

Return of Organization Exempt From Income Tax

2005

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

Open to Public Inspection

Department of the Treasury Internal Revenue Service

The organization may have to use a copy of this return to satisfy state reporting requirements

A For the 2005 calendar year, or tax year beginning 7/01, 2005, and ending 6/30, 2006

B Check if applicable: Address change, Name change, Initial return, Final return, Amended return, Application pending. Please use IRS label or print or type. See specific instructions. HUMAN INVESTMENT PROJECT, INC. 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401. D Employer Identification Number 94-2154614. E Telephone number 650-348-6660. F Accounting method: Cash, Accrual, Other (specify)

Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).

H and I are not applicable to section 527 organizations. H (a) Is this a group return for affiliates? Yes No. H (b) If 'Yes,' enter number of affiliates. H (c) Are all affiliates included? Yes No. H (d) Is this a separate return filed by an organization covered by a group ruling? Yes No.

G Web site: N/A

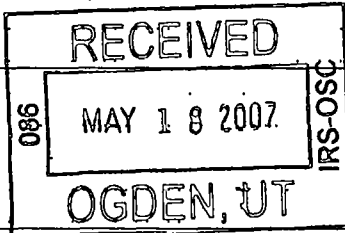
J Organization type (check only one): 501(c) 3 (insert no) 4947(a)(1) or 527

K Check here if the organization's gross receipts are normally not more than \$25,000. The organization need not file a return with the IRS; but if the organization chooses to file a return, be sure to file a complete return. Some states require a complete return.

L Gross receipts: Add lines 6b, 8b, 9b, and 10b to line 12 1,365,863.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See Instructions)

Table with 21 rows and 4 columns. Rows include: 1 Contributions, gifts, grants, and similar amounts received; 2 Program service revenue including government fees and contracts; 3 Membership dues and assessments; 4 Interest on savings and temporary cash investments; 5 Dividends and interest from securities; 6a Gross rents; 6b Less: rental expenses; 6c Net rental income or (loss); 7 Other investment income; 8a Gross amount from sales of assets other than inventory; 8b Less: cost or other basis and sales expenses; 8c Gain or (loss); 8d Net gain or (loss); 9 Special events and activities; 9a Gross revenue; 9b Less: direct expenses other than fundraising expenses; 9c Net income or (loss) from special events; 10a Gross sales of inventory, less returns and allowances; 10b Less: cost of goods sold; 10c Gross profit or (loss) from sales of inventory; 11 Other revenue; 12 Total revenue; 13 Program services; 14 Management and general; 15 Fundraising; 16 Payments to affiliates; 17 Total expenses; 18 Excess or (deficit) for the year; 19 Net assets or fund balances at beginning of year; 20 Other changes in net assets or fund balances; 21 Net assets or fund balances at end of year.



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Part II Statement of Functional Expenses All organizations must complete column (A). Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others.

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I.		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22	Grants and allocations (att sch) See Stm 3 (cash \$ 29,602. non-cash \$) If this amount includes foreign grants, check here <input type="checkbox"/>	22 29,602.	29,602.		
23	Specific assistance to individuals (att sch)	23			
24	Benefits paid to or for members (att sch)	24			
25	Compensation of officers, directors, etc	25 100,550.	84,461.	3,017.	13,072.
26	Other salaries and wages	26 582,544.	446,355.	29,366.	106,823.
27	Pension plan contributions	27 55,474.	42,715.	2,774.	9,985.
28	Other employee benefits	28 94,567.	72,817.	4,728.	17,022.
29	Payroll taxes	29 57,857.	44,550.	2,893.	10,414.
30	Professional fundraising fees	30			
31	Accounting fees	31			
32	Legal fees	32			
33	Supplies	33			
34	Telephone	34			
35	Postage and shipping	35			
36	Occupancy	36 72,933.	57,392.	1,621.	13,920.
37	Equipment rental and maintenance	37			
38	Printing and publications	38			
39	Travel	39			
40	Conferences, conventions, and meetings	40			
41	Interest	41 14,508.	14,508.		
42	Depreciation, depletion, etc (attach schedule) ^{ST 15}	42 46,542.	46,542.		
43	Other expenses not covered above (itemize)				
a	See Statement 4	43a 428,503.	404,745.	2,586.	21,172.
b	-----	43b			
c	-----	43c			
d	-----	43d			
e	-----	43e			
f	-----	43f			
g	-----	43g			
44	Total functional expenses. Add lines 22 through 43. (Organizations completing columns (B) - (D), carry these totals to lines 13 - 15)	44 1,483,080.	1,243,687.	46,985.	192,408.

