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Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

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

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at www.IRS.gov/form990

OMB No 1545-0047

2014

Open to Public Inspection

A For the 2014 calendar year, or tax year beginning 04-01-2014 , and ending 03-31-2015

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
HOMES FOR AMERICA INC

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
318 SIXTH STREET NO STE 2

City or town, state or province, country, and ZIP or foreign postal code
ANNAPOLIS, MD 21403

D Employer identification number
52-1901220

E Telephone number
(410) 269-1222

G Gross receipts $ 5,186,449

F Name and address of principal officer
PAULA SAMPSON
318 SIXTH ST STE 2
ANNAPOLIS, MD 21403

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW HOMESFORAMERICA ORG

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1994

M State of legal domicile MD

Part I Summary

1 Briefly describe the organization's mission or most significant activities
PLEASE SEE SCHEDULE O HOMES FOR AMERICA, INC WAS INCORPORATED FOR THE PURPOSE OF DEVELOPING AND PRESERVING HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS AND SPECIAL NEEDS POPULATIONS

2 Check this box ▶☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	**3**	9
4	Number of independent voting members of the governing body (Part VI, line 1b)	**4**	7
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	**5**	17
6	Total number of volunteers (estimate if necessary)	**6**	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	**7a**	0
b	Net unrelated business taxable income from Form 990-T, line 34	**7b**	0

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	815,390	871,537
9	Program service revenue (Part VIII, line 2g)	5,128,195	4,130,895
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	256,753	7,960,623
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0
12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	6,200,338	12,963,055
13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0	0
14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	1,669,550	1,820,590
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	4,007,459	3,920,351
18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	5,677,009	5,740,941
19	Revenue less expenses Subtract line 18 from line 12	523,329	7,222,114

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	39,271,173	20,283,986
21	Total liabilities (Part X, line 26)	31,211,195	5,001,894
22	Net assets or fund balances Subtract line 21 from line 20	8,059,978	15,282,092

Part II Signature Block

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

Sign Here

****** | 2016-01-11
Signature of officer | Date

PAULA SAMPSON PRESIDENT AND CEO
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
DAMIEN NICKLE CPA	DAMIEN NICKLE CPA			P00802786

Firm's name ▶ COHNREZNICK LLP — Firm's EIN ▶ 22-1478099
Firm's address ▶ 500 EAST PRATT ST STE 200, BALTIMORE, MD 21202 — Phone no (410) 783-4900

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

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☑

1 Briefly describe the organization's mission

HOMES FOR AMERICA, INC WAS INCORPORATED FOR THE PURPOSE OF DEVELOPING AND PRESERVING HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS AND SPECIAL NEEDS POPULATIONS

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 ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

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

4a (Code) (Expenses $ 2,304,630 including grants of $) (Revenue $ 1,639,763)

