

Extended to August 15, 2017

Form 990-T

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

OMB No 1545-0087

2015

For calendar year 2015 or other tax year beginning OCT 1, 2015, and ending SEP 30, 2016

Information about Form 990-T and its instructions is available at www.irs.gov/form990t.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

Department of the Treasury Internal Revenue Service

A Check box if address changed

B Exempt under section 501(c)(3) 408(e) 220(e) 408A 530(a) 529(a)

Print or Type

Name of organization (Check box if name changed and see instructions.)

UNION LABOR HOUSING, INC. D/B/A THE HILLEBRAND HOUSE

Number, street, and room or suite no. If a P.O. box, see instructions.

1235 S. THIRD STREET

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

LOUISVILLE, KY 40203

D Employer identification number (Employees' trust, see instructions)

61-0705714

E Unrelated business activity codes (See instructions)

531110

C Book value of all assets at end of year 10594689.

F Group exemption number (See instructions.)

G Check organization type 501(c) corporation 501(c) trust 401(a) trust Other trust

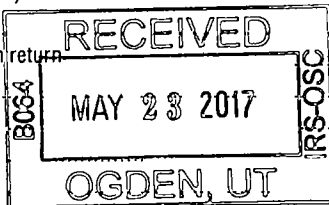
H Describe the organization's primary unrelated business activity. See Statement 1

I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? Yes No

J The books are in care of BEACON PROPERTIES, LLC Telephone number 502-634-9830

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Cost of goods sold, Gross profit, Capital gain net income, Income from partnerships, Rent income, Unrelated debt-financed income, Interest, annuities, royalties, and rents, Investment income, Exploited exempt activity income, Advertising income, Other income, Total.

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Compensation of officers, directors, and trustees, Salaries and wages, Repairs and maintenance, Bad debts, Interest, Taxes and licenses, Charitable contributions, Depreciation, Less depreciation claimed on Schedule A and elsewhere on return, Depletion, Contributions to deferred compensation plans, Employee benefit programs, Excess exempt expenses, Excess readership costs, Other deductions, Total deductions, Unrelated business taxable income before net operating loss deduction, Net operating loss deduction, Unrelated business taxable income before specific deduction, Specific deduction, Unrelated business taxable income.



521333D JUN 02 2017

**Part III Tax Computation**

**35 Organizations Taxable as Corporations.** See instructions for tax computation.  
Controlled group members (sections 1561 and 1563) check here  See instructions and:

**a** Enter your share of the \$50,000, \$25,000, and \$9,925,000 taxable income brackets (in that order):  
 (1) \$ \_\_\_\_\_ (2) \$ \_\_\_\_\_ (3) \$ \_\_\_\_\_

**b** Enter organization's share of: (1) Additional 5% tax (not more than \$11,750) \$ \_\_\_\_\_  
 (2) Additional 3% tax (not more than \$100,000) \$ \_\_\_\_\_

**c** Income tax on the amount on line 34 ▶ 35c 0.

**36 Trusts Taxable at Trust Rates.** See instructions for tax computation. Income tax on the amount on line 34 from:  
 Tax rate schedule or  Schedule D (Form 1041) ▶ 36