Joint Costs. Check if you are following SOP 98-2.

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services? Yes No
 If "Yes," enter (i) the aggregate amount of these joint costs \$ _____; (ii) the amount allocated to Program services \$ _____; (iii) the amount allocated to Management and general \$ _____; and (iv) the amount allocated to Fundraising \$ _____.

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Part III Statement of Program Service Accomplishments

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments.

What is the organization's primary exempt purpose? ▶ See Statement 5
 All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others.)

	Program Service Expenses (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts, but optional for others)
a <u>TO INVEST IN HUMAN POTENTIAL BY IMPROVING THE HOUSING CONDITIONS AND LIFE SKILLS OF PEOPLE IN NEED THROUGH VARIOUS PROGRAMS, PROPERTY DEVELOPMENT, REDEVELOPMENT AND MANAGEMENT.</u> ----- ----- (Grants and allocations \$ _____) If this amount includes foreign grants, check here ▶ <input type="checkbox"/>	1,003,728.
b <u>TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR THOSE WHO LIVE, OR WISH TO LIVE, IN SAN MATEO COUNTY.</u> ----- ----- (Grants and allocations \$ _____) If this amount includes foreign grants, check here ▶ <input type="checkbox"/>	239,959.
c ----- ----- ----- (Grants and allocations \$ _____) If this amount includes foreign grants, check here. ▶ <input type="checkbox"/>	
d ----- ----- ----- (Grants and allocations \$ _____) If this amount includes foreign grants, check here ▶ <input type="checkbox"/>	
e Other program services (Grants and allocations \$ _____) If this amount includes foreign grants, check here ▶ <input type="checkbox"/>	
f Total of Program Service Expenses (should equal line 44, column (B), Program services) ▶	1,243,687.

Part IV Balance Sheets (See Instructions)

Note: Where required, attached schedules and amounts within the description column should be for end-of-year amounts only

		(A) Beginning of year		(B) End of year
ASSETS	45 Cash – non-interest-bearing	151,265.	45	54,023.
	46 Savings and temporary cash investments	360,741.	46	355,340.
	47a Accounts receivable	47a 21,201.		
	b Less: allowance for doubtful accounts	47b	12,938.	47c 21,201.
	48a Pledges receivable	48a		
	b Less: allowance for doubtful accounts	48b		48c
	49 Grants receivable			49
	50 Receivables from officers, directors, trustees, and key employees (attach schedule)			50
	51a Other notes & loans receivable (attach sch)	51a		
	b Less: allowance for doubtful accounts	51b		51c
	52 Inventories for sale or use			52
	53 Prepaid expenses and deferred charges		29,596.	53 19,945.
	54 Investments – securities (attach schedule)		191,912.	54 192,371.
	55a Investments – land, buildings, & equipment: basis	55a		
	b Less accumulated depreciation (attach schedule)	55b		55c
56 Investments – other (attach schedule)			56	
57a Land, buildings, and equipment: basis	57a 1,197,768.			
b Less: accumulated depreciation (attach schedule)	57b			
58 Other assets (describe ▶ See Statement 6. See Statement 7)		587,373.	57c 544,169.	
59 Total assets (must equal line 74). Add lines 45 through 58		2,263,118.	59 2,188,102.	
LIABILITIES	60 Accounts payable and accrued expenses	75,989.	60	60,153.
	61 Grants payable		61	
	62 Deferred revenue		62	733.
	63 Loans from officers, directors, trustees, and key employees (attach schedule)		63	
	64a Tax-exempt bond liabilities (attach schedule)		64a	
	b Mortgages and other notes payable (attach schedule). See Statement 16		796,109.	64b 795,438.
	65 Other liabilities (describe ▶ See Statement 8)		191,266.	65 275,896.
66 Total liabilities. Add lines 60 through 65.		1,063,364.	66 1,132,220.	
NET ASSETS OR FUND BALANCES	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74.			
	67 Unrestricted	1,112,742.	67	995,819.
	68 Temporarily restricted	87,012.	68	60,063.
	69 Permanently restricted		69	
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74			
	70 Capital stock, trust principal, or current funds		70	
	71 Paid-in or capital surplus, or land, building, and equipment fund		71	
	72 Retained earnings, endowment, accumulated income, or other funds		72	
	73 Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72; column (A) must equal line 19, column (B) must equal line 21)		1,199,754.	73 1,055,882.
	74 Total liabilities and net assets/fund balances. Add lines 66 and 73		2,263,118.	74 2,188,102.

