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.
▶ Information about Form 990-PF and its instructions is at *www.irs.gov/form990pf*.

OMB No 1545-0052

2016

Open to Public Inspection

For calendar year 2016, or tax year beginning 01-01-2016 , and ending 12-31-2016

Name of foundation
BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

A Employer identification number
38-3225995

Number and street (or P O box number if mail is not delivered to street address) Room/suite
1118 S WASHINGTON AVE

B Telephone number (see instructions)
(517) 482-8555

City or town, state or province, country, and ZIP or foreign postal code
LANSING, MI 48910

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)* ▶$ 12,249,772

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)	1,230,182			
	2	Check ▶ ☐ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments	334,075	334,075		
	4	Dividends and interest from securities				
	5a	Gross rents				
	b	Net rental income or (loss)				
	6a	Net gain or (loss) from sale of assets not on line 10				
	b	Gross sales price for all assets on line 6a				
	7	Capital gain net income (from Part IV, line 2)		0		
	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)	1,898,456	0	1,898,456	
	12	**Total.** Add lines 1 through 11	3,462,713	334,075	1,898,456	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	0	0	0	0
	14	Other employee salaries and wages	386,225	202,743	183,482	0
	15	Pension plans, employee benefits	92,731	48,504	44,227	0
	16a	Legal fees (attach schedule)	11,706	4,975	6,731	0
	b	Accounting fees (attach schedule)	22,395	9,041	13,354	0
	c	Other professional fees (attach schedule)	100,000	55,431	44,569	0
	17	Interest	18,269	0	18,269	0
	18	Taxes (attach schedule) (see instructions)				
	19	Depreciation (attach schedule) and depletion	80,749	0	80,749	
	20	Occupancy	257,797	0	257,749	0
	21	Travel, conferences, and meetings	20,025	10,327	9,698	0
	22	Printing and publications	504	0	504	0
	23	Other expenses (attach schedule)	49,625	3,054	46,571	0
	24	**Total operating and administrative expenses.** Add lines 13 through 23	1,040,026	334,075	705,903	0
	25	Contributions, gifts, grants paid	0			0
	26	**Total expenses and disbursements.** Add lines 24 and 25	1,040,026	334,075	705,903	0
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	2,422,687			
	b	**Net investment income** (if negative, enter -0-)		0		
	c	**Adjusted net income**(if negative, enter -0-)			1,192,553	

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	(c) Fair Market Value
Assets 1	Cash—non-interest-bearing	745,922	895,598	895,598
2	Savings and temporary cash investments			
3	Accounts receivable ▶ 2,789,938			
	Less allowance for doubtful accounts ▶	2,076,784	2,789,938	2,789,938
4	Pledges receivable ▶			
	Less allowance for doubtful accounts ▶			
5	Grants receivable	1,466,600	2,133,267	2,133,267
6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
7	Other notes and loans receivable (attach schedule) ▶ 4,040,901			
	Less allowance for doubtful accounts ▶ 0	4,119,599	4,040,901	4,040,901
8	Inventories for sale or use			
9	Prepaid expenses and deferred charges	12,663	18,274	18,274
10a	Investments—U S and state government obligations (attach schedule)			
b	Investments—corporate stock (attach schedule)			
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)	10,327	10,327	10,327
14	Land, buildings, and equipment basis ▶ 2,304,026			
	Less accumulated depreciation (attach schedule) ▶ 386,679	1,938,686	1,917,347	1,917,347
15	Other assets (describe ▶)	536,199	444,120	444,120
16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	10,906,780	12,249,772	12,249,772
Liabilities 17	Accounts payable and accrued expenses	229,839	255,726	
18	Grants payable			
19	Deferred revenue	990,472	440,028	
20	Loans from officers, directors, trustees, and other disqualified persons			
21	Mortgages and other notes payable (attach schedule)	2,732,687	2,177,509	
22	Other liabilities (describe ▶)	8,529	8,569	
23	**Total liabilities**(add lines 17 through 22)	3,961,527	2,881,832	
Net Assets or Fund Balances	**Foundations that follow SFAS 117, check here** ▶ ☑ **and complete lines 24 through 26 and lines 30 and 31.**			
24	Unrestricted	6,945,253	9,367,940	
25	Temporarily restricted			
26	Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☐ **and complete lines 27 through 31.**			
27	Capital stock, trust principal, or current funds			
28	Paid-in or capital surplus, or land, bldg , and equipment fund			
29	Retained earnings, accumulated income, endowment, or other funds			
30	**Total net assets or fund balances** (see instructions)	6,945,253	9,367,940	
31	**Total liabilities and net assets/fund balances** (see instructions)	10,906,780	12,249,772	