**37 Proxy tax.** See instructions ▶ 37

**38 Alternative minimum tax** ▶ 38

**39 Total.** Add lines 37 and 38 to line 35c or 36, whichever applies ▶ 39 0.

**Part IV Tax and Payments**

**40a** Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) 40a

**b** Other credits (see instructions) 40b

**c** General business credit. Attach Form 3800 40c 73.

**d** Credit for prior year minimum tax (attach Form 8801 or 8827) 40d

**e Total credits.** Add lines 40a through 40d 40e 73.

**41** Subtract line 40e from line 39 41 0.

**42** Other taxes. Check if from:  Form 4255  Form 8611  Form 8697  Form 8866  Other (attach schedule) 42

**43 Total tax.** Add lines 41 and 42 43 0.

**44a** Payments: A 2014 overpayment credited to 2015 44a

**b** 2015 estimated tax payments 44b

**c** Tax deposited with Form 8868 44c

**d** Foreign organizations: Tax paid or withheld at source (see instructions) 44d

**e** Backup withholding (see instructions) 44e

**f** Credit for small employer health insurance premiums (Attach Form 8941) 44f

**g** Other credits and payments:  Form 2439  Form 4136  Other \_\_\_\_\_ Total 44g

**45 Total payments.** Add lines 44a through 44g 45

**46** Estimated tax penalty (see instructions) Check if Form 2220 is attached  46

**47 Tax due.** If line 45 is less than the total of lines 43 and 46, enter amount owed ▶ 47 0.

**48 Overpayment.** If line 45 is larger than the total of lines 43 and 46, enter amount overpaid ▶ 48 0.

**49** Enter the amount of line 48 you want: **Credited to 2016 estimated tax**  **Refunded**  ▶ 49

**Part V Statements Regarding Certain Activities and Other Information** (see instructions)

**1** At any time during the 2015 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If YES, the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If YES, enter the name of the foreign country here  Yes No

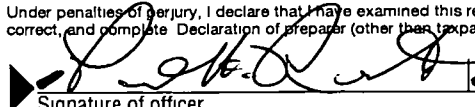
**2** During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If YES, see instructions for other forms the organization may have to file Yes No

**3** Enter the amount of tax-exempt interest received or accrued during the tax year  \$ Yes No

**Schedule A - Cost of Goods Sold.** Enter method of inventory valuation  N/A

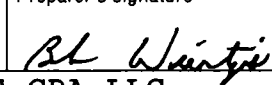
<b>1</b> Inventory at beginning of year <span style="float:right">1</span>	<b>6</b> Inventory at end of year <span style="float:right">6</span>
<b>2</b> Purchases <span style="float:right">2</span>	<b>7</b> <b>Cost of goods sold.</b> Subtract line 6 from line 5. Enter here and in Part I, line 2 <span style="float:right">7</span>
<b>3</b> Cost of labor <span style="float:right">3</span>	<b>8</b> Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization? <span style="float:right">Yes No</span>
<b>4a</b> Additional section 263A costs (att schedule) <span style="float:right">4a</span>	
<b>b</b> Other costs (attach schedule) <span style="float:right">4b</span>	
<b>5 Total.</b> Add lines 1 through 4b <span style="float:right">5</span>	

**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.

 **5/13/17** **PRESIDENT**  
Signature of officer 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: **BOB WIENTJES** Preparer's signature:  Date: **5-15-17** Check  if self-employed PTIN: **P00488531**

Firm's name **▶ BOB WIENTJES CPA LLC** Firm's EIN **▶ 81-2616762**

Firm's address **▶ 524 GABLEWOOD CIRCLE LOUISVILLE, KY 40245** Phone no. **502-396-1506**

UNION LABOR HOUSING, INC.

Form 990-T (2015) D/B/A THE HILLEBRAND HOUSE

61-0705714

Page 3

**Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)** (see instructions)

1. Description of property		
(1)		
(2)		
(3)		
(4)		
2. Rent received or accrued		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	
(1)		
(2)		
(3)		
(4)		
Total 0.		Total 0.
(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A)		(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B)
0.		0.

**Schedule E - Unrelated Debt-Financed Income** (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)	
(1)				
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1)		%		
(2)		%		
(3)		%		
(4)		%		
Totals			0.	0.
Total dividends-received deductions included in column 8			0.	0.

**Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations** (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					
Nonexempt Controlled Organizations					
7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10	
(1)					
(2)					
(3)					
(4)					
Totals			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)	
0.			0.	0.	0.

UNION LABOR HOUSING, INC.