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Form 990 (2005)

Part IV-A Reconciliation of Revenue per Audited Financial Statements with Revenue per Return (See instructions.)

a	Total revenue, gains, and other support per audited financial statements		a	1,367,010.
b	Amounts included on line a but not on Part I, line 12:			
	1 Net unrealized gains on investments	b1		1,146.
	2 Donated services and use of facilities	b2		
	3 Recoveries of prior year grants	b3		
	4 Other (specify): See Stmt 9	b4		27,802.
	Add lines b1 through b4		b	28,948.
c	Subtract line b from line a		c	1,338,062.
d	Amounts included on Part I, line 12, but not on line a :			
	1 Investment expenses not included on Part I, line 6b	d1		
	2 Other (specify):	d2		
	Add lines d1 and d2		d	
e	Total revenue (Part I, line 12). Add lines c and d		e	1,338,062.

Part IV-B Reconciliation of Expenses per Audited Financial Statements with Expenses per Return

a	Total expenses and losses per audited financial statements		a	1,510,882.
b	Amounts included on line a but not on Part I, line 17:			
	1 Donated services and use of facilities	b1		
	2 Prior year adjustments reported on Part I, line 20	b2		
	3 Losses reported on Part I, line 20	b3		
	4 Other (specify): See Stmt 10	b4		27,802.
	Add lines b1 through b4		b	27,802.
c	Subtract line b from line a		c	1,483,080.
d	Amounts included on Part I, line 17, but not on line a :			
	1 Investment expenses not included on Part I, line 6b	d1		
	2 Other (specify):	d2		
	Add lines d1 and d2		d	
e	Total expenses (Part I, line 17). Add lines c and d		e	1,483,080.

Part V-A Current Officers, Directors, Trustees, and Key Employees (List each person who was an officer, director, trustee, or key employee at any time during the year even if they were not compensated.) (See the instructions)

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans and deferred compensation plans	(E) Expense account and other allowances
See Statement 11		100,550.	8,044.	0.

Part VI Other Information (continued)

		Yes	No
82 a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?		X
82 b	If 'Yes,' you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II (See instructions in Part III)		N/A
83 a	Did the organization comply with the public inspection requirements for returns and exemption applications?	X	
83 b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	X	
84 a	Did the organization solicit any contributions or gifts that were not tax deductible?		X
84 b	If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		N/A
85 a	501(c)(4), (5), or (6) organizations Were substantially all dues nondeductible by members?		N/A
85 b	Did the organization make only in-house lobbying expenditures of \$2,000 or less?		N/A
If 'Yes' was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.			
85 c	Dues, assessments, and similar amounts from members		N/A
85 d	Section 162(e) lobbying and political expenditures.		N/A
85 e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices		N/A
85 f	Taxable amount of lobbying and political expenditures (line 85d less 85e)		N/A
85 g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?		N/A
85 h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?		N/A
86 a	501(c)(7) organizations. Enter: a Initiation fees and capital contributions included on line 12		N/A
86 b	Gross receipts, included on line 12, for public use of club facilities		N/A
87 a	501(c)(12) organizations. Enter: a Gross income from members or shareholders		N/A
87 b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them)		N/A
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If 'Yes,' complete Part IX		X
89 a	501(c)(3) organizations Enter. Amount of tax imposed on the organization during the year under: section 4911 ▶ 0. ; section 4912 ▶ 0. ; section 4955 ▶ 0.		
89 b	501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If 'Yes,' attach a statement explaining each transaction		X
89 c	Enter. Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		0.
89 d	Enter: Amount of tax on line 89c, above, reimbursed by the organization		0.
90 a	List the states with which a copy of this return is filed ▶ CA		
90 b	Number of employees employed in the pay period that includes March 12, 2005 (See instructions)		25
91 a	The books are in care of ▶ THE ORGANIZATION Telephone number ▶ 650-348-6660 Located at ▶ 364 SOUTH RAILROAD AVENUE, SAN MATEO CA ZIP + 4 ▶ 94401		
91 b	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)? If 'Yes,' enter the name of the foreign country ▶ See the instructions for exceptions and filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Statements		X
91 c	At any time during the calendar year, did the organization maintain an office outside of the United States? If 'Yes,' enter the name of the foreign country ▶		X
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041 - Check here and enter the amount of tax-exempt interest received or accrued during the tax year	N/A	▶ <input type="checkbox"/>
			▶ 92 N/A

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Part VII Analysis of Income-Producing Activities (See the instructions.)

