

BEENE GARTER LLP
56 GRANDVILLE AVE SW STE 100
GRAND RAPIDS, MI 49503

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION
101 SHELDON BLVD SE STE 2
GRAND RAPIDS, MI 49503-4262

|||||.....

DRAFT

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CLIENT'S COPY

DRAFT

TAX RETURN FILING INSTRUCTIONS

FORM 990

FOR THE YEAR ENDING
DECEMBER 31, 2019

PREPARED FOR:

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION
101 SHELDON BLVD SE STE 2
GRAND RAPIDS, MI 49503-4262

PREPARED BY:

BEENE GARTER LLP
56 GRANDVILLE AVE SW STE 100
GRAND RAPIDS MI 49503

AMOUNT DUE OR REFUND:

NOT APPLICABLE

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN AND CHECK (IF APPLICABLE) TO:

NOT APPLICABLE

RETURN MUST BE MAILED ON OR BEFORE:

NOT APPLICABLE

SPECIAL INSTRUCTIONS:

THIS RETURN HAS QUALIFIED FOR ELECTRONIC FILING. AFTER YOU HAVE REVIEWED THE RETURN FOR COMPLETENESS AND ACCURACY, PLEASE SIGN, DATE AND RETURN FORM 8879-EO TO OUR OFFICE. WE WILL TRANSMIT THE RETURN ELECTRONICALLY TO THE IRS AND NO FURTHER ACTION IS REQUIRED. RETURN FORM 8879-EO TO US BY NOVEMBER 16, 2020

Form **8879-EO**

IRS e-file Signature Authorization for an Exempt Organization

OMB No. 1545-1878

For calendar year 2019, or fiscal year beginning _____, 2019, and ending _____, 20____

2019

Department of the Treasury
Internal Revenue Service

▶ **Do not send to the IRS. Keep for your records.**
▶ **Go to www.irs.gov/Form8879EO for the latest information.**

Name of exempt organization

DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION

Employer identification number

**** - *** 3832**

Name and title of officer

**DENNIS STURTEVANT
CEO**

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a, or 5a**, below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, or 5b**, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a Form 990 check here ▶ <input checked="" type="checkbox"/>	b Total revenue , if any (Form 990, Part VIII, column (A), line 12)	1b <u>7,051,473.</u>
2a Form 990-EZ check here ▶ <input type="checkbox"/>	b Total revenue , if any (Form 990-EZ, line 9)	2b _____
3a Form 1120-POL check here ▶ <input type="checkbox"/>	b Total tax (Form 1120-POL, line 22)	3b _____
4a Form 990-PF check here ▶ <input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part VI, line 5)	4b _____
5a Form 8868 check here ▶ <input type="checkbox"/>	b Balance Due (Form 8868, line 3c)	5b _____

Part II Declaration and Signature Authorization of Officer

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2019 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

I authorize **BEENE GARTER LLP** ERO firm name to enter my PIN **02826**
Enter five numbers, but do not enter all zeros

as my signature on the organization's tax year 2019 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2019 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ▶ _____ Date ▶ _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

3861245555

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2019 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ **BEENE GARTER LLP** Date ▶ **06/10/20**

**ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So**

LHA For Paperwork Reduction Act Notice, see instructions.

Form **8879-EO** (2019)

923051 10-03-19

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

A For the **2019** calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION		D Employer identification number ** - *** 3832
	Doing business as		E Telephone number 616-454-0928
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	101 SHELDON BLVD SE STE 2		G Gross receipts \$ 7,506,593.
	City or town, state or province, country, and ZIP or foreign postal code GRAND RAPIDS, MI 49503-4262		
F Name and address of principal officer: DENNIS STURTEVANT SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ▶	

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ **WWW.DWELLINGPLACEGR.ORG**

K Form of organization: Corporation Trust Association Other ▶ **L** Year of formation: **1980** **M** State of legal domicile: **MI**

Part I Summary		Prior Year	Current Year
Activities & Governance	1 Briefly describe the organization's mission or most significant activities: THE MISSION OF DWELLING PLACE IS TO IMPROVE THE LIVES OF PEOPLE BY CREATING QUALITY AFFORDABLE		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	15
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	15
	5 Total number of individuals employed in calendar year 2019 (Part V, line 2a)	5	85
	6 Total number of volunteers (estimate if necessary)	6	402
	7 a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, line 39	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	5,686,465.	3,715,644.
	9 Program service revenue (Part VIII, line 2g)	2,380,807.	2,765,913.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	261,615.	593,122.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0.	-23,206.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	8,328,887.	7,051,473.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	6,500.	6,700.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	2,039,535.	2,417,602.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 83,868.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,790,212.	1,792,136.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	3,836,247.	4,216,438.
19 Revenue less expenses. Subtract line 18 from line 12	4,492,640.	2,835,035.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 43,183,589.	End of Year 47,856,210.
	21 Total liabilities (Part X, line 26)	1,736,923.	1,963,217.
	22 Net assets or fund balances. Subtract line 21 from line 20	41,446,666.	45,892,993.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date			
	DENNIS STURTEVANT, CEO Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name CAROL L. HUBBARD, CPA, CP	Preparer's signature CAROL L. HUBBARD, CP	Date 06/10/20	Check if self-employed <input type="checkbox"/>	PTIN P00184517
	Firm's name ▶ BEENE GARTER LLP	Firm's EIN ▶ ** - *** 7372	Phone no. 616-235-5200		
Firm's address ▶ 56 GRANDVILLE AVE SW STE 100 GRAND RAPIDS, MI 49503					

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Form 990 (2019)

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Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission:
DWELLING PLACE CONTINUES TO FULFILL ITS MISSION BY DEVELOPING, OWNING AND MANAGING MORE THAN 1,200 AFFORDABLE HOUSING UNITS FOR LOW AND MODERATE INCOME FAMILIES. DURING 2019, MORE THAN 1,449 HOUSEHOLDS BENEFITED FROM DWELLING PLACE HOUSING PROGRAMS INCLUDING MORE THAN 621

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 573,415. including grants of \$ 6,700.) (Revenue \$ 1,588,979.)
DWELLING PLACE PROVIDES AFFORDABLE RENT RESTRICTED HOUSING TO OVER 1,449 LOW INCOME HOUSEHOLDS IN WEST MICHIGAN, ASSISTS HOUSEHOLDS IN ACCESSING SUPPORT SERVICES WHEN REQUESTED, AND OPERATES COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAMS IN THE AREA. DWELLING PLACE LEASES OVER 40 COMMERCIAL SPACES.