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 30 (must agree with end-of-year figure reported on prior year's return)	1	6,945,253
2	Enter amount from Part I, line 27a	2	2,422,687
3	Other increases not included in line 2 (itemize) ▶	3	0
4	Add lines 1, 2, and 3	4	9,367,940
5	Decreases not included in line 2 (itemize) ▶	5	0
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	9,367,940

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)
1a				

	(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				
b				
c				
d				
e				

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69

	(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	(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
a				
b				
c				
d				
e				

2	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	
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 Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☑ No

If "Yes," the foundation does not qualify under section 4940(e) Do not complete this part

1 Enter the appropriate amount in each column for each year, see instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2015	0	635,687	0 000000
2014	0	452,987	0 000000
2013	0	566,431	0 000000
2012	0	409,105	0 000000
2011	0	85,376	0 000000

2	**Total** of line 1, column (d)	2	0 000000
3	Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	0 000000
4	Enter the net value of noncharitable-use assets for 2016 from Part X, line 5	4	808,449
5	Multiply line 4 by line 3	5	0
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	0
7	Add lines 5 and 6	7	0
8	Enter qualifying distributions from Part XII, line 4	8	0

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions

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

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1 Date of ruling or determination letter ________ **(attach copy of letter if necessary–see instructions)**		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☐ and enter 1% of Part I, line 27b	1	0
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	2	0
3	Add lines 1 and 2	3	0
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	4	0
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-	5	0
6	Credits/Payments		
a	2016 estimated tax payments and 2015 overpayment credited to 2016 — 6a		
b	Exempt foreign organizations—tax withheld at source — 6b		
c	Tax paid with application for extension of time to file (Form 8868) — 6c		
d	Backup withholding erroneously withheld — 6d		
7	Total credits and payments Add lines 6a through 6d	7	0
8	Enter any **penalty** for underpayment of estimated tax Check here ☐ if Form 2220 is attached	8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	0
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	
11	Enter the amount of line 10 to be **Credited to 2017 estimated tax** ▶ **Refunded** ▶	11	

Part VII-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 Instructions for 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		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b		
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 XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶			
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		No
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 2016 or the taxable year beginning in 2016 (see instructions for Part XIV)? *If "Yes," complete Part XIV*	9	Yes	
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

Part VII-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	Yes	
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 ▶N/A

14 The books are in care of ▶CHRISTOPHER C COX Telephone no ▶(517) 364-8909

Located at ▶1118 SOUTH WASHINGTON AVE LANSING MI ZIP+4 ▶48910

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

			Yes	No
16	At any time during calendar year 2016, 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?	16		No
	See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR) If "Yes", enter the name of the foreign country ▶			

Part VII-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? ☐ Yes ☑ No

(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☑ No

(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☑ No

(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☐ Yes ☑ No

(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)? ☐ Yes ☑ 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). ☐ Yes ☑ 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		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	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 2016?	1c		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 2016, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2016? ☐ Yes ☑ 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? ☑ Yes ☐ No

b	If "Yes," did it have excess business holdings in 2016 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 2016).*	3b		No
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 2016?	4b		No

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (Continued)

