

**CENTRAL MINNESOTA
HOUSING PARTNERSHIP, INC.**

990 Income Tax Return

2021

(Public Inspection Copy)

RETAIN FOR YOUR RECORDS

Form **990****Return of Organization Exempt From Income Tax**

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service

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.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.**2021**Open to Public
Inspection**A** For the 2021 calendar year, or tax year beginning

and ending

B Check if applicable:

- ☒ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organizationCENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address)

24707 COUNTY ROAD 75

Room/suite

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

ST. AUGUSTA, MN 56301

F Name and address of principal officer: DEANNA HEMMESCH

SAME AS C ABOVE

D Employer identification number

41-1752558

E Telephone number

(320) 259-0393

G Gross receipts \$

4,430,262.

H(a) Is this a group returnfor 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.CMHP.NET**K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶**L** Year of formation: 1993**M** State of legal domicile: MN**Part I Summary**

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: TO ASSIST UNDERSERVED COMMUNITIES TO PRESERVE, IMPROVE AND INCREASE AFFORDABLE HOUSING.			
	2	Check this box <input type="checkbox"/> 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	9	
	5	Total number of individuals employed in calendar year 2021 (Part V, line 2a)	5	45	
	6	Total number of volunteers (estimate if necessary)	6	12	
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.	
	b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year	
	9	Program service revenue (Part VIII, line 2g)	236,285.	400,792.	
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	4,669,579.	3,375,588.	
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	36,803.	38,149.	
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	254,325.	615,733.	
			5,196,992.	4,430,262.	
Expenses	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)	939,252.	1,080,438.	
	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)	2,915,980.	3,541,339.	
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	3,855,232.	4,621,777.		
19	Revenue less expenses. Subtract line 18 from line 12	1,341,760.	-191,515.		
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Current Year	End of Year	
	21	Total liabilities (Part X, line 26)	18,414,763.	21,605,447.	
	22	Net assets or fund balances. Subtract line 21 from line 20	13,524,110.	16,640,734.	
		4,890,653.	4,964,713.		

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

Signature of officer

Date

NICOLE KLOSNER, BOARD PRESIDENT

Type or print name and title

Paid

Print/Type preparer's name

NICOLE FOLKERTS, CPA

Preparer's signature

Date

11/02/22

Check if self-employed

☐

PTIN

P01677599

Preparer

Firm's name ▶

CLIFTONLARSONALLEN LLP

Firm's EIN ▶

41-0746749

Use Only

Firm's address ▶

818 SECOND STREET SOUTH, SUITE 320

WAITE PARK, MN 56387

Phone no. 320-203-5500

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:

CMHP, INC IS A NON-PROFIT REGIONAL COMMUNITY HOUSING DEVELOPMENT CORPORATION (CHDO) COMMITED TO ASSISTING UNDERSERVED COMMUNITIES TO PRESERVE, IMPROVE AND INCREASE AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME FAMILIES AND INDIVIDUALS.

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 \$ 3,308,012. Including grants of \$) (Revenue \$ 3,487,276.)

AFFORDABLE HOUSING: CMHP ASSET MANAGES 839 UNITS OF AFFORDABLE HOUSING. CMHP VALUES ITS OWNERSHIP AND INTEREST IN RENTAL PROPERTIES AND TAKES RESPONSIBILITY FOR THE LONG-TERM HEALTH AND WELFARE OF ALL PROJECTS WITH WHICH ASSOCIATED. FUNCTIONS OF ASSET MANAGEMENT INCLUDE MONITORING PROGRAMS, FUNDERS, AND FINANCING REQUIREMENTS TO ASSURE COMPLIANCE AND TIMELY REPORTING; OVERSIGHT OF PROPERTY MANAGEMENT ACTIVITIES OF THE PROFESSIONAL PROPERTY MANAGERS, SITE VISITS, MONTHLY FINANCIAL REPORTS, ANNUAL BUDGET APPROVAL, CAPITAL IMPROVEMENT PLANNING AND TENANT SURVEYS. CMHP COMMUNICATES ON A REGULAR BASIS WITH PROPERTY MANAGERS, INVESTORS, AND FUNDERS. AS CMHP CONTINUES TO DEVELOP NEW OR ACQUIRES AND REHABS EXISTING RENTAL PROPERTIES, IT WILL CONTINUE TO ADD AFFORDABLE RENTAL UNITS TO ITS ASSET MANAGEMENT PORTFOLIO. IN 2021,

4b (Code:) (Expenses \$ 727,009. Including grants of \$) (Revenue \$ 246,464.)

PROPERTY MANAGEMENT: CMHP OVERSEES ALL ASPECTS OF THE OPERATIONS, MANAGEMENT, AND MAINTENANCE OF SELECTED PROPERTIES IN THEIR PORTFOLIO. CMHP'S PROPERTY MANAGEMENT DIVISION RECRUITS, SCREENS, SELECTS, AND PLACES APPLICANTS IN HOUSING AND IS RESPONSIBLE FOR THE FINANCIAL MANAGEMENT, BUDGETING, CARETAKING SUPERVISION, REPORTING AND COMPLIANCE OF EACH PROJECT. IN 2011, CMHP PARTNERED WITH A FOR PROFIT DEVELOPER TO PRESERVE AN EXISTING RENTAL PROPERTY, SOUTH HAVEN, IN BRAINERD MINNESOTA. CMHP RECEIVES A FEE ANNUALLY FOR THE COMPLIANCE WORK THAT THEY PROVIDE FOR SOUTH HAVEN. IN 2021, THIS LOAN WAS PAID IN FULL. THE NUMBER OF PROPERTIES CMHP MANAGES IS 24 RURAL DEVELOPMENT/TAX CREDIT PROJECTS CONSISTING OF 511 UNITS OF AFFORDABLE RENTAL.