Note: Enter gross amounts unless otherwise indicated.

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclusion code	(D) Amount	
93 Program service revenue:					
a DEVELOPER FEE					12,523.
b PROPERTY MGMT. FEE					104,642.
c RENTAL INCOME					52,355.
d					
e					
f Medicare/Medicaid payments					
g Fees & contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings & temporary cash invmnts			14	13,104.	
96 Dividends & interest from securities			14	9,650.	
97 Net rental income or (loss) from real estate:					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from pers prop					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events			1	64,566.	
102 Gross profit or (loss) from sales of inventory					
103 Other revenue: a					
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))				87,320.	169,520.
105 Total (add line 104, columns (B), (D), and (E))					256,840.

Note: Line 105 plus line 1d, Part I, should equal the amount on line 12, Part I

Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes (See the instructions.)

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes).
1	See Statement 13

Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities (See the instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
N/A	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with Personal Benefit Contracts (See the instructions.)

- a Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? Yes No
- b Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? Yes No

Note: If 'Yes' to (b), file Form 8870 and Form 4720 (see instructions).

Please Sign Here

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.

Signature of officer: Bruce Hamilton Date: 5-15-07

Type or print name and title: Bruce Hamilton Executive Director

Paid Preparer's Use Only

Preparer's signature: Mark D. Shahbazian Date: 5/15/07 Check if self-employed: Preparer's SSN or PTIN (See General Instruction W): N/A

Firm's name (or yours if self-employed), address, and ZIP + 4: Mark D. Shahbazian, CPA
1499 Bayshore Hwy, Suite 109
Burlingame, CA 94010-1726

EIN: N/A Phone no: (650) 692-5160

SCHEDULE A
(Form 990 or 990-EZ)

**Organization Exempt Under
Section 501(c)(3)**

OMB No 1545-0047

(Except Private Foundation) and Section 501(e), 501(f), 501(k),
501(n), or 4947(a)(1) Nonexempt Charitable Trust

2005

Department of the Treasury
Internal Revenue Service

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ.**

Name of the organization

HUMAN INVESTMENT PROJECT, INC.

Employer identification number

94-2154614

Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

(See instructions. List each one. If there are none, enter 'None'.)

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account and other allowances
See Statement 14		177,800.	14,224.	0.
Total number of other employees paid over \$50,000. ▶	0			

Part II - A Compensation of the Five Highest Paid Independent Contractors for Professional Services

(See instructions. List each one (whether individuals or firms). If there are none, enter 'None'.)

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
None		
Total number of others receiving over \$50,000 for professional services. ▶	0	

Part II - B Compensation of the Five Highest Paid Independent Contractors for Other Services

(List each contractor who performed services other than professional services, whether individuals or firms. If there are none, enter 'None.' See instructions.)

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
None		
Total number of other contractors receiving over \$50,000 for other services. ▶	0	

BAA For Paperwork Reduction Act Notice, see the Instructions for Form 990 and Form 990-EZ.

Schedule A (Form 990 or 990-EZ) 2005

Part III Statements About Activities (See instructions.)

	Yes	No
<p>1 During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If 'Yes,' enter the total expenses paid or incurred in connection with the lobbying activities ▶ \$ <u>N/A</u></p> <p>(Must equal amounts on line 38, Part VI-A, or line i of Part VI-B)</p> <p>Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking 'Yes' must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.</p>	1	X
<p>2 During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is 'Yes,' attach a detailed statement explaining the transactions.)</p>		
<p>a Sale, exchange, or leasing of property?</p>	2a	X
<p>b Lending of money or other extension of credit?</p>	2b	X
<p>c Furnishing of goods, services, or facilities?</p>	2c	X
<p>d Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?</p>	2d	X
<p>e Transfer of any part of its income or assets?</p>	2e	X
<p>3a Do you make grants for scholarships, fellowships, student loans, etc? (If 'Yes,' attach an explanation of how you determine that recipients qualify to receive payments).</p>	3a	X
<p>b Do you have a section 403(b) annuity plan for your employees?</p>	3b	X
<p>c During the year, did the organization receive a contribution of qualified real property interest under section 170(h)?</p>	3c	X
<p>4a Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?</p>	4a	X
<p>b Do you provide credit counseling, debt management, credit repair, or debt negotiation services?</p>	4b	X

Part IV Reason for Non-Private Foundation Status (See instructions.)