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))? ☐ Yes ☑ No			
	(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☑ No			
	(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☑ No			
	(4) Provide a grant to an organization other than a charitable, etc , organization described in section 4945(d)(4)(A)? (see instructions) ☐ Yes ☑ No			
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☑ 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**		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	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? ☐ Yes ☐ No			
	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? ☐ Yes ☑ 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? ☐ Yes ☑ No			
b	If yes, did the foundation receive any proceeds or have any net income attributable to the transaction?	**7b**		

Part VIII 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	Title, and average hours per week **(b)** devoted to position	**(c)** Compensation (**If not paid, enter -0-**)	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
See Additional Data Table				

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	Title, and average hours per week **(b)** devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NONE				

Total number of other employees paid over $50,000 ▶ 0

Part VIII 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
CINNAIRE CORPORTATION 1118 S WASHINGTON AVE LANSING, MI 48910	CONSULTING SERVICES-DEVELOPMENT	437,508
MILNER AND CARINGELLA INC 1803 SAINT JOHNS AVENUE 5 HIGHLAND PARK, IL 600353298	CONSULTING SERVICES-DEVELOPMENT	100,000
Total number of others receiving over $50,000 for professional services. . . . . ▶		0

Part IX-A 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 TO BUILD, DEVELOP, CONSTRUCT, FINANCE, OWN AND OPERATE HOUSING AFFORDABLE FOR LOW-INCOME FAMILIES THE ORGANIZATION IS THE GENERAL PARTNER OF SEVERAL LOW INCOME HOUSING DEVELOPMENTS IT IS CURRENTLY WORKING ON STRATEGIES TO RE-CAPITALIZE MANY OF THESE DEVELOPMENTS THROUGH THE LOW-INCOME HOUSING TAX CREDIT PROGRAM THIS WILL BRING NEEDED PHYSICAL IMPROVEMENTS TO THE AREA AT AN AFFORDABLE PRICE AS THE RENTS ARE SET AT A LEVEL OF 60% OF AREA MEDIAN INCOME	957,976
2 TO ELIMINATE PREJUDICE AND DISCRIMINATION AND LESSEN NEIGHBORHOOD TENSIONS BY OFFERING AFFORDABLE HOUSING TO FAMILIES OF LOW-INCOME WHO ARE UNABLE TO OBTAIN ADEQUATE HOUSING BECAUSE OF DISCRIMINATION	0
3 TO COMBAT COMMUNITY DETERIORATION BY OFFERING AFFORDABLE HOUSING TO LOW-INCOME RESIDENTS OF A DETERIORATED CITY UNDERGOING REDEVELOPMENT WHERE THE MEDIAN INCOME LEVEL IS LOWER THAN OTHER AREAS AND THE RESIDENTS UNDERTAKE AN INITIATIVE TO ENSURE THEMSELVES DECENT HOUSING WITHOUT UNDERGOING RELOCATION	0
4 TO PERFORM ALL ACTS INCIDENTAL, CONDUSIVE, OR NECESSARY TO THE ATTAINMENT OF THE FOREGOING OBJECTIVES, AND FOR CHARITABLE AND EDUCATIONAL PURPOSES WITHIN THE MEANING OF SECTION 501 (C)(3) OF THE IRC AS AMENDED, OR CORRESPONDING SECTION OF ANY FUTURE CODE	0

Part IX-B 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 X 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	0
b	Average of monthly cash balances.	1b	820,760
c	Fair market value of all other assets (see instructions).	1c	0
d	**Total** (add lines 1a, b, and c).	1d	820,760
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	820,760
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	12,311
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	808,449
6	**Minimum investment return.** Enter 5% of line 5.	6	40,422

Part XI 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 X, line 6.	1	
2a	Tax on investment income for 2016 from Part VI, line 5. 2a		
b	Income tax for 2016 (This does not include the tax from Part VI). 2b		
c	Add lines 2a and 2b.	2c	
3	Distributable amount before adjustments Subtract line 2c from line 1.	3	
4	Recoveries of amounts treated as qualifying distributions.	4	
5	Add lines 3 and 4.	5	
6	Deduction from distributable amount (see instructions).	6	
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1.	7	