Form 990-T (2015) D/B/A THE HILLEBRAND HOUSE

61-0705714

Page 4

**Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization**  
(see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				
	Enter here and on page 1, Part I, line 9, column (A)			Enter here and on page 1, Part I, line 9, column (B)
<b>Totals</b>	<b>0.</b>			<b>0.</b>

**Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income**  
(see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
	Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)				Enter here and on page 1, Part II, line 26
<b>Totals</b>	<b>0.</b>	<b>0.</b>				<b>0.</b>

**Schedule J - Advertising Income** (see instructions)

**Part I Income From Periodicals Reported on a Consolidated Basis**

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
<b>Totals (carry to Part II, line (5))</b>	<b>0.</b>	<b>0.</b>				<b>0.</b>

**Part II Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis.)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
<b>Totals from Part I</b>	<b>0.</b>	<b>0.</b>				<b>0.</b>
	Enter here and on page 1, Part I, line 11, col (A)	Enter here and on page 1, Part I, line 11, col (B)				Enter here and on page 1, Part II, line 27
<b>Totals, Part II (lines 1-5)</b>	<b>0.</b>	<b>0.</b>				<b>0.</b>

**Schedule K - Compensation of Officers, Directors, and Trustees** (see instructions)

1. Name	2. Title	3. Percent of time devoted to business	4. Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
<b>Total</b> Enter here and on page 1, Part II, line 14			<b>0.</b>

Form 990-T (2015)

**General Business Credit**

Department of the Treasury  
Internal Revenue Service (99)

► Information about Form 3800 and its separate instructions is at [www.irs.gov/form3800](http://www.irs.gov/form3800).  
► You must attach all pages of Form 3800, pages 1, 2, and 3, to your tax return.

**2016**  
Attachment  
Sequence No. 22

Name(s) shown on return

**UNION LABOR HOUSING, INC.**

Identifying number

**61-0705714**

**Part I Current Year Credit for Credits Not Allowed Against Tentative Minimum Tax (TMT)**  
(See instructions and complete Part(s) III before Parts I and II)

<b>1</b>	General business credit from line 2 of all Parts III with box A checked . . . . .	<b>1</b>	<b>73</b>
<b>2</b>	Passive activity credits from line 2 of all Parts III with box B checked <b>2</b>		
<b>3</b>	Enter the applicable passive activity credits allowed for 2016 (see instructions) . . . . .	<b>3</b>	
<b>4</b>	Carryforward of general business credit to 2016. Enter the amount from line 2 of Part III with box C checked. See instructions for statement to attach . . . . .	<b>4</b>	
<b>5</b>	Carryback of general business credit from 2017. Enter the amount from line 2 of Part III with box D checked (see instructions) . . . . .	<b>5</b>	
<b>6</b>	Add lines 1, 3, 4, and 5 . . . . .	<b>6</b>	<b>73</b>

**Part II Allowable Credit**

<b>7</b>	Regular tax before credits: • Individuals. Enter the sum of the amounts from Form 1040, lines 44 and 46, or the sum of the amounts from Form 1040NR, lines 42 and 44 . . . . . • Corporations. Enter the amount from Form 1120, Schedule J, Part I, line 2; or the applicable line of your return . . . . . • Estates and trusts. Enter the sum of the amounts from Form 1041, Schedule G, lines 1a and 1b; or the amount from the applicable line of your return . . . . .	<b>7</b>	<b>0</b>
<b>8</b>	Alternative minimum tax: • Individuals. Enter the amount from Form 6251, line 35 . . . . . • Corporations. Enter the amount from Form 4626, line 14 . . . . . • Estates and trusts. Enter the amount from Schedule I (Form 1041), line 56 . . . . .	<b>8</b>	<b>0</b>
<b>9</b>	Add lines 7 and 8 . . . . .	<b>9</b>	
<b>10a</b>	Foreign tax credit . . . . .	<b>10a</b>	
<b>b</b>	Certain allowable credits (see instructions) . . . . .	<b>10b</b>	<b>0</b>
<b>c</b>	Add lines 10a and 10b . . . . .	<b>10c</b>	
<b>11</b>	<b>Net income tax.</b> Subtract line 10c from line 9. If zero, skip lines 12 through 15 and enter -0- on line 16	<b>11</b>	
<b>12</b>	<b>Net regular tax.</b> Subtract line 10c from line 7. If zero or less, enter -0-	<b>12</b>	
<b>13</b>	Enter 25% (.25) of the excess, if any, of line 12 over \$25,000 (see instructions) . . . . .	<b>13</b>	
<b>14</b>	Tentative minimum tax: • Individuals. Enter the amount from Form 6251, line 33 . . . . . • Corporations. Enter the amount from Form 4626, line 12 . . . . . • Estates and trusts. Enter the amount from Schedule I (Form 1041), line 54 . . . . .	<b>14</b>	
<b>15</b>	Enter the greater of line 13 or line 14 . . . . .	<b>15</b>	
<b>16</b>	Subtract line 15 from line 11. If zero or less, enter -0-	<b>16</b>	<b>0</b>
<b>17</b>	Enter the <b>smaller</b> of line 6 or line 16 . . . . . <b>C corporations:</b> See the line 17 instructions if there has been an ownership change, acquisition, or reorganization.	<b>17</b>	<b>0</b>

