Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

▶ **Do not enter social security numbers on this form as it may be made public.**
▶ **Go to *www.irs.gov/Form990PF* for instructions and the latest information.**

OMB No. 1545-0047

2021

Open to Public Inspection

For calendar year 2021, or tax year beginning 01-01-2021 , and ending 12-31-2021

Name of foundation
The Hyams Foundation Inc

A Employer identification number
04-6013680

Number and street (or P.O. box number if mail is not delivered to street address)
89 South Street 404

Room/suite

B Telephone number (see instructions)
(617) 426-5600

City or town, state or province, country, and ZIP or foreign postal code
Boston, MA 02111

C If exemption application is pending, check here ▶ ☐

G Check all that apply: ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here..... ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ... ▶ ☐

H Check type of organization: ☑ Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ..... ▶ ☐

I Fair market value of all assets at end of year (from Part II, col. (c), *line 16)* ▶$ 163,844,341

J Accounting method: ☐ Cash ☑ Accrual ☐ Other (specify) _____
(Part I, column (d) must be on cash basis.)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ..... ▶ ☐

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)*

		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)				
	2 Check ▶☑ if the foundation is **not** required to attach Sch. B				
	3 Interest on savings and temporary cash investments	770	770		
	4 Dividends and interest from securities	1,193,254	1,193,254		
	5a Gross rents				
	b Net rental income or (loss) _____				
	6a Net gain or (loss) from sale of assets not on line 10	17,264,753			
	b Gross sales price for all assets on line 6a 44,226,874				
	7 Capital gain net income (from Part IV, line 2)		17,247,164		
	8 Net short-term capital gain				
	9 Income modifications				
	10a Gross sales less returns and allowances _____				
	b Less: Cost of goods sold _____				
	c Gross profit or (loss) (attach schedule)				
	11 Other income (attach schedule)	1,888,552	2,100,801		
	12 **Total.** Add lines 1 through 11	20,347,329	20,541,989		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc.	658,206	98,731		592,324
	14 Other employee salaries and wages	619,185	24,767		629,318
	15 Pension plans, employee benefits	316,143	30,565		286,730
	16a Legal fees (attach schedule)	4,348	0		4,348
	b Accounting fees (attach schedule)	99,224	61,046		33,307
	c Other professional fees (attach schedule)	948,097	909,146		32,919
	17 Interest				
	18 Taxes (attach schedule) (see instructions)	172,000	0		0
	19 Depreciation (attach schedule) and depletion				
	20 Occupancy	198,180	7,927		191,053
	21 Travel, conferences, and meetings	10,284	411		9,873
	22 Printing and publications	600	24		591
	23 Other expenses (attach schedule)	1,066,987	910,110		128,451
	24 **Total operating and administrative expenses.** Add lines 13 through 23	4,093,254	2,042,727		1,908,914
	25 Contributions, gifts, grants paid	4,892,375			4,982,940
	26 **Total expenses and disbursements.** Add lines 24 and 25	8,985,629	2,042,727		6,891,854
	27 Subtract line 26 from line 12:				
	a **Excess of revenue over expenses and disbursements**	11,361,700			
	b **Net investment income** (if negative, enter -0-)		18,499,262		
	c **Adjusted net income** (if negative, enter -0-)				

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)

		Beginning of year (a) Book Value	End of year (b) Book Value	End of year (c) Fair Market Value
Assets	1 Cash—non-interest-bearing	403,545	206,206	206,206
	2 Savings and temporary cash investments	2,568,460	3,242,878	3,242,878
	3 Accounts receivable ▶ 49,531			
	Less: allowance for doubtful accounts ▶	46,359	49,531	49,531
	4 Pledges receivable ▶			
	Less: allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7 Other notes and loans receivable (attach schedule) ▶			
	Less: allowance for doubtful accounts ▶			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	53,064	15,839	15,839
	10a Investments—U.S. and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)	61,248,808	66,150,084	66,150,084
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment: basis ▶			
	Less: accumulated depreciation (attach schedule) ▶			
	12 Investments—mortgage loans			
	13 Investments—other (attach schedule)	81,654,638	89,333,664	89,333,664
	14 Land, buildings, and equipment: basis ▶ 253,888			
	Less: accumulated depreciation (attach schedule) ▶ 253,888			
	15 Other assets (describe ▶)	4,953,966	4,846,139	4,846,139
	16 **Total assets** (to be completed by all filers—see the instructions. Also, see page 1, item I)	150,928,840	163,844,341	163,844,341
Liabilities	17 Accounts payable and accrued expenses	111,075	120,982	
	18 Grants payable	1,490,000	1,305,000	
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)			
	22 Other liabilities (describe ▶)	545,806	603,417	
	23 **Total liabilities**(add lines 17 through 22)	2,146,881	2,029,399	
Net Assets or Fund Balances	**Foundations that follow FASB ASC 958, check here** ▶ ☑ **and complete lines 24, 25, 29 and 30.**			
	24 Net assets without donor restrictions	35,354,317	43,386,360	
	25 Net assets with donor restrictions	113,427,642	118,428,582	
	Foundations that do not follow FASB ASC 958, check here ▶ ☐ **and complete lines 26 through 30.**			
	26 Capital stock, trust principal, or current funds			
	27 Paid-in or capital surplus, or land, bldg., and equipment fund			
	28 Retained earnings, accumulated income, endowment, or other funds			
	29 **Total net assets or fund balances** (see instructions)	148,781,959	161,814,942	
	30 **Total liabilities and net assets/fund balances** (see instructions)	150,928,840	163,844,341	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	148,781,959
2	Enter amount from Part I, line 27a	2	11,361,700
3	Other increases not included in line 2 (itemize) ▶	3	1,728,894
4	Add lines 1, 2, and 3	4	161,872,553
5	Decreases not included in line 2 (itemize) ▶	5	57,611
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29	6	161,814,942

