

Cindy Segawa, Chair  
Barry Waite, Vice-Chair  
James Gazeley, Commissioner  
Rosemary Hart, Commissioner  
Deborah Louviere, Commissioner  
Bill Uphoff, Commissioner  
Mark A. Waronek, Commissioner



LOMITA CITY HALL  
COUNCIL CHAMBERS  
24300 Narbonne Avenue  
Lomita, CA 90717  
Phone: (310) 325-7110  
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Next Resolution No. HA 2022-01

**AGENDA**  
**REGULAR MEETING**  
**LOMITA HOUSING AUTHORITY**  
**TUESDAY, JUNE 7, 2022**  
**5:45 P.M.**  
**24300 NARBONNE AVENUE, LOMITA, CA 90717**  
**HYBRID MEETING**

**PURSUANT TO AB-361, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.**

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/85404642329>.

You may enter your name when prompted do so. If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name or (b) utilize the "raise hand" option located under the participant's name. Once you click on this option you will be in the rotation to make a public comment.

Please note, if you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 854 0464 2329 then press pound (#). When prompted to enter the participation ID number press pound (#) again. To make a public comment enter "\*9". The Clerk's office will be notified, and you will be announced to make a public comment.

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution via the City of Lomita website or by contacting the Deputy City Clerk at [l.abbott@lomitacity.com](mailto:l.abbott@lomitacity.com).

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

This meeting will be conducted in compliance with CDC guidelines and applicable orders of the Los Angeles County Health Officer.

**1. OPENING CEREMONIES**

- a. Call Meeting to Order
- b. Roll Call

**2. ORAL COMMUNICATIONS**

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. Amendments to Government Code Section 54954.2 prohibit the Commissioners from taking action or engaging in discussion on a specific item unless it appears on a posted agenda.

**3. COMMISSIONER COMMENTS**

**4. CONSENT AGENDA**

All items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

**RECOMMENDED ACTION:** That the Consent Agenda Items 4 a-d be approved.

- a) Regular Housing Authority Minutes of May 3, 2022

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor March 2022 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor April 2022 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the report.

- d) Virtual Housing Authority Meetings Pursuant to AB 361

**RECOMMENDED ACTION:** Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 (“AB 361”), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

**SCHEDULED ITEMS**

None scheduled.

**PUBLIC HEARINGS**

**5. PUBLIC HEARING ON THE LOMITA MANOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM**

**RECOMMENDED ACTION:** After receiving an update on the Lomita Manor RAD Repositioning process, open the public hearing to accept any public testimony and continue the public hearing to July 5, 2022.

**6. DISCUSSION AND CONSIDERATION OF APPROVAL AND SUBMISSION OF THE ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. HOUSING AND URBAN DEVELOPMENT (HUD)**

**RECOMMENDED ACTION:** After conducting a public hearing to allow for public input, approve the proposed Annual Public Housing Agency (PHA) Plan for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

**7. ADJOURNMENT**

The next regular meeting of the Lomita Housing Authority is scheduled for Tuesday, July 5, 2022, at 5:45 p.m.

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: June 3, 2022



Kathleen Horn Gregory, MMC, City Clerk



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**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, MAY 3, 2022**

PURSUANT TO STATE OF CALIFORNIA AB-361, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEETING IN PERSON AND VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Segawa at 5:48 p.m. on Tuesday, May 3, 2022.

b. Roll Call

**PRESENT:** Commissioners: Hart, Louviere, Gazeley, Uphoff, Waronek, Vice-Chair Waite, and Chair Segawa (Commissioner Uphoff and Chair Segawa were present in Council Chambers; all others participated via Zoom)

**ABSENT:** None

**STAFF PRESENT:** General Counsel Rusin, Executive Director Smoot, Deputy Executive Director Sugano, Administrative Analyst Ibarra, and Deputy Secretary Gregory (General Counsel Rusin and Executive Director Smoot were present in Council Chambers; all others participated via Zoom)

**2. ORAL COMMUNICATIONS**

Chair Segawa announced the time for oral communications. There being no requests to speak, Chair Segawa closed oral communications.

**3. COMMISSIONER COMMENTS**

Commissioner Louviere reported on the following:

- Easter Bunny visit
- Sandpipers art projects

Commissioner Hart reported on the following:

- Looking forward to birthday celebrations resuming post COVID
- Possible Memorial Day BBQ
- Requested an update regarding HumanGood

**4. CONSENT AGENDA**

**RECOMMENDED ACTION:** That the Consent Agenda Items 4 a-d be approved.

Commissioner Waronek made a motion, seconded by Vice-Chair Waite to approve the recommended action.

**MOTION CARRIED by the following roll call vote:**

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waronek, Vice-Chair Waite  
and Chair Segawa

NOES: None

ABSENT: None

**Approved the following Consent Agenda items:**

- a) Regular Housing Authority Minutes of April 5, 2022

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor March 2022 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor April 2022 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the reports.

- d) Virtual Housing Authority Meetings Pursuant to AB 361

**RECOMMENDED ACTION:** Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

### **SCHEDULED ITEMS**

#### **5. DISCUSSION AND CONSIDERATION TO APPROVE OF THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2022-2023**

**RECOMMENDED ACTION:** Approve the Lomita Manor Operating Budget for Fiscal Year (FY) 2022-2023.

Administrative Analyst Ibarra presented the staff report per the agenda material. There were no requests questions or comments from the Council or public.

Commissioner Waronek made a motion, seconded by Vice-Chair Waite to approve the recommended action.