DURING 2019, DWELLING PLACE CONTINUED ITS DEVELOPMENT ACTIVITY IN SEVERAL PROJECTS. DWELLING PLACE BEGAN CONSTRUCTION OF TWO PROJECTS. THE FIRST PROJECT IS 1138 PINE AVENUE, CONSISTS OF 23 TAX CREDIT UNITS, THIS PROJECT WILL HAVE 11 SECTION 8 PROJECT BASED VOUCHERS, 6 OF THOSE VOUCHERS WILL SERVE SURVIVORS OF DOMESTIC VIOLENCE. THE SECOND PROJECT, HARRISON PARK APARTMENTS, CONSISTS OF 45 TAX CREDIT UNITS, THIS PROJECT

4b (Code:) (Expenses \$ 590,026. including grants of \$) (Revenue \$ 301,531.)
DWELLING PLACE OF GRAND RAPIDS PROVIDES SUPPORT SERVICES, INCLUDING CASE MANAGEMENT, TO LOW INCOME AND SINGLE PARENT HOUSEHOLDS. DURING 2019, DWELLING PLACE SUPPORT SERVICES WERE AVAILABLE TO 908 INDIVIDUALS RESIDING IN 12 OF ITS RENTAL LOCATIONS. SUPPORT SERVICES PROVIDES RESOURCES TO INDIVIDUALS ONE ON ONE AND HAVE MANY LIFE SKILL CLASSES AND COURSES THAT RESIDENTS CAN ATTEND. SOME EXAMPLES INCLUDE A STRONG BONE CLASS, NUTRITIONAL AND COOKING CLASSES, DIABETES PREVENTION AND EMPLOYMENT SKILLS CLASSES.

4c (Code:) (Expenses \$ 1,352,836. including grants of \$) (Revenue \$ 875,403.)
DWELLING PLACE PROVIDES NEIGHBORHOOD REVITALIZATION ALONG SIDE COMMUNITY BUILDING AND ENGAGEMENT EFFORTS TO ENHANCE COMMUNITY, STREETSCAPES, PARKS AND ENCOURAGE LOCAL BUSINESS DEVELOPMENT EFFORTS. TO FURTHER OUR EFFORTS IN COMMUNITY SUPPORT, DWELLING PLACE SUPPORTS RESIDENT LEADERSHIP, LIFESKILLS, ARTS AND GARDENING INITIATIVES IN COMMUNITIES WE SERVE. IN ADDITION TO OUR ONGOING AND NEW HOUSING AND DEVELOPMENT ACTIVITIES, DWELLING PLACE IS FREQUENTLY CALLED ON TO MAKE PRESENTATIONS AND TO CONSULT WITH OTHER COMMUNITY DEVELOPMENT CORPORATIONS THAT ARE EXPLORING THE DEVELOPMENT OF VARIOUS HOUSING AND NEIGHBORHOOD REVITALIZATION PROGRAMS.

4d Other program services (Describe on Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 2,516,277.

Form 990 (2019)

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	X	
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	X	

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

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Part IV Checklist of Required Schedules *(continued)*

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23	X
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a	X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a	X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b	X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>	26	X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27	X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>	28a	X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>	28b	X
c A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>	28c	X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31	X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32	X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33	X
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	X
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b	X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36	X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37	X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	38	X

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	14
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	X

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Form 990 (2019)

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

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 85		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? 2b X	X	
Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year? 3a		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O 3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? 4a		X
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? 5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? 5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T? 5c		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? 6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? 6b		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor? 7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided? 7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? 7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? 7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? 7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? ... 7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? 7h		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year? 8		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966? 9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? 9b		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12 10a		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders 11a		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041? 12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? 13a		
Note: See the instructions for additional information the organization must report on Schedule O.			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b		
c	Enter the amount of reserves on hand 13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year? 14a		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O 14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? 15		X
If "Yes," see instructions and file Form 4720, Schedule N.			
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? 16		X
If "Yes," complete Form 4720, Schedule O.			

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

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

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	15	
b	Enter the number of voting members included on line 1a, above, who are independent	15	
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2	X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3	X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5	X
6	Did the organization have members or stockholders?	6	X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b	X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	8a	X
b	Each committee with authority to act on behalf of the governing body?	8b	X
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O.	9	X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a	X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	X
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	X
13	Did the organization have a written whistleblower policy?	13	X
14	Did the organization have a written document retention and destruction policy?	14	X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	15a	X
b	Other officers or key employees of the organization	15b	X
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **MI**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **▶**
STEVE RECKER - 616-454-0928
101 SHELDON BLVD SE STE 2, GRAND RAPIDS, MI 49503-4540

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
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Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

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

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

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

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ANNAMARIE BULLER CHAIRPERSON	1.00 1.00	X		X				0.	0.	0.
(2) DAVID A BYERS VICE-CHARIPERSON & TREASUR	1.00 1.10	X		X				0.	0.	0.
(3) FRANCINE GASTON SECRETARY	1.00 1.10	X		X				0.	0.	0.
(4) RENEE WILLIAMS BOARD MEMBER	1.00 1.10	X						0.	0.	0.
(5) MICHAEL MCDANIELS FORMER BOARD MEMBER	1.00 1.10	X						0.	0.	0.
(6) JUAN DANIEL CASTRO BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(7) KYLE IRWIN BOARD MEMBER	1.00 0.10	X						0.	0.	0.
(8) PETER VANDER VEEN FORMER BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(9) TOMMIE WALLACE BOARD MEMBER	1.00 1.10	X						0.	0.	0.
(10) LARRY TITLEY BOARD MEMBER	1.00 1.10	X						0.	0.	0.
(11) LATARRO TRAYLOR FORMER BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(12) RICHARD STEVENS BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(13) MARVIN THOMAS BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(14) THOMAS CARPENTER BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(15) RICH KOGELSCHATZ BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(16) SADIE ERICKSON BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(17) GIL SEGOVIA BOARD MEMBER	1.00 1.00	X						0.	0.	0.

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Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) DENNIS STURTEVANT CHIEF EXECUTIVE OFFICER	40.00 1.10			X				180,726.	0.	13,289.
(19) STEVEN RECKER CHIEF FINANCIAL OFFICER	40.00			X				134,407.	0.	11,152.
(20) KIM CROSS CHIEF OPERATING OFFICER	40.00			X				131,172.	0.	17,921.
1b Subtotal								446,305.	0.	42,362.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								446,305.	0.	42,362.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **3**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **0**

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Part VIII Statement of Revenue