The organization is not a private foundation because it is: (Please check only **ONE** applicable box.)

- 5 A church, convention of churches, or association of churches. Section 170(b)(1)(A)(i).
- 6 A school. Section 170(b)(1)(A)(ii). (Also complete Part V.)
- 7 A hospital or a cooperative hospital service organization. Section 170(b)(1)(A)(iii).
- 8 A Federal, state, or local government or governmental unit. Section 170(b)(1)(A)(v).
- 9 A medical research organization operated in conjunction with a hospital. Section 170(b)(1)(A)(iii). Enter the hospital's name, city, and state ▶ _____
- 10 An organization operated for the benefit of a college or university owned or operated by a governmental unit. Section 170(b)(1)(A)(iv) (Also complete the **Support Schedule** in Part IV-A)
- 11a An organization that normally receives a substantial part of its support from a governmental unit or from the general public. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 11b A community trust. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A)
- 12 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 charitable, etc, 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). (Also complete the **Support Schedule** in Part IV-A)
- 13 An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in: (1) lines 5 through 12 above; or (2) section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2). Check the box that describes the type of supporting organization: Type 1 Type 2 Type 3

Provide the following information about the supported organizations. (See instructions.)

(a) Name(s) of supported organization(s)	(b) Line number from above

- 14 An organization organized and operated to test for public safety. Section 509(a)(4). (See instructions.)

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12) *Use cash method of accounting.*

Note: You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting

Calendar year (or fiscal year beginning in) ...	(a) 2004	(b) 2003	(c) 2002	(d) 2001	(e) Total
15 Gifts, grants, and contributions received. (Do not include unusual grants. See line 28)	1,028,663.	1,161,054.	994,546.	776,037.	3,960,300.
16 Membership fees received					0.
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	164,422.	609,228.	216,931.	243,480.	1,234,061.
18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	17,249.	6,260.	13,927.	14,035.	51,471.
19 Net income from unrelated business activities not included in line 18					0.
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					0.
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge ...					0.
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets					0.
23 Total of lines 15 through 22	1,210,334.	1,776,542.	1,225,404.	1,033,552.	5,245,832.
24 Line 23 minus line 17	1,045,912.	1,167,314.	1,008,473.	790,072.	4,011,771.
25 Enter 1% of line 23	12,103.	17,765.	12,254.	10,336.	
26 Organizations described on lines 10 or 11:					
a Enter 2% of amount in column (e), line 24					26a 80,235.
b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2001 through 2004 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts.					26b
c Total support for section 509(a)(1) test: Enter line 24, column (e)					26c 4,011,771.
d Add: Amounts from column (e) for lines:	18 51,471.	19	22	26b	26d 51,471.
e Public support (line 26c minus line 26d total)					26e 3,960,300.
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))					26f 98.72 %
27 Organizations described on line 12: N/A					
a For amounts included in lines 15, 16, and 17 that were received from a 'disqualified person,' prepare a list for your records to show the name of, and total amounts received in each year from, each 'disqualified person' Do not file this list with your return. Enter the sum of such amounts for each year:	(2004) _____	(2003) _____	(2002) _____	(2001) _____	
b For any amount included in line 17 that was received from each person (other than 'disqualified persons'), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11b, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year:	(2004) _____	(2003) _____	(2002) _____	(2001) _____	
c Add: Amounts from column (e) for lines	15 _____	16 _____	17 _____	20 _____	21 _____
d Add: Line 27a total and line 27b total					27c
e Public support (line 27c total minus line 27d total)					27d
f Total support for section 509(a)(2) test: Enter amount from line 23, column (e)					27e
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))					27f _____ %
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					27g _____ %
28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2001 through 2004, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15.					27h _____ %

Part V Private School Questionnaire (See instructions)
 (To be completed ONLY by schools that checked the box on line 6 in Part IV)

N/A

29 Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?