HOMES FOR AMERICA CARRIED OUT ITS MISSION BY SERVING 4,754 LOW INCOME HOUSEHOLDS IN ITS RENTAL COMMUNITIES THE AVERAGE INCOME OF HOUSEHOLDS IN COMMUNITIES THAT ARE AGE RESTRICTED TO SENIORS 62 YEARS AND OLDER WAS $18,482 AND 37 4% OF ALL THE SENIOR HOUSEHOLDS HAD ANNUAL INCOME BELOW $15,000 THE AVERAGE INCOME OF HOUSEHOLDS IN GENERAL OCCUPANCY HOUSING WAS $17,890 AND 49% HAD INCOME BELOW $15,000 OF THE TOTAL HOUSEHOLDS SERVED 16% HAD A PERSON WITH DISABILITIES IN THE HOUSEHOLD, 45 5% WERE MINORITY HOUSEHOLDS AND 49% RECEIVED RENTAL ASSISTANCE OF SOME FORM HOMES FOR AMERICA DEVELOPMENT ACTIVITIES INCLUDED 1 COMPLETED CONSTRUCTION OF A FORMER CONVENT AND LEASE UP OF 42 APARTMENTS FOR SENIOR CITIZENS IN EMMITSBURG, MD2 COMPLETED REHABILITATION OF EXISTING RENTAL HOUSING IN SALISBURY, MD WITH 66 APARTMENTS 3 BEGAN CONSTRUCTION OF A TOWNHOMES COMMUNITY IN ABERDEEN, MD WITH 38 HOMES FOR FAMILIES WHO WILL HAVE THE OPPORTUNITY TO BUY THE HOMES AFTER 15 YEARS4 ACQUIRED AN APARTMENT COMMUNITY WITH 418 ONE, TWO AND THREE BEDROOM APARTMENTS IN HAGERSTOWN, MD USING FINANCING FROM CITI BANK AND THE HP EQUITY TRUST NO PUBLIC FUNDING WAS UTILIZED THE INCOME OF RESIDENTS WILL MEET IRS SAFE HARBOR REQUIREMENTS 5 RECEIVED AN AWARD OF LOW INCOME HOUSING TAX CREDITS AND OTHER FUNDS FOR REHABILITATION OF A COMMUNITY WITH 52 APARTMENTS, ALL SUBSIDIZED WITH SECTION 8, IN POCOMOKE CITY, MD 6 RECEIVED COMMITMENTS FOR FUNDING AND TO ISSUE TAX EXEMPT BONDS TO FINANCE THE ACQUISITION AND REHABILITATION OF 59 APARTMENTS WITH SECTION 8 ASSISTANCE AND CONSTRUCTION OF A COMMUNITY BUILDING ON THE SITE IN FREDERICK, MD7 CONTINUED PRE-DEVELOPMENT WORK FOR TWO MULTIFAMILY SITES ONE IN BALTIMORE, MD WITH 60 ONE AND TWO BEDROOM APARTMENTS AND THE OTHER WITH 48 TWO BEDROOM APARTMENTS IN ODENTON, MD BOTH COMMUNITIES WILL PROVIDE HOUSING FOR LOW INCOME HOUSEHOLDS AND PERSONS WITH DISABILITIES CLOSING AND CONSTRUCTION START IS PROJECTED FOR THE SECOND QUARTER FY 2016 8 SELECTED BY THE HOUSING AUTHORITY OF THE CITY OF FREDERICK TO REDEVELOP A PUBLIC HOUSING HIGH-RISE FOR SENIOR CITIZENS THE REDEVELOPMENT WILL INVOLVE SUBSTANTIAL REHABILITATION OF A VACANT BUILDING AND RECONFIGURATION OF EFFICIENCY APARTMENTS TO CREATE MORE FUNCTIONAL ONE BEDROOM APARTMENTS TAX EXEMPT BOND FINANCING, THE ASSOCIATED LOW INCOME HOUSING TAX CREDITS, AND A LOW INTEREST STATE LOAN WILL BE USED TO FINANCE THE REDEVELOPMENT 9 SECURED SITE CONTROL OF A HIGH-RISE AND TOWNHOUSE COMMUNITY IN ANNAPOLIS, MD WITH 80 APARTMENTS WHICH THE ORGANIZATION EXPECTS TO ACQUIRE IN THE SECOND QUARTER OF FY 2016 AND SUBSTANTIALLY REHABILITATE IN FY 2017 10 PROVIDED ASSET MANAGEMENT SERVICES FOR 64 COMMUNITIES IN THE ORGANIZATION'S PORTFOLIO, THE ORGANIZATION PERFORMS REGULAR SITE INSPECTIONS, MONITORS INSURANCE POLICIES AND CLOSELY TRACKS ALL FINANCIAL AND OPERATING ASPECTS OF ITS PROPERTIES DURING LEASE UP AND OPERATIONS KEY ASSET MANAGEMENT ACCOMPLISHMENTS DURING THE YEAR INCLUDED A TRANSFERRED INTEREST IN HOMES FOR SILVER SPRING LLC TO ANOTHER NONPROFIT ORGANIZATIONB CONTINUED THE PRACTICE OF MAKING THE PORTFOLIO MORE ENERGY EFFICIENT AND RECEIVED GRANTS FOR ENERGY CONSERVATION IMPROVEMENTS FOR FIVE PROPERTIES, SECURED ENERGY AUDITS TO SUPPORT GRANT FUNDING FOR TWO MORE PROPERTIESC INITIATED AND COMPLETED THE BUYOUT OF THE INVESTOR LIMITED PARTNER FOR CORNER HOUSE, A LOW INCOME HOUSING TAX CREDIT PROPERTY THAT HAS REACHED THE END OF THE INITIAL 15 YEAR COMPLIANCE PERIOD 11 MANAGED RESIDENT SERVICE PROGRAMS AND ACTIVITIES AT 57 MULTIFAMILY COMMUNITIES -- 37 SERVING SENIOR CITIZENS AND 20 SERVING FAMILIES LEVERAGED GRANT FUNDS RECEIVED BY THE ORGANIZATION TO SUPPLEMENT PROPERTY BUDGETS TO SUPPORT SERVICE COSTS AT THE COMMUNITIES TOTAL EXPENDITURES FOR RESIDENT SERVICES FROM HFA RESOURCES, PROPERTY BUDGETS, GRANTS AND CONTRIBUTIONS WERE $970,000 OVER 250 ORGANIZATIONS PARTICIPATED IN PROVIDING SERVICES ON A VOLUNTEER BASIS CONTINUED TO RANK RESIDENT SERVICES BASED ON ESTABLISHED SERVICE STANDARDS FOR SENIOR AND FAMILY HOUSING COMMUNITIES RECEIVED TAX CREDITS AND GRANTS WHICH RAISED $32,630 TO FUND THE COST OF SERVICES IN COMMUNITIES

4b (Code) (Expenses $ 2,349,936 including grants of $) (Revenue $ 9,896,789)

SEE SCHEDULE O HOMES FOR AMERICA, INC IS THE SOLE MEMBER OF HOMES FOR SILVER SPRING, LLC, WHICH IS INCLUDED HEREIN HOMES FOR SILVER SPRING, LLC, A 212-UNIT APARTMENT PROJECT HAS SERVICE AND ACCOMPLISHMENTS THAT CONSIST OF SERVING OVER 200 SENIOR RESIDENTS MEAL PROGRAMS FROM ONSITE RESTAURANT AND HOLIDAY MEALS OTHER SERVICES AND ACCOMPLISHMENTS INCLUDE PODIATRY SERVICES, BEAUTY SALON, FITNESS CENTER, GROUP EXERCISE CLASSES, YOGA, TAI CHI, WEEKLY BUS SERVICE TO LOCAL GROCERY AND MERCHANDISE STORES, EDUCATIONAL LECTURE SERIES, HEALTH SEMINARS AND CLINICS, COMPUTER TRAINING AND LAB, CREATIVE ARTS PROGRAM, ARTS AND CRAFTS, GARDENING PROGRAM, NUTRITION PROGRAMMING AND LENDING LIBRARY SOCIAL PROGRAMS INCLUDE QUARTERLY BUS TRIPS TO VARIOUS DESTINATIONS, ENTERTAINERS, BINGO, MOVIE NIGHTS, SEASONAL BRUNCHES, LUNCHEONS, CATERED EVENTS, HOLIDAY PARTIES AND BIRTHDAY PARTIES HOMES FOR AMERICA SOLD ITS INTEREST TO AHC INC ON DECEMBER 4TH 2014