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1 a	Publicly traded securities			
b	Capital gain distributions	P		
c	Distributions in excess of basis	P		
d	Passthrough K-1 capital gain	P		
e	Commonfund Capital Private Equity Partners V	P	2010-01-01	2021-04-30
	Doddington Global Fund	P	2012-11-01	2021-06-11
	Fir Tree International	P	2013-03-01	2021-02-17
	Iridian Private Business Value Equity	P	2010-01-01	2021-01-31
	Park Street Capital Natural Resource Fund III, AIV	P	2010-01-01	2021-03-31
	Park Street Capital Private Equity Fund V	P	2010-01-01	2021-02-04
	Park Street Capital Private Equity Fund VI	P	2010-01-01	2021-08-24
	PSC Luxembourg Holdings	P	2010-01-01	2021-12-31
	Thomas H. Lee Equity Fund VI Liquidating Trust	P	2010-01-01	2021-12-30
	Wellington Trust Company	P	2010-01-01	2021-01-04

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a	13,360,459		8,061,543	5,298,916
b	1,082,955			1,082,955
c	284,745			284,745
d	13,440,310			13,440,310
e	2,499		30,101	-27,602
	5,939,551		5,759,842	179,709
	5,292			5,292
	7,472,057		9,743,866	-2,271,809
	6,132		10,551	-4,419
	13,776		15,056	-1,280
	20,065		28,649	-8,584
	10,166			10,166
	837		1,013	-176
	2,570,441		3,311,500	-741,059

	Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) **or** Losses (from col.(h))
	(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
a				5,298,916
b				1,082,955
c				284,745
d				13,440,310
e				-27,602
				179,709
				5,292
				-2,271,809
				-4,419
				-1,280
				-8,584
				10,166
				-176
				-741,059

	Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 / If (loss), enter -0- in Part I, line 7 }	2	17,247,164
2/3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c) (see instructions). If (loss), enter -0- in Part I, line 8	3	

Part V Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1.	Bracket for line 1a	
1a	Date of ruling or determination letter: _____ **(attach copy of letter if necessary–see instructions)**		
	All other domestic foundations enter 1.39% (0.0139) of line 27b. Exempt foreign organizations enter 4% (0.04) of Part I, line 12, col. (b)		
b	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2	0
2	Add lines 1 and 2	3	257,140
3	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4	0
4	**Tax based on investment income.** Subtract line 4 from line 3. If zero or less, enter -0-	5	257,140
5	Credits/Payments:		
6 a	2021 estimated tax payments and 2020 overpayment credited to 2021	6a	96,441
b	Exempt foreign organizations—tax withheld at source	6b	0
c	Tax paid with application for extension of time to file (Form 8868)	6c	270,000
d	Backup withholding erroneously withheld	6d	0
7	Total credits and payments. Add lines 6a through 6d	7	366,441
8	Enter any **penalty** for underpayment of estimated tax. Check here ☑ if Form 2220 is attached.	8	0
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	109,301
11	Enter the amount of line 10 to be: **Credited to 2022 estimated tax** ▶ 109,301 **Refunded** ▶	11	0

Part VI-A Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition.	1b		No
	*If the answer is "Yes" to **1a** or **1b,** attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. ▶ $ 0 **(2)** On foundation managers. ▶ $ 0			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ $ 0			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities.*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a	Yes	
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b	Yes	
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col. (c), and Part XIV.*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ MA			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation* .	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2021 or the taxable year beginning in 2021? See the instructions for Part XIII. If "Yes," complete Part XIII	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses.*	10		No

Part VI-A Statements Regarding Activities (continued)

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions	11		No
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶ www.hyamsfoundation.org

14 The books are in care of ▶ Mark Paley Telephone no. ▶ (617) 426-5600

Located at ▶ 89 South Street Suite 404 Boston MA ZIP+4 ▶ 02111

15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —check here ▶ ☐ and enter the amount of tax-exempt interest received or accrued during the year	15		
16	At any time during calendar year 2021, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign	16		No

Part VI-B Statements Regarding Activities for Which Form 4720 May Be Required

	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.		Yes	No
1a	During the year did the foundation (either directly or indirectly):			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	1a(1)		No
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	1a(2)		No
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	1a(3)		No
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	1a(4)	Yes	
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	1a(5)		No
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)	1a(6)		No
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions	1b		No
c	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
d	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2021?	1d		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):			
a	At the end of tax year 2021, did the foundation have any undistributed income (lines 6d and 6e, Part XII) for tax year(s) beginning before 2021?	2a		No
	If "Yes," list the years ▶ 20____, 20____, 20____, 20____			
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see instructions.)	2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here. ▶ 20____, 20____, 20____, 20____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	3a		No
b	If "Yes," did it have excess business holdings in 2021 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969; **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2021.)*	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2021?	4b		No

Part VI-B Statements Regarding Activities for Which Form 4720 May Be Required *(continued)*

			Yes	No
5a	During the year did the foundation pay or incur any amount to:			
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	5a(1)		No
	(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	5a(2)		No
	(3) Provide a grant to an individual for travel, study, or other similar purposes?	5a(3)		No
	(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions	5a(4)	Yes	
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?	5a(5)		No
b	If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions	5b		No
c	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
d	If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?	5d	Yes	
	If "Yes," attach the statement required by Regulations section 53.4945–5(d).			
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	6a		No
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b		No
	If "Yes" to 6b, file Form 8870.			
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	7a		No
b	If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?	7b		
8	Is the foundation subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment during the year?	8		No