	Yes	No
29		

30 Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?

30		
----	--	--

31 Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves?

31		
----	--	--

If 'Yes,' please describe; if 'No,' please explain. (If you need more space, attach a separate statement.)

32 Does the organization maintain the following.

a Records indicating the racial composition of the student body, faculty, and administrative staff?

32		
----	--	--

b Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?

32a		
-----	--	--

c Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?

32b		
-----	--	--

d Copies of all material used by the organization or on its behalf to solicit contributions?

32c		
-----	--	--

If you answered 'No' to any of the above, please explain (If you need more space, attach a separate statement.)

33 Does the organization discriminate by race in any way with respect to.

a Students' rights or privileges?

32d		
-----	--	--

b Admissions policies?

33a		
-----	--	--

c Employment of faculty or administrative staff?

33b		
-----	--	--

d Scholarships or other financial assistance?

33c		
-----	--	--

e Educational policies?

33d		
-----	--	--

f Use of facilities?

33e		
-----	--	--

g Athletic programs?

33f		
-----	--	--

h Other extracurricular activities?

33g		
-----	--	--

If you answered 'Yes' to any of the above, please explain (If you need more space, attach a separate statement)

34a Does the organization receive any financial aid or assistance from a governmental agency?

33h		
-----	--	--

b Has the organization's right to such aid ever been revoked or suspended?

34a		
-----	--	--

If you answered 'Yes' to either 34a or b, please explain using an attached statement.

35 Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev Proc 75-50, 1975-2 C.B. 587, covering racial nondiscrimination? If 'No,' attach an explanation.

34b		
35		

Part VI-A Lobbying Expenditures by Electing Public Charities (See instructions)
 (To be completed ONLY by an eligible organization that filed Form 5768)

N/A

Check **a** if the organization belongs to an affiliated group Check **b** if you checked 'a' and 'limited control' provisions apply.

Limits on Lobbying Expenditures		(a) Affiliated group totals	(b) To be completed for ALL electing organizations												
(The term 'expenditures' means amounts paid or incurred.)															
36	Total lobbying expenditures to influence public opinion (grassroots lobbying)	36													
37	Total lobbying expenditures to influence a legislative body (direct lobbying)	37													
38	Total lobbying expenditures (add lines 36 and 37)	38													
39	Other exempt purpose expenditures	39													
40	Total exempt purpose expenditures (add lines 38 and 39)	40													
41	Lobbying nontaxable amount Enter the amount from the following table –	41													
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">If the amount on line 40 is –</td> <td style="width: 50%;">The lobbying nontaxable amount is –</td> </tr> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 40</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </table>				If the amount on line 40 is –	The lobbying nontaxable amount is –	Not over \$500,000	20% of the amount on line 40	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	Over \$17,000,000	\$1,000,000
If the amount on line 40 is –	The lobbying nontaxable amount is –														
Not over \$500,000	20% of the amount on line 40														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000														
Over \$17,000,000	\$1,000,000														
42	Grassroots nontaxable amount (enter 25% of line 41)	42													
43	Subtract line 42 from line 36. Enter -0- if line 42 is more than line 36	43													
44	Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38	44													
Caution: If there is an amount on either line 43 or line 44, you must file Form 4720.															

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 45 through 50)

Calendar year (or fiscal year beginning in) ▶	Lobbying Expenditures During 4-Year Averaging Period				
	(a) 2005	(b) 2004	(c) 2003	(d) 2002	(e) Total
45 Lobbying nontaxable amount					
46 Lobbying ceiling amount (150% of line 45(e))					
47 Total lobbying expenditures					
48 Grassroots non-taxable amount					
49 Grassroots ceiling amount (150% of line 48(e))					
50 Grassroots lobbying expenditures					

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See instructions)

N/A

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of

Yes	No	Amount

- a** Volunteers
- b** Paid staff or management (Include compensation in expenses reported on lines c through h.)
- c** Media advertisements
- d** Mailings to members, legislators, or the public
- e** Publications, or published or broadcast statements
- f** Grants to other organizations for lobbying purposes
- g** Direct contact with legislators, their staffs, government officials, or a legislative body
- h** Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means
- i** Total lobbying expenditures (add lines c through h.)

If 'Yes' to any of the above, also attach a statement giving a detailed description of the lobbying activities

HUMAN INVESTMENT PROJECT, INC.