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

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a 37,500.					
	b Membership dues	1b					
	c Fundraising events	1c 96,296.					
	d Related organizations	1d 40,000.					
	e Government grants (contributions)	1e 1,056,612.					
	f All other contributions, gifts, grants, and similar amounts not included above ...	1f 2,485,236.					
	g Noncash contributions included in lines 1a-1f	1g \$					
	h Total. Add lines 1a-1f		3,715,644.				
	Program Service Revenue	2 a MANAGEMENT FEES	Business Code 531390	1,037,762.	1,037,762.		
b REAL ESTATE DEV. INCOM		531390	1,007,651.	1,007,651.			
c RESID/COMMERCIAL RENTS		531120	846,109.	846,109.			
d CASE MANAGEMENT FEES		531390	301,531.	301,531.			
e OTHER RENTAL INCOME		531110	188,092.	188,092.			
f All other program service revenue		531110	-615,232.	-615,232.			
g Total. Add lines 2a-2f			2,765,913.				
Other Revenue		3 Investment income (including dividends, interest, and other similar amounts)		647,369.			647,369.
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents	6a	(i) Real				
			(ii) Personal				
	b Less: rental expenses ...	6b					
	c Rental income or (loss)	6c					
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities	342,667.	35,000.		
			(ii) Other				
				319,914.	112,000.		
				22,753.	-77,000.		
	d Net gain or (loss)			-54,247.		-54,247.	
	8 a Gross income from fundraising events (not including \$ 96,296. of contributions reported on line 1c). See Part IV, line 18	8a		0.			
b Less: direct expenses			8b	23,206.			
c Net income or (loss) from fundraising events					-23,206.		-23,206.
9 a Gross income from gaming activities. See Part IV, line 19	9a						
		b Less: direct expenses	9b				
		c Net income or (loss) from gaming activities					
10 a Gross sales of inventory, less returns and allowances	10a						
		b Less: cost of goods sold	10b				
		c Net income or (loss) from sales of inventory					
Miscellaneous Revenue	11 a	Business Code					
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a-11d						
12 Total revenue. See instructions			7,051,473.	2,765,913.	0.	569,916.	

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Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...	6,700.	6,700.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	488,668.	369,463.	99,803.	19,402.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	1,479,686.	589,269.	845,301.	45,116.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	45,124.	21,611.	22,320.	1,193.
9 Other employee benefits	246,555.	174,506.	65,634.	6,415.
10 Payroll taxes	157,569.	100,213.	52,696.	4,660.
11 Fees for services (nonemployees):				
a Management				
b Legal	51,074.	33,745.	17,329.	
c Accounting	63,612.		63,612.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)	194,248.	100,404.	92,957.	887.
12 Advertising and promotion				
13 Office expenses	146,898.	69,621.	72,084.	5,193.
14 Information technology				
15 Royalties				
16 Occupancy	630,120.	556,301.	73,337.	482.
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings	73,085.	37,834.	35,117.	134.
20 Interest	23,718.	16,245.	7,473.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	339,089.	234,610.	104,479.	
23 Insurance	24,445.	12,876.	11,569.	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a REPAIRS AND MAINTENANCE	162,949.	155,784.	7,165.	
b COMPUTER CONSULTING	47,235.	19,208.	27,641.	386.
c MISCELLANEOUS	14,678.	2,208.	12,470.	
d PROJECT SPECIFIC EXPENS	14,529.	14,529.		
e All other expenses	6,456.	1,150.	5,306.	
25 Total functional expenses. Add lines 1 through 24e	4,216,438.	2,516,277.	1,616,293.	83,868.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here if following SOP 98-2 (ASC 958-720)

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Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	2,212,874.	1	4,236,401.
	2 Savings and temporary cash investments	942,105.	2	593,957.
	3 Pledges and grants receivable, net	137,500.	3	564,360.
	4 Accounts receivable, net	2,672,100.	4	3,266,616.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net	15,362,829.	7	15,031,715.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	13,819.	9	4,229.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	9,926,062.		
	b Less: accumulated depreciation	3,778,320.		
	11 Investments - publicly traded securities	5,189,997.	10c	6,147,742.
	12 Investments - other securities. See Part IV, line 11	6,906,907.	11	8,142,622.
	13 Investments - program-related. See Part IV, line 11	9,486,561.	12	
	14 Intangible assets	258,897.	13	9,580,616.
	15 Other assets. See Part IV, line 11		14	287,952.
16 Total assets. Add lines 1 through 15 (must equal line 33)	43,183,589.	15		
17 Accounts payable and accrued expenses	411,799.	16	47,856,210.	
18 Grants payable		17	690,058.	
19 Deferred revenue	24,242.	18		
20 Tax-exempt bond liabilities		19	41,069.	
21 Escrow or custodial account liability. Complete Part IV of Schedule D		20		
22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		21		
23 Secured mortgages and notes payable to unrelated third parties	396,450.	22		
24 Unsecured notes and loans payable to unrelated third parties		23	327,658.	
25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	904,432.	24		
26 Total liabilities. Add lines 17 through 25	1,736,923.	25	904,432.	
27 Net assets without donor restrictions	40,876,213.	26	1,963,217.	
28 Net assets with donor restrictions	570,453.			
29 Capital stock or trust principal, or current funds				
30 Paid-in or capital surplus, or land, building, or equipment fund		27	44,869,679.	
31 Retained earnings, endowment, accumulated income, or other funds		28	1,023,314.	
32 Total net assets or fund balances	41,446,666.	29		
33 Total liabilities and net assets/fund balances	43,183,589.	30		
31 Retained earnings, endowment, accumulated income, or other funds		31		
32 Total net assets or fund balances	41,446,666.	32	45,892,993.	
33 Total liabilities and net assets/fund balances	43,183,589.	33	47,856,210.	

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Part XI Reconciliation of Net Assets

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

1 Total revenue (must equal Part VIII, column (A), line 12)	1	7,051,473.
2 Total expenses (must equal Part IX, column (A), line 25)	2	4,216,438.
3 Revenue less expenses. Subtract line 2 from line 1	3	2,835,035.
4 Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	41,446,666.
5 Net unrealized gains (losses) on investments	5	970,860.
6 Donated services and use of facilities	6	
7 Investment expenses	7	
8 Prior period adjustments	8	
9 Other changes in net assets or fund balances (explain on Schedule O)	9	640,432.
10 Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	45,892,993.

Part XII Financial Statements and Reporting

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

		Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other			
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.			
2a Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
b Were the organization's financial statements audited by an independent accountant?	2b	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	X	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b	X	

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	6771461.	4203284.	2022061.	5806465.	3715644.	22518915.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	6771461.	4203284.	2022061.	5806465.	3715644.	22518915.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						22518915.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
7 Amounts from line 4	6771461.	4203284.	2022061.	5806465.	3715644.	22518915.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	56,634.	241,450.	378,457.	397,801.	647,369.	1721711.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	73,868.	4,220.	253,280.			331,368.
11 Total support. Add lines 7 through 10						24571994.
12 Gross receipts from related activities, etc. (see instructions)					12	12,725,022.
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f))	14	91.64 %
15 Public support percentage from 2018 Schedule A, Part II, line 14	15	92.50 %
16a 33 1/3% support test - 2019. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input checked="" type="checkbox"/>
b 33 1/3% support test - 2018. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2019. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2018. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

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

Section A. Public Support

Table with 7 columns: (a) 2015, (b) 2016, (c) 2017, (d) 2018, (e) 2019, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; 7b Amounts included on lines 2 and 3 received from other than disqualified persons; 8 Public support.

Section B. Total Support

Table with 7 columns: (a) 2015, (b) 2016, (c) 2017, (d) 2018, (e) 2019, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 10b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; 10c Add lines 10a and 10b; 11 Net income from unrelated business activities not included in line 10b; 12 Other income; 13 Total support.

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

Table with 2 columns: Description, Percentage. Row 15: Public support percentage for 2019 (line 8, column (f), divided by line 13, column (f)) 15%. Row 16: Public support percentage from 2018 Schedule A, Part III, line 15 16%.