**MOTION CARRIED by the following roll call vote:**

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waronek, Vice-Chair Waite and  
Chair Segawa

NOES: None

ABSENT: None

**PUBLIC HEARINGS**

None scheduled.

**6. ADJOURNMENT**

There being no further business to discuss, Chair Segawa adjourned the meeting at 5:54 p.m.

Respectfully Submitted,

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Kathleen Horn Gregory, MMC  
Deputy Secretary  
Adopted:





**HOUSING AUTHORITY  
COMMISSIONERS**



**BOARD CHAIRPERSON  
CINDY SEGAWA**

**EXECUTIVE DIRECTOR  
RYAN SMOOT**

BARRY WAITE  
JAMES GAZELEY  
BILL UPHOFF  
MARK WARONEK

ROSEMARY HART  
DEBORAH LOUVIERE

**Item # 4b**

June 7, 2022

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – April 2022 Financial Statement

This is to advise that the following documents were prepared by the Property Management Company, HumanGood and have been reviewed by the Administrative Services Director of the City of Lomita.

1. Monthly Financial Statements
2. General Ledger Report
3. Vendor Aging Report
4. Check Register, and
5. Bank Statement

Sincerely,

Susan Kamada  
Administrative Services Director

Attachments



**HUMANGOOD  
LOMITA MANOR SENIOR HOUSING  
MONTHLY REPORT FOR ESTABLISHING NET INCOME  
April 30, 2022**

**PROJECT NUMBER: 41** **PROJECT NAME: LOMITA MANOR**

<b>Operating Cash - Beginning of Month</b>		<b>683,667</b>
<b>Amounts Received:</b>		
Rent - Current	26,093	
HUD Operating Subsidy	19,369	
Interest earned on Operating Account	96	
<b>Total Receipts</b>		<b>45,558</b>
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(48,469)	
Misc Other/Bank fees	(309)	
<b>Total Disbursements</b>		<b>(48,777)</b>
<b>Operating Cash - End of Month</b>		<b>680,447</b>

<b>TOTAL CASH, END OF MONTH</b>		<b>680,447</b>
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ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	683,667	45,558	(48,777)	680,447
		<b>683,667</b>	<b>45,558</b>	<b>(48,777)</b>	<b>680,447</b>
Security Deposit	Wells Fargo	30,169	4		30,173
		<b>30,169</b>	<b>4</b>	<b>-</b>	<b>30,173</b>
<b>TOTAL CASH</b>		<b>713,836</b>	<b>45,562</b>	<b>(48,777)</b>	<b>710,620</b>

Prepared by: Audrey Fong  
Title: Accountant  
Date: 5/10/22

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended April 30, 2022**

	CURRENT MONTH				YEAR TO DATE				Annual
	April 30, 2022				April 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	26,202	23,544	2,658	11.28	253,617	235,440	18,177	7.72	282,528
5121.000 - Tenant Assistance Payments	19,369	14,667	4,702	32.05	188,124	146,666	41,458	28.26	176,000
5220.000 - Vacancies	0	(120)	120	100.00	(2,076)	(1,200)	(876)	(73.00)	(1,440)
<b>Total Rental Revenue</b>	<b>45,571</b>	<b>38,091</b>	<b>7,480</b>	<b>19.63</b>	<b>439,665</b>	<b>380,906</b>	<b>58,759</b>	<b>15.42</b>	<b>457,088</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	96	0	96	(100.00)	796	0	796	(100.00)	0
<b>Total Financial Revenue</b>	<b>96</b>	<b>0</b>	<b>96</b>	<b>(100.00)</b>	<b>796</b>	<b>0</b>	<b>796</b>	<b>(100.00)</b>	<b>0</b>
<b>Other Revenue</b>									
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,767	3,300	467	14.15	3,960
5970.002 - Grant	0	0	0	0.00	173,802	0	173,802	(100.00)	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>177,569</b>	<b>3,300</b>	<b>174,269</b>	<b>5,280.88</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>177,569</b>	<b>3,300</b>	<b>174,269</b>	<b>5,280.88</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>45,667</b>	<b>38,421</b>	<b>7,246</b>	<b>18.85</b>	<b>618,030</b>	<b>384,206</b>	<b>233,824</b>	<b>60.85</b>	<b>461,048</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	370	0	(370)	(100.00)	0
6204.000 - Management Consultants	30,000	0	(30,000)	(100.00)	60,000	30,000	(30,000)	(100.00)	30,000
6205.000 - IT Support Services	604	479	(125)	(25.92)	4,261	4,790	529	11.04	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	830	830	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	70	25	(45)	(181.04)	827	250	(577)	(231.04)	300
6311.000 - Office Supplies	318	250	(68)	(27.23)	3,032	2,500	(532)	(21.26)	3,000
6311.001 - Office Equipment Lease Expense	494	558	64	11.40	4,090	5,580	1,490	26.68	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	574	572	(2)	(0.37)	5,688	5,720	32	0.57	6,864
6311.003 - Postage/FedEx/UPS	51	0	(51)	(100.00)	330	100	(230)	(230.52)	100
6311.004 - Dues & Fees	394	376	(18)	(4.97)	6,013	3,760	(2,253)	(59.90)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	244	107	(137)	(127.81)	1,898	1,070	(828)	(77.43)	1,284
6311.007 - Employee Activities	0	0	0	0.00	17	0	(17)	(100.00)	0
6311.009 - Miscellaneous Supplies	0	0	0	0.00	290	0	(290)	(100.00)	0
6311.011 - Resident Activities	0	330	330	100.00	6,666	3,300	(3,366)	(102.00)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	38,500	38,500	0	0.00	46,200
6330.000 - Manager Salaries	3,567	4,853	1,287	26.50	46,648	48,533	1,886	3.88	58,240
6330.001 - Manager Salaries - Non-prod (Vacation)	627	374	(254)	(68.02)	6,215	3,734	(2,482)	(66.47)	4,480
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	3,000	0	(3,000)	(100.00)	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,250	1,250	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	2	0.43	5,775	5,800	25	0.43	6,960
6370.000 - Bad Debts Expense	0	0	0	0.00	2	0	(2)	(100.00)	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	55	0	(55)	(100.00)	0