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

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

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
Penn Loh 89 South Street Suite 404 Boston, MA 02111	Board Chair/Trustee 5.00	30,000	0	0
Lily Mendez-Morgan 89 South Street Suite 404 Boston, MA 02111	Co-Chair/Trustee 2.00	20,000	0	0
Willma Davis 89 South Street Suite 404 Boston, MA 02111	Treasurer/Trustee (dec. Aug '21) 2.00	10,000	0	0
Omar Simmons 89 South Street Suite 404 Boston, MA 02111	Treasurer/Trustee 2.00	17,000	0	0
Iris Gomez 89 South Street Suite 404 Boston, MA 02111	Clerk/Trustee 2.00	16,000	0	0
Julie Goodridge 89 South Street Suite 404 Boston, MA 02111	Assist Treasurer/Trustee 2.00	16,000	0	0
Lucas H Guerra 89 South Street Suite 404 Boston, MA 02111	Trustee 2.00	16,000	0	0
Rahsaan Hall 89 South Street Suite 404 Boston, MA 02111	Trustee 2.00	19,000	0	0
Karen L Mapp 89 South Street Suite 404 Boston, MA 02111	Trustee 2.00	20,000	0	0
Martella Wilson-Taylor 89 South Street Suite 404 Boston, MA 02111	Trustee 2.00	16,000	0	0
Lisa Owens 89 South Street Suite 404 Boston, MA 02111	Executive Director 40.00	223,838	8,530	0
David Moy 89 South Street Suite 404 Boston, MA 02111	Deputy Director 40.00	254,368	44,711	0

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

(a) Name and address of each employee paid more than $50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
Mark Paley 89 South Street Suite 404 Boston, MA 02111	Dir of Admin/Finance 40.00	203,000	47,121	0
Nahir Torres 89 South Street Suite 404 Boston, MA 02111	Sr. Program Officer 40.00	126,875	22,092	0
Maria Mulkeen 89 South Street Suite 404 Boston, MA 02111	Program Officer 40.00	107,871	20,241	0
Ratchanee Pankam 89 South Street Suite 404 Boston, MA 02111	Grants Manager 40.00	83,830	25,947	0
Jasmine Benjamin 1st pay 814 89 South Street Suite 404 Boston, MA 02111	Program Associate 40.00	71,050	351	0

Total number of other employees paid over $50,000 ▶ 1

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

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
Cambridge Associates 125 High Street Boston, M A 02110	Investment consulting	297,247
Iridian Private Business Value Equity Fund LP 276 Post Road West Westport, C T 06880	Investment management	71,345
Fluxx Labs Inc 2261 Market Street 4060 San Francisco, C A 94114	Grant technology services	70,113
Axiom Investors 33 Benedict Place Greenwich, C T 06830	Investment management	66,716
Varadero Capital LP 452 5th Ave 30th Floor New York, N Y 10018	Investment management	59,987

Total number of others receiving over $50,000 for professional services. . . . . ▶

4

Part VIII- Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1	
2	
3	
4	

Part VIII- Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
1	
2	
All other program-related investments. See instructions. 3	
Total. Add lines 1 through 3 . . . . . ▶	0

Part IX Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:			
a	Average monthly fair market value of securities		1a	116,088,259
b	Average of monthly cash balances		1b	2,666,973
c	Fair market value of all other assets (see instructions)		1c	37,193,586
d	**Total** (add lines 1a, b, and c)		1d	155,948,818
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e 0		
2	Acquisition indebtedness applicable to line 1 assets		2	0
3	Subtract line 2 from line 1d		3	155,948,818
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions)		4	2,339,232
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3.		5	153,609,586
6	**Minimum investment return.** Enter 5% (0.05) of line 5		6	7,680,479

Part X **Distributable Amount** (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ▶ ☐ and do not complete this part.)

1	Minimum investment return from Part IX, line 6		1	7,680,479
2a	Tax on investment income for 2021 from Part V, line 5	2a 257,140		
b	Income tax for 2021. (This does not include the tax from Part V.)	2b		
c	Add lines 2a and 2b		2c	257,140
3	Distributable amount before adjustments. Subtract line 2c from line 1		3	7,423,339
4	Recoveries of amounts treated as qualifying distributions		4	0
5	Add lines 3 and 4		5	7,423,339
6	Deduction from distributable amount (see instructions)		6	0
7	**Distributable amount** as adjusted. Subtract line 6 from line 5. Enter here and on Part XII, line 1		7	7,423,339

Part XI Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26	1a	
b	Program-related investments—total from Part VIII-B	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	**Qualifying distributions.** Add lines 1a through 3b. Enter here and on Part XII, line 4.	4	

Part XII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2020	(c) 2020	(d) 2021
1 Distributable amount for 2021 from Part X, line 7				7,423,339
2 Undistributed income, if any, as of the end of 2021:				
a Enter amount for 2020 only			0	
b Total for prior years: 20___, 20___, 20___		0		
3 Excess distributions carryover, if any, to 2021:				
a From 2016 340,413				
b From 2017 547,732				
c From 2018 284,922				
d From 2019 1,001,588				
e From 2020 847,069				
f **Total** of lines 3a through e	3,021,724			
4 Qualifying distributions for 2021 from Part XI, line 4: ▶ $ 6,891,854				
a Applied to 2020, but not more than line 2a			0	
b Applied to undistributed income of prior years (Election required—see instructions)		0		
c Treated as distributions out of corpus (Election required—see instructions)	0			
d Applied to 2021 distributable amount				6,891,854
e Remaining amount distributed out of corpus	0			
5 Excess distributions carryover applied to 2021. *(If an amount appears in column (d), the same amount must be shown in column (a).)*	531,485			531,485
6 **Enter the net total of each column as indicated below:**				
a Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	2,490,239			
b Prior years' undistributed income. Subtract line 4b from line 2b		0		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0		
d Subtract line 6c from line 6b. Taxable amount—see instructions		0		
e Undistributed income for 2019. Subtract line 4a from line 2a. Taxable amount—see instructions			0	
f Undistributed income for 2021. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2022				0
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)	0			
8 Excess distributions carryover from 2016 not applied on line 5 or line 7 (see instructions)	0			
9 **Excess distributions carryover to 2022.** Subtract lines 7 and 8 from line 6a	2,490,239			
10 Analysis of line 9:				
a Excess from 2017 356,660				
b Excess from 2018 284,922				
c Excess from 2019 1,001,588				
d Excess from 2020 847,069				
e Excess from 2021				