Section D. Computation of Investment Income Percentage

Table with 2 columns: Description, Percentage. Row 17: Investment income percentage for 2019 (line 10c, column (f), divided by line 13, column (f)) 17%. Row 18: Investment income percentage from 2018 Schedule A, Part III, line 17 18%.

19a 33 1/3% support tests - 2019. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2018. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

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

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).		
2 Activities Test. Answer (a) and (b) below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3 Parent of Supported Organizations. Answer (a) and (b) below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

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

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions.	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	
9 Distributable amount for 2019 from Section C, line 6	
10 Line 8 amount divided by line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2019	(iii) Distributable Amount for 2019
1 Distributable amount for 2019 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2019 (reasonable cause required- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2019			
a From 2014			
b From 2015			
c From 2016			
d From 2017			
e From 2018			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2019 distributable amount			
i Carryover from 2014 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2019 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2019 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2020. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2015			
b Excess from 2016			
c Excess from 2017			
d Excess from 2018			
e Excess from 2019			

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

SCHEDULE A, PART II, LINE 10, EXPLANATION FOR OTHER INCOME:

SPECIAL EVENTS

2015 AMOUNT: \$ -16,999.

2016 AMOUNT: \$ 3,432.

MISCELLANEOUS

2016 AMOUNT: \$ 788.

2017 AMOUNT: \$ 260.

LAUNDRY AND OTHER CHARGES

2015 AMOUNT: \$ 90,867.

INSURANCE PROCEEDS

2017 AMOUNT: \$ 253,020.



Schedule B

(Form 990, 990-EZ, or 990-PF)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

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

OMB No. 1545-0047

2019

Name of the organization

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Employer identification number

-*3832

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

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

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

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

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

501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 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. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ▶ \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 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 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION	Employer identification number ** - *** 3832
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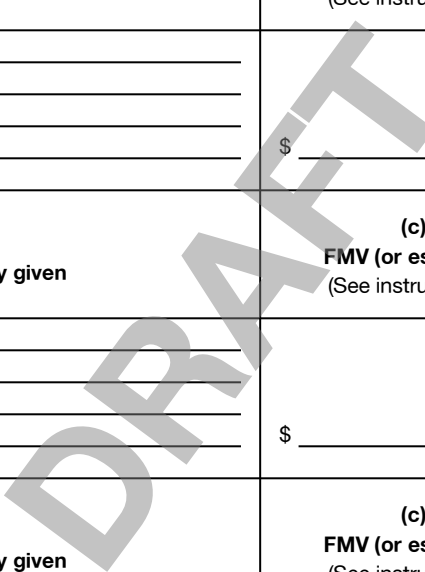
Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	HEARTSIDE NPHC 101 SHELDON BLVD SE GRAND RAPIDS, MI 49503	\$ 162,688.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	NEIGHBORWORKS AMERICA 999 N. CAPITOL ST NE, SUITE 900 WASHINGTON, DC 20002	\$ 475,100.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	WEGE FOUNDATION 99 MONROE AVE NW, SUITE 902 GRAND RAPIDS, MI 49503	\$ 485,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	MICHIGAN NONPROFIT HOUSING CORPORATION 350 S MAIN STREET, SUITE 400 ANN ARBOR, MI 48104	\$ 2,157,607.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION	Employer identification number **-***3832
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

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



Name of organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION	Employer identification number **-***3832
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

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

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

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION

Employer identification number ** - *** 3832

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

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?, 6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

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

Table with 2 columns: Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization (check all that apply), 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year, 3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?, 6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?, 9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: \$. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items. 1b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items: (i) Revenue included on Form 990, Part VIII, line 1, (ii) Assets included in Form 990, Part X. 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items: a Revenue included on Form 990, Part VIII, line 1, b Assets included in Form 990, Part X.

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

Schedule D (Form 990) 2019

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Schedule D (Form 990) 2019

-*3832 Page 3

Part VII Investments - Other Securities.

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

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

Part VIII Investments - Program Related.

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

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) INVESTMENT IN BRIDGE		
(2) STREET NPHC	1,636.	COST
(3) INVESTMENT IN DP RURAL		
(4) NPHC	18,400.	COST
(5) INVESTMENT IN GOODRICH		
(6) NPHC	95,297.	COST
(7) INVESTMENT IN HALL STREET		
(8) LDHA	-119,285.	COST
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶	9,580,616.	

Part IX Other Assets.

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

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

Part X Other Liabilities.

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) RELATED PARTY NOTE PAYABLE	904,432.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	904,432.

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

Schedule D (Form 990) 2019

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

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

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

1	Total revenue, gains, and other support per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5

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

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

1	Total expenses and losses per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5

Part XIII Supplemental Information.

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

PART X, LINE 2:

TAX POSITIONS TAKEN ARE ASSESSED FOR UNCERTAINTY AND A PROVISION MAY BE RECORDED IF A TAX POSITION IS NOT LIKELY TO BE SUSTAINED UPON EXAMINATION.

DWELLING PLACE OF GRAND RAPIDS NONPROFIT

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		OUR WEST SIDE STORY (event type)	(event type)	NONE (total number)	
Revenue	1	Gross receipts	96,296.		96,296.
	2	Less: Contributions	96,296.		96,296.
	3	Gross income (line 1 minus line 2)			
Direct Expenses	4	Cash prizes			
	5	Noncash prizes			
	6	Rent/facility costs	1,290.		1,290.
	7	Food and beverages	10,566.		10,566.
	8	Entertainment	800.		800.
	9	Other direct expenses	10,550.		10,550.
	10	Direct expense summary. Add lines 4 through 9 in column (d)			23,206.
11	Net income summary. Subtract line 10 from line 3, column (d)			-23,206.	

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1	Gross revenue			
	2	Cash prizes			
Direct Expenses	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
6	Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
7	Direct expense summary. Add lines 2 through 5 in column (d)				
8	Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? Yes No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? Yes No

b If "Yes," explain: _____

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule G (Form 990 or 990-EZ)

** - ***3832 Page 4

Part IV Supplemental Information *(continued)*

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**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

**Grants and Other Assistance to Organizations,
Governments, and Individuals in the United States**
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

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

OMB No. 1545-0047

2019

**Open to Public
Inspection**

Name of the organization **DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Employer identification number
**** - *** 3832**

Part I General Information on Grants and Assistance

- 1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? **Yes** **No**
- 2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
HEARTSIDE NONPROFIT HOUSING CORPORATION - 101 SHELDVON BLVD, STE 2 - GRAND RAPIDS, MI 49503-4262	●●*: *—** - *5010205(3)		6,700.	0.			GRANT FROM DWELLING PLACE TO COVER AUDIT FEES

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2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶ 1.