4c (Code) (Expenses $ 280,309 including grants of $) (Revenue $ 371,050)

SEE SCHEDULE O HOMES FOR AMERICA, INC IS THE SOLE MEMBER OF HOMES FOR BRIDGEVILLE, LLC, WHICH IS INCLUDED HEREIN HOMES FOR BRIDGEVILLE, LLC, A 50-UNIT APARTMENT COMMUNITY, HAS SERVICE AND PROGRAM ACCOMPLISHMENTS SERVING ITS FAMILIES THAT CONSIST OF, AN AFTERSCHOOL HOMEWORK CLUB, GRAB & GO SUMMER FEEDING PROGRAM, ENGLISH AS SECOND LANGUAGE CLASSES, SUMMER CAMP WITH TRANSPORTATION, MONTHLY MOBILE FOOD PANTRY, QUARTERLY HEALTH AND WELLNESS SCREENINGS PROVIDED BY LA RED, MONTHLY HEALTH PRESENTATIONS AND ASSISTANCE WITH HEALTH INSURANCE, COMPUTER ACCESS WITH HIGH SPEED INTERNET, QUARTERLY RESIDENT MEETINGS, BUDGETING CLASSES, TAX PREPARATION HELP, TRANSLATION SERVICES, NUTRITION CLASSES, COMMUNITY BEAUTIFICATION PROJECTS, MOVIE NIGHTS, SOCIAL AND HOLIDAY FUNCTIONS

See Additional Data

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $ 8,873)

4e Total program service expenses ▶ 4,934,875

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		No
5	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 Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	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? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	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? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	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			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI.*	11a	Yes	
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? *If "Yes," complete Schedule D, Part VII*	11b		No
c	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? *If "Yes," complete Schedule D, Part VIII*	11c		No
d	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? *If "Yes," complete Schedule D, Part IX*	11d		No
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	Yes	
f	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)? *If "Yes," complete Schedule D, Part X*	11f	Yes	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a		No
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b	Yes	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
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? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	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? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	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? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	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? *If "Yes," complete Schedule G, Part I* (see instructions)	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules *(continued)*

21	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? *If "Yes," complete Schedule I, Parts I and II*	**21**		No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	**22**		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	**23**	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	**24a**		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	**24b**		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	**24c**		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	**24d**		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	**25a**		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	**25b**		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If "Yes," complete Schedule L, Part II*	**26**		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	**27**		No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28a**		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28b**		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	**28c**		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	**29**		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	**30**		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	**31**		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	**32**		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	**33**	Yes	
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	**34**	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	**35a**		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	**35b**		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	**36**		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	**37**		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	**38**	Yes	

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 . . . . . ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable . .	1a	0		
b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		1c	Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	17		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year? . . .		3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O* . . .		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . .		5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? . . .		6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . .		7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9a	Did the sponsoring organization make any taxable distributions under section 4966? . . .		9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? . . .		9b		
10	**Section 501(c)(7) organizations.** Enter				
a	Initiation fees and capital contributions included on Part VIII, line 12 . . .	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O* . .		14b		

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

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

Section A. Governing Body and Management

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

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

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	**10a**		No
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?	**10b**		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	**11a**	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	**12a**	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	**12b**	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	**12c**	Yes	
13	Did the organization have a written whistleblower policy?	**13**	Yes	
14	Did the organization have a written document retention and destruction policy?	**14**	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	**15a**	Yes	
b	Other officers or key employees of the organization	**15b**	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	**16a**	Yes	
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?	**16b**	Yes	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶ MD

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (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 in Schedule O)

19 Describe in 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

▶ JOLLY BURKS
318 SIXTH AVENUE SUITE 2
ANNAPOLIS, MD 21403 (410) 269-1222

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

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

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

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

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

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) NANCY S RASE THRU 10-31-15	40 00	X		X				276,004	0	30,665
PRESIDENT & DIRECTOR	3 00									
(2) TRUDY PARISA MCFALL	20 00	X		X				50,004	0	12,499
CHAIRMAN & DIRECTOR	0 30									
(3) MICHAEL BODAKEN	0 50	X		X				0	0	0
VICE CHAIRMAN & DIRECTOR	0 30									
(4) DENNIS M CONTI	0 50	X		X				0	0	0
TREASURER & DIRECTOR	0 00									
(5) PETER H BELL THRU 10-1-14	0 50	X						0	0	0
DIRECTOR	0 00									
(6) CHARLES L EDSON ESQUIRE	0 50	X						0	0	0
DIRECTOR	0 00									
(7) BRADLEY J FENNELL	0 50	X						0	0	0
DIRECTOR	0 00									
(8) THOMAS LANTZ	0 50	X						0	0	0
DIRECTOR	0 00									
(9) RICHARD L MOSTYN EFF 10-23-14	0 50	X						0	0	0
DIRECTOR	0 00									
(10) LISA YAFFE	0 50	X						0	0	0
DIRECTOR	0 00									
(11) ELEANOR P DUKE	32 00			X				134,316	0	20,933
SENIOR VICE PRESIDENT	1 00									
(12) DIANE CLYDE	40 00			X				134,409	0	13,067
VICE PRESIDENT	0 00									
(13) CHRISTOPHER CHERRY THRU 7-17-15	40 00					X		139,569	0	19,821
CFO	0 00									
(14) KATHY EBNER	40 00					X		107,681	0	10,020
DIRECTOR, ASSET MANAGEMENT	0 00									