4c (Code:) (Expenses \$ 4,446. Including grants of \$) (Revenue \$ 51,026.)

SMALL CITIES DEVELOPMENT PROGRAM (SCDP): CMHP PROVIDES TECHNICAL ASSISTANCE, APPLICATION PREPARATION/SUBMISSION AND GRANT ADMINISTRATION SERVICES TO ELIGIBLE COMMUNITIES IN OUR 16-COUNTY SERVICE AREA FOR THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT'S SMALL CITIES DEVELOPMENT PROGRAM (SCDP) FUNDING. QUALIFYING APPLICATIONS MUST MEET ONE OR MORE FEDERAL OBJECTIVES, WHICH INCOME BENEFITING PEOPLE OF LOW AND MODERATE INCOMES, ELIMINATING SLUM AND BLIGHT CONDITIONS, OR ELIMINATING AN URGENT THREAT TO PUBLIC HEALTH OR SAFETY. APPLICATIONS ARE SUBMITTED FOR OWNER-OCCUPIED, RENTAL, AND COMMERCIAL REHABILITATION, WITH A FOCUS ON HOUSING REHABILITATION. SCDP PROJECTS MAY BE SUPPLEMENTED WITH ADDITIONAL FUNDING SOURCES SUCH AS CITY MATCH FUNDS OR USDA RD LOAN/GRANT PROGRAMS. IN 2021, CMHP ADMINISTERED SCDP

4d Other program services (Describe on Schedule O.)

(Expenses \$ 144,365. Including grants of \$) (Revenue \$ 206,555.)

4e Total program service expenses **4,183,832.**

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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)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
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? <i>If "Yes," complete Schedule C, Part II</i>		X
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 Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part IV</i>	X	
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
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? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
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? <i>If "Yes," complete Schedule D, Part VIII</i>		X
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? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		X
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)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
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? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
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? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
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? <i>If "Yes," complete Schedule G, Part I. See instructions</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
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? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

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Part IV Checklist of Required Schedules (continued)

	Yes	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? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	X
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? <i>If "Yes," complete Schedule J</i>	23	X
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? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a	X
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? <i>If "Yes," complete Schedule L, Part I</i>	25a	X
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? <i>If "Yes," complete Schedule L, Part I</i>	25b	X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>	26	X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27	X
28 Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>	28a	X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>	28b	X
c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>	28c	X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31	X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32	X
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? <i>If "Yes," complete Schedule R, Part I</i>	33	X
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	X
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)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b	X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36	X
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? <i>If "Yes," complete Schedule R, Part VI</i>	37	X
38 Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19?	38	X

Note: All Form 990 filers are required to complete Schedule O

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	4
b Enter the number of Forms W-2G included on 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	

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

		Yes	No
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	45	
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.	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
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)?		X
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?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
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?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
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?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
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?		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
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?		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
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.		
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?		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		X
17	Section 501(c)(21) organizations. Did the trust, any disqualified person, or mine operator engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.		

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

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

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 on Schedule O.						
b Enter the number of voting members included on line 1a, above, who are independent	1b	9				
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					X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3					X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4					X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5					X
6 Did the organization have members or stockholders?	6					X
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					X
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					X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:						
a The governing body?	8a		X			
b Each committee with authority to act on behalf of the governing body?	8b					X
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 on Schedule O	9					X

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					X
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		X			
b Describe on 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		X			
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		X			
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done	12c		X			
13 Did the organization have a written whistleblower policy?	13		X			
14 Did the organization have a written document retention and destruction policy?	14		X			
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		X			
b Other officers or key employees of the organization	15b					X
If "Yes" to line 15a or 15b, describe the process on 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					X
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					

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed **► MN**

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
☒ Own website ☐ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records **►**
JULIE SCHUELLER - 320-258-0676
24707 COUNTY ROAD 75, SAINT AUGUSTA, MN 56301

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

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

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

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

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

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

[illegible]

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Form 990 (2021)

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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 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/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(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 Subtotal								154,225.	0.	27,306.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								154,225.	0.	27,306.