3 Enter total number of other organizations listed in the line 1 table ▶ 1.

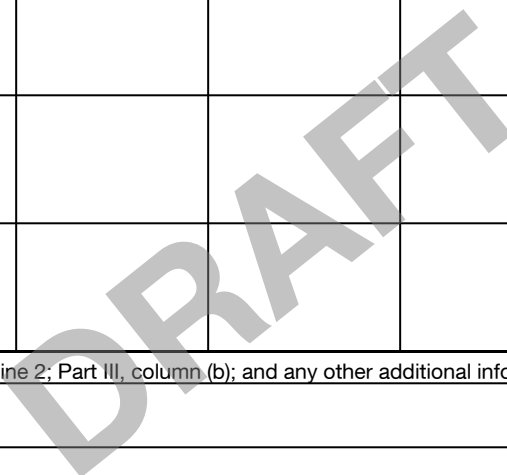
LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule I (Form 990) (2019)

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance



Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

PART I, LINE 2:

DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION GRANTS MONIES TO ORGANIZATIONS AND INDIVIDUALS AFTER A THOROUGH APPROVAL PROCESS. THE BOARD OR DIRECTORS MONITORS THE USE OF GRANT FUNDS BY REQUESTING SUPPORT SHOWING THE PROPER USE OF THE FUNDS.

**SCHEDULE J
(Form 990)**

Compensation Information

OMB No. 1545-0047

2019

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization **DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION** Employer identification number ****-***3832**

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|---|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- c** Participate in, or receive payment from, an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1a		
1b		
2		
3		
4a		<input checked="" type="checkbox"/>
4b		<input checked="" type="checkbox"/>
4c		<input checked="" type="checkbox"/>
5a		<input checked="" type="checkbox"/>
5b		<input checked="" type="checkbox"/>
6a		<input checked="" type="checkbox"/>
6b		<input checked="" type="checkbox"/>
7		<input checked="" type="checkbox"/>
8		<input checked="" type="checkbox"/>
9		

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

Schedule J (Form 990) 2019

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

PART I, LINE 3:

SALARIES ARE DETERMINED BY THE EXECUTIVE COMMITTEE OF THE BOARD. DWELLING PLACE PERIODICALLY PERFORMS A SALARY STUDY BASED ON COMPARABLE DATA FROM OUTSIDE SOURCES SPECIFIC TO NON-PROFITS AND/OR REAL ESATE/HOUSING MANAGEMENT INDUSTRY. THE DATA FROM THESE STUDIES AS WELL AS PERFORMANCE REVIEWS PROVIDE A BASIS FOR THE EXECUTIVE COMMITTEE'S SALARY DECISIONS.

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DWELLING PLACE OF GRAND RAPIDS NONPROFIT

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
DWELLING PLACE BOARD MEMBE	COMMON BOARD MEMBER	0.	DWELLING PL		X

Part V Supplemental Information.

Provide additional information for responses to questions on Schedule L (see instructions).

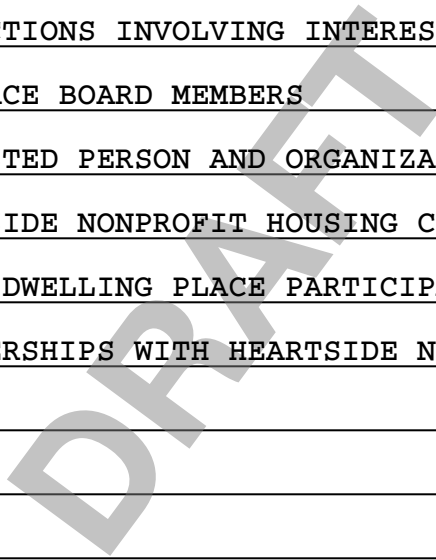
SCH L, PART IV, BUSINESS TRANSACTIONS INVOLVING INTERESTED PERSONS:

(A) NAME OF PERSON: DWELLING PLACE BOARD MEMBERS

(B) RELATIONSHIP BETWEEN INTERESTED PERSON AND ORGANIZATION:

COMMON BOARD MEMBERS WITH HEARTSIDE NONPROFIT HOUSING CORPORATION

(D) DESCRIPTION OF TRANSACTION: DWELLING PLACE PARTICIPATES IN VARIOUS BUSINESS TRANSACTIONS AND PARTNERSHIPS WITH HEARTSIDE NONPROFIT HOUSING CORPORATION (SEE SCHEDULE R).



SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2019

Open to Public
Inspection

Name of the organization

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Employer identification number

-*3832

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

HOUSING, PROVIDING ESSENTIAL SUPPORT SERVICES AND SERVING AS A CATALYST
FOR NEIGHBORHOOD REVITALIZATION.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

PREVIOUSLY HOMELESS INDIVIDUALS. IN ITS EFFORTS TO REVITALIZE
NEIGHBORHOODS, DWELLING PLACE HAS DEVELOPED AND MANAGES MORE THAN 40
COMMERCIAL SPACES, LEASING BOTH TO NOT-FOR-PROFIT ORGANIZATIONS AND
FOR-PROFIT BUSINESSES THAT OFFER CRITICAL SERVICES AND CREATE JOBS IN
THE NEIGHBORHOODS WHERE DWELLING PLACE IS PRESENT. DWELLING PLACE ALSO
OFFERS CRITICAL SOCIAL SERVICES FOR RESIDENTS WHO MAY REQUIRE THOSE
SERVICES TO MAINTAIN HOUSING STABILITY AND IMPORTANT BUSINESS SUPPORT
TO SMALL AND START-UP BUSINESSES IN THE NEIGHBORHOODS WHERE IT WORKS.

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

WILL HAVE 23 SECTION 8 PROJECT BASED VOUCHERS, 12 OF THOSE VOUCHERS
WILL SERVE SURVIVORS OF DOMESTIC VIOLENCE. THESE TWO PROJECTS ARE
WITHIN AN AREA IN WHICH THE SCHOOLS HAVE A CHALLENGE SCHOLARS PROGRAM
THROUGH THE GRAND RAPIDS COMMUNITY FOUNDATION, WHICH PROVIDES 4 YEARS
OF TUITION FREE COLLEGE FOR STUDENTS WHO MEET THE CRITERIA.

DWELLING PLACE WAS AWARDED TAX CREDITS ON 2 MORE PROJECTS ON THE WEST
SIDE OF THE CITY OF GRAND RAPIDS, THE FIRST PROJECT, GRANDVILLE AVENUE,
CONSISTS OF 24 TAX CREDIT UNITS, THE SECOND PROJECT, FRANKLIN AVENUE
APARTMENTS, CONSISTS OF 24 TAX CREDIT UNITS. ALL PROJECTS ARE LOCATED
IN AN AREA WITH A SHORTAGE OF AFFORDABLE HOUSING. BOTH PROJECTS ARE

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

Schedule O (Form 990 or 990-EZ) (2019)

932211 09-06-19

Name of the organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION	Employer identification number **-***3832
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FAMILY HOUSING CONSISTING ON TWO AND THREE BEDROOMS.