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			

1b	**Sub-Total** . . . . . ▶			
c	**Total from continuation sheets to Part VII, Section A** . . . . ▶			
d	**Total (add lines 1b and 1c)** . . . . . ▶	841,983	0	107,005

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 5

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

Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 0

Part VIII Statement of Revenue

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

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns . .	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations . . .	1d				
	e	Government grants (contributions)	1e	270,887			
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	600,650			
	g	Noncash contributions included in lines 1a-1f $					
	h	**Total.** Add lines 1a-1f . . . . . ▶		871,537			
Program Service Revenue			Business Code				
	2a	FEE INCOME	531390	2,159,949	2,159,949		
	b	RENTAL INCOME	531110	1,970,946	1,970,946		
	c						
	d						
	e						
	f	All other program service revenue					
	g	**Total.** Add lines 2a–2f . . . . . ▶		4,130,895			
	3	Investment income (including dividends, interest, and other similar amounts) . . . . . ▶		184,016	179,765		4,251
	4	Income from investment of tax-exempt bond proceeds . . ▶					
	5	Royalties . . . . . ▶					
			(i) Real	(ii) Personal			
	6a	Gross rents					
	b	Less rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss) . . . . . ▶					
			(i) Securities	(ii) Other			
	7a	Gross amount from sales of assets other than inventory		1			
	b	Less cost or other basis and sales expenses		-7,776,606			
	c	Gain or (loss)		7,776,607			
	d	Net gain or (loss) . . . . . ▶			7,776,607	7,776,607		
Other Revenue	8a	Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18 . . a					
	b	Less direct expenses . . . b					
	c	Net income or (loss) from fundraising events . . ▶					
	9a	Gross income from gaming activities See Part IV, line 19 . . . a					
	b	Less direct expenses . . . b					
	c	Net income or (loss) from gaming activities . . . ▶					
	10a	Gross sales of inventory, less returns and allowances . a					
	b	Less cost of goods sold . . b					
	c	Net income or (loss) from sales of inventory . . ▶					
		Miscellaneous Revenue	Business Code				
	11a						
	b						
	c						
	d	All other revenue					
	e	**Total.** Add lines 11a–11d . . . . . ▶					
	12	**Total revenue.** See Instructions . . . . . ▶		12,963,055	12,087,267	0	4,251

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21				
2 Grants and other assistance to domestic individuals See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	594,733	268,725	326,008	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	882,541	882,541		
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	96,984		96,984	
9 Other employee benefits	126,996	126,996		
10 Payroll taxes	119,336	93,001	26,335	
11 Fees for services (non-employees)				
a Management	235,021		235,021	
b Legal	12,393		12,393	
c Accounting	99,219		99,219	
d Lobbying				
e Professional fundraising services See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	10,106		10,106	
12 Advertising and promotion	16,427	16,427		
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	244,645	244,645		
17 Travel	44,751	44,751		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	618,756	618,756		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	407,228	407,228		
23 Insurance	87,515	87,515		
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a DEVELOPMENT EXPENSES	664,177	664,177		
b REPAIRS	659,686	659,686		
c UTILITIES	323,703	323,703		
d GRANT EXPENSE	266,097	266,097		
e All other expenses	230,627	230,627		
25 **Total functional expenses.** Add lines 1 through 24e	5,740,941	4,934,875	806,066	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

			(A) Beginning of year		(B) End of year
Assets	1	Cash–non-interest-bearing	301,235	1	331
	2	Savings and temporary cash investments	4,144,799	2	3,277,253
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net	7,026,962	4	9,630,786
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7	Notes and loans receivable, net	5,950,358	7	6,292,923
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges	85,659	9	32,568
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D — 10a: 565,968			
	b	Less accumulated depreciation — 10b: 164,731	18,026,989	10c	401,237
	11	Investments—publicly traded securities		11	
	12	Investments—other securities See Part IV, line 11		12	
	13	Investments—program-related See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets See Part IV, line 11	3,735,171	15	648,888
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)	39,271,173	16	20,283,986
Liabilities	17	Accounts payable and accrued expenses	277,558	17	65,538
	18	Grants payable		18	
	19	Deferred revenue	1,391,486	19	1,574,837
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23	Secured mortgages and notes payable to unrelated third parties	26,595,288	23	2,015,947
	24	Unsecured notes and loans payable to unrelated third parties		24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D	2,946,863	25	1,345,572
	26	**Total liabilities.** Add lines 17 through 25	31,211,195	26	5,001,894
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**			
	27	Unrestricted net assets	8,059,978	27	15,282,092
	28	Temporarily restricted net assets		28	
	29	Permanently restricted net assets		29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.			
	30	Capital stock or trust principal, or current funds		30	
	31	Paid-in or capital surplus, or land, building or equipment fund		31	
	32	Retained earnings, endowment, accumulated income, or other funds		32	
	33	Total net assets or fund balances	8,059,978	33	15,282,092
	34	Total liabilities and net assets/fund balances	39,271,173	34	20,283,986

Part XI Reconcilliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	12,963,055
2	Total expenses (must equal Part IX, column (A), line 25)	2	5,740,941
3	Revenue less expenses Subtract line 2 from line 1	3	7,222,114
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	8,059,978
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	15,282,092

Part XII Financial Statements and Reporting

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

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	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?	2b	Yes	
	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?	2c	Yes	
	If the organization changed either its oversight process or selection process during the tax year, explain in 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?	3a		No
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 in Schedule O and describe any steps taken to undergo such audits	3b		

Additional Data

Software ID:
Software Version:
EIN: 52-1901220
Name: HOMES FOR AMERICA INC

Form 990, Part III - Line 4c: Program Service Accomplishments (See the Instructions)