**Part II Allowable Credit (Continued)**

**Note:** If you are not required to report any amounts on lines 22 or 24 below, skip lines 18 through 25 and enter -0- on line 26.

18	Multiply line 14 by 75% (.75) (see instructions) . . . . .	18	
19	Enter the greater of line 13 or line 18 . . . . .	19	
20	Subtract line 19 from line 11. If zero or less, enter -0- . . . . .	20	
21	Subtract line 17 from line 20. If zero or less, enter -0- . . . . .	21	
22	Combine the amounts from line 3 of all Parts III with box A, C, or D checked . . . . .	22	73
23	Passive activity credit from line 3 of all Parts III with box B checked	23	
24	Enter the applicable passive activity credit allowed for 2016 (see instructions) . . . . .	24	
25	Add lines 22 and 24 . . . . .	25	73
26	Empowerment zone and renewal community employment credit allowed. Enter the smaller of line 21 or line 25 . . . . .	26	
27	Subtract line 13 from line 11. If zero or less, enter -0- . . . . .	27	
28	Add lines 17 and 26 . . . . .	28	0
29	Subtract line 28 from line 27. If zero or less, enter -0- . . . . .	29	0
30	Enter the general business credit from line 5 of all Parts III with box A checked . . . . .	30	
31	Reserved . . . . .	31	
32	Passive activity credits from line 5 of all Parts III with box B checked	32	
33	Enter the applicable passive activity credits allowed for 2016 (see instructions) . . . . .	33	
34	Carryforward of business credit to 2016. Enter the amount from line 5 of Part III with box C checked and line 6 of Part III with box G checked. See instructions for statement to attach . . . . .	34	
35	Carryback of business credit from 2017. Enter the amount from line 5 of Part III with box D checked (see instructions) . . . . .	35	
36	Add lines 30, 33, 34, and 35 . . . . .	36	0
37	Enter the <b>smaller</b> of line 29 or line 36 . . . . .	37	0
38	<b>Credit allowed for the current year.</b> Add lines 28 and 37. Report the amount from line 38 (if smaller than the sum of Part I, line 6, and Part II, lines 25 and 36, see instructions) as indicated below or on the applicable line of your return. <ul style="list-style-type: none"> <li>• Individuals. Form 1040, line 54, or Form 1040NR, line 51 . . . . .</li> <li>• Corporations. Form 1120, Schedule J, Part I, line 5c . . . . .</li> <li>• Estates and trusts. Form 1041, Schedule G, line 2b . . . . .</li> </ul>	38	0

Name(s) shown on return

Identifying number

**UNION LABOR HOUSING, INC.**

**61-0705714**

**Part III General Business Credits or Eligible Small Business Credits** (see instructions)

Complete a separate Part III for each box checked below (see instructions).

- A**  General Business Credit From a Non-Passive Activity      **E**  Reserved
- B**  General Business Credit From a Passive Activity      **F**  Reserved
- C**  General Business Credit Carryforwards      **G**  Eligible Small Business Credit Carryforwards
- D**  General Business Credit Carrybacks      **H**  Reserved

**I** If you are filing more than one Part III with box A or B checked, complete and attach first an additional Part III combining amounts from all Parts III with box A or B checked. Check here if this is the consolidated Part III. ▶