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended April 30, 2022**

	CURRENT MONTH				YEAR TO DATE				Annual
	April 30, 2022				April 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Administrative Expenses</b>	<b>41,371</b>	<b>12,562</b>	<b>(28,809)</b>	<b>(229.33)</b>	<b>193,911</b>	<b>155,947</b>	<b>(37,964)</b>	<b>(24.34)</b>	<b>181,070</b>
<b>Utilities</b>									
6450.000 - Electricity	1,500	1,500	0	0.00	21,305	15,000	(6,305)	(42.03)	18,000
6451.000 - Water	1,500	1,600	100	6.25	16,843	16,000	(843)	(5.26)	19,200
6452.000 - Gas	642	517	(126)	(24.36)	5,586	5,170	(416)	(8.03)	6,204
<b>Total Utilities Expense</b>	<b>3,642</b>	<b>3,617</b>	<b>(26)</b>	<b>(0.71)</b>	<b>43,734</b>	<b>36,170</b>	<b>(7,564)</b>	<b>(20.91)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	3,763	4,212	450	10.68	38,971	42,120	3,148	7.47	50,544
6510.001 - Maintenance Salaries - Non-prod (Vacation)	439	405	(35)	(8.57)	5,908	4,050	(1,857)	(45.86)	4,860
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	(100.00)	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	14	0	(14)	(100.00)	14	0	(14)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	493	360	(132)	(36.83)	13,899	3,600	(10,299)	(286.09)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	230	600	369	61.60	600
6515.004 - Plumbing Supplies	325	380	55	14.43	7,809	3,800	(4,008)	(105.48)	4,560
6515.005 - Electrical Supplies	999	350	(650)	(185.55)	11,933	3,500	(8,433)	(240.93)	4,200
6525.000 - Garbage & Trash Removal	1,119	1,010	(108)	(10.74)	11,178	10,100	(1,079)	(10.67)	12,120
6546.000 - HVAC Repairs & Maintenance	2,941	0	(2,942)	(100.00)	5,648	3,300	(2,347)	(71.13)	3,960
<b>Total Maintenance Expenses</b>	<b>10,093</b>	<b>6,717</b>	<b>(3,376)</b>	<b>(50.25)</b>	<b>96,090</b>	<b>71,070</b>	<b>(25,020)</b>	<b>(35.20)</b>	<b>85,164</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	4,321	3,750	(570)	(15.20)	76,152	37,500	(38,653)	(103.07)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	2,250	5,000	2,750	55.00	6,000
6520.002 - Elevator Contract	0	760	760	100.00	6,837	3,040	(3,796)	(124.88)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	3,315	1,920	(1,395)	(72.65)	2,304
6520.004 - Grounds Contract	635	360	(275)	(76.38)	4,635	3,600	(1,035)	(28.75)	4,320
<b>Total Maintenance Contract Expense</b>	<b>5,096</b>	<b>5,562</b>	<b>467</b>	<b>8.38</b>	<b>93,189</b>	<b>51,060</b>	<b>(42,129)</b>	<b>(82.50)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,605	1,606	100.00	0	16,057	16,057	100.00	19,269
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	155	154	100.00	0	1,544	1,545	100.00	1,853
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	595	595	100.00	595
6936.004 - Service Coordinator Expenses - Membership Dues	0	0	0	0.00	127	0	(128)	(100.00)	0
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>1,760</b>	<b>1,760</b>	<b>100.00</b>	<b>127</b>	<b>18,196</b>	<b>18,069</b>	<b>99.29</b>	<b>21,717</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	974	851	(123)	(14.50)	7,457	8,512	1,055	12.39	10,214
6720.000 - Property & Liability Insurance (Hazard)	2,351	1,416	(935)	(66.01)	25,406	14,160	(11,245)	(79.40)	16,992
6722.000 - Workman's Compensation	320	320	0	(0.16)	3,200	3,195	(6)	(0.17)	3,834
6723.000 - Health Insurance	849	1,576	727	46.14	11,419	15,762	4,343	27.55	18,915
6723.001 - Retirement	196	288	92	31.91	1,857	2,879	1,021	35.47	3,454
6723.002 - Unemployment Insurance	67	30	(37)	(121.52)	733	304	(428)	(140.51)	365
<b>Total Taxes and Insurance</b>	<b>4,757</b>	<b>4,481</b>	<b>(276)</b>	<b>(6.17)</b>	<b>50,072</b>	<b>44,812</b>	<b>(5,260)</b>	<b>(11.73)</b>	<b>53,774</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended April 30, 2022**