DWELLING PLACE ALSO RECEIVED TAX CREDITS TO RESYNDICATE ONE OF OUR EXISTING PROJECTS FERGUSON APARTMENTS. THIS PROJECT SERVES INDIVIDUALS WHO ARE HOMELESS AND DISABLED, WITH AT LEAST 70 UNITS SERVING CRONICALLY HOMELESS INDIVIDUALS. FERGUSON APARTMENTS PREVIOUSLY CONSISTED OF 101 TAX CREDIT UNITS AND 100 SECTION 8 UNITS. THE NEW PROJECT WILL CONSIST OF 119 TAX CREDIT UNITS, 100 OF THOSE UNITS WILL REMAIN SECTION 8 THROUGH A RAD CONVERSION. THIS PROJECT IS ALSO RECEIVING HISTORIC PRESERVATION AND SOLAR TAX CREDITS.

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

DRAFT FORM 990 IS AVAILABLE FOR REVIEW BY THE BOARD OF DIRECTORS BEFORE FILING. AFTER A SET TIME PERIOD, IF NO COMMENTS FROM THE BOARD, MANAGEMENT WILL APPROVE THE 990 TO BE FILED.

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

BOARD MEMBERS COMPLETE A FORM ANNUALLY. IF A CONFLICT EXISTS, THE MEMBER ABSTAINS FROM ANY RELATED VOTES.

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

SALARIES ARE DETERMINED BY THE EXECUTIVE COMMITTEE OF THE BOARD. DWELLING PLACE PERIODICALLY PERFORMS A SALARY STUDY BASED ON COMPARABLE DATA FROM OUTSIDE SOURCES SPECIFIC TO NON-PROFITS AND/OR REAL ESTATE/HOUSING MANAGEMENT INDUSTRY. THE DATA FROM THESE STUDIES AS WELL AS PERFORMANCE REVIEWS PROVIDE A BASIS FOR THE EXECUTIVE COMMITTEE'S SALARY DECISIONS.

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

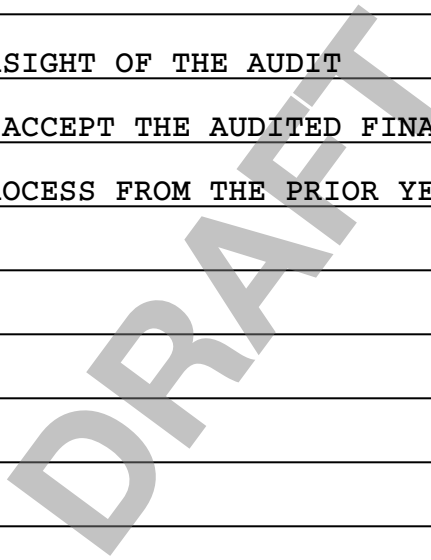
Name of the organization DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION	Employer identification number **-***3832
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UPON REQUEST, THE ORGANIZATION WILL MAKE ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC.

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

INVESTMENT LOSS FROM REAL ESTATE	652,818.
INVESTMENT INTEREST FROM REAL ESTATE	-12,386.
TOTAL TO FORM 990, PART XI, LINE 9	640,432.

FORM 990, PART XI, LINE 2C: OVERSIGHT OF THE AUDIT FINANCE COMMITTEE RECOMMENDS TO ACCEPT THE AUDITED FINANCIAL STATEMENTS. NO CHANGE IN THIS PROCESS FROM THE PRIOR YEAR.



**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
▶ Attach to Form 990.

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

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization **DWELLING PLACE OF GRAND RAPIDS NONPROFIT HOUSING CORPORATION** Employer identification number **** - *** 3832**

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
DP STC LLC 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	TO DEVELOP PROPERTY FOR NEIGHBORHOOD REVITALIZATION	MICHIGAN		0.	DWELLING PLACE OF GRAND RAPIDS
DWELLING PLACE, INC 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	TO DEVELOP PROPERTY FOR NEIGHBORHOOD REVITALIZATION	MICHIGAN	122.	0.	DWELLING PLACE OF GRAND RAPIDS
DP-FERGUSON LLC 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	TO DEVELOP PROPERTY FOR NEIGHBORHOOD REVITALIZATION	MICHIGAN	-484,700.	0.	DWELLING PLACE OF GRAND RAPIDS
DP HARVEST HILL LLC 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	TO DEVELOP PROPERTY FOR NEIGHBORHOOD REVITALIZATION	MICHIGAN	6,603.	0.	DWELLING PLACE OF GRAND RAPIDS

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
ELMDALE NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD SE, GRAND RAPIDS, MI 49503-4262	OPERATE RESIDENTIAL HOUSING FOR LOW-INCOME INDIVIDUALS	MICHIGAN	501(C)(3)	LINE 10	DWELLING PLACE OF GRAND RAPIDS, INC.	X	
HEARTSIDE NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD SE, GRAND RAPIDS, MI 49503-4262	DEVELOP AND OPERATE RESIDENTIAL HOUSING FOR LOWER INCOME INDIVIDUALS	MICHIGAN	501(C)(3)	LINE 7	DWELLING PLACE OF GRAND RAPIDS, INC.	X	
DWELLING PLACE FOUNDATION - **-*****, 101 SHELDON BLVD SE GRAND RAPIDS, MI 49503-4262	COLLECT ENDOWMENT CONTRIBUTIONS TO SUPPORT DWELLING PLACE OF GRAND	MICHIGAN	501(C)(3)	LINE 7	DWELLING PLACE OF GRAND RAPIDS, INC.	X	

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

SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2019

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990) 2019

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Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
44 IONIA LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 20-19684, 101 SHELDON BLVD SE, STE 2, GRAND BRIDGE STREET LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 26-, 101 SHELDON BLVD SE, STE 2, DWELLING PLACE RURAL LIMITED DIVIDEND HOUSING ASSOCIATION LP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND RAPIDS, FERGUSON HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	HEARTSIDE NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
	LOW INCOME HOUSING	MI	BRIDGE STREET NONPROFIT HOUSING CORPORATION	RELATED			X	N/A	X			
	LOW INCOME HOUSING	MI	DWELLING PLACE RURAL NONPROFIT HOUSING	RELATED	34,497.	1,153,844.	X	N/A	X			
	LOW INCOME HOUSING	MI	FERGUSON HEARTSIDE NONPROFIT HOUSING	RELATED	-484,700.	8,362,577.	X	N/A	X			

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
NEW HOPE HOMES NPHC - **-*****, 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	N/A	C CORP	N/A	N/A	N/A		X
GRANDVILLE-HEARTSIDE NPHC - **-*****, 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	N/A	C CORP	N/A	N/A	N/A		X
SHELDON-WESTON, INC. - **-*****, 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-16.	-21,183.	100%	X	
FERGUSON-HEARTSIDE NPHC - **-*****, 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	10.	171,312.	100%	X	
DP RURAL NPHC - **-*****, 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-2.	612,313.	100%	X	

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990)