	(a) Description of credit	(b) If claiming the credit from a pass-through entity, enter the EIN	(c) Enter the appropriate amount
<b>Note:</b> On any line where the credit is from more than one source, a separate Part III is needed for each pass-through entity.			
<b>1a</b>	Investment (Form 3468, Part II only) (attach Form 3468)	<b>1a</b>	
<b>b</b>	Reserved	<b>1b</b>	
<b>c</b>	Increasing research activities (Form 6765)	<b>1c</b>	
<b>d</b>	Low-income housing (Form 8586, Part I only)	<b>1d</b>	73
<b>e</b>	Disabled access (Form 8826) (see instructions for limitation)	<b>1e</b>	
<b>f</b>	Renewable electricity, refined coal, and Indian coal production (Form 8835)	<b>1f</b>	
<b>g</b>	Indian employment (Form 8845)	<b>1g</b>	
<b>h</b>	Orphan drug (Form 8820)	<b>1h</b>	
<b>i</b>	New markets (Form 8874)	<b>1i</b>	
<b>j</b>	Small employer pension plan startup costs (Form 8881) (see instructions for limitation)	<b>1j</b>	
<b>k</b>	Employer-provided child care facilities and services (Form 8882) (see instructions for limitation)	<b>1k</b>	
<b>l</b>	Biodiesel and renewable diesel fuels (attach Form 8864)	<b>1l</b>	
<b>m</b>	Low sulfur diesel fuel production (Form 8896)	<b>1m</b>	
<b>n</b>	Distilled spirits (Form 8906)	<b>1n</b>	
<b>o</b>	Nonconventional source fuel (carryforward only)	<b>1o</b>	
<b>p</b>	Energy efficient home (Form 8908)	<b>1p</b>	
<b>q</b>	Energy efficient appliance (carryforward only)	<b>1q</b>	
<b>r</b>	Alternative motor vehicle (Form 8910)	<b>1r</b>	
<b>s</b>	Alternative fuel vehicle refueling property (Form 8911)	<b>1s</b>	
<b>t</b>	Reserved	<b>1t</b>	
<b>u</b>	Mine rescue team training (Form 8923)	<b>1u</b>	
<b>v</b>	Agricultural chemicals security (carryforward only)	<b>1v</b>	
<b>w</b>	Employer differential wage payments (Form 8932)	<b>1w</b>	
<b>x</b>	Carbon dioxide sequestration (Form 8933)	<b>1x</b>	
<b>y</b>	Qualified plug-in electric drive motor vehicle (Form 8936)	<b>1y</b>	
<b>z</b>	Qualified plug-in electric vehicle (carryforward only)	<b>1z</b>	
<b>aa</b>	New hire retention (carryforward only)	<b>1aa</b>	
<b>bb</b>	General credits from an electing large partnership (Schedule K-1 (Form 1065-B))	<b>1bb</b>	
<b>zz</b>	Other. Enhanced oil recovery (Form 8830) and certain other credits	<b>1zz</b>	
<b>2</b>	Add lines 1a through 1zz and enter here and on the applicable line of Part I	<b>2</b>	73
<b>3</b>	Enter the amount from Form 8844 here and on the applicable line of Part II.	<b>3</b>	
<b>4a</b>	Investment (Form 3468, Part III) (attach Form 3468)	<b>4a</b>	
<b>b</b>	Work opportunity (Form 5884)	<b>4b</b>	
<b>c</b>	Biofuel producer (Form 6478)	<b>4c</b>	
<b>d</b>	Low-income housing (Form 8586, Part II)	<b>4d</b>	
<b>e</b>	Renewable electricity, refined coal, and Indian coal production (Form 8835)	<b>4e</b>	
<b>f</b>	Employer social security and Medicare taxes paid on certain employee tips (Form 8846)	<b>4f</b>	
<b>g</b>	Qualified railroad track maintenance (Form 8900)	<b>4g</b>	
<b>h</b>	Small employer health insurance premiums (Form 8941)	<b>4h</b>	
<b>i</b>	Increasing research activities (Form 6765)	<b>4i</b>	
<b>j</b>	Reserved	<b>4j</b>	
<b>z</b>	Other	<b>4z</b>	
<b>5</b>	Add lines 4a through 4z and enter here and on the applicable line of Part II.	<b>5</b>	
<b>6</b>	Add lines 2, 3, and 5 and enter here and on the applicable line of Part II.	<b>6</b>	73