	CURRENT MONTH				YEAR TO DATE				Annual
	April 30, 2022				April 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Operating Expenses</b>	<b>64,959</b>	<b>34,699</b>	<b>(30,260)</b>	<b>(87.20)</b>	<b>477,123</b>	<b>377,255</b>	<b>(99,868)</b>	<b>(26.47)</b>	<b>445,793</b>
<b>Total Net Operating Income/(Loss)</b>	<b>(19,292)</b>	<b>3,722</b>	<b>(23,014)</b>	<b>(618.33)</b>	<b>140,907</b>	<b>6,951</b>	<b>133,956</b>	<b>1,927.20</b>	<b>15,255</b>
<b>Total Project Expense</b>	<b>64,959</b>	<b>34,699</b>	<b>30,260</b>	<b>87.20</b>	<b>477,123</b>	<b>377,255</b>	<b>99,867</b>	<b>26.47</b>	<b>445,793</b>
<b>Total Project Income Group (Before Reserves &amp; CapEx)</b>	<b>(19,292)</b>	<b>3,722</b>	<b>(23,014)</b>	<b>(618.33)</b>	<b>140,907</b>	<b>6,951</b>	<b>133,956</b>	<b>1,927.20</b>	<b>15,255</b>
<b>Total Cost of Operations</b>	<b>64,959</b>	<b>34,699</b>	<b>30,260</b>	<b>87.20</b>	<b>477,123</b>	<b>377,255</b>	<b>99,867</b>	<b>26.47</b>	<b>445,793</b>
<b>Net Income (Loss) (on Operations)</b>	<b>(19,292)</b>	<b>3,722</b>	<b>(23,014)</b>	<b>(618.33)</b>	<b>140,907</b>	<b>6,951</b>	<b>133,956</b>	<b>1,927.20</b>	<b>15,255</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	916	740	80.78	16,641	9,160	7,481	81.66	10,992
Other Non-Cash Expenses & Revenue	1,656	916	740	80.78	16,641	9,160	7,481	81.66	10,992
<b>GAAP Net Income (Loss)</b>	<b>(20,948)</b>	<b>2,806</b>	<b>(23,754)</b>	<b>(846.54)</b>	<b>124,266</b>	<b>(2,209)</b>	<b>126,475</b>	<b>5,724.93</b>	<b>4,263</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>(19,292)</b>	<b>3,722</b>	<b>(23,014)</b>	<b>(618.33)</b>	<b>140,907</b>	<b>6,951</b>	<b>133,956</b>	<b>1,927.20</b>	<b>15,255</b>
Add (Subtract)	<b>(16,072)</b>	<b>0</b>	<b>16,072</b>	<b>(100.00)</b>	<b>(884)</b>	<b>0</b>	<b>885</b>	<b>(100.00)</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>(3,220)</b>	<b>3,722</b>	<b>(6,942)</b>	<b>(186.50)</b>	<b>141,791</b>	<b>6,951</b>	<b>134,841</b>	<b>1,939.92</b>	<b>15,255</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(3,220)</b>	<b>0</b>	<b>(3,220)</b>	<b>100.00</b>	<b>141,791</b>	<b>0</b>	<b>141,791</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
April 30, 2022**

	April 30, 2022	March 31, 2022	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	680,446.92	683,666.61	(3,219.69)
<b>Total Cash</b>	<b>680,446.92</b>	<b>683,666.61</b>	<b>(3,219.69)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	30,173.07	30,169.10	3.97
<b>Other Restricted Cash</b>	<b>30,173.07</b>	<b>30,169.10</b>	<b>3.97</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	460.24	457.24	3.00
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>460.24</b>	<b>457.24</b>	<b>3.00</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	6,115.90	7,339.08	(1,223.18)
<b>Total Prepaid Expenses and Deposits</b>	<b>6,115.90</b>	<b>7,339.08</b>	<b>(1,223.18)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>864,653.39</b>	<b>869,089.29</b>	<b>(4,435.90)</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Fixed Assets</b>	<b>248,742.57</b>	<b>248,742.57</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	30,675.48	30,210.70	464.78
1495.002 - Accum. Depr. - Building Improvements	69,343.19	68,383.27	959.92
1495.003 - Accum. Depr. - Building Equipment	11,431.25	11,298.30	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,072.15	9,973.81	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>123,479.71</b>	<b>121,823.72</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>125,262.86</b>	<b>126,918.85</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>989,916.25</b>	<b>996,008.14</b>	<b>(6,091.89)</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
2109.000 - Accounts Payable - Accrued Expenses	3,000.00	5,100.27	(2,100.27)
2110.000 - Accounts Payable - Operations	17,497.84	0.00	17,497.84
2114.000 - Accounts Payable - Beacon Communities	22,203.26	17,497.84	4,705.42
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	15,879.00	17,154.83	(1,275.83)

**Lomita Manor**  
**Balance Sheet**  
**April 30, 2022**

	April 30, 2022	March 31, 2022	Period Difference
2126.000 - Accrued Payroll	0.00	3,868.65	(3,868.65)
<b>Total Current Liabilities</b>	<b>58,730.10</b>	<b>43,771.59</b>	<b>14,958.51</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	1,798.00	1,904.00	(106.00)
<b>Total Other Current Liabilities</b>	<b>1,798.00</b>	<b>1,904.00</b>	<b>(106.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	24,600.00	24,600.00	0.00
2191.001 - Security Deposit Interest Payable	1,208.97	1,205.00	3.97
<b>Total Other Liabilities</b>	<b>25,808.97</b>	<b>25,805.00</b>	<b>3.97</b>
<b>Total Liabilities</b>	<b>86,337.07</b>	<b>71,480.59</b>	<b>14,856.48</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	631,855.44	631,855.44	0.00
<b>Current Net Income</b>	<b>124,266.48</b>	<b>145,214.85</b>	<b>(20,948.37)</b>
<b>Total Equity</b>	<b>903,579.18</b>	<b>924,527.55</b>	<b>(20,948.37)</b>
<b>Total Liabilities &amp; Equity</b>	<b>989,916.25</b>	<b>996,008.14</b>	<b>(6,091.89)</b>