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 0

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <i>If "Yes," complete Schedule J for such individual</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
NONE		

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

**CENTRAL MINNESOTA HOUSING
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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	1 a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	306,219.				
	f All other contributions, gifts, grants, and similar amounts not included above ...	1f	94,573.				
	g Noncash contributions included in lines 1a-1f	1g	\$				
	h Total. Add lines 1a-1f			400,792.			
Program Service Revenue	2 a <u>RENTAL INCOME</u>	Business Code	531110	2,697,160.	2,697,160.		
	b <u>FEES FOR SERVICE</u>		624200	596,073.	596,073.		
	c <u>DEBT SUBSIDY INCOME</u>		624200	38,201.	38,201.		
	d <u>DEVELOPER FEE</u>		531110	20,000.	20,000.		
	e <u>GARAGE INCOME</u>		531110	13,621.	13,621.		
	f All other program service revenue		531110	10,533.	10,533.		
	g Total. Add lines 2a-2f			3,375,588.			
	3 Investment income (including dividends, interest, and other similar amounts)			38,149.			38,149.
4 Income from investment of tax-exempt bond proceeds							
5 Royalties							
Other Revenue	6 a Gross rents	6a	(i) Real (ii) Personal				
	b Less: rental expenses ...	6b					
	c Rental income or (loss)	6c					
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities (ii) Other				
	b Less: cost or other basis and sales expenses	7b					
	c Gain or (loss)	7c					
	d Net gain or (loss)						
	8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a					
	b Less: direct expenses	8b					
	c Net income or (loss) from fundraising events						
	9 a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b					
	c Net income or (loss) from gaming activities						
	10 a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b					
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a <u>MISCELLANEOUS INCOME</u>	Business Code	900099	615,733.	615,733.		
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a-11d			615,733.			
12 Total revenue. See instructions			4,430,262.	3,991,321.	0.	38,149.	

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

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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 ☐

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
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	181,531.	97,915.	83,616.	
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	778,543.	643,232.	135,311.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	57,349.	47,382.	9,967.	
10 Payroll taxes	63,015.	52,063.	10,952.	
11 Fees for services (nonemployees):				
a Management				
b Legal	6,629.	4,500.	2,129.	
c Accounting	179,132.	121,598.	57,534.	
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 Sch O.)	4,480.		4,480.	
12 Advertising and promotion	9,139.	7,535.	1,604.	
13 Office expenses	747,285.	691,798.	55,487.	
14 Information technology				
15 Royalties				
16 Occupancy	477,699.	438,255.	39,444.	
17 Travel	17,614.	17,378.	236.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings	6,278.	3,056.	3,222.	
20 Interest	385,472.	385,396.	76.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,187,542.	1,184,660.	2,882.	
23 Insurance	138,438.	118,259.	20,179.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a PROPERTY MANAGEMENT	117,022.	117,022.		
b BAD DEBTS	83,632.	73,982.	9,650.	
c GENERAL DEVELOPMENT	43,281.	43,281.		
d _____				
e All other expenses _____	137,696.	136,520.	1,176.	
25 Total functional expenses. Add lines 1 through 24e	4,621,777.	4,183,832.	437,945.	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)

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Form 990 (2021)

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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	1,260,939.	1	1,255,723.
	2 Savings and temporary cash investments	1,982,145.	2	3,976,432.
	3 Pledges and grants receivable, net	43,335.	3	35,000.
	4 Accounts receivable, net	339,804.	4	464,472.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net	267,082.	7	0.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	42,141.	9	146,122.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	33,658,616.		
	b Less: accumulated depreciation	20,528,466.		
	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	178,061.	13	181,904.
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	3,418,980.	15	2,415,644.
16 Total assets. Add lines 1 through 15 (must equal line 33)	18,414,763.	16	21,605,447.	
Liabilities	17 Accounts payable and accrued expenses	450,176.	17	509,942.
	18 Grants payable		18	
	19 Deferred revenue	776,680.	19	872,268.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	123,463.	21	166,209.
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	12,001,195.	23	15,092,315.
	24 Unsecured notes and loans payable to unrelated third parties	172,596.	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		25	
	26 Total liabilities. Add lines 17 through 25	13,524,110.	26	16,640,734.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> X and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	4,890,653.	27	4,964,713.
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	4,890,653.	32	4,964,713.
	33 Total liabilities and net assets/fund balances	18,414,763.	33	21,605,447.

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**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Form 990 (2021)

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Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	4,430,262.
2	Total expenses (must equal Part IX, column (A), line 25)	2	4,621,777.
3	Revenue less expenses. Subtract line 2 from line 1	3	-191,515.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	4,890,653.
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 on Schedule O)	9	265,575.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	4,964,713.

Part XII Financial Statements and Reporting

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

1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> X Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		Yes	No
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2a	<input type="checkbox"/>	<input checked="" type="checkbox"/> X
b	Were the organization's financial statements audited by an independent accountant? _____ If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> X Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2b	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? _____ If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits _____	3b	<input checked="" type="checkbox"/> X	<input type="checkbox"/>

Form **990** (2021)

SCHEDULE A
(Form 990)

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.

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

OMB No. 1545-0047

2021

Open to Public
Inspection

Name of the organization **CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number
41-1752558

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 12, 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 (Form 990).)
- 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 agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 ☒ 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.)
- 11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 ☐ 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 on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
- 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 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

CENTRAL MINNESOTA HOUSING

PARTNERSHIP, INC.

