------------|---|---------------------|---------------------------|-------------------------------------|
| TIMES SQUARE HOTEL LLC - 13-3695107<br>255 WEST 43RD ST.<br>NEW YORK, NY 10036 | HOUSING                 | NEW YORK  | 7,145,415.          | 38,302,586.               | BG HDFC                             |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |

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

| (a)<br>Name, address, and EIN<br>of related organization                                 | (b)<br>Primary activity | (c)<br>Legal domicile (state or<br>foreign country) | (d)<br>Exempt Code<br>section | (e)<br>Public charity<br>status (if section<br>501(c)(3)) | (f)<br>Direct controlling<br>entity | (g)<br>Section 512(b)(13)<br>controlled<br>entity? |    |
|--|-------------------------|---|-------------------------------|---|-------------------------------------|--|----|
|  |                         |   |                               |   |                                     | Yes  | No |
| BROOK AVENUE HDFC - 41-2217113<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018        | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG II HDFC                          |  | X  |
| WEBSTER AVE HDFC - 46-4427531<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018         | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG II HDFC                          |  | X  |
| BREAKING GROUND II HDFC - 13-3846708<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018  | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 7  | BG HDFC                             | X  |    |
| BREAKING GROUND III HDFC - 13-4138205<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018 | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 7  | BG HDFC                             | X  |    |

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

Schedule R (Form 990) 2021



**Part II** Continuation of Identification of Related Tax-Exempt Organizations

| (a)<br>Name, address, and EIN<br>of related organization  | (b)<br>Primary activity | (c)<br>Legal domicile (state or<br>foreign country) | (d)<br>Exempt Code<br>section | (e)<br>Public charity<br>status (if section<br>501(c)(3)) | (f)<br>Direct controlling<br>entity | (g)<br>Section 512(b)(13)<br>controlled<br>organization? |    |
|---|-------------------------|---|-------------------------------|---|-------------------------------------|--|----|
|   |                         |   |                               |   |                                     | Yes  | No |
| BREAKING GROUND IV HDFC - 13-4196931<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                   | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 7  | BG HDFC                             | X  |    |
| COMMON GROUND JOBS TRAINING CORPORATION -<br>13-3705243, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018 | HOUSING                 | NEW YORK  | 501(C)(3)                     | PF  | BG HDFC                             | X  |    |
| COMMON GROUND MANAGEMENT CORP - 13-3871134<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018             | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 10   | BG HDFC                             | X  |    |
| ST. MARKS BROWNSVILLE HDFC - 14-1971582<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG HDFC                             | X  |    |
| BOSTON ROAD II HDFC - 46-2751878<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                       | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG II HDFC                          |  | X  |
| SCHERMERHORN HDFC - 16-1699777<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                         | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG HDFC                             | X  |    |
| CG PITT STREET HDFC - 16-1777395<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                       | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG II HDFC                          |  | X  |
| HEGEMAN HOUSING HDFC - 45-0574352<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                      | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | BG II HDFC                          |  | X  |
| 1630 DEWEY AVENUE HDFC - 27-2373158<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                    | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 12A, I   | CGM                                 |  | X  |
| ONE RIVERSIDE PARK HDFC - 47-4986806<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                   | HOUSING                 | NEW YORK  | 501(C)(4)                     |   | BG II HDFC                          |  | X  |
| 10 FREEDOM HDFC - 47-5005707<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                           | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 10   | BG II HDFC                          |  | X  |
| LA CENTRAL SUPPORTIVE HDFC - 61-1792872<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                | HOUSING                 | NEW YORK  | 501(C)(3)                     | LINE 10   | BG II HDFC                          |  | X  |



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

| (a)<br>Name, address, and EIN<br>of related organization   | (b)<br>Primary activity | (c)<br>Legal domicile<br>(state or foreign<br>country) | (d)<br>Direct controlling<br>entity | (e)<br>Predominant income<br>(related, unrelated,<br>excluded from tax under<br>sections 512-514) | (f)<br>Share of total<br>income | (g)<br>Share of<br>end-of-year<br>assets | (h)<br>Disproportionate<br>allocations? |    | (i)<br>Code V-UBI<br>amount in box<br>20 of Schedule<br>K-1 (Form 1065) | (j)<br>General or<br>managing<br>partner? |    | (k)<br>Percentage<br>ownership |
|--|-------------------------|--|-------------------------------------|---|---------------------------------|--|---|----|---|---|----|--------------------------------|
|  |                         |  |                                     |   |                                 |  | Yes                                     | No |   | Yes                                       | No |                                |
| PRINCE GEORGE ASSOCIATES LP -<br>13-3967825, 505 8TH AVENUE,<br>5TH FLOOR, NEW YORK, NY<br>10018 | REAL ESTATE             | NY   | BG II                               | NONE  | 0.                              | 0.                                       |   | X  | N/A   |   | X  |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |
|  |                         |  |                                     |   |                                 |  |   |    |   |   |    |                                |