**Lomita Manor  
CONTRACT BILLING  
April 30, 2022**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	14,528.89
Work Comp, Unemployment Ins, Pension & Health Benefits	1,432.39
Computer Lease	599.36
Property Liability Insurance	1,127.67
Concur Purchases	32.48
Other-AP transactions-	54.97
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>22,203.26</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2021</b>	17,754.67
July Charges	17,248.95
July Repayment to Beacon	(17,754.67)
<b>Ending Balance @ 07/31/21</b>	<b>17,248.95</b>
August Charges	17,035.31
August Repayment to Beacon	(17,248.95)
<b>Ending Balance @ 08/31/21</b>	<b>17,035.31</b>
September Charges	17,551.98
September Repayment to Beacon	(17,035.31)
<b>Ending Balance @ 09/30/21</b>	<b>17,551.98</b>
October Charges	21,541.83
October Repayment to Beacon	(17,551.98)
<b>Ending Balance @ 10/31/21</b>	<b>21,541.83</b>
November Charges	20,611.28
November Repayment to Beacon	(21,541.83)
<b>Ending Balance @ 11/30/21</b>	<b>20,611.28</b>
December Charges	22,716.87
December Repayment to Beacon	(20,611.28)
<b>Ending Balance @ 12/31/21</b>	<b>22,716.87</b>
January Charges	17,455.35
January Repayment to Beacon	(22,716.87)
<b>Ending Balance @ 01/31/22</b>	<b>17,455.35</b>
February Charges	18,493.08
February Repayment to Beacon	(17,455.35)
<b>Ending Balance @ 02/28/22</b>	<b>18,493.08</b>
March Charges	17,497.84
March Repayment to Beacon	(18,493.08)
<b>Ending Balance @ 03/31/22</b>	<b>17,497.84</b>
April Charges	22,203.26
April Repayment to Beacon	(17,497.84)
<b>Ending Balance @ 04/30/22</b>	<b>22,203.26</b>