Schedule A (Form 990) 2021

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
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) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(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 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2021 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2020 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2021. 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 - 2020. 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 - 2021. 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 - 2020. 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		

Schedule A (Form 990) 2021

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Schedule A (Form 990) 2021

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	299,160.	272,605.	605,505.	236,285.	400,792.	1814347.
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	1792636.	2139372.	2729066.	4669579.	3375588.	14706241.
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	2091796.	2411977.	3334571.	4905864.	3776380.	16520588.
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	28,547.	244,325.	300,544.	1864931.	129,434.	2567781.
c Add lines 7a and 7b	28,547.	244,325.	300,544.	1864931.	129,434.	2567781.
8 Public support. (Subtract line 7c from line 6.)						13952807.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
9 Amounts from line 6	2091796.	2411977.	3334571.	4905864.	3776380.	16520588.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	13,619.	13,773.	21,723.	36,803.	38,149.	124,067.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	13,619.	13,773.	21,723.	36,803.	38,149.	124,067.
11 Net income from unrelated business activities not included on 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.)	81,577.	78,626.	184,920.	254,325.	615,733.	1215181.
13 Total support. (Add lines 9, 10c, 11, and 12.)	2186992.	2504376.	3541214.	5196992.	4430262.	17859836.
14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here	<input type="checkbox"/>					

Section C. Computation of Public Support Percentage

15 Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f))	15	78.12 %
16 Public support percentage from 2020 Schedule A, Part III, line 15	16	77.18 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2021 (line 10c, column (f), divided by line 13, column (f))	17	.69 %
18 Investment income percentage from 2020 Schedule A, Part III, line 17	18	.59 %

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

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

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

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Schedule A (Form 990) 2021

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Part IV Supporting Organizations

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

Section A. All Supporting Organizations

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

Part IV Supporting Organizations (continued)

- 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 on lines 11b and 11c below, the governing body of a supported organization?
- b** A family member of a person described on line 11a above?
- c** A 35% controlled entity of a person described on line 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in **Part VI**.

	Yes	No
11a		
11b		
11c		

Section B. Type I Supporting Organizations

- 1** Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? If "No," describe in **Part VI** how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.
- 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.

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

- 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).

	Yes	No
1		

Section D. All Type III Supporting Organizations

- 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, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?
- 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).
- 3** By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in **Part VI** the role the organization's supported organizations played in this regard.

	Yes	No
1		
2		
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 governmental entity (see instructions).

2 Activities Test. Answer lines 2a and 2b 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.

- b** Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? 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.

3 Parent of Supported Organizations. Answer lines 3a and 3b 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? If "Yes" or "No" provide details in **Part VI**.
- 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.

	Yes	No
2a		
2b		
3a		
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 (*explain in Part VI*). 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):			
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 (<i>explain in detail in Part VI</i>):			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 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 0.85 of line 1.	2	
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4 Enter greater of line 2 or line 3.	4	
5 Income tax imposed in prior year	5	
6 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).

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Schedule A (Form 990) 2021

41-1752558 Page 7

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

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

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

Schedule A (Form 990) 2021

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Schedule A (Form 990) 2021

41-1752558 Page 8

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

SCHEDULE A, PART III, LINE 12, EXPLANATION FOR OTHER INCOME:

MISCELLANEOUS INCOME

2017 AMOUNT: \$ 81,577.

2018 AMOUNT: \$ 78,626.

2019 AMOUNT: \$ 184,920.

2020 AMOUNT: \$ 254,325.

2021 AMOUNT: \$ 615,733.

Schedule B
(Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990 or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2021

Name of the organization <p align="center">CENTRAL MINNESOTA HOUSING PARTNERSHIP, INC.</p>	Employer identification number <p align="center">41-1752558</p>
--	---

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

☒ 501(c)(3) (enter number) organization

☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation

☐ 501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ▶ \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number

41-1752558**Part I****Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
<u>1</u>		\$ <u>100,889.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>2</u>		\$ <u>72,630.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>3</u>		\$ <u>79,880.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>4</u>		\$ <u>7,500.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
<u>5</u>		\$ <u>132,700.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number

41-1752558**Part II****Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

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

Name of organization

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Employer identification number

41-1752558

Part III

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

Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift

Transferee's name, address, and ZIP + 4

Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift

Transferee's name, address, and ZIP + 4

Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift

Transferee's name, address, and ZIP + 4

Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift

Transferee's name, address, and ZIP + 4

Relationship of transferor to transferee

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

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

▶ Attach to Form 990.

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

OMB No. 1545-0047

2021

Open to Public
Inspection

Name of the organization **CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number
41-1752558

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

	(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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).

<input type="checkbox"/> Preservation of land for public use (for example, recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> 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 Tax 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 7/25/06, 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, handling of violations, and enforcing conservation easements during the year ▶

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

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

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1	▶ \$
(ii) Assets included in Form 990, Part X	▶ \$

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1	▶ \$
b Assets included in Form 990, Part X	▶ \$

2021.05000 CENTRAL MINNESOTA HOUSING 091-0241

**CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Schedule D (Form 990) 2021

41-1752558 Page **3**

Part VII Investments - Other Securities.

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

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

Part VIII Investments - Program Related.

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

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

Part IX Other Assets.

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

(a) Description	(b) Book value
(1) ACCOUNTS RECEIVABLE - RELATED PROJECTS	2,415,644.
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	2,415,644.

Part X Other Liabilities.