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

| (a)<br>Name, address, and EIN<br>of related organization   | (b)<br>Primary activity | (c)<br>Legal domicile<br>(state or foreign<br>country) | (d)<br>Direct controlling<br>entity | (e)<br>Type of entity<br>(C corp, S corp,<br>or trust) | (f)<br>Share of total<br>income | (g)<br>Share of<br>end-of-year<br>assets | (h)<br>Percentage<br>ownership | (i)<br>Section<br>512(b)(13)<br>controlled<br>entity? |    |
|--|-------------------------|--|-------------------------------------|--|---------------------------------|--|--------------------------------|---|----|
|  |                         |  |                                     |  |                                 |  |                                | Yes   | No |
| CHELSEA GP CORPORATION - 37-1456098<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018             | REAL ESTATE             | NY   | BG III HDFC                         | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| PRINCE GEORGE GP CORPORATION - 13-3967821<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018       | REAL ESTATE             | NY   | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| CG HEGEMAN AVE HOUSING CORP - 80-0487252<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018        | REAL ESTATE             | NY   | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| CG BROOK AVE HOUSING CORPORATION -<br>74-3234267, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018 | REAL ESTATE             | NY   | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| PITT STREET HOUSING CORP - 42-1715796<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018           | REAL ESTATE             | NY   | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |

**Part IV** Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

| (a)<br>Name, address, and EIN<br>of related organization  | (b)<br>Primary activity | (c)<br>Legal domicile<br>(state or<br>foreign<br>country) | (d)<br>Direct controlling<br>entity | (e)<br>Type of entity<br>(C corp, S corp,<br>or trust) | (f)<br>Share of total<br>income | (g)<br>Share of<br>end-of-year<br>assets | (h)<br>Percentage<br>ownership | (i)<br>Section<br>512(b)(13)<br>controlled<br>entity? |    |
|---|-------------------------|---|-------------------------------------|--|---------------------------------|--|--------------------------------|---|----|
|   |                         |   |                                     |  |                                 |  |                                | Yes   | No |
| ST. MARKS SENIOR HOUSING CORPORATION -<br>26-2589201, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018    | REAL ESTATE             | NY  | BG HDFC                             | C CORP   | -1,158.                         | 200.                                     | 100%                           | X   |    |
| 1630 DEWEY AVENUE MANAGING MEMBER -<br>27-3275092, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018       | REAL ESTATE             | NY  | CGM                                 | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| SCHERMERHORN HOUSING CORP. - 71-0990121<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                | REAL ESTATE             | NY  | BG HDFC                             | C CORP   | -1,118.                         | 90,100.                                  | 100%                           | X   |    |
| CG-BOSTON ROAD HOUSING CORP. - 37-1731663<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018              | REAL ESTATE             | NY  | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| CG-WEBSTER AVENUE SUPPORTIVE HOUSING -<br>47-1671532, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018    | REAL ESTATE             | NY  | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| 410 COMMON GROUND ASYLUM HTC LLC -<br>26-1676496, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018        | REAL ESTATE             | NY  | CGM                                 | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| COMMON GROUND CEDARWOODS MANAGEMENT LLC -<br>27-3499938, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018 | REAL ESTATE             | NY  | CGM                                 | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| WEBSTER AVE. AFF. MANAGING MEMBER LLC -<br>37-1763393, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018   | REAL ESTATE             | NY  | BG II HFC                           | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| COMMON GROUND 410 ASYLUM LIHTC, LLC -<br>26-1676174, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018     | REAL ESTATE             | NY  | CGM                                 | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| LA CENTRAL SUPPORTING HOUSING LLC -<br>32-0495685, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018       | REAL ESTATE             | NY  | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| BREAKING GROUND V - 82-3052950<br>505 8TH AVENUE, 5TH FLOOR<br>NEW YORK, NY 10018                         | REAL ESTATE             | NY  | CGM                                 | C CORP   | 0.                              | 0.                                       |                                |   | X  |
| WEBSTER AVENUE AFFORDABLE DEVELOPER LLC -<br>47-2303833, 505 8TH AVENUE, 5TH FLOOR, NEW<br>YORK, NY 10018 | REAL ESTATE             | NY  | BG II HDFC                          | C CORP   | 0.                              | 0.                                       |                                |   | X  |



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

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

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

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

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

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



**Part VII Supplemental Information**

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

Multiple horizontal lines for supplemental information.