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Part III Continuation of Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
GOODRICH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 27-05757, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	GOODRICH NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
GRANDVILLE HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION LP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND RAPIDS,	LOW INCOME HOUSING	MI	GRANDVILLE HEARTSIDE NONPROFIT HOUSING	RELATED	0.	944,066.		X	N/A	X		
HALL STREET LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 26-30, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	HALL STREET NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
HARVEST HILL LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 37-1, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	DWELLING PLACE RURAL NONPROFIT HOUSING	RELATED	6,603.	1,325,883.		X	N/A	X		
HERKIMER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	HERKIMER APARTMENTS NONPROFIT HOUSING	RELATED				X	N/A	X		
HERKIMER COMMERCE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP -, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	HERKIMER APARTMENTS NONPROFIT HOUSING	RELATED				X	N/A	X		
HPFH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	HPFH NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	KBC NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
KELSEY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	KELSEY NONPROFIT HOUSING CORPORATION	RELATED	-86,184.	1,918,393.		X	N/A	X		

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990)

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Part III Continuation of Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
LCH36 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	LCH36 NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
LIBERTY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 20-543560, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	LIBERTY NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
NEW HOPE HOMES LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 38, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	NEW HOPE HOMES NONPROFIT HOUSING CORPORATION	RELATED	-49,067.	500,924.		X	N/A	X		
PINE AVENUE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 82-08, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	PINE AVENUE NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
ROOSEVELT LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP - 47-3183, 101 SHELDON BLVD SE, STE 2, GRAND	LOW INCOME HOUSING	MI	ROOSEVELT NONPROFIT HOUSING CORPORATION	RELATED				X	N/A	X		
WHITEHALL DP LIMITED PARTNERSHIP - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE RURAL NONPROFIT HOUSING	RELATED	-61,698.	1,500,315.		X	N/A	X		
PLAZA FRANKLIN LIMITED DIVIDEND HOUSING ASSOCIATION LLC - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND RAPIDS,	LOW INCOME HOUSING	MI	DP FRANKLIN LLC	RELATED				X	N/A	X		
PLAZA GRANDVILLE LIMITED DIVIDEND HOUSING ASSOCIATION LLC - **-*****, 101 SHELDON BLVD SE, STE 2, GRAND RAPIDS,	LOW INCOME HOUSING	MI	DP GRANDVILLE LLC	RELATED				X	N/A	X		

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Schedule R (Form 990)

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Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
KELSEY NPHC - **-***** 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-12.	565,987.	100%	X	
KBC NPHC - **-***** 101 SHELDON BLVD, SUITE 2 GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	N/A	C CORP	N/A	N/A	N/A		X
BRIDGE STREET NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-15.	1,636.	100%	X	
GOODRICH NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-7.	95,402.	100%	X	
LIBERTY NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-23.	1,570,072.	100%	X	
HALL STREET NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	12,291.	100.	100%	X	
HERKIMER APARTMENTS NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-85.	2,162,371.	100%	X	
LCH36 NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-24.	100.	100%		X
ROOSEVELT NONPROFIT HOUSING CORPORATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP	-58.	100.	100%		X
HERKIMER CONDOMINIUM ASSOCIATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP			100%		X
MARTINEAU CONDOMINIUM ASSOCIATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP			100%		X
ROOSEVELT CONDOMINIUM ASSOCIATION - **-*****, 101 SHELDON BLVD, SUITE 2, GRAND RAPIDS, MI 49503	LOW INCOME HOUSING	MI	DWELLING PLACE OF GRAND RAPIDS NPHC	C CORP			100%		X

**DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION**

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

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

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

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

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) WHITEHALL DP LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	A	6,700.	ACCRUED INTEREST
(2) LCH36 LIMITED DIVIDEND HOUSING ASSOCIATION	A	27,140.	ACCRUED INTEREST
(3) KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	A	51,780.	ACCRUED INTEREST
(4) HEARTSIDE NONPROFIT HOUSING CORPORATION	A	7,724.	ACCRUED INTEREST
(5) ROOSEVELT LIMITED DIVIDEND HOUSING ASSOCIATION	A	56,432.	ACCRUED INTEREST
(6) HPFH LIMITED DIVIDEND HOUSING ASSOCIATION	A	4,534.	ACCRUED INTEREST

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990)

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Part V Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(7) HEARTSIDE NONPROFIT HOUSING CORPORATION	C	162,688.	CASH
WHITEHALL DP LIMITED DIVIDEND HOUSING			
(8) ASSOCIATION LP	D	681,295.	LOAN VALUE, LOAN GUARANTEE
44 IONIA LIMITED DIVIDEND HOUSING			
(9) ASSOCIATION LIMITED PARTNERSHIP	D	2,898,468.	LOAN GUARANTEE VALUE
BRIDGE STREET LIMITED DIVIDEND HOUSING			
(10) ASSOCIATION LIMITED PARTNERSHIP	D	733,469.	LOAN VALUE, LOAN GUARANTEE VALUE
DWELLING PLACE RURAL LIMITED DIVIDEND			
(11) HOUSING ASSOCIATION LP	D	623,763.	LOAN VALUE, LOAN GUARANTEE VALUE
FERGUSON HEARTSIDE LIMITED DIVIDEND			
(12) HOUSING ASSOCIATION LP	D	4,633,973.	LOAN VALUE, LOAN GUARANTEE VALUE
GOODRICH LIMITED DIVIDEND HOUSING			
(13) ASSOCIATION LIMITED PARTNERSHIP	D	1,535,483.	LOAN VALUE, LOAN GUARANTEE VALUE
GRANDVILLE-HEARTSIDE LIMITED DIVIDEND			
(14) HOUSING ASSOCIATION LP	D	470,000.	LOAN GUARANTEE VALUE
HALL STREET LIMITED DIVIDEND HOUSING			
(15) ASSOCIATION	D	5,174,067.	LOAN GUARANTEE VALUE
HARVEST HILL LIMITED DIVIDEND HOUSING			
(16) ASSOCIATION LIMITED PARTNERSHIP	D	557,369.	LOAN VALUE, LOAN GUARANTEE VALUE
(17) HEARTSIDE NONPROFIT HOUSING CORPORATION	D	1,104,209.	LOAN VALUE AND INTEREST
HERKIMER APARTMENTS LIMITED DIVIDEND			
(18) HOUSING ASSOCIATION LP	D	2,829,950.	LOAN VALUE, LOAN GUARANTEE VALUE
HERKIMER COMMERCE LIMITED DIVIDEND			
(19) HOUSING ASSOCIATION LIMITED PARTNER	D	1,609,744.	LOAN VALUE, LOAN GUARANTEE VALUE
KBC LIMITED DIVIDEND HOUSING ASSOCIATION			
(20) LIMITED PARTNERSHIP	D	4,137,654.	LOAN VALUE, LOAN GUARANTEE VALUE
KELSEY LIMITED DIVIDEND HOUSING			
(21) ASSOCIATION LIMITED PARTNERSHIP	D	636,432.	LOAN VALUE, LOAN GUARANTEE
LCH36 LIMITED DIVIDEND HOUSING			
(22) ASSOCIATION	D	1,465,529.	LOAN VALUE, LOAN GUARANTEE VALUE
LIBERTY LIMITED DIVIDEND HOUSING			
(23) ASSOCIATION	D	5,696,487.	LOAN VALUE, LOAN GUARANTEE VALUE
MARTINEAU HOLDINGS LIMITED DIVIDEND			
(24) HOUSING ASSOCIATION	D	387,565.	LOAN VALUE, OTHER RECEIVABLES