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	

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

Schedule D (Form 990) 2021

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Schedule D (Form 990) 2021

41-1752558 Page 4

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

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

1	Total revenue, gains, and other support per audited financial statements	1	4,444,000.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	13,738.
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d	2e	13,738.
3	Subtract line 2e from line 1	3	4,430,262.
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	4,430,262.

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

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

1	Total expenses and losses per audited financial statements	1	4,621,777.
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	
e	Add lines 2a through 2d	2e	0.
3	Subtract line 2e from line 1	3	4,621,777.
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	4,621,777.

Part XIII Supplemental Information.

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

PART IV, LINE 2B:

CMHP IS A FISCAL AGENT FOR RIVERSIDE TOWNHOMES.

PART X, LINE 2:

THE ORGANIZATION IS EXEMPT FROM INCOME TAXES PURSUANT TO INTERNAL REVENUE CODE SECTION 501(C)(3) AND CORRESPONDING STATE TAX CODES. THE ORGANIZATION IS NOT A PRIVATE FOUNDATION, AND CONTRIBUTIONS TO THE ORGANIZATION QUALIFY AS A CHARITABLE TAX DEDUCTION BY THE CONTRIBUTOR.

THE ORGANIZATION FILES AS A TAX EXEMPT ORGANIZATION. SHOULD THAT STATUS BE CHALLENGED IN THE FUTURE, ALL YEARS SINCE INCEPTION WOULD BE SUBJECT TO REVIEW BY THE INTERNAL REVENUE SERVICE.

Part XIII Supplemental Information (continued)

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2021

Open to Public
Inspection

Name of the organization

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Employer identification number
41-1752558

FORM 990, PART III, LINE 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

CMHP STARTED CONSTRUCTION ON HERITAGE COURT APARTMENTS.

FORM 990, PART III, LINE 4B, PROGRAM SERVICE ACCOMPLISHMENTS:

CONTINUUM OF CARE (COC): SINCE 1997, CMHP HAS COORDINATED THE
DEVELOPMENT AND IMPLEMENTATION OF THE REGIONAL CONTINUUM OF CARE PLAN
OUTLINING EXISTING SERVICES AND IDENTIFYING GAPS IN SERVICES ADDRESSING
HOMELESSNESS. FROM 1997 TO 2021, OVER \$25.1 MILLION IN HUD FUNDING HAS
BEEN AWARDED REGIONALLY, WITH TOTAL LEVERAGED FUNDS OF OVER \$39.9
MILLION. THE 2021 EXHIBIT ONE APPLICATION WAS AWARDED \$1,649,942 WITH
AN ADDITIONAL \$412,486 IN MATCH FUNDS. IN 2021, CMHP WAS FUNDED WITH
COC ADMINISTRATIVE DOLLARS IN THE AMOUNT OF \$46,495. CMHP ALSO RECEIVED
\$50,000 FOR THE COORDINATED ENTRY POSITION. THE CENTRAL COC IS ALSO THE
ADVISORY COUNCIL OVER THE "CENTRAL MN TEN-YEAR PLAN TO END
HOMELESSNESS" FOR HEADING HOME TOGETHER MINNESOTA

FORM 990, PART III, LINE 4C, PROGRAM SERVICE ACCOMPLISHMENTS:

GRANT AWARDS FOR THE FOLLOWING COMMUNITIES: SARTELL, ST. JOSEPH,
MELROSE, MENAHGA, MORA, WADENA, BUFFALO, AND BERTHA/HEWITT. SCDP GRANTS
INCLUDE FUNDING FOR ADMINISTRATION, AND DRAWS ARE SUBMITTED BY CMHP AS
PROJECTS ARE COMPLETED. IN 2021, CMHP COMPLETED TEN REHABILITATION
PROJECTS WITH SCDP FUNDING. IN 2021, CMHP SUBMITTED FULL APPLICATIONS
ON BEHALF OF THE CITIES OF BERTHA/HEWITT AND WADENA. THE CITIES OF
BERTHA/HEWITT WERE AWARDED SCDP FUNDING FOR OWNER-OCCUPIED
REHABILITATION, AND THE CITY OF BUFFALO RECEIVED SCDP FUNDING FOR
OWNER-OCCUPIED AND COMMERCIAL REHABILITATION. ALL DEED FUNDS ARE PASSED

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

Schedule O (Form 990) 2021

Name of the organization **CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

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41-1752558

THROUGH EACH COMMUNITY GRANTEE, AND THEY RELEASE PAYMENT TO CONTRACTORS
AND VENDORS. OWNER MATCH FUNDS ARE HELD BY CMHP AND PAID AS REQUESTED.

IN 2021, CMHP ALSO SUBMITTED PRELIMINARY APPLICATIONS TO DEED ON BEHALF
OF THE CITIES OF SEBEKA AND SWANVILLE AND WERE NOTIFIED THE PRELIMINARY
APPLICATIONS WERE RANKED AS marginally competitive AND INVITED TO
SUBMIT FULL APPLICATIONS IN THE SPRING OF 2022. CMHP COLLECTS AN
APPLICATION FEE FROM CITIES BASED ON DISTANCE FROM CMHP OFFICES.