### Lomita Manor Senior Housing General Ledger Report For Prior Month (04/01/2022 to 04/30/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 04/01/2022)</b>							<b>683,666.61</b>
04/01/2022	04/01/2022	51340	10/2022-400 Deposited 04/01/2022 Settlement:14220792189	OARB	1,436.00		685,102.61
04/01/2022	04/01/2022	51341	10/2022-401 Deposited 04/01/2022 Settlement:14208587049	OARB	4,533.00		689,635.61
04/04/2022	04/04/2022	51342	10/2022-402 Deposited 04/04/2022 Settlement:14264914293	OARB	1,153.00		690,788.61
04/04/2022	04/04/2022	51343	10/2022-403 Deposited 04/04/2022 Settlement:14250700809	OARB	16,759.00		707,547.61
04/04/2022	04/04/2022	AF	LOM 04.22 Subsidy Payment	GJ	19,185.00		726,732.61
04/04/2022	04/04/2022	AF	LOM 2020 Subsidy Payment Balance	GJ	184.00		726,916.61
04/05/2022	04/05/2022	51344	10/2022-404 Deposited 04/05/2022 Settlement:14269795597	OARB	255.00		727,171.61
04/06/2022	04/06/2022	24482	AP Pymt - Amtech Elevator Services	DB		730.35	726,441.26
04/06/2022	04/06/2022	24483	AP Pymt - AT&T - BOX 5014	DB		150.59	726,290.67
04/06/2022	04/06/2022	24484	AP Pymt - Best Tec	DB		896.80	725,393.87
04/06/2022	04/06/2022	24485	AP Pymt - City Lomita	DB		30,000.00	695,393.87
04/06/2022	04/06/2022	24486	AP Pymt - City Lomita Water Dept	DB		455.22	694,938.65
04/06/2022	04/06/2022	24487	AP Pymt - City Lomita Water Dept	DB		2,720.68	692,217.97
04/06/2022	04/06/2022	24488	AP Pymt - Cleaner Image Inc	DB		2,430.00	689,787.97
04/06/2022	04/06/2022	24489	AP Pymt - Community Controls	DB		242.69	689,545.28
04/06/2022	04/06/2022	24490	AP Pymt - Cosco Fire Protection Inc - Brea	DB		150.00	689,395.28
04/06/2022	04/06/2022	24491	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		854.44	688,540.84
04/06/2022	04/06/2022	24492	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		279.29	688,261.55
04/06/2022	04/06/2022	24493	AP Pymt - HD Supply Ltd	DB		218.67	688,042.88
04/06/2022	04/06/2022	24494	AP Pymt - HD Supply Ltd	DB		323.02	687,719.86
04/06/2022	04/06/2022	24495	AP Pymt - HD Supply Ltd	DB		858.85	686,861.01
04/06/2022	04/06/2022	24496	AP Pymt - HD Supply Ltd	DB		316.03	686,544.98
04/06/2022	04/06/2022	24497	AP Pymt - Home Depot Credit Services - Phoenix	DB		225.02	686,319.96
04/06/2022	04/06/2022	24498	AP Pymt - RealPage Inc	DB		485.99	685,833.97
04/06/2022	04/06/2022	24499	AP Pymt - So Cal Edison	DB		36.94	685,797.03
04/06/2022	04/06/2022	24500	AP Pymt - So Cal Edison	DB		1,887.43	683,909.60
04/06/2022	04/06/2022	24501	AP Pymt - Staples - Dallas	DB		188.44	683,721.16
04/06/2022	04/06/2022	51345	10/2022-405 Deposited 04/06/2022 Settlement:14284972265	OARB	444.00		684,165.16
04/14/2022	04/14/2022	24502	AP Pymt - Cleaner Image Inc	DB		2,430.00	681,735.16
04/14/2022	04/14/2022	Voided - 24443	AP Pymt - Cleaner Image Inc: Vendor did not received the check, lost in the mail.	DB	2,430.00		684,165.16
04/19/2022	04/19/2022	24503	AP Pymt - AT&T - Box 9011	DB		265.25	683,899.91
04/19/2022	04/19/2022	24504	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		635.00	683,264.91
04/19/2022	04/19/2022	24505	AP Pymt - CallMet Services Inc	DB		1,118.55	682,146.36
04/19/2022	04/19/2022	24506	AP Pymt - HD Supply Ltd	DB		258.54	681,887.82
04/19/2022	04/19/2022	24507	AP Pymt - HD Supply Ltd	DB		163.55	681,724.27
04/19/2022	04/19/2022	24508	AP Pymt - HD Supply Ltd	DB		121.45	681,602.82
04/19/2022	04/19/2022	24509	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		810.00	680,792.82
04/19/2022	04/19/2022	24510	AP Pymt - Just Doors	DB		200.00	680,592.82
04/19/2022	04/19/2022	24511	AP Pymt - Rent Track	DB		39.00	680,553.82
04/19/2022	04/19/2022	24512	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	680,413.82
04/19/2022	04/19/2022	24513	AP Pymt - SoCal Gas	DB		549.98	679,863.84
04/19/2022	04/19/2022	24514	AP Pymt - SoCal Gas	DB		93.00	679,770.84
04/19/2022	04/19/2022	24515	AP Pymt - Staples - Dallas	DB		129.64	679,641.20
04/19/2022	04/19/2022	24516	AP Pymt - Swenson Group - Dallas	DB		494.37	679,146.83
04/21/2022	04/21/2022	Voided - 24456	AP Pymt - HM Carpet Inc - HM Flooring Group: Vendor did not received the check, lost in the mail.	DB	3,223.00		682,369.83
04/21/2022	04/21/2022	Voided - 24457	AP Pymt - Home Depot Credit Services - Phoenix: Vendor did not received the check, lost in the mail.	DB	317.00		682,686.83
04/21/2022	04/21/2022	Voided - 24458	AP Pymt - Home Depot Credit Services - Phoenix: Vendor did not received the check, lost in the mail.	DB	268.72		682,955.55
04/21/2022	04/21/2022	Voided - 24459	AP Pymt - Home Depot Credit Services - Phoenix: Vendor did not received the check, lost in the mail.	DB	70.00		683,025.55
04/26/2022	04/26/2022	24517	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		250.00	682,775.55
04/26/2022	04/26/2022	24518	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		1,185.00	681,590.55
04/26/2022	04/26/2022	24519	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		1,788.00	679,802.55
04/26/2022	04/26/2022	24520	AP Pymt - Home Depot Credit Services - Phoenix	DB		317.00	679,485.55
04/26/2022	04/26/2022	24521	AP Pymt - Home Depot Credit Services - Phoenix	DB		268.72	679,216.83
04/26/2022	04/26/2022	24522	AP Pymt - Home Depot Credit Services - Phoenix	DB		35.00	679,181.83
04/26/2022	04/26/2022	24523	AP Pymt - Home Depot Credit Services - Phoenix	DB		35.00	679,146.83
04/30/2022	04/30/2022	51346	10/2022-406 Deposited 04/30/2022	OARB	1,513.00		680,659.83
04/30/2022	04/30/2022		Bank Interest Earned: LOM int earned 4.22	DB	95.64		680,755.47
04/30/2022	04/30/2022		Bank Service Charge: LOM bk fees 4.22	DB		243.76	680,511.71
04/30/2022	04/30/2022	AF	AF RP fees 4.22	GJ		64.79	680,446.92
<b>Totals for 1120.000 - Cash - Operating</b>					<b>51,866.36</b>	<b>55,086.05</b>	<b>680,446.92</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 04/01/2022)</b>							<b>457.24</b>
04/01/2022	04/01/2022	FileID-5948061-1	Accounts Receivable - Tenant Rent	OARA	18,608.00		19,065.24
04/01/2022	04/01/2022	FileID-	Accounts Receivable - Tenant Rent	OARA		14,093.00	4,972.24