Part XIII **Private Operating Foundations** (see instructions and Part VI-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2021, enter the date of the ruling

b Check box to indicate whether the organization is a private operating foundation described in section ☐ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2021	**(b)** 2020	**(c)** 2019	**(d)** 2018	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% (0.85) of line 2a					
c Qualifying distributions from Part XI, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test—enter:					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part IX, line 6 for each year listed					
c "Support" alternative test—enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part **Supplementary Information (Complete this part only if the foundation had $5,000 or more in assets at any time during the year—see instructions.)**

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000). (See section 507(d)(2).)

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ☐ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

a The name, address, and telephone number or e-mail address of the person to whom applications should be addressed:

Lisa Owens The Hyams Foundation
89 South Street Suite 404
Boston, M A 02111
(617) 426-5600
Grants@hyamsfoundation.org

b The form in which applications should be submitted and information and materials they should include:

See https://hyamsfoundation.org/how-to-apply/ for information.

c Any submission deadlines:

There are no deadlines.

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

See https://hyamsfoundation.org/funding-eligibility/ and https://hyamsfoundation.org/funding-criteria/ for information.

Part **Supplementary Information** (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
African Community Economic Development of New England 48 John Eliot Square Boston, MA 02119	N/A	PC	Youth Ubuntu Project and Community Development Project	35,000
Alternatives for Community & Environment 2201 Washington St Roxbury, MA 02119	N/A	PC	Reclaim Roxbury Project, Movement Building Panel, capacity building, and general support	106,000
American Civil Liberties Union Fdn One Center Plz Suite 850 Boston, MA 02108	N/A	PC	Grant for Racial Justice Program	45,000
Asian American Resource Workshop 42 Charles St A Boston, MA 02122	N/A	PC	Building panel and design, Dorchester Not for Sale project, and general support	100,500
Association Black Fdn Exec 55 Exchange Place New York, NY 10005	N/A	PC	General support	2,500
AYNI Institute 19 Meridian Street Boston, MA 02128	N/A	PC	Neighbors United for a Better East Boston (NUBE)	30,000
Black Economic Council of Massachusetts 1 Beacon Street Boston, MA 02108	N/A	PC	Participation on the Foundation's Field Building Design Team	25,000
Black Economic Justice Institute 64 Starbird Ave Roslindale, MA 02131	N/A	PC	General support	40,000
Boston Affordable Housing Coalition 42 Seaverns Ave Jamaica Plain, MA 02130	N/A	PC	General support	35,000
Boston Alliance of Gay and Lesbian Youth 28 Court Square Boston, MA 02108	N/A	PC	Massachusetts Transgender Political Coalition's initiatives and general support	70,000
Boston Foundation Inc 75 Arlington Street Boston, MA 02116	N/A	PC	Home Funders Management and Convening, Asian Community Fund, and King Boston Co-coordinating Field Building Design Team	100,000
Boston Impact Initiative Fund 14 Chestnut Pl Jamaica Plain, MA 02130	N/A	PC	General support	75,000
Boston Neighborhood Community Land Trust 550 Dudley Street Roxbury, MA 02119	N/A	PC	Boston Community Land Trust Network Panel and general support	35,500
Boston Private Industry Council 2 Oliver St Boston, MA 02109	N/A	PC	Youth Transitions Task Force	45,000
Boston Tenant Coalition Inc 11 Beacon Street Boston, MA 02108	N/A	PC	General support	50,000
Brazilian Women's Group 697 Cambridge St Suite 106 Brighton, MA 02135	N/A	PC	General support	35,000
Brazilian Worker Center Inc 14 Harvard Ave Allston, MA 02134	N/A	PC	General support	50,000
CAIR-MA Inc 123 South Street Boston, MA 02111	N/A	PC	General support	30,000
Center for Economic Democracy 769 Centre Street Boston, MA 02130	N/A	PC	Boston Ujima, Center for Cooperative Development and Solidarity, Solidarity Economy Initiative, and general support	235,000
Center for Labor Educ & Research 375 Centre Street Boston, MA 02130	N/A	PC	Massachusetts TPS Committee and general support	115,000
Centro Presente Inc 12 Bennington St 202 Boston, MA 02128	N/A	PC	General support	45,000
Chinatown Community Land Trust Inc 28 Ash Street Boston, MA 02111	N/A	PC	Boston Community Land Trust Network Panel and general support	40,500
Chinese Progressive Assoc 28 Ash Street	N/A	PC	General support	100,500