94-2154614

Statement 1
Form 990, Part I, Line 9
Net Income (Loss) from Special Events

<u>Special Events</u>	<u>Gross Receipts</u>	<u>Less Contributions</u>	<u>Gross Revenue</u>	<u>Less Direct Expenses</u>	<u>Net Income (Loss)</u>
ANNUAL LUNCHEON	70,417.	0.	70,417.	15,718.	54,699.
CALENDAR PROJECT	21,950.	0.	21,950.	12,083.	9,867.
Total	<u>\$ 92,367.</u>	<u>\$ 0.</u>	<u>\$ 92,367.</u>	<u>\$ 27,801.</u>	<u>\$ 64,566.</u>

Statement 2
Form 990, Part I, Line 20
Other Changes in Net Assets or Fund Balances

UNREALIZED GAIN ON INVESTMENT					\$ 1,146.
				Total	<u>\$ 1,146.</u>

Statement 3
Form 990, Part II, Line 22
Grants and Allocations

Cash Grants and Allocations

Class of Activity:	Contribution				
Donee's Name:	HIP HOUSING DEVELOPMENT CORP				
Donee's Address:	346 S. RAILROAD AVENUE				
	SAN MATEO, CA 94401				
Relationship of Donee:	Affiliate				
Amount Given:					\$ 29,602.
				Total Grants and Allocations	<u>\$ 29,602.</u>

Statement 4
Form 990, Part II, Line 43
Other Expenses

	(A) <u>Total</u>	(B) <u>Program Services</u>	(C) <u>Management & General</u>	(D) <u>Fundraising</u>
Administrative	203,466.	182,082.	2,323.	19,061.
Insurance	7,568.	6,485.	120.	963.
Operating & Maintenance	30,351.	29,990.	40.	321.
Project Expenses	56,114.	56,114.		
Rental Assistance Programs	118,186.	118,186.		
Supportive Services	2,804.	2,804.		
Utilities	10,014.	9,084.	103.	827.
Total	<u>\$ 428,503.</u>	<u>\$ 404,745.</u>	<u>\$ 2,586.</u>	<u>\$ 21,172.</u>

HUMAN INVESTMENT PROJECT, INC.

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Statement 5
Form 990, Part III
Organization's Primary Exempt Purpose

THE CORPORATION IS ORGANIZED TO IMPROVE HOUSING CONDITIONS AND LIFE SKILLS OF PEOPLE IN NEED THROUGH PROGRAMS, PROPERTY DEVELOPMENT, REDEVELOPMENT AND MANAGEMENT.

Statement 6
Form 990, Part IV, Line 57
Land, Buildings, and Equipment

Category	Basis	Accum. Deprec.	Book Value
Furniture and Fixtures	\$ 15,766.	\$ 15,766.	\$ 0.
Machinery and Equipment	143,585.	137,028.	6,557.
Buildings	467,680.	196,424.	271,256.
Improvements	534,737.	304,381.	230,356.
Land	36,000.		36,000.
Total	\$ 1,197,768.	\$ 653,599.	\$ 544,169.

Statement 7
Form 990, Part IV, Line 58
Other Assets

DUE FROM AFFILIATES	\$ 587,931.
GRANTS AND CONTRIBUTIONS RECEIVABLE	86,984.
OTHER ASSETS	1,128.
RESTRICTED CASH	325,010.
Total	\$ 1,001,053.

Statement 8
Form 990, Part IV, Line 65
Other Liabilities

ACCRUED INTEREST PAYABLE	\$ 86,576.
TENANT SECURITY DEPOSITS	7,345.
TRUST FUND DEPOSITS	181,975.
Total	\$ 275,896.

Statement 9
Form 990, Part IV-A, Line b(4)
Other Amounts

SPECIAL EVENTS EXPENSE	\$ 27,802.
Total	\$ 27,802.

HUMAN INVESTMENT PROJECT, INC.

94-2154614

Statement 10
Form 990, Part IV-B, Line b(4)
Other Amounts

SPECIAL EVENTS EXPENSE

Total \$ 27,802.
\$ 27,802.