Part XII 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	0
b	Program-related investments—total from Part IX-B.	1b	0
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 V, line 8, and Part XIII, line 4	4	0
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income Enter 1% of Part I, line 27b (see instructions).	5	0
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4.	6	0

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2015	(c) 2015	(d) 2016
1 Distributable amount for 2016 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2016				
a Enter amount for 2015 only.				
b Total for prior years 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2016				
a From 2011.				
b From 2012.				
c From 2013.				
d From 2014.				
e From 2015.				
f **Total** of lines 3a through e.				
4 Qualifying distributions for 2016 from Part XII, line 4 ▶ $ ________				
a Applied to 2015, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2016 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2016 *(If an amount appears in column (d), the same amount must be shown in column (a))*				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
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.				
d Subtract line 6c from line 6b Taxable amount —see instructions				
e Undistributed income for 2015 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2016 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2017				
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)				
8 Excess distributions carryover from 2011 not applied on line 5 or line 7 (see instructions) . . .				
9 **Excess distributions carryover to 2017.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2012. . . .				
b Excess from 2013. . . .				
c Excess from 2014. . . .				
d Excess from 2015. . . .				
e Excess from 2016. . . .				

Part XIV **Private Operating Foundations** (see instructions and Part VII-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 2016, enter the date of the ruling. . . . . . . ▶ 2001-11-06

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) 2016	(b) 2015	(c) 2014	(d) 2013	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	40,422	0	22,649	28,322	91,393
b 85% of line 2a	34,359	0	19,252	24,074	77,684
c Qualifying distributions from Part XII, line 4 for each year listed	0	0	0	0	0
d Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c	0	0	0	0	0
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets				2,240,034	2,240,034
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)				2,240,034	2,240,034
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					0
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)					0
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).					0
(3) Largest amount of support from an exempt organization					0
(4) Gross investment income					0

Part XV **Supplementary Information (Complete this part only if the organization 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 (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

a The name, address, and telephone number or email address of the person to whom applications should be addressed

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

c Any submission deadlines

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

Part XV 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*				
Total . . . . ▶ **3a**				0
b *Approved for future payment*				
Total . . . . ▶ **3b**				0

Part XVI-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 LOW INCOME RENTS	531110				79,940
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	334,075	
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					
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue					
a DEVELOPER SERVICE FEE INCOME					1,679,132
b PROFESSIONAL SERVICE FEE					134,352
c LAUNDRY REVENUE	531110				930
d OTHER REVENUE- MISC	531110				4,102
e					
12 Subtotal Add columns (b), (d), and (e)		0		334,075	1,898,456

13 Total. Add line 12, columns (b), (d), and (e) . . . 13 2,232,531

(See worksheet in line 13 instructions to verify calculations)

Part XVI-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 XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)
11A	INCOME AND LOSSES GENERATED IN CURRENT YEAR ARE DIRECTLY ATTRIBUTABLE
11B	TO THE BUILDING, DEVELOPMENT,CONSTRUCTION, AND FINANCING OF AFFORDABLE
11C	HOUSING TO LOW-INCOME FAMILIES
1A	INCOME GENERATED IN THE CURRENT YEAR FROM THE OWNERSHIP (100%) AND
11D	OPERATION OF HOUSING AFFORDABLE FOR LOW-INCOME FAMILIES

Part XVII 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) of the Code (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) of the Code (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

******	2017-11-13	******	May the IRS discuss this return with the preparer shown below (see instr)? ☑ **Yes** ☐ **No**
Signature of officer or trustee	Date	Title	

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
BRITTANY PHILLIPS				P01083761
Firm's name ▶ DAUBY O'CONNOR & ZALESKI LLC				Firm's EIN ▶35-1750664
Firm's address ▶ 501 CONGRESSIONAL BLVD STE 300 CARMEL, IN 46032				Phone no (317) 848-5700