Boston, M A 02111				
Citizens for Juvenile Justice 44 School Street Suite 415 Boston, M A 02108	N/A	P C	General support	55,000
CommonWealth Kitchen 196 Quincy S Dorchester, M A 02121	N/A	P C	General support	50,000
Community Labor United Inc 8 Beacon St Boston, M A 02108	N/A	P C	New England United for Justice project and general support	175,500
Confluence Philanthropy Inc 54 West 40th Street New York, N Y 10018	N/A	P C	Development of racial equity programming and general support	20,000
Congregation Lion of Judah 20 Reed St Boston, M A 02118	N/A	P C	Agencia ALPHA Project	45,000
Dudley Street Neighborhood Initiative 504 Dudley St Roxbury, M A 02119	N/A	P C	Boston Community Land Trust Network Panel and general support	65,500
Educators 4 Excellence 80 Pine Street Floor 28 New York, N Y 10018	N/A	P C	Educators for Excellence Boston Chapter and general support	25,000
Families for Justice as Healing 100R Warren Street Roxbury, M A 02119	N/A	P C	General support	45,000
Fenway Community Development Corporation 70 Burbank Street BOSTON, M A 02115	N/A	P C	Countering Displacement and Gentrification Project	35,000
Foundation Financial Officers Group Inc 19 Mantua Rd Mt Royal, N J 08061	N/A	P C	General support	1,550
Friends of St Stephen's Youth Program 149 Shawmut Avenue Boston, M A 02118	N/A	P C	St. Stephen's Collaborative Organizing Project	40,000
Grantmakers Concerned with Immigrants & Refugees PO Box 2178 Petaluma, C A 94953	N/A	P C	General support	2,500
Grantmakers for Effective Organizations 1310 L Street NW Washington, D C 20005	N/A	P C	General support	2,090
Greater Boston Interfaith Organization 1803 Dorchester Avenue Boston, M A 02124	N/A	P C	General support	55,000
GreenRoots 227 Marginal Street Chelsea, M A 02150	N/A	P C	General support	55,000
Health Resources in Action 95 Berkeley St 2nd Fl Boston, M A 02116	N/A	P C	CPLAN Project	25,000
Immigrant Family Services Institute 1626 Blue Hill Avenue Mattapan, M A 02126	N/A	P C	Special Education Initiative and general support	65,000
Justice At Work 33 Harrison Avenue Boston, M A 02111	N/A	P C	General support	40,000
Justice Funders 436 14th St Ste 700 Oakland, C A 94612	N/A	P C	2021-2022 Institutional Membership Dues	2,500
La Colaborativa (Chelsea Collaborative) 318 Broadway Chelsea, M A 02150	N/A	P C	Strengthening Housing Supports in Chelsea and general support	100,000
Lawyers for Civil Rights 61 Batterymarch Street Boston, M A 02110	N/A	P C	General support	50,000
Mass Senior Action Council Inc 108 Myrtle Street Quincy, M A 02171	N/A	P C	General support	60,000
Massachusetts Advocates for Children 25 Kingston Street Boston, M A 02111	N/A	P C	General support	40,000
Massachusetts Affordable Housing 1803 Dorchester Avenue Dorchester, M A 02124	N/A	P C	Home Ownership Justice Vision Project	35,000
Massachusetts Budget & Policy Center 1 State Street Suite 1250 Boston, M A 02109	N/A	P C	Delivering on Equity Project and general support	165,000
Massachusetts Coalition for Occupational Safety and Health 42 Charles Street Suite D Dorchester, M A 02122	N/A	P C	General support	65,000
Massachusetts Communities Action Network 14 Cushing Avenue Boston, M A 02125	N/A	P C	I Have a Future Program and general support	255,000

Massachusetts Immigrant & Refugee Advocacy 105 Chauncy Street Boston, M A 02111	N/A	P C	General support	75,000
Massachusetts Law Reform Institute 40 Court Street Boston, M A 02108	N/A	P C	Housing Justice Through Community Empowerment, Engagement, and Eviction Defense	50,000
Massachusetts Legal Assistance Corporation 40 Court Street Boston, M A 02108	N/A	P C	The Greater Boston Immigrant Defense Fund	75,000
Massachusetts Nonprofit Network 2 Atlantic Avenue Boston, M A 02110	N/A	P C	General support	350
Massachusetts Voter Education Network 41 West Street Boston, M A 02121	N/A	P C	Democracy Hub Initiative and general support	125,000
Mission Investors Exchange 105 W 86th St New York, N Y 10024	N/A	P C	General support	3,000
Muslim Justice League 8th Floor Boston, M A 02111	N/A	P C	General support	50,000
National Committee for Responsive Philant 1900 L Street NW Washington, D C 20036	N/A	P C	General support	3,000
Neighbor to Neighbor MA Ed Fund Inc 15 Court Square Boston, M A 02108	N/A	P C	General support	50,000
Neighborhood Funders Group Inc 548 Market Street 95631 Oakland, C A 94612	N/A	P C	General support	11,250
NEO Philanthropy 45 W 36th St 6th floor New York, N Y 10018	N/A	P C	General support	3,000
New Venture Fund 1828 L Street NW Suite 300A Washington, D C 20036	N/A	P C	Communities for Just Schools Fund (CJSF)	35,000
North American Indian Center of Boston 105 South Huntington Avenue Jamaica Plain, M A 02130	N/A	P C	Black and Indigenous Resistance Fund	75,000
PEAK Grantmaking 1701 Pennsylvania Avenue NW Washington, D C 20006	N/A	P C	General support	2,000
Philanthropy Massachusetts 133 Federal Street Suite 802 Boston, M A 02110	N/A	P C	General support	91,000
Project RIGHT Inc 320A Blue Hill Avenue Dorchester, M A 02121	N/A	P C	General support	25,000
Proteus Fund 15 Research Drive Amherst, M A 01002	N/A	P C	RISE Together Fund	25,000
Resist PO Box 301240 Jamaica Plain, M A 02130	N/A	P C	Student Immigrant Movement, Boston Education Justice Alliance Project, and New England Sustainer Learning Circles	115,000
Right to the City Alliance 388 Atlantic Avenue Brooklyn, N Y 11217	N/A	P C	Promoting Wellness to Organizing and general support	125,500
Schott Foundation for Public Education One Mifflin Place Cambridge, M A 02138	N/A	P C	Massachusetts Gateway City Strategy for Education Justice and Just Relationships: A Funder Series	55,000
Social and Environmental Entrepreneurs 23564 Calabasas Road Suite 201 Calabasas, C A 91302	N/A	P C	General support	5,000
Sociedad Latina Inc 1530 Tremont Street Boston, M A 02120	N/A	P C	General support	30,000
Solidaire 1423 Broadway 314 Oakland, C A 94612	N/A	P C	General support	50,000
The Center for Teen Empowerment Inc 384 Warren St Boston, M A 02118	N/A	P C	Grant for general support	45,000
The Center for the Study of Public Policy 384 Warren St Boston, M A 02118	N/A	P C	Boston Jobs Coalition Project	40,000
The City School Inc 614 Columbus Avenue Boston, M A 02118	N/A	P C	General support	115,000