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (04/01/2022 to 04/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/04/2022	04/04/2022	5953219-4 FileID-	Accounts Receivable - Tenant Rent	OARA		3,813.00	1,159.24
04/04/2022	04/04/2022	5953219-2 FileID-	Accounts Receivable - Tenant Rent	OARA		255.00	904.24
04/05/2022	04/05/2022	5957801-1 FileID-	Accounts Receivable - Tenant Rent	OARA		444.00	460.24
		5962219-1					
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>18,608.00</b>	<b>18,605.00</b>	<b>460.24</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 04/01/2022)</b>							<b>30,169.10</b>
04/30/2022	04/30/2022		Bank Interest Earned: LOM int earned sd 4.22	DB	3.97		30,173.07
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>3.97</b>	<b>0.00</b>	<b>30,173.07</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 04/01/2022)</b>							<b>7,339.08</b>
04/30/2022	04/30/2022	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	6,115.90
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,223.18</b>	<b>6,115.90</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 04/01/2022)</b>							<b>147,457.26</b>
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 04/01/2022)</b>							<b>83,660.00</b>
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 04/01/2022)</b>							<b>122,253.46</b>
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>122,253.46</b>
<b>1440.000 - Building Equipment (Balance Forward As of 04/01/2022)</b>							<b>25,391.00</b>
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 04/01/2022)</b>							<b>15,480.47</b>
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 04/01/2022)</b>							<b>1,957.64</b>
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 04/01/2022)</b>							<b>(30,210.70)</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(30,675.48)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(30,675.48)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 04/01/2022)</b>							<b>(68,383.27)</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(68,533.27)
04/01/2022	04/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(68,666.60)
04/01/2022	04/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(68,789.10)
04/01/2022	04/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(68,876.57)
04/01/2022	04/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(68,901.57)
04/01/2022	04/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(69,054.05)
04/01/2022	04/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(69,123.22)
04/01/2022	04/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(69,152.99)
04/01/2022	04/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(69,285.80)
04/01/2022	04/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(69,343.19)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(69,343.19)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 04/01/2022)</b>							<b>(11,298.30)</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(11,431.25)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(11,431.25)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 04/01/2022)</b>							<b>(9,973.81)</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,072.15)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(10,072.15)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 04/01/2022)</b>							<b>(1,957.64)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 04/01/2022)</b>							<b>(5,100.27)</b>
04/01/2022	04/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 3.22	GJ	1,924.37		(3,175.90)
04/01/2022	04/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 3.22	GJ	3,175.90		0.00
04/30/2022	04/30/2022	AF	LOM Accr Elec Exp 4.22	GJ		1,500.00	(1,500.00)
04/30/2022	04/30/2022	AF	LOM Accr Water Exp 4.22	GJ		1,500.00	(3,000.00)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>5,100.27</b>	<b>3,000.00</b>	<b>(3,000.00)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 04/01/2022)</b>							<b>0.00</b>
04/01/2022	03/21/2022	2022	AP Invoice - City Lomita	APA		30,000.00	(30,000.00)
04/01/2022	03/18/2022	37572	AP Invoice - Cleaner Image Inc	APA		1,890.00	(31,890.00)
04/01/2022	03/18/2022	37573	AP Invoice - Cleaner Image Inc	APA		540.00	(32,430.00)
04/01/2022	03/24/2022	59288	AP Invoice - Best Tec	APA		896.80	(33,326.80)
04/01/2022	03/24/2022	2823238	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		854.44	(34,181.24)
04/01/2022	02/22/2022	4098519	AP Invoice - Home Depot Credit Services - Phoenix	APA		72.33	(34,253.57)
04/01/2022	03/03/2022	5010350	AP Invoice - Home Depot Credit Services - Phoenix	APA		101.03	(34,354.60)
04/01/2022	03/20/2022	8515538	AP Invoice - Home Depot Credit Services - Phoenix	APA		51.66	(34,406.26)
04/01/2022	03/24/2022	1000515838	AP Invoice - Cosco Fire Protection Inc - Brea	APA		75.00	(34,481.26)
04/01/2022	03/31/2022	1000526345	AP Invoice - Cosco Fire Protection Inc - Brea	APA		75.00	(34,556.26)
04/01/2022	02/28/2022	8063738698	AP Invoice - Staples - Dallas	APA		123.50	(34,679.76)
04/01/2022	02/28/2022	8064737647	AP Invoice - Staples - Dallas	APA		64.94	(34,744.70)
04/01/2022	03/16/2022	9200986212	AP Invoice - HD Supply Ltd	APA		316.03	(35,060.73)
04/01/2022	03/16/2022	9200986213	AP Invoice - HD Supply Ltd	APA		323.02	(35,383.75)
04/01/2022	03/23/2022	9201210138	AP Invoice - HD Supply Ltd	APA		146.14	(35,529.89)
04/01/2022	03/23/2022	9201210139	AP Invoice - HD Supply Ltd	APA		858.85	(36,388.74)
04/01/2022	03/25/2022	9201304562	AP Invoice - HD Supply Ltd	APA		72.53	(36,461.27)
04/01/2022	03/14/2022	151400735683	AP Invoice - Amtech Elevator Services	APA		730.35	(37,191.62)
04/01/2022	03/06/2022	285398576/02-0AP	Invoice - AT&T - BOX 5014	APA		150.59	(37,342.21)
		3.22					
04/01/2022	03/10/2022	660813002/01-0AP	Invoice - City Lomita Water Dept	APA		2,720.68	(40,062.89)
		3.22					
04/01/2022	03/10/2022	660814002/01-0AP	Invoice - City Lomita Water Dept	APA		455.22	(40,518.11)
		3.22					
04/01/2022	03/17/2022	700143266216/	AP Invoice - So Cal Edison	APA		36.94	(40,555.05)
		02-03.2					
04/01/2022	03/17/2022	700434346846/	AP Invoice - So Cal Edison	APA		1,887.43	(42,442.48)
		02-03.2					
04/01/2022	03/23/2022	AAAO584654	AP Invoice - Community Controls	APA		242.69	(42,685.17)
04/01/2022	03/17/2022	I22030333049	AP Invoice - RealPage Inc	APA		485.99	(43,171.16)
04/01/2022	03/17/2022	WC571827	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		152.34	(43,323.50)
04/01/2022	03/15/2022	WC581866	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		126.95	(43,450.45)
04/06/2022	04/06/2022	24482	AP Pymt - Amtech Elevator Services: 1.00 730.35 Main-	DB	730.35		(42,720.10)
			tenance Service 4.1.22 to 6.30.22				
04/06/2022	04/06/2022	24483	AP Pymt - AT&T - BOX 5014: 1.00 150.59 Internet Ser-	DB	150.59		(42,569.51)
			vice 02.07.22-03.06.22				
04/06/2022	04/06/2022	24484	AP Pymt - Best Tec: 1.00 896.80 Repair Hot Water	DB	896.80		(41,672.71)
			Boiler				
04/06/2022	04/06/2022	24485	AP Pymt - City Lomita: 1.00 30000.00 Annual Admin Fee	DB	30,000.00		(11,672.71)
04/06/2022	04/06/2022	24486	AP Pymt - City Lomita Water Dept: 1.00 455.22 Fire	DB	455.22		(11,217.49)
			Lane 01.05.22-03.07.22				
04/06/2022	04/06/2022	24487	AP Pymt - City Lomita Water Dept: 1.00 2720.68 Water	DB	2,720.68		(8,496.81)
			Service 01.05.22-03.07.22				
04/06/2022	04/06/2022	24488	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning	DB	1,890.00		(6,606.81)
			Service Mar 1-22,2022				
04/06/2022	04/06/2022	24488	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Ser-	DB	540.00		(6,066.81)
			vice Mar 23-31,2022				
04/06/2022	04/06/2022	24489	AP Pymt - Community Controls: 1.00 242.69 Repair En-	DB	242.69		(5,824.12)
			try Gate Chain				
04/06/2022	04/06/2022	24490	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 75.00	DB	150.00		(5,674.12)
			Monitoring				
04/06/2022	04/06/2022	24491	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00	DB	854.44		(4,819.68)
			854.44 Heat PTAC				
04/06/2022	04/06/2022	24492	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00	DB	126.95		(4,692.73)
			126.95 Supplies				
04/06/2022	04/06/2022	24492	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00	DB	152.34		(4,540.39)
			152.34 Supplies				
04/06/2022	04/06/2022	24493	AP Pymt - HD Supply Ltd: 1.00 146.14 Door Supplies	DB	146.14		(4,394.25)
04/06/2022	04/06/2022	24493	AP Pymt - HD Supply Ltd: 1.00 72.53 Supplies AC Fil-	DB	72.53		(4,321.72)
			ters				
04/06/2022	04/06/2022	24494	AP Pymt - HD Supply Ltd: 1.00 323.02 Supplies	DB	323.02		(3,998.70)
04/06/2022	04/06/2022	24495	AP Pymt - HD Supply Ltd: 1.00 858.85 Supplies PTAC	DB	858.85		(3,139.85)
04/06/2022	04/06/2022	24496	AP Pymt - HD Supply Ltd: 1.00 316.03 Supplies	DB	316.03		(2,823.82)
04/06/2022	04/06/2022	24497	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	51.66		(2,772.16)
			51.66 Supplies Stock				
04/06/2022	04/06/2022	24497	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	72.33		(2,699.83)
			72.33 Supplies Stock				