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(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
CHRISTOPHER COX 1118 S WASHINGTON AVE LANSING, MI 48910	CHAIR 1 00	0	0	0
RICH SWANTEK 1118 S WASHINGTON AVE LANSING, MI 48910	VICE CHAIR 1 00	0	0	0
GARY SANDS 1118 S WASHINGTON AVE LANSING, MI 48910	SECRETARY/TREASURER 1 00	0	0	0
DENNIS QUINN 1906 25TH STREET DETROIT, MI 48216	PRESIDENT/CEO 1 00	0	0	0
PATRICK LONERGAN 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0
DANIEL DIERLAM 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0
PETER GILES 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0

TY 2016 Accounting Fees Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	22,395	9,041	13,354	0

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TY 2016 Depreciation Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
BUILDING	2011-08-25	966,345	104,687	ADS	40 000000000000	24,187	0	24,187	
EQUIPMENT	2011-08-25	56,284	16,260	ADS	15 000000000000	3,709	0	3,709	
KITCHEN EXHAUST FANS	2012-06-30	21,088	14,762	ADS	5 000000000000	4,218	0	4,218	
WATERPROOFING	2012-06-30	10,116	885	ADS	40 000000000000	253	0	253	
ELECTRICAL	2012-06-30	2,531	221	ADS	40 000000000000	63	0	63	
PLUMBING	2012-06-30	1,435	126	ADS	40 000000000000	36	0	36	
ALARM	2012-06-30	1,964	1,375	ADS	5 000000000000	393	0	393	
BUILDING DOOR WORK	2012-06-30	3,098	271	ADS	40 000000000000	77	0	77	
BETONITE INJECT	2012-06-30	84,300	7,376	ADS	40 000000000000	2,108	0	2,108	
SHOWER VALVES	2012-06-30	11,960	1,047	ADS	40 000000000000	299	0	299	
INTERCOM SYSTEM	2012-06-30	15,883	11,118	ADS	5 000000000000	3,177	0	3,177	
BUILDINGS	2012-06-30	1,665	146	ADS	40 000000000000	42	0	42	
ENTRY DOOR	2012-06-30	17,685	1,547	ADS	40 000000000000	442	0	442	
ENTRY DOOR	2012-06-30	5,547	485	ADS	40 000000000000	139	0	139	
HOT WATER HEATERS	2012-06-30	44,281	30,997	ADS	5 000000000000	8,856	0	8,856	
BUILDINGS	2012-06-30	184,713	16,162	ADS	40 000000000000	4,618	0	4,618	
BUILDING IMPROVEMENTS	2012-06-30	371,739	32,527	ADS	40 000000000000	9,293	0	9,293	
STORM WATER DRAIN	2012-06-30	36,814	3,221	ADS	40 000000000000	920	0	920	
SMOKE ALARMS	2012-06-30	690	483	ADS	5 000000000000	138	0	138	
PAVING	2012-06-30	49,450	11,538	ADS	15 000000000000	3,297	0	3,297	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
CEMENT SIDING	2012-06-30	43,070	3,769	ADS	40 000000000000	1,077	0	1,077	
EXTERIOR LIGHTING	2012-06-30	1,653	386	ADS	15 000000000000	110	0	110	
INTERIOR LIGHTING	2012-06-30	5,880	515	ADS	40 000000000000	147	0	147	
ENTRY DOORS	2012-06-30	29,377	2,570	ADS	40 000000000000	734	0	734	
TOILETS	2012-06-30	6,395	4,477	ADS	5 000000000000	1,279	0	1,279	
BATH EXHAUST	2012-06-30	10,920	7,644	ADS	5 000000000000	2,184	0	2,184	
BUILDINGS	2012-06-30	22,110	1,935	ADS	40 000000000000	553	0	553	
BUILDINGS	2012-06-30	12,812	1,121	ADS	40 000000000000	320	0	320	
SMOKE ALARMS	2012-06-30	1,335	935	ADS	5 000000000000	267	0	267	
PAVING	2012-06-30	10,783	2,516	ADS	15 000000000000	719	0	719	
WINDOWS	2012-06-30	10,601	928	ADS	40 000000000000	265	0	265	
CEMENT SIDING	2012-06-30	14,921	1,306	ADS	40 000000000000	373	0	373	
ATTIC INSULATION	2012-06-30	1,253	110	ADS	40 000000000000	31	0	31	
EXTERIOR LIGHTING	2012-06-30	3,660	854	ADS	15 000000000000	244	0	244	
INTERIOR LIGHTING	2012-06-30	1,318	115	ADS	40 000000000000	33	0	33	
ENTRY DOORS	2012-06-30	9,456	827	ADS	40 000000000000	236	0	236	
UNIT LIGHTING	2012-06-30	696	487	ADS	5 000000000000	139	0	139	
TOILETS	2012-06-30	1,188	832	ADS	5 000000000000	238	0	238	
REFRIGERATORS	2012-06-30	2,683	1,878	SL	5 000000000000	537	0	537	
BATH EXHAUST	2012-06-30	5,702	3,991	ADS	5 000000000000	1,140	0	1,140	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
SECURITY	2012-06-30	4,607	3,225	ADS	5 000000000000	921	0	921	
EQUIPMENT	2012-06-30	12,284	8,599	SL	5 000000000000	2,457	0	2,457	
BUILDINGS	2012-06-30	9,694	848	ADS	40 000000000000	242	0	242	
BUILDINGS	2012-06-30	655	57	ADS	40 000000000000	16	0	16	
COMPUTER	2013-10-31	1,171	771	200DB	5 000000000000	160	0	160	
LAND	2011-08-25	20,803		L	0 %	0	0	0	
LAND	2011-08-25	112,000		L	0 %	0	0	0	
ROOF	2016-12-31	59,411		ADS	40 000000000000	62	0	62	