The Lenny Zakim Fund Inc 33 Arch Street 26th Floor Boston, M A 02110	N/A	P C	General support	50,000
Third Sector New England Inc 89 South St Ste 700 Boston, M A 02111	N/A	P C	Center for Support Immigrant Organizing, DS4SI, Voter Table Project, and general support	240,000
Tides Center FOR EPIP 1012 Torney Avenue San Francisco, C A 941291755	N/A	P C	TIDES/EPIP 0669 NEW YORK NY	150
United Negro College Fund Inc 1805 7th Street NW Washington, D C 20001	N/A	P C	General support	28,050
Urban Revival Inc 284 Amory Street Jamaica Plain, M A 02130	N/A	P C	Homes For All Massachusetts and general support	265,500
Utec Inc 35 Warren St LOWELL, M A 01852	N/A	P C	Teens Leading the Way	60,000
Vietnamese American Initiative for Development 42 Charles Street Dorchester, M A 02122	N/A	P C	Nail Salon Project	35,000
Youth Policy Institute of Iowa 6200 Aurora Avenue Urbandale, I A 50322	N/A	P C	Youth Transitions Funders Group and general support	5,000
Total . . . . . ▶ **3a**				4,982,940
b *Approved for future payment*				
Total . . . . . ▶ **3b**				0

Part XV-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions.)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue:					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments			14	770	
4 Dividends and interest from securities					
5 Net rental income or (loss) from real estate:					
a Debt-financed property					
b Not debt-financed property					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory	525990	17,589	18	17,247,164	
9 Net income or (loss) from special events:					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a Alternative investment dividends			14	527,552	
b Partnership income	525990	-218,998	14	1,526,190	
c					
d					
e					
12 Subtotal. Add columns (b), (d), and (e)		-201,409		20,494,930	53,808
13 **Total.** Add line 12, columns (b), (d), and (e). (See worksheet in line 13 instructions to verify calculations.)				**13**	20,347,329

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

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XV-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes). (See instructions.)
1 a	Interest earned from loans to low-income housing development projects and other program related investments which further the Foundation's mission of increasing economic, racial and social justice and power within low-income communities in Boston and Chelsea, Massachusetts.

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

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of:			
(1) Cash	1a(1)		No
(2) Other assets	1a(2)		No
b Other transactions:			
(1) Sales of assets to a noncharitable exempt organization	1b(1)		No
(2) Purchases of assets from a noncharitable exempt organization	1b(2)		No
(3) Rental of facilities, equipment, or other assets	1b(3)		No
(4) Reimbursement arrangements	1b(4)		No
(5) Loans or loan guarantees	1b(5)		No
(6) Performance of services or membership or fundraising solicitations	1b(6)		No
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees	1c		No

d If the answer to any of the above is "Yes," complete the following schedule. Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received.

(a) Line No.	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? ☐ Yes ☑ No

b If "Yes," complete the following schedule.

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

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 taxpayer) is based on all information of which preparer has any knowledge.

2022-11-14

Signature of officer or trustee — Date — Title

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

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
Kurt Coburn				P01638285

Firm's name ▶ Blazek & Vetterling — Firm's EIN ▶ 76-0269860

Firm's address ▶ 2900 Weslayan Suite 200, Houston, TX 77027 — Phone no. (713) 439-5739

Additional Data

Return to Form

Software ID:
Software Version:

Form 990PF - Special Condition Description:

Special Condition Description

TY 2021 IRS 990 e-File Render

Name: The Hyams Foundation Inc

EIN: 04-6013680

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
Tax compliance	13,000	5,000		6,500
Accounting services	32,144	20,894		11,701
Audit services	54,080	35,152		15,106

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2021 IRS 990 e-File Render

Name: The Hyams Foundation Inc

EIN: 04-6013680

Grantee's Name	Grantee's Address	Grant Date	Grant Amount	Grant Purpose	Amount Expended By Grantee	Any Diversion By Grantee?	Dates of Reports By Grantee	Date of Verification	Results of Verification
Home Funders Collaborative LLC	75 Arlington St Boston, MA 02116	2003-06-26	3,007,500	The purpose of this program related investment is to make predevelopment and permanent financing loans to qualifying low-income housing developments.Detail of the dates and PRI amounts in the totals above:Date Amount06/26/2003 $ 7,50010/31/2004 $ 135,00012/31/2004 $ 525,00010/31/2005 $ 162,50003/31/2006 $ 450,00005/31/2006 $ 120,00002/28/2007 $ 225,00003/31/2007 $ 202,50006/30/2007 $ 240,00010/29/2008 $ 540,00001/08/2009 $ 400,000		To the knowledge of the Foundaton, the funds from the investment have been u	Latest reports received: 04/25/17, 10/09/18, 07/11/19, 05/14/20, 04/29/21, a		Home Funders has submitted complete reports since December of 2003 of the type ordinarily required by commercial investors under similar circumstances, including annual audited financial statements. This investment remained on the Foundations books as of 12/31/21.