(Code) (Expenses $ including grants of $) (Revenue $ 8,873)

HOMES FOR AMERICA, INC IS THE SOLE MEMBER OF CORNER HOUSE HFA, LLC, WHICH IS INCLUDED HEREIN CORNER HOUSE HFA, LLC HOLDS AN INVESTMENT IN FOUNTAIN PLACE ASSOCIATES LIMITED PARTNERSHIP

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493014015186

SCHEDULE A (Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990*.**

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
HOMES FOR AMERICA INC

Employer identification number
52-1901220

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

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☑ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box in lines 11a through 11d that describes the type of supporting organization and complete lines 11e, 11f, and 11g

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization

f Enter the number of supported organizations . . . . . _____

g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
Total						

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
11 **Total support** Add lines 7 through 10						

12 Gross receipts from related activities, etc (see instructions) **12**

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

Section C. Computation of Public Support Percentage

14	Public support percentage for 2014 (line 6, column (f) divided by line 11, column (f))	**14**
15	Public support percentage for 2013 Schedule A, Part II, line 14	**15**

16a **33 1/3% support test—2014.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

b **33 1/3% support test—2013.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

17a **10%-facts-and-circumstances test—2014.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶☐

b **10%-facts-and-circumstances test—2013.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")	537,704	112,646	273,406	815,390	871,437	2,610,583
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	5,220,494	4,115,511	5,320,433	5,128,195	11,907,602	31,692,235
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	5,758,198	4,228,157	5,593,839	5,943,585	12,779,039	34,302,818
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						0
c Add lines 7a and 7b						0
8 **Public support** (Subtract line 7c from line 6)						34,302,818

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
9 Amounts from line 6	5,758,198	4,228,157	5,593,839	5,943,585	12,779,039	34,302,818
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	14,992	215,915	253,770	292,098	184,016	960,791
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	14,992	215,915	253,770	292,098	184,016	960,791
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
13 **Total support.** (Add lines 9, 10c, 11, and 12)	5,773,190	4,444,072	5,847,609	6,235,683	12,963,055	35,263,609

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

Section C. Computation of Public Support Percentage

15	Public support percentage for 2014 (line 8, column (f) divided by line 13, column (f))	15	97 280 %
16	Public support percentage from 2013 Schedule A, Part III, line 15	16	97 390 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2014** (line 10c, column (f) divided by line 13, column (f))	17	2 720 %
18	Investment income percentage from **2013** Schedule A, Part III, line 17	18	2 610 %

19a **33 1/3% support tests—2014.** 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—2013.** 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 on line 11 of Part I If you checked 11a of Part I, complete Sections A and B If you checked 11b of Part I, complete Sections A and C If you checked 11c of Part I, complete Sections A, D, and E If you checked 11d of Part I, complete Sections A and D, and complete Part V)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *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.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below.*	3a		
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)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *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. . . .*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *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.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990) .*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part II of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509 (a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).*	10b		
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
b	A family member of a person described in (a) above?	11b		
c	A 35% controlled entity of a person described in (a) or (b) above? *If "Yes" to a, b, or c, provide detail in Part VI.*	11c		

Part IV Supporting Organizations (continued)

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year **(see instructions)**

- **a** ☐ The organization satisfied the Activities Test Complete **line 2** below
- **b** ☐ The organization is the parent of each of its supported organizations Complete **line 3** below
- **c** ☐ The organization supported a governmental entity Describe in Part VI how you supported a government entity (see instructions)

			Yes	No
2	Activities Test **Answer (a) and (b) below.**			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations **Answer (a) and (b) below.**			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI.*	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard.*	3b		

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 **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E

Section A - Adjusted Net Income

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

Section B - Minimum Asset Amount

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

Section C - Distributable Amount

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 **Total annual distributions.** Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2014 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2014	(iii) Distributable Amount for 2014
1 Distributable amount for 2014 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2014 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2014			
a From 2009.			
b From 2010.			
c From 2011.			
d From 2012.			
e From 2013.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2014 distributable amount			
i Carryover from 2009 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2014 from Section D, line 7 $ _____			
a Applied to underdistributions of prior years			
b Applied to 2014 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2014, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2014 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 **Excess distributions carryover to 2015.** Add lines 3j and 4c			
8 Breakdown of line 7			
a From 2010.			
b From 2011.			
c From 2012.			
d From 2013.			
e From 2014.			

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).

Facts And Circumstances Test

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493014015186

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
HOMES FOR AMERICA INC

Employer identification number
52-1901220

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

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ 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" to Form 990, Part IV, line 7.

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

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

		Held at the End of the Year
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included in (a)	2c	
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d	

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

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

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

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

7 Amount of expenses incurred in monitoring, inspecting, 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" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (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 in 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 SFAS 116 (ASC 958) relating to these items

a Revenue included in Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

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 are a 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 programs
- 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" to 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 in Part XIII . . . . . ☐

Part V Endowment Funds. Complete if the organization answered "Yes" to 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 Temporarily restricted endowment ▶

The percentages in 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" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment. Complete if the organization answered 'Yes' to 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		44,500		44,500
b Buildings		349,584	25,491	324,093
c Leasehold improvements		37,901	24,523	13,378
d Equipment		97,406	82,576	14,830
e Other		36,577	32,141	4,436
Total. Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c).)* ▶				401,237

Part VII **Investments—Other Securities.** Complete if the organization answered 'Yes' to 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		
Other		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII **Investments—Program Related.** Complete if the organization answered 'Yes' to 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
Total. *(Column (b) must equal Form 990, Part X, col (B) line 13)* ▶		