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TY 2016 General Explanation Attachment

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

General Explanation Attachment

Identifier	Return Reference	Explanation	
1	LIST OF CONTROLLED ENTITIES	FORM 990-PF, PART VII-A, LINE 11	NAME OF CONTROLLED ENTITY TRILOGY GP, INC EMPLOYER ID NO 46-1614937ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO---NAME OF CONTROLLED ENTITY LINCOLN APARTMENTS LLCEMPLOYER ID NO 80-0764045ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO--NAME OF CONTROLLED ENTITY WV LIMITED DIVIDEND HOUSING ASSOCIATION LLCEMPLOYER ID NO 27-4446356ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO

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TY 2016 Investments - Other Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
INVESTMENT IN MDV PARTNERS, LLC	AT COST	10,327	10,327

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TY 2016 Land, Etc. Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
BUILDING	966,345	128,874	837,471	
EQUIPMENT	56,284	19,969	36,315	
KITCHEN EXHAUST FANS	21,088	18,980	2,108	
WATERPROOFING	10,116	1,138	8,978	
ELECTRICAL	2,531	284	2,247	
PLUMBING	1,435	162	1,273	
ALARM	1,964	1,768	196	
BUILDING DOOR WORK	3,098	348	2,750	
BETONITE INJECT	84,300	9,484	74,816	
SHOWER VALVES	11,960	1,346	10,614	
INTERCOM SYSTEM	15,883	14,295	1,588	
BUILDINGS	1,665	188	1,477	
ENTRY DOOR	17,685	1,989	15,696	
ENTRY DOOR	5,547	624	4,923	
HOT WATER HEATERS	44,281	39,853	4,428	
BUILDINGS	184,713	20,780	163,933	
BUILDING IMPROVEMENTS	371,739	41,820	329,919	
STORM WATER DRAIN	36,814	4,141	32,673	
SMOKE ALARMS	690	621	69	
PAVING	49,450	14,835	34,615	
CEMENT SIDING	43,070	4,846	38,224	
EXTERIOR LIGHTING	1,653	496	1,157	
INTERIOR LIGHTING	5,880	662	5,218	
ENTRY DOORS	29,377	3,304	26,073	
TOILETS	6,395	5,756	639	
BATH EXHAUST	10,920	9,828	1,092	
BUILDINGS	22,110	2,488	19,622	
BUILDINGS	12,812	1,441	11,371	
SMOKE ALARMS	1,335	1,202	133	
PAVING	10,783	3,235	7,548	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
WINDOWS	10,601	1,193	9,408	
CEMENT SIDING	14,921	1,679	13,242	
ATTIC INSULATION	1,253	141	1,112	
EXTERIOR LIGHTING	3,660	1,098	2,562	
INTERIOR LIGHTING	1,318	148	1,170	
ENTRY DOORS	9,456	1,063	8,393	
UNIT LIGHTING	696	626	70	
TOILETS	1,188	1,070	118	
REFRIGERATORS	2,683	2,415	268	
BATH EXHAUST	5,702	5,131	571	
SECURITY	4,607	4,146	461	
EQUIPMENT	12,284	11,056	1,228	
BUILDINGS	9,694	1,090	8,604	
BUILDINGS	655	73	582	
COMPUTER	1,171	931	240	
LAND	20,803	0	20,803	
LAND	112,000	0	112,000	
ROOF	59,411	62	59,349	