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2021 IRS 990 e-File Render

Name: The Hyams Foundation Inc

EIN: 04-6013680

Name	Date Acquired	How Acquired	Date Sold	Purchaser Name	Gross Sales Price	Basis	Basis Method	Sales Expenses	Total (net)	Accumulated Depreciation
From Sch K-1 (Form 1065)		Purchased			17,589		Cost	0	17,589	

TY 2021 IRS 990 e-File Render

Name: The Hyams Foundation Inc

EIN: 04-6013680

Name of Stock	End of Year Book Value	End of Year Fair Market Value
480 3M Co	85,262	85,262
215 Adobe Inc	121,918	121,918
325 Advance Auto Parts Inc	77,961	77,961
515 Agilent Technologies Inc	82,220	82,220
110 Alphabet Inc Cl C	318,295	318,295
365 American Water Works Co Inc	68,934	68,934
230 Ameriprise Financial, Inc.	69,382	69,382
325 Analog Devices Inc	57,125	57,125
240 Aon PLC Shs Cl A	72,134	72,134
2,200 Apple Inc	390,654	390,654
615 Applied Materials Inc	96,776	96,776
375 Aptar Group Inc	45,930	45,930
48,471 Ariel Fund Inst Class	4,051,696	4,051,696
211 Biogen Inc	50,623	50,623
28 Booking Holdings Inc	67,178	67,178
112,868 Brown Capital Management International Small Company Fund Inst	3,145,635	3,145,635
1,550 Carrier Global Corporation	84,072	84,072
845 Cerner Corporation	78,475	78,475
1,275 Ciena Corp	98,137	98,137
1,880 Citigroup Inc	113,533	113,533
235 CME Group Inc	53,688	53,688
690 Colgate Palmolive Co	58,885	58,885
236,744 Community Impact Bond Fund Institutional Class	2,490,550	2,490,550
355 Cummins Inc	77,440	77,440
265 Danaher Corp	87,188	87,188
257,836 DoubleLine Total Return Bond Fund Class I	2,681,492	2,681,492
227 Ecolab Inc	53,252	53,252
938 Emerson Electric Co	87,206	87,206
955 First Solar Inc	83,238	83,238
1,910 Hannon Armstrong Sustainable	101,459	101,459
245 Home Depot Inc	101,677	101,677
185 Intuit Inc	118,996	118,996
1,210 KB Home	54,123	54,123
2,925 Kimco Realty Corp	72,101	72,101
193 Lauder Estee Cos Inc Cl A	71,449	71,449
710 Magna Intl Inc Cl A	57,467	57,467
902 McCormick & Co Inc Non-voting Shares	87,142	87,142
1,135 Merck Co Inc	86,986	86,986
1,120 Micron Technology Inc	104,328	104,328
1,389 Microsoft Corp	467,148	467,148
360 Mohawk Inds Inc	65,585	65,585
1,105 Mondelez International W I	73,273	73,273

Name of Stock	End of Year Book Value	End of Year Fair Market Value
1,830 Morgan Stanley	179,633	179,633
194 Netflix Inc	116,873	116,873
985 New York Times Co	47,576	47,576
710 Novo Nordisk AS ADR	79,520	79,520
465 PNC Financial Services Group Inc	93,242	93,242
600 PVH Corp	63,990	63,990
135 Regeneron Pharmaceuticals Inc	85,255	85,255
348 Salesforce Inc	88,437	88,437
2,215 Sprouts Farmers Markets Inc	65,741	65,741
415 T Rowe Price Group Inc	81,606	81,606
404 Target Corp	93,502	93,502
430 The Walt Disney Co	66,603	66,603
1,210 TJX Companies Inc	91,863	91,863
288 TopBuild Corp	79,462	79,462
1,526 Vanguard Balanced Index Fund Admiral Shares	74,795	74,795
152,521 Vanguard Inflation-Protected Securities Fund Admiral Shares	4,337,684	4,337,684
40,180 Vanguard Institutional Index Fund Institutional Shares	16,304,843	16,304,843
932,100 Vanguard Intermediate-Term Investment-Grade Fund Admiral Shares	9,274,392	9,274,392
916,624 Vanguard Intermediate-Term Treasury Fund Admiral Shares	10,367,016	10,367,016
2,021 Verizon Communications Inc	105,011	105,011
325 Vertex Pharmaceuticals Inc	71,370	71,370
825 Visa Inc Cl A	178,786	178,786
753 Wabtec Corporation	69,359	69,359
140 Waters Corporation	52,164	52,164
329,012 Wellington CTF Global Impact Portfolio	7,692,300	7,692,300
1,905 Weyerhaeuser Co	78,448	78,448