Part IX **Other Assets.** Complete if the organization answered 'Yes' to Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
Total. *(Column (b) must equal Form 990, Part X, col.(B) line 15.)* . . . . . ▶	

Part X **Other Liabilities.** Complete if the organization answered 'Yes' to Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1 (a) Description of liability	(b) Book value
Federal income taxes	
SECURITY DEPOSITS	20,618
DEVELOPER FEE PAYABLE	411,703
ACCRUED EXPENSES	15,117
DUE TO CHESTNUT SQUARE HOA	29,413
DUE TO AFFILIATES	1,674
OTHER INVESTMENTS	867,047
Total. *(Column (b) must equal Form 990, Part X, col (B) line 25)* ▶	1,345,572

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 FIN 48 (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' to Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	34,129,282
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII)	2d	21,166,227		
e	Add lines **2a** through **2d**			2e	21,166,227
3	Subtract line **2e** from line **1**			3	12,963,055
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total revenue Add lines **3** and **4c.** (This must equal Form 990, Part I, line 12)			5	12,963,055

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return. Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	40,888,202
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII)	2d	35,147,261		
e	Add lines **2a** through **2d**			2e	35,147,261
3	Subtract line **2e** from line **1**			3	5,740,941
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total expenses Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18)			5	5,740,941

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

Return Reference	Explanation
PART X, LINE 2	HFA, HOMES FOR SHIPPENSBURG, INC , HOMES FOR LAUREL, INC , HOMES FOR LAUREL II, INC , HOMES FOR MCCONNELLSBURG, INC , HFA COMMUNITY HOUSING DEVELOPMENT, INC ("CHODO"), ESSEX HOUSE NEIGHBORHOOD CORPORATION AND HOMES FOR ARUNDEL, INC (COLLECTIVELY, THE CORPORATIONS) HAVE APPLIED FOR AND RECEIVED A DETERMINATION LETTER FROM THE INTERNAL REVENUE SERVICE ("IRS") TO BE TREATED AS A TAX EXEMPT ENTITY PURSUANT TO SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE THERE WAS NO UNRELATED BUSINESS INCOME FOR THE YEARS ENDED MARCH 31, 2015 AND 2014, RESPECTIVELY DUE TO THEIR TAX EXEMPT STATUS, THE CORPORATIONS ARE NOT SUBJECT TO INCOME TAXES THE CORPORATIONS ARE REQUIRED TO FILE AND DO FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES TAX YEARS STILL OPEN FOR IRS EXAMINATION FOR THE CORPORATIONS ARE THE YEARS ENDED MARCH 31, 2012, 2013 AND 2014
PART XI, LINE 2D - OTHER ADJUSTMENTS	INCOME FROM ENTITIES INCLUDED IN CONSOLIDATED FINANCIAL STATEMENTS
PART XII, LINE 2D - OTHER ADJUSTMENTS	EXPENSES FROM ENTITIES INCLUDED IN CONSOLIDATED FINANCIAL STATEMENTS

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

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Schedule J (Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ **Complete if the organization answered "Yes" to Form 990, Part IV, line 23.**

▶ **Attach to Form 990.**

▶ **Information about Schedule J (Form 990) and its instructions is at *www.irs.gov/form990*.**

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
HOMES FOR AMERICA INC

Employer identification number
52-1901220

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropiate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items			
	☐ First-class or charter travel	☐ Housing allowance or residence for personal use		
	☐ Travel for companions	☐ Payments for business use of personal residence		
	☐ Tax idemnification and gross-up payments	☐ Health or social club dues or initiation fees		
	☐ Discretionary spending account	☐ Personal services (e g , maid, chauffeur, chef)		
b	If any of the boxes in 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, officers, including the CEO/Executive Director, regarding the items checked in line 1a?	**2**		
3	Indicate which, if any, of the following the filing 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			
	☐ Compensation committee	☐ Written employment contract		
	☐ Independent compensation consultant	☐ Compensation survey or study		
	☐ Form 990 of other organizations	☑ Approval by the board or compensation committee		
4	During the year, did any person listed in 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**		No
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	**4b**		No
c	Participate in, or receive payment from, an equity-based compensation arrangement?	**4c**		No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III			
	Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5	For persons listed in 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**		No
b	Any related organization?	**5b**		No
	If "Yes," to line 5a or 5b, describe in Part III			
6	For persons listed in 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**		No
b	Any related organization?	**6b**		No
	If "Yes," to line 6a or 6b, describe in Part III			
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	**7**		No
8	Were any amounts reported in Form 990, Part VII, paid or accured 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**		No
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	**9**		

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 in 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 are not listed on Form 990, Part VII

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

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column(B) reported as deferred in prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1 NANCY S RASE THRU 10-31-15, PRESIDENT & DIRECTOR	(i)	276,004	0	0	18,900	11,765	306,669	0
	(ii)	0	0	0	0	0	0	0
2 ELEANOR P DUKE, SENIOR VICE PRESIDENT	(i)	134,316	0	0	9,402	11,531	155,249	0
	(ii)	0	0	0	0	0	0	0
3 CHRISTOPHER CHERRY THRU 7-17-15, CFO	(i)	139,569	0	0	9,770	10,051	159,390	0
	(ii)	0	0	0	0	0	0	0

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

Return Reference	Explanation

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SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization	Employer identification number
HOMES FOR AMERICA INC	52-1901220