TY 2016 Legal Fees Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL	11,706	4,975	6,731	0

TY 2016 Mortgages and Notes Payable Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Total Mortgage Amount:

Item No.	1
Lender's Name	CINNAIRE LENDING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	290,144
Balance Due	0
Date of Note	2011-08
Maturity Date	2015-09
Repayment Terms	
Interest Rate	6.000000000000
Security Provided by Borrower	MORTGAGE ON LAND, BUILDING, & EQUIPMENT
Purpose of Loan	ACQUIRE AND DEVELOPMENT AFFORDABLE HOUSING PROJECT
Description of Lender Consideration	INTEREST IN LAND, BUILDING, & EQUIPMENT
Consideration FMV	
Item No.	1
Lender's Name	CINNAIRE LENDING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	625,000
Balance Due	0
Date of Note	2012-12
Maturity Date	2019-12
Repayment Terms	
Interest Rate	6.000000000000
Security Provided by Borrower	MORTGAGE FOR ACQUISITION AND OPERATING EXPENSES FOR GP INTERESTS
Purpose of Loan	MORTGAGE FOR ACQUISITION AND OPERATING EXPENSES FOR GP INTERESTS
Description of Lender Consideration	GENERAL PARTNER INTEREST IN OPERATING PARTNERSHIPS
Consideration FMV	

Item No.	3
Lender's Name	CINNAIRE LENDING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	400,000
Balance Due	0
Date of Note	2015-03
Maturity Date	2015-12
Repayment Terms	
Interest Rate	3.000000000000
Security Provided by Borrower	MORTGAGE FOR ACQUISITION AND OPERATING EXPENSES FOR GP INTERESTS
Purpose of Loan	MORTGAGE FOR ACQUISITION AND OPERATING EXPENSES FOR GP INTERESTS
Description of Lender Consideration	GENERAL PARTNER INTEREST IN OPERATING PARTNERSHIPS
Consideration FMV	
Item No.	1
Lender's Name	ST JAMES CAPITAL LLC
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	1,114,000
Balance Due	1,011,571
Date of Note	2011-08
Maturity Date	2041-09
Repayment Terms	
Interest Rate	4.600000000000
Security Provided by Borrower	MORTGAGE ON LAND, BUILDING, & EQUIPMENT
Purpose of Loan	ACQUIRE AND DEVELOP AFFORDABLE HOUSING PROJECT
Description of Lender Consideration	INTEREST IN LAND, BUILDING, & EQUIPMENT
Consideration FMV	

Item No.	5
Lender's Name	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	816,774
Balance Due	765,938
Date of Note	2011-08
Maturity Date	2041-09
Repayment Terms	
Interest Rate	1.500000000000
Security Provided by Borrower	MORTGAGE ON LAND, BUILDING, & EQUIPMENT
Purpose of Loan	ACQUIRE AND DEVELOP AFFORDABLE HOUSING PROJECT
Description of Lender Consideration	INTEREST IN LAND, BUILDING, & EQUIPMENT
Consideration FMV	
Item No.	1
Lender's Name	CINNAIRE LENDING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	400,000
Balance Due	400,000
Date of Note	2016-12
Maturity Date	2017-12
Repayment Terms	
Interest Rate	5.000000000000
Security Provided by Borrower	
Purpose of Loan	GENERAL OPERATING EXPENSES RELATED TO LOW INCOME HOUSING
Description of Lender Consideration	
Consideration FMV	