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Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
57 Stars Global Opportunity Fund 3 Blocker (Cayman), L.P.	FMV	1,099,628	1,099,628
AACP Tax Exempt Investors II, L.P.	FMV	708,956	708,956
AACP Tax-Exempt Investors III, L.P.	FMV	576,478	576,478
AACP Tax-Exempt Investors V, L.P.	FMV	916,814	916,814
Arrowstreet Capital Global	FMV	8,417,686	8,417,686
Asia Alternatives Delaware III, LP	FMV	24,359	24,359
Asia Alternatives Delaware V, LP	FMV	80,265	80,265
Auldbrass Partners Secondary Opportunity Fund II, L.P.	FMV	1,686,429	1,686,429
Auldbrass Partners Secondary Opportunity Fund III, L.P.	FMV	112,182	112,182
Avanath Affordable Housing IV, LLC	FMV	501,102	501,102
Axiom International Equity Fund II	FMV	9,484,443	9,484,443
Base10 Advancement Initiative I LP	FMV	1,209,001	1,209,001
Brightwood Capital Fund IV-U, LP	FMV	1,811,990	1,811,990
CA Resources Fund L.P. - Series Bain X	FMV	170,142	170,142
Commonfund Capital International Partners VI LP	FMV	148,253	148,253
Commonfund Capital Natural Resources Partners IX, L.P.	FMV	833,084	833,084
Commonfund Capital Natural Resources Partners VII L P	FMV	103,677	103,677
Commonfund Capital Venture Partners VI LP	FMV	78,171	78,171
Commonfund Capital Venture Partners VII L P	FMV	190,067	190,067
Commonfund Capital Venture Partners VIII L P	FMV	509,886	509,886
Dover Street IX Cayman Fund L.P.	FMV	815,612	815,612
Dover Street VIII Cayman Fund L.P.	FMV	100,094	100,094
Endowment Venture Partners V, L.P.	FMV	27,405	27,405
Genesis Emerging Markets, L .P.	FMV	7,524,882	7,524,882
Grain Communications Opportunity Fund II, L.P.	FMV	2,271,545	2,271,545
Iridian Private Business Value Equity Fund, LP	FMV	7,472,057	7,472,057
Japan Chickadee Fund Ltd.	FMV	1,666,758	1,666,758
Kabouter International Opportunities Fund II, LLC	FMV	4,723,762	4,723,762
Knighthead Offshore Fund, Ltd.	FMV	15,951	15,951
LCP VII (Offshore), L.P.	FMV	283,274	283,274
Legacy Venture V (QP), LLC	FMV	1,477,487	1,477,487
Legacy Venture VI (QP), LLC	FMV	2,797,885	2,797,885
Metropolitan Real Estate Partners Global II, L.P.	FMV	49,387	49,387
Metropolitan Real Estate Partners Global IV, L.P.	FMV	135,565	135,565
Metropolitan Real Estate Partners International II, L.P.	FMV	44,115	44,115
Metropolitan Real Estate Partners IV-A, L.P.	FMV	188,399	188,399
Park Street Capital Natural Resource Fund II, L.P.	FMV	61,270	61,270
Park Street Capital Natural Resource Fund III, L.P.	FMV	450,472	450,472
Park Street Capital Natural Resource Fund IV, L.P.	FMV	149,711	149,711
Park Street Capital Natural Resource Fund V, L.P.	FMV	605,654	605,654
Park Street Capital Private Equity Fund IX, L.P.	FMV	518,096	518,096

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
Park Street Capital Private Equity Fund VII, L.P.	FMV	20,124	20,124
Park Street Capital Private Equity Fund VIII, L.P.	FMV	443,085	443,085
Park Street Capital Private Equity Fund X, L.P.	FMV	1,366,567	1,366,567
Pennant Windward Fund, Ltd.	FMV	326,432	326,432
Preserver, L.P.	FMV	3,631,881	3,631,881
Siguler Guff Distressed Opportunities Fund III, LP	FMV	177,145	177,145
Siguler Guff Distressed Opportunities Fund IV, LP	FMV	328,006	328,006
SJF Ventures IV, L.P.	FMV	1,173,819	1,173,819
The Overlook Partners Fund, L.P.	FMV	6,623,221	6,623,221
The Sanderson International Value Fund	FMV	5,701,874	5,701,874
TrueBridge-Kauffman Fellows Endowment Fund III, L.P.	FMV	2,701,316	2,701,316
TrueBridge-Kauffman Fellows Endowment Fund IV, L.P.	FMV	3,395,579	3,395,579
Varadero International, Ltd	FMV	3,402,621	3,402,621

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Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
General governance and counsel	4,348	0		4,348

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Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
PRI - Boston Impact Initiative	470,000	470,000	470,000
PRI - Center for Economic Democaracy Inc	100,000	100,000	100,000
MRI - ETODAF LLC	1,500,000	1,500,000	1,500,000
PRI - Home Funders Collaborative LLC	2,883,966	2,776,139	2,776,139

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EIN: 04-6013680

Description	Amount
Change in deferred tax liability	57,611

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Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
Partnership expenses	940,851	893,434		0
Internet	2,449	98		2,499
Computer maintenance	2,234	89		2,386
Web design & maintenance	9,800	392		9,408
Postage & delivery fees	1,319	53		1,298
Office expense	8,356	334		9,006
Telephone	6,725	269		6,456
Insurance	4,433	177		4,256
Bank fees	340	14		326
Payroll fees	4,045	162		3,883
Financial management software	15,572	15,088		0
Grant management software	70,863	0		88,933

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Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
Interest from PRI/MRIs	53,808	53,808	53,808
Alternative investment dividends	527,552	527,552	527,552
Partnership income	1,307,192	1,519,441	1,307,192

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Description	Amount
Unrealized appreciation in value of investments	1,728,894

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Description	Beginning of Year - Book Value	End of Year - Book Value
Cumulative deferred excise tax	545,806	603,417

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Name: The Hyams Foundation Inc

EIN: 04-6013680

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
Philanthropic consulting	29,949	0		32,919
Investment and custodial fees	918,148	909,146		0

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EIN: 04-6013680

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
Excise tax	172,000	0		0