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

MINNESOTA URBAN & RURAL HOMESTEADING (MURL): THE ORGANIZATION SERVICES
A PORTFOLIO OF HOMES ORIGINALLY PURCHASED AND REHABILITATED THROUGH THE
MURL PROGRAM. HOMES WERE SOLD ON A 0% INTEREST CONTRACT FOR DEED TO
ELIGIBLE HOUSEHOLDS, WITH MONTHLY PAYMENTS BASED ON MONTHLY HOUSEHOLD
INCOME. WHILE MURL IS NO LONGER AN ACTIVELY FUNDED PROGRAM, AT THE END
OF 2021 CMHP HELD DEED TO SEVEN HOMES UNDER CONTRACT FOR DEED. CMHP
STAFF SERVICES THESE CONTRACT FOR DEEDS, AND PROVIDES HOMEOWNER SUPPORT
IN AREAS SUCH AS HOME MAINTENANCE, BUDGETING, ETC. ON OCCASION, A HOME
IS DEEDED BACK TO CMHP FOR ASSORTED REASONS. AS ALL HOMES ARE PAST THE
AFFORDABILITY PERIOD (15 OR 15.5 YEARS FROM TIME PUT IN THE PROGRAM)
ANY HOME RETURNED TO CMHP WILL BE SOLD FEE SIMPLE ON THE OPEN MARKET.
SALES PROCEEDS ARE DEPOSITED IN THE MURL REVOLVING ACCOUNT. CMHP BILLS
MONTHLY FOR THE ACTUAL PROGRAM COSTS OF STAFF TIME, TRAVEL, AND OTHER
ADMINISTRATIVE EXPENSES. THE ADMINISTRATIVE PAYMENTS ARE DRAWN FROM
CMHP'S MURL REVOLVING ACCOUNT.

COMMUNITY LAND TRUST (CLT): THE CENTRAL MINNESOTA COMMUNITY LAND TRUST
(CMCLT) CAN PROVIDE A HOME OWNERSHIP OPPORTUNITY TO LOW AND
MODERATE-INCOME HOUSEHOLDS WHILE CREATING LONG-TERM AFFORDABILITY FOR

Name of the organization **CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number
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FUTURE GENERATIONS OF HOMEBUYERS. HOMES COST LESS THAN MARKET RATE AS THE COMMUNITY LAND TRUST (CLT) PURCHASES THE LAND USING A GROUND LEASE AND THE HOMEBUYER PURCHASES THE IMPROVEMENTS, OR HOME. THE AFFORDABILITY IS BUILT IN THE SHARED RESALE FORMULA WHICH ALLOWS FOR A RETURN ON THE HOMEOWNER'S EQUITY AND AN AFFORDABLE SALE PRICE FOR FUTURE BUYERS. AT THE END OF 2021, THE CMCLT HAD TWO HOMES IN ITS PORTFOLIO. THE CMCLT HAS NOT RECENTLY PURSUED NEW CLT PROJECTS, BUT THE CMCLT AND CMHP CONTINUE TO HAVE CONVERSATIONS REGARDING THE FUTURE OF CLT ACTIVITY.

TA/CHDO: CMHP PROVIDES DIRECT TECHNICAL ASSISTANCE TO COMMUNITIES, ORGANIZATION, AND NON-PROFITS IN OUR SERVICE AREA. TECHNICAL ASSISTANCE PROVIDED BY CMHP CAN BRING ADDITIONAL RESOURCES TO THE REGION BY INCREASING LOCAL CAPACITY. SERVICES THAT CMHP MAY BE ABLE TO PROVIDE INCLUDE ASSESSING HOUSING NEED IN THE COMMUNITY, GRANT APPLICATION WRITING, FINANCIAL PACKAGING, PROJECT ADMINISTRATION, DEVELOPMENT AND OWNERSHIP OF AFFORDABLE HOUSING AND TEAM BUILDING.

EXPENSES \$ 144,365. INCLUDING GRANTS OF \$ 0. REVENUE \$ 206,555.

FORM 990, PART VI, SECTION A, LINE 8B:

NO COMMITTEE HAS BEEN GIVEN AUTHORITY TO ACT ON BEHALF OF THE GOVERNING BODY.

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

DRAFT COPIES OF THE 990 WILL BE DISTRIBUTED TO ALL BOARD MEMBERS AS SOON AS IT IS AVAILABLE AND VOTED ON FOR APPROVAL AND FILING.

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

Name of the organization **CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.**

Employer identification number
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CMHP HAS A CONFLICT OF INTEREST POLICY AS IT RELATES TO THE BOARD OF DIRECTORS. ANNUALLY THE CONFLICT OF INTEREST AND THE CODE OF CONDUCT POLICIES ARE REVIEWED ANNUALLY BY THE BOARD OF DIRECTORS. BOARD MEMBERS ARE REQUIRED TO SIGN THE POLICIES AT OUR ANNUAL BOARD MEETING. CMHP STAFF PRESENT FINANCIAL AND PROJECT OPPORTUNITIES TO THE BOARD OF DIRECTORS FOR APPROVAL AT THE MONTHLY BOARD MEETINGS. ANY PARTNERSHIPS OR AFFILIATIONS WHICH COULD CONSTITUTE A CONFLICT OF INTEREST ARE IDENTIFIED BY DIRECTOR STAFF OR THE BOARD MEMBER AT THE TIME THE OPPORTUNITY IS PRESENTED TO THE BOARD FOR VOTING. WHEN THE PROJECT IS CALLED FOR A VOTE, THAT MEMBER SHOULD ANNOUNCE THEY ARE ABSTAINING FROM THE VOTE DUE TO A CONFLICT OF INTEREST. VOTERS WHO ABSTAIN ARE DOCUMENTED IN THE MEETING MINUTES.