Statement 11
Form 990, Part V-A
List of Officers, Directors, Trustees, and Key Employees

Name and Address	Title and Average Hours Per Week Devoted	Compen- sation	Contri- bution to EBP & DC	Expense Account/ Other
HELEN FISICARO 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	\$ 0.	\$ 0.	\$ 0.
DENNIS LANTERMAN 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	President 2	0.	0.	0.
THOMAS H. VOCKER 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Vice President 2	0.	0.	0.
MARYANN LIST 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Secretary 2	0.	0.	0.
LOUISE DELLA MAGGIORA 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
DEBRA DE MARTINI 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
DAVID FINKELSTEIN 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
CAMERON FOSTER 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
JEFFERY T. GRIFFITH 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
GREGORY MEYER 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Treasurer 2	0.	0.	0.

HUMAN INVESTMENT PROJECT, INC.

94-2154614

Statement 11 (continued)
Form 990, Part V-A
List of Officers, Directors, Trustees, and Key Employees

<u>Name and Address</u>	<u>Title and Average Hours Per Week Devoted</u>	<u>Compen- sation</u>	<u>Contri- bution to EBP & DC</u>	<u>Expense Account/ Other</u>
ANTHONY VILLANUEVA 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	\$ 0.	\$ 0.	\$ 0.
JEREMY WIRE 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
BRUCE HAMILTON 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Executive Direc 40	100,550.	8,044.	0.
ROBERT S. GEORGE 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401-4024	Director 2	0.	0.	0.
GERALDINE O'CONNOR 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	Director 2	0.	0.	0.
RO KHANNA 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	Director 2	0.	0.	0.
SONIA RODRIGUEZ 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	Director 2	0.	0.	0.
	Total	\$ 100,550.	\$ 8,044.	\$ 0.

Statement 12
Form 990, Part VI, Line 80b
Related Organizations

<u>Name of Organization</u>	<u>Exempt</u>	<u>Nonexempt</u>
HIP HOUSING DEVELOPMENT CORPORATION, INC	X	
HIP-EDGEWATER ISLE, INC.	X	

HUMAN INVESTMENT PROJECT, INC.

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Statement 13
Form 990, Part VIII
Relationship of Activities to the Accomplishment of Exempt Purposes

Line #	Explanation of Activities
93A	DEVELOPER FEES EARNED FROM DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME PERSONS.
93B	FEES AND EXPENSE REIMBURSEMENTS RECEIVED IN CONNECTION WITH THE MANAGEMENT OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME PERSONS.
93C	RENTAL INCOME FROM LOW INCOME HOUSING RENTAL PROGRAM.

Statement 14
Schedule A, Part I
Compensation of Five Highest Paid Employees

Name and Address	Title & Average Hours Worked	Compensation	Contribution EBP & DC	Expense Account
NORMA QUIROZ 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	ACCOUNTING DIR. 40	58,000.	4,640.	0.
LAURA FANNUCHI 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	PROGRAMS DIR. 40	58,000.	4,640.	0.
LOIS MARSHALL WARD 364 SOUTH RAILROAD AVENUE SAN MATEO, CA 94401	DEVELOPMENT DIR 40	61,800.	4,944.	0.
Total		<u>\$ 177,800.</u>	<u>\$ 14,224.</u>	<u>\$ 0.</u>

STATEMENT 15 - DEPRECIATION

Property, equipment, improvements as of June 30, 2006 were as follows:

	<u>2006</u>		
	<u>Basis</u>	<u>Accumulated Depreciation</u>	<u>Depreciation</u>
Land	\$ 36,000	\$ -	\$ -
Buildings and improvements	1,002,417	500,805	40,214
Machinery and equipment	143,585	137,028	6,328
Furniture and fixtures	<u>15,766</u>	<u>15,766</u>	<u>0</u>
	1,197,768	653,599	46,542

STATEMENT 16 - MORTGAGE AND NOTES PAYABLE

Notes payable are secured by property unless otherwise noted and consist of the following:

	<u>Principal</u>
HIP Housing Development Corporation in the original amount of \$62,472, bears simple interest at 4.63%. The not is due on demand.	\$ 62,472
California Department of Housing and Community Development in the original amount of \$300,856 to finance the construction of a house on the Hilton Street Project in Redwood City. Bears simple interest of 3% per annum, due in full in July 2032.	300,856
County of San Mateo and the Redevelopment Agency of the City of San Carlos, each with an interest of 30.6% and 69.4%, respectively, to finance the construction of the Robbins House Project in San Carlos. Bears no interest and annual payments dependent on the amount of surplus cash available.	432,110
Total	\$ 795,438