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990)

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Part V Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(7) NEW HOPE HOMES LIMITED DIVIDEND HOUSING ASSOCIATION LP	D	300,000.	LOAN GUARANTEE VALUE
(8) ROOSEVELT LIMITED DIVIDEND HOUSING ASSOCIATION	D	2,691,787.	LOAN VALUE
(9) HPFH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	D	2,136,763.	LOAN VALUE
(10) PINE AVENUE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	D	538,777.	LOAN VALUE
(11) HEARTSIDE NONPROFIT HOUSING CORPORATION	E	904,432.	LOAN VALUE
(12) PLAZA FRANKLIN LIMITED DIVIDEND HOUSING ASSOCIATION	D	850,000.	LOAN VALUE
(13) PLAZA GRANDVILLE LIMITED DIVIDEND HOUSING ASSOCIATION	D	850,000.	LOAN VALUE
(14) FERGUSON HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION LP	K	200,004.	RENTAL INCOME PER LEASE AGREEMENT
(15) KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	K	56,557.	RENTAL INCOME PER LEASE AGREEMENT
(16) HERKIMER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNER	K	75,912.	RENTAL INCOME PER LEASE AGREEMENT
(17) KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	L	147,892.	CASH PAID FOR SERVICES
(18) 44 IONIA LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	L	158,983.	CASH PAID FOR SERVICES
(19) HERKIMER COMMERCE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNER	L	142,541.	CASH PAID FOR SERVICES
(20) HERKIMER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LP	L	77,453.	CASH PAID FOR SERVICES
(21) HALL STREET LIMITED DIVIDEND HOUSING ASSOCIATION	L	101,131.	CASH PAID FOR SERVICES
(22) FERGUSON HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION LP	O	114,929.	AMOUNT PAID FOR EMPLOYEES
(23) LCH36 LIMITED DIVIDEND HOUSING ASSOCIATION	O	74,706.	AMOUNT PAID FOR EMPLOYEES
(24) HERKIMER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LP	O	78,257.	AMOUNT PAID FOR EMPLOYEES

DWELLING PLACE OF GRAND RAPIDS NONPROFIT
HOUSING CORPORATION

Schedule R (Form 990)

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Part V Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(7) HERKIMER COMMERCE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNER	O	81,927.	AMOUNT PAID FOR EMPLOYEES
(8) HALL STREET LIMITED DIVIDEND HOUSING ASSOCIATION	O	100,750.	AMOUNT PAID FOR EMPLOYEES
(9) ROOSEVELT LIMITED DIVIDEND HOUSING ASSOCIATION	O	82,184.	AMOUNT PAID FOR EMPLOYEES
(10) KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	O	162,794.	AMOUNT PAID FOR EMPLOYEES
(11) WHITEHALL DP LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	O	68,138.	AMOUNT PAID FOR EMPLOYEES
(12) 44 IONIA LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP	O	232,942.	AMOUNT PAID FOR EMPLOYEES
(13) LIBERTY LIMITED DIVIDEND HOUSING ASSOCIATION	O	62,329.	AMOUNT PAID FOR EMPLOYEES
(14)			
(15)			
(16)			
(17)			
(18)			
(19)			
(20)			
(21)			
(22)			
(23)			
(24)			

Part VII Supplemental Information

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

PART II, IDENTIFICATION OF RELATED TAX-EXEMPT ORGANIZATIONS:

NAME OF RELATED ORGANIZATION:

DWELLING PLACE FOUNDATION

PRIMARY ACTIVITY: COLLECT ENDOWMENT CONTRIBUTIONS TO SUPPORT DWELLING

PLACE OF GRAND RAPIDS

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

44 IONIA LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: HEARTSIDE NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

BRIDGE STREET LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: BRIDGE STREET NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

DWELLING PLACE RURAL LIMITED DIVIDEND HOUSING ASSOCIATION

LP

Part VII Supplemental Information

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

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: DWELLING PLACE RURAL NONPROFIT HOUSING
CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

FERGUSON HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION
LIMITED PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: FERGUSON HEARTSIDE NONPROFIT HOUSING
CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

GOODRICH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED
PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: GOODRICH NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

GRANDVILLE HEARTSIDE LIMITED DIVIDEND HOUSING ASSOCIATION
LP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

Part VII Supplemental Information

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

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: GRANDVILLE HEARTSIDE NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

HALL STREET LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: HALL STREET NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

HARVEST HILL LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: DWELLING PLACE RURAL NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

HERKIMER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: HERKIMER APARTMENTS NONPROFIT HOUSING CORPORATION

Part VII Supplemental Information

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

CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

HERKIMER COMMERCE LIMITED DIVIDEND HOUSING ASSOCIATION

LIMITED PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: HERKIMER APARTMENTS NONPROFIT HOUSING

CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

HPFH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

KBC LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

KELSEY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

Part VII Supplemental Information

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

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: KELSEY NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

LCH36 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: LCH36 NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

LIBERTY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: LIBERTY NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

NEW HOPE HOMES LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: NEW HOPE HOMES NONPROFIT HOUSING CORPORATION

Part VII Supplemental Information

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

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

PINE AVENUE LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: PINE AVENUE NONPROFIT HOUSING CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

ROOSEVELT LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED

PARTNERSHIP

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

DIRECT CONTROLLING ENTITY: ROOSEVELT NONPROFIT HOUSING CORPORATION

NAME OF RELATED ORGANIZATION:

WHITEHALL DP LIMITED PARTNERSHIP

DIRECT CONTROLLING ENTITY: DWELLING PLACE RURAL NONPROFIT HOUSING
CORPORATION

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

PLAZA FRANKLIN LIMITED DIVIDEND HOUSING ASSOCIATION LLC

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

Part VII Supplemental Information

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

NAME, ADDRESS, AND EIN OF RELATED ORGANIZATION:

PLAZA GRANDVILLE LIMITED DIVIDEND HOUSING ASSOCIATION LLC

EIN: ** - *****

101 SHELDON BLVD SE, STE 2

GRAND RAPIDS, MI 49503

PART IV, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS CORP OR TRUST:

NAME OF RELATED ORGANIZATION:

NEW HOPE HOMES NPHC

DIRECT CONTROLLING ENTITY: HEARTSIDE NONPROFIT HOUSING CORPORATION

NAME OF RELATED ORGANIZATION:

GRANDVILLE-HEARTSIDE NPHC

DIRECT CONTROLLING ENTITY: HEARTSIDE NONPROFIT HOUSING CORPORATION

NAME OF RELATED ORGANIZATION:

KBC NPHC

DIRECT CONTROLLING ENTITY: HEARTSIDE NONPROFIT HOUSING CORPORATION