990 Schedule O, Supplemental Information

Return Reference	Explanation
PART IV LINE 28C	
FORM 990, PART VI, SECTION B, LINE 11	A DRAFT OF FORM 990 IS REVIEWED IN DETAIL BY THE FINANCE AND AUDIT COMMITTEE OF THE BOARD OF DIRECTORS AND AUTHORIZED BY THE BOARD OF DIRECTORS PRIOR TO FILING WITH THE IRS
FORM 990, PART VI, SECTION B, LINE 12C	THE WRITTEN CONFLICT OF INTEREST POLICY IS DISCUSSED AT THE ANNUAL MEETING AND ALL OFFICER S AND DIRECTORS SIGN A STATEMENT ACKNOWLEDGING THE POLICY AND RECUSING THEMSELVES WHEN ITE MS WITH POTENTIAL CONFLICTS ARE DISCUSSED AND AUTHORIZED BY THE BOARD
FORM 990, PART VI, SECTION B, LINE 15	COMPENSATION FOR THE PRESIDENT IS APPROVED BY BOARD USING COMPARABILITY DATA COMPENSATION OF OTHERS ARE APPROVED BY THE BOARD THROUGH THE ANNUAL BUDGET PROCESS
FORM 990, PART VI, SECTION C, LINE 19	THE ORGANIZATION'S GOVERNING DOCUMENTS AND POLICIES ARE AVAILABLE FOR PUBLIC INSPECTION AT THE ORGANIZATION'S OFFICE DURING REGULAR BUSINESS HOURS UPON REQUEST

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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.
▶ Information about Schedule R (Form 990) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
HOMES FOR AMERICA INC

Employer identification number
52-1901220

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) HOMES FOR SILVER SPRING LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2258799	REAL ESTATE RENTALS	MD	9,796,963	0	HOMES FOR AMERICA
(2) HOMES FOR BRIDGEVILLE LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 45-4588298	REAL ESTATE RENTALS	MD	371,354	737,886	HOMES FOR AMERICA
(3) CORNER HOUSE HFA LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 47-1390836	REAL ESTATE RENTALS	MD	8,873	8,873	HOMES FOR AMERICA

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity? Yes	(g) No
(1) HOMES FOR SHIPPENSBURG INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2148579	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(2) HOMES FOR LAUREL INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2258299	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(3) HOMES FOR MCCONNELLSBURG INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2335700	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(4) HOMES FOR LAUREL II INC 318 SIXTH STREET ANNAPOLIS, MD 21403 36-4569310	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(5) HFA COMMUNITY DEVELOPMENT INC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-2155870	REAL ESTATE DEVELOPMENT - CHDO	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(6) ESSEX HOUSE NEIGHBORHOOD CORP 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1815666	REAL ESTATE INVESTMENT	VA	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(7) HOMES FOR ARUNDEL INC 318 SIXTH STREET ANNAPOLIS, MD 21403 54-2119728	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
See Additional Data Table												

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
See Additional Data Table									

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

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

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) HOMES DEVELOPMENT CORPORATION	Q	427,331	
(2) HOMES FOR PERRYVILLE LP	D	295,000	
(3) CITY ARTS LP	D	129,832	
(4) MANOR EAST LP	D	1,707,151	
(5) HOMES FOR EMMITSBURG LP	D	1,100,000	

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

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

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 52-1901220
Name: HOMES FOR AMERICA INC