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

THE BOARD OF DIRECTORS EXECUTIVE COMMITTEE ARE RESPONSIBLE FOR DETERMING THE EXECUTIVE DIRECTOR'S COMPENSATION. THE BOARD LAST REVIEWED THE COMPENSATION OF THE EXECUTIVE DIRECTOR IN 2021.

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

THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST OR BY CONTRACT, AND ARE EITHER SENT BY MAIL, FAXED OR EMAIL.

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

FRONTIER TOWNHOMES - PRIOR PERIOD ADJUSTMENT 265,575.

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.

2021

Department of the Treasury
Internal Revenue Service

Open to Public
Inspection

Name of the organization

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

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

Employer identification number
41-1752558

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
WATERS EDGE LP - 41-1953072					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	319,874.	1,010,584.	CENTRAL MN HOUSING PARTNERSHIP
HERITAGE COURT LLC - 86-1577448					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	160,000.	57,537.	CENTRAL MN HOUSING PARTNERSHIP
CENTRAL MINNESOTA HOUSING EQUITY FUND, LLC -					
47-4149513, 24707 COUNTY ROAD 75, ST.					
AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	21,894.	57,615.	CENTRAL MN HOUSING PARTNERSHIP
GRAND OAKS LP - 26-4388432					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	218,026.	2,037,601.	CENTRAL MN HOUSING PARTNERSHIP

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	No
CENTRAL MINNESOTA COMMUNITY LAND TRUST -					CENTRAL MN		
86-1129033, 24707 COUNTY ROAD 75, ST.					HOUSING		
AUGUSTA, MN 56301	HOLD LAND LEASES	MINNESOTA	501(C)(3)	7	PARTNERSHIP		X

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

Schedule R (Form 990) 2021

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Schedule R (Form 990)

41-1752558

Part I Continuation of Identification of Disregarded Entities

(a) Name, address, and EIN 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
FRONTIER TOWNHOMES, LLC					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	200,207.	2,166,993.	CENTRAL MN HOUSING PARTNERSHIP
MEADOW VIEW TOWNHOMES, LLC - 14-1859707					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	0.	213,592.	CENTRAL MN HOUSING PARTNERSHIP
MEADOW VIEW TOWNHOMES, LP - 14-1859710					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	226,567.	1,417,078.	CENTRAL MN HOUSING PARTNERSHIP
TIMBERLAND TOWNHOMES, LLC - 26-0011499					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	20,370.	73,120.	CENTRAL MN HOUSING PARTNERSHIP
SUNCREST APARTMENTS, LLC - 26-1569649					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	0.	126,025.	CENTRAL MN HOUSING PARTNERSHIP
RIDGEVIEW COURT TOWNHOMES, LP - 41-1838309					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	153,396.	459,819.	CENTRAL MN HOUSING PARTNERSHIP
RIDGEVIEW COURT TOWNHOMES, LLC - 41-1838310					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	5,613.	190,422.	CENTRAL MN HOUSING PARTNERSHIP
RIVER VIEW TOWNHOMES, LP - 41-1838311					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	218,496.	371,053.	CENTRAL MN HOUSING PARTNERSHIP
RIVER VIEW TOWNHOMES, LLC - 41-1838312					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	7,249.	232,389.	CENTRAL MN HOUSING PARTNERSHIP
EDEN PLACE APARTMENTS, LP - 41-1880227					
24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	78,798.	140,922.	CENTRAL MN HOUSING PARTNERSHIP

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Schedule R (Form 990)

41-1752558

Part I Continuation of Identification of Disregarded Entities

(a) Name, address, and EIN 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
WATERS EDGE TOWNHOMES, LLC - 41-1953074 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	6,009.	421,200.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
NORTHCREST TOWNHOMES, LLC - 41-1988547 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	0.	120,464.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
HIGHLAND COURT TOWNHOMES, LLC - 41-1988559 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	23,317.	73,811.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
HIGHLAND COURT TOWNHOMES, LP - 41-1989654 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	196,922.	1,043,536.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
NORTHCREST TOWNHOMES, LP - 41-1989670 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	209,558.	1,318,819.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
TIMBERLAND TOWNHOMES, LP - 41-1994822 24707 COUNTY ROAD 75	HOLD CONTRACTS AND PROPERTY	MINNESOTA	256,031.	1,417,678.	CENTRAL MN HOUSING PARTNERSHIP
ST. AUGUSTA, MN 56301					
HOWARD LAKE HOUSING PARTNERSHIP, LLC - 41-1999352, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	213,775.	481,028.	CENTRAL MN HOUSING PARTNERSHIP
CENTRAL MINNESOTA MULTI-FAMILY HOUSING, LLC - 41-1999353, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301					
CENTRAL MINNESOTA SINGLE FAMILY HOUSING, LLC - 41-1999354, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	14,228.	751,541.	CENTRAL MN HOUSING PARTNERSHIP
CARLSON CROSSING TOWNHOMES, LLC - 61-1753593 24707 COUNTY ROAD 75					
ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MINNESOTA	4,987.	302,849.	CENTRAL MN HOUSING PARTNERSHIP