TY 2016 Other Assets Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Other Assets Schedule

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
PRE-DEVELOPMENT COSTS - COLONY ARMS	274,685	0	0
SECURITY DEPOSITS	8,528	8,569	8,569
TAX & INSURANCE ESCROWS	31,361	70,447	70,447
RESERVE FOR REPLACEMENTS	174,934	121,648	121,648
LOAN COSTS - NET BOOK VALUE	46,691	44,892	44,892
PRE-DEVELOPMENT COSTS	0	198,564	198,564

TY 2016 Other Expenses Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
OFFICE EXPENSES	8,983	716	8,267	0
OTHER RENTING EXPENSES	9,007	2,338	6,669	0
ADMINISTRATIVE EXPENSES	1,904	0	1,904	0
MANAGEMENT FEE	27,189	0	27,189	0
WORKMAN'S COMPENSATION	742	0	742	0
AMORTIZATION	1,800	0	1,800	0

TY 2016 Other Income Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
LOW INCOME RENTS	79,940		79,940
DEVELOPER SERVICE FEE INCOME	1,679,132		1,679,132
PROFESSIONAL SERVICE FEE	134,352		134,352
LAUNDRY REVENUE	930		930
OTHER REVENUE- MISC	4,102		4,102

TY 2016 Other Liabilities Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Description	Beginning of Year - Book Value	End of Year - Book Value
SECURITY DEPOSITS	8,529	8,569

TY 2016 Other Professional Fees Schedule

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
DEVOLPMENT CONSULTING FEES	100,000	55,431	44,569	0

TY 2016 TransfersFrmControlledEntities

Name: BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION

EIN: 38-3225995

Name	US / Foreign Address	EIN	Description	Amount
TRILOGY GP INC	1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910	46-1614937	A CHARITABLE CONTRIBUTION WAS MADE IN 2016	0
LINCOLN APARTMENTS LLC	1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910	80-0764045	THERE WAS NO TRANSFER TO/FROM THIS ENTITY DURING 2016	0
WV LIMITED DIVIDEND HOUSING ASSOCIATION LLC	1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910	27-4446356	THERE WAS NO TRANSFER TO/FROM THIS ENTITY DURING 2016	0
Total				4,200

Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, 990-EZ, or 990-PF
▶ Information about Schedule B (Form 990, 990-EZ, or 990-PF) and its instructions is at *www irs gov/form990*

OMB No 1545-0047

2016

Name of the organization	Employer identification number
BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION	38-3225995

Organization type (check one)

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

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

General Rule

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

Special Rules

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

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

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

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

Name of organization	**Employer identification number**
BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION	38-3225995

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	FEDERAL HOME LOAN BANK OF INDIANAPOLIS 8250 WOODFIELD CROSSING BLVD INDIANAPOLIS, IN 46240	$ 833,333	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
2	US DEPT OF HOUSING & URBAN DEVELOPMENT 451 7TH STREET SW WASHINGTON, DC 20410	$ 392,649	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
-		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
-		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
-		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
-		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)

Name of organization	Employer identification number
BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION	38-3225995

Part II Noncash Property

(see instructions) Use duplicate copies of Part II if additional space is needed

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

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

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

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

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

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

Name of organization	**Employer identification number**
BUILDING BLOCKS NON-PROFIT HOUSING CORPORATION	38-3225995

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

Use duplicate copies of Part III if additional space is needed

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

(e) Transfer of gift

Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

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

(e) Transfer of gift

Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

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

(e) Transfer of gift

Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

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

(e) Transfer of gift

Transferee's name, address, and ZIP 4	Relationship of transferor to transferee