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity? Yes	(g) No
(1) HOMES FOR SHIPPENSBURG INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2148579	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(1) HOMES FOR LAUREL INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2258299	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(2) HOMES FOR MCCONNELLSBURG INC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2335700	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(3) HOMES FOR LAUREL II INC 318 SIXTH STREET ANNAPOLIS, MD 21403 36-4569310	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(4) HFA COMMUNITY DEVELOPMENT INC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-2155870	REAL ESTATE DEVELOPMENT - CHDO	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(5) ESSEX HOUSE NEIGHBORHOOD CORP 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1815666	REAL ESTATE INVESTMENT	VA	501(C)(3)	LINE 9	HOMES FOR AMERICA		No
(6) HOMES FOR ARUNDEL INC 318 SIXTH STREET ANNAPOLIS, MD 21403 54-2119728	REAL ESTATE RENTALS	MD	501(C)(3)	LINE 9	HOMES FOR AMERICA		No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations? Yes	(h) No	(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner? Yes	(j) No	(k) Percentage ownership
BOOTH STREET LP 318 SIXTH STREET ANNAPOLIS, MD 21403 46-2545164	REAL ESTATE RENTALS	MD	N/A	N/A	-82,298	5,938,896		No			No	100 000 %
CHAPLINE ASSOCIATES LP 180 ADMIRAL COCHRANE DR ANNAPOLIS, MD 21401 52-2226874	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
CHAPLINE ASSOCIATES II LP 180 ADMIRAL COCHRANE DR ANNAPOLIS, MD 21401 13-4223277	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
CITY ARTS LP 318 SIXTH STREET ANNAPOLIS, MD 21403 27-0442796	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
CITY ARTS II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 46-3446465	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
CLARE COURT LP 318 SIXTH STREET ANNAPOLIS, MD 21403 33-1006669	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
DARBYTOWN MEADOWS LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-0093958	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
ESSEX HOUSE LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2098186	REAL ESTATE RENTALS	VA	N/A	N/A				No			No	
FOXTAIL CROSSING II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 45-4533116	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
FOUNTAIN PLACE ASSOC LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-1946936	REAL ESTATE RENTALS	MD	CORNER HOUSE HFA LLC	N/A	38,116	1,104,570		No			No	100 000 %
FRED I LP 318 SIXTH STREET ANNAPOLIS, MD 21403 04-3675548	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
FRED II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 04-3675554	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
GATEWAY VILLAGE II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2116418	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
GATEWAY VILLAGE III LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2272632	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
GLENBURN ASSOCIATES LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2052708	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations? Yes	(h) No	(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner? Yes	(j) No	(k) Percentage ownership
HDCHDI SHIPPENSBURG LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2298688	REAL ESTATE INVESTMENTS	MD	N/A	N/A				No			No	
HDCTRFJUBILEE LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 27-1080070	REAL ESTATE INVESTMENTS	MD	N/A	N/A				No			No	
HDC-HRH VIRGINIA LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 04-3675538	REAL ESTATE INVESTMENTS	MD	N/A	N/A				No			No	
HOMES FOR ABERDEEN LP 318 SIXTH STREET ANNAPOLIS, MD 21403 47-1430657	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR ANNAPOLIS LP 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1820786	REAL ESTATE RENTALS	MD	N/A	N/A	18,843	6,305,779		No			No	
HOMES FOR BERLIN LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2298681	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR CAMBRIDGE LP 318 SIXTH STREET ANNAPOLIS, MD 21403 77-0630206	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR CHAMBERSBURG LP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-3724027	REAL ESTATE RENTALS	PA	N/A	N/A				No			No	
HOMES FOR CUMBERLAND LP 318 SIXTH STREET ANNAPOLIS, MD 21403 26-0422796	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR ELKTON LP 318 SIXTH STREET ANNAPOLIS, MD 21403 27-5102436	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR EMMITSBURG LP 318 SIXTH STREET ANNAPOLIS, MD 21403 51-1679635	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR FREDERICK LP 318 SIXTH STREET ANNAPOLIS, MD 21403 47-3106999	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR GLEN BURNIE LP 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1863874	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR GREENSPRING LP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-3625674	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR HAMILTON HILLS LP 318 SIXTH STREET ANNAPOLIS, MD 21403 26-2597023	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations? Yes	(h) No	(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner? Yes	(j) No	(k) Percentage ownership
HOMES FOR HAGERSTOWN LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 47-2754738	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR HAGERSTOWN GP LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 47-2754537	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR HURLOCK LP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-4795670	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR ODENTON LP 318 SIXTH STREET ANNAPOLIS, MD 21403 46-5645499	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR OLDE TOWNE GAIT 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1954745	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR PERRYVILLE LP 318 SIXTH STREET ANNAPOLIS, MD 21403 27-0550700	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR POCOMOKE CITY LP 318 SIXTH STREET ANNAPOLIS, MD 21403 46-4242708	REAL ESTATE RENTALS	MD	N/A	N/A	196,574	2,206,373		No			No	100 000 %
HOMES FOR REISTERSTOWN LP 318 SIXTH STREET ANNAPOLIS, MD 21403 54-1922766	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR REISTERSTOWN II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 68-0541880	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR SALISBURY LP 318 SIXTH STREET ANNAPOLIS, MD 21403 75-3031936	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR WALBROOK LP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-5385299	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
HOMES FOR GLEN LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2261784	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
JENKINS HOUSE LP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-5791654	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
MANOR EAST LP 318 SIXTH STREET ANNAPOLIS, MD 21403 26-2561429	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
MARIAN HOUSE II LP 318 SIXTH STREET ANNAPOLIS, MD 21403 75-3200262	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
MITCHELL POND LP 318 SIXTH STREET ANNAPOLIS, MD 21403 42-1605503	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
PINEY VILLAGE ASSOC LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-1440040	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
RESTORATION GARDENS LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-4794713	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
RUFFIN ROAD LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-0093955	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	
SENIOR COTTAGES OF SHIPPENSBURG LTD 318 SIXTH STREET ANNAPOLIS, MD 21403 41-1855600	REAL ESTATE RENTALS	PA	N/A	N/A				No			No	
VILLAGE HOUSE ASSOC LP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2098184	REAL ESTATE RENTALS	MD	N/A	N/A				No			No	

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?
Yes	**No**							
HOMES DEVELOPMENT CORP 318 SIXTH STREET ANNAPOLIS, MD 21403 52-1940646	REAL ESTATE INVESTMENT	MD	NONE	C	-656,426	4,777,810	100 000 %	No
CLARE COURT CORPORATION 318 SIXTH STREET ANNAPOLIS, MD 21403 43-2035312	REAL ESTATE INVESTMENT	MD	NONE	C			100 000 %	No
ESSEX HOUSE CORPORATION 318 SIXTH STREET ANNAPOLIS, MD 21403 52-2098283	REAL ESTATE INVESTMENT	VA	NONE	C	304	-23,838	100 000 %	No
HOMES FOR EMMITSBURG INC 318 SIXTH STREET ANNAPOLIS, MD 21403 45-4855535	REAL ESTATE INVESTMENT	MD	NONE	C	-16	1,750,010	100 000 %	No
HOMES FOR GREENSPRING INC 318 SIXTH STREET ANNAPOLIS, MD 21403 20-3763885	REAL ESTATE INVESTMENT	MD	NONE	C	-8	201,018	79 000 %	No
HDCCHAI LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 26-2561554	REAL ESTATE INVESTMENT	MD	NONE	C	-20	1,726,212	51 000 %	No
HDC-DCS LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 20-4804201	REAL ESTATE INVESTMENT	MD	NONE	C			51 000 %	No
HOMES FOR GREENSPRING DEVELOPMENT CORP 318 SIXTH STREET ANNAPOLIS, MD 21403 20-3625769	REAL ESTATE INVESTMENT	MD	NONE	C			100 000 %	No
BOOTH STREET LLC 318 SIXTH STREET ANNAPOLIS, MD 21403 45-4588298	REAL ESTATE INVESTMENT	MD	NONE	C	-14	1,563,482	100 000 %	No