Part I

Part III

(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) Disproportionate 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			
CARLSON CROSSING TOWNHOMES OF ST. JOSEPH, LP - 47-2920416, 24707 COUNTY ROAD 75, ST AUGUSTA, MN 56301	RENTAL PROPERTY	MN	CARLSON CROSSING TOWNHOMES, LLC	RELATED	-3.	317,611.					
GRAND OAKS COURT TOWNHOMES OF BAXTER, LP - 26-4389219, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	RENTAL PROPERTY	MN	GRAND OAKS COURT TOWNHOMES, LLC	RELATED	-9.	17,954.					
GRAND OAKS COURT TOWNHOMES OF BAXTER, LLC - 37-1481430, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	4,671.	13,738.					
GRANITE LEDGE TOWNHOMES, LLC - 41-1911936, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	-2,308.	409,991.					

Part IV

[illegible]

CENTRAL MINNESOTA HOUSING
PARTNERSHIP, INC.

Schedule R (Form 990)

41-1752558

Part III Continuation of 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) Disproportionate 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	
LEIGHTON'S LANDING TOWNHOMES II OF BIG LAKE, LP - 35-2532802, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	RENTAL PROPERTY	MN	LEIGHTON'S LANDING TOWNHOMES II, LLC	RELATED	-4,711.	142,333.		X	N/A		X	.01%
LEIGHTON'S LANDING TOWNHOMES II, LLC - 47-3979188, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	-6,260.	248,312.		X	N/A			75.25%
RANT OF SAUK RAPIDS, LP - 32-0154209, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	RENTAL PROPERTY	MN	RANT, LLC	RELATED	-54,095.	2,232,811.		X	N/A		X	.01%
RANT, LLC - 32-0154205 24707 COUNTY ROAD 75 ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	45,551.	5,503.		X	N/A		X	51.00%
REICHERT PLACE OF LONG PRAIRIE, LLC - 41-1983177, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	-599.	38,484.		X	N/A		X	50.00%
REICHERT PLACE OF LONG PRAIRIE, LP - 41-1983178, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	RENTAL PROPERTY	MN	REICHERT PLACE, LLC	RELATED	-31,808.	492,867.		X	N/A		X	.01%
ROCKFORD-DEVONSHIRE, LP - 41-1802453, 201 N BROAD ST, MANKATO, MN 55001	RENTAL PROPERTY	MN	ROCKFORD-DEVONS HIRE, LLC	RELATED	28,845.	97,509.		X	N/A		X	50.00%
SPRUCEWOOD TOWNHOMES OF BAXTER, LP - 90-0989858, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	RENTAL PROPERTY	MN	SPRUCEWOOD TOWNHOMES, LLC	RELATED	-12.	26,786.		X	N/A		X	.01%
SPRUCEWOOD TOWNHOMES, LLC - 46-2894340, 24707 COUNTY ROAD 75, ST. AUGUSTA, MN 56301	HOLD CONTRACTS AND PROPERTY	MN	N/A	RELATED	12,694.	18,245.		X	N/A		X	51.00%

Part III	Continuation of Identification of Related Organizations Taxable as a Partnership
<p>1. Name of the partnership: _____</p> <p>2. EIN: _____</p> <p>3. Date of formation: _____</p> <p>4. State of formation: _____</p> <p>5. Principal office: _____</p> <p>6. Principal business: _____</p> <p>7. Other information: _____</p>	

[illegible]

Part V

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

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

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

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

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

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.

Schedule B (Form 990) 2024

Part VII Supplemental Information

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

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME OF RELATED ORGANIZATION:

LEIGHTON'S LANDING TOWNHOMES II OF BIG LAKE, LP

DIRECT CONTROLLING ENTITY: LEIGHTON'S LANDING TOWNHOMES II, LLC

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

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service

► **File a separate application for each return.**

► **Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). To e-file, electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the extension of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-prod/efile/efileforcharitableandnonprofits.

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

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

Type or print	Name of exempt organization or other filer, see instructions. CENTRAL MINNESOTA HOUSING PARTNERSHIP, INC.	Taxpayer identification number (TIN) 41-1752558
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. 24707 COUNTY ROAD 75	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. ST. AUGUSTA, MN 56301	

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

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

JULIE SCHUELLER

- The books are in the care of ► **24707 COUNTY ROAD 75 - SAINT AUGUSTA, MN 56301**

Telephone No. ► **320-258-0676**

Fax No. ► _____

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

- 1 I request an automatic 6-month extension of time to file my **2021** calendar year **2021** return for the exempt organization return for the organization name above. Extension is for the organization return for:
- ☒ calendar year **2021** for
- ☐ tax year beginning _____, and ending _____.

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

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

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