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/06/2022	04/06/2022	24497	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	101.03		(2,598.80)
			101.03 Supplies Stock				
04/06/2022	04/06/2022	24498	AP Pymt - RealPage Inc: 1.00 124.80 05.22 Phone	DB	124.80		(2,474.00)
			emergency calls				
04/06/2022	04/06/2022	24498	AP Pymt - RealPage Inc: 1.00 290.93 05.22 Dues and	DB	290.93		(2,183.07)
			Fees				
04/06/2022	04/06/2022	24498	AP Pymt - RealPage Inc: 1.00 70.26 05.22 Other Rent-	DB	70.26		(2,112.81)
			ing Crd Cks				
04/06/2022	04/06/2022	24499	AP Pymt - So Cal Edison: 1.00 36.94 Managers Unit	DB	36.94		(2,075.87)
			Electric Service 02.15.22-03.16.22				
04/06/2022	04/06/2022	24500	AP Pymt - So Cal Edison: 1.00 1887.43 Electric Service	DB	1,887.43		(188.44)
			02.15.22-03.16.22				
04/06/2022	04/06/2022	24501	AP Pymt - Staples - Dallas: 1.00 123.50 Supplies Office	DB	123.50		(64.94)
04/06/2022	04/06/2022	24501	AP Pymt - Staples - Dallas: 1.00 64.94 Supplies Office	DB	64.94		0.00
04/14/2022	03/31/2022	14434	AP Invoice - Just Doors	APA		200.00	(200.00)
04/14/2022	04/14/2022	24502	AP Pymt - Cleaner Image Inc: 1.00 1620.00 Cleaning	DB	1,620.00		1,420.00
			Service Feb 1-18, 2022				
04/14/2022	04/14/2022	24502	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Ser-	DB	540.00		1,960.00
			vice Feb 19-28, 2022				
04/14/2022	04/14/2022	24502	AP Pymt - Cleaner Image Inc: 1.00 270.00 Additional	DB	270.00		2,230.00
			Cleaning Service 2/7				
04/14/2022	03/30/2022	33122	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		635.00	1,595.00
04/14/2022	04/05/2022	89632	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	1,455.00
04/14/2022	03/31/2022	108551	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		810.00	645.00
04/14/2022	03/31/2022	14592629	AP Invoice - CalMet Services Inc	APA		1,118.55	(473.55)
04/14/2022	03/28/2022	17965197	AP Invoice - AT&T - Box 9011	APA		265.25	(738.80)
04/14/2022	03/31/2022	31357597	AP Invoice - Swenson Group - Dallas	APA		494.37	(1,233.17)
04/14/2022	03/31/2022	331220386	AP Invoice - Rent Track	APA		39.00	(1,272.17)
04/14/2022	04/06/2022	920139707	AP Invoice - HD Supply Ltd	APA		258.54	(1,530.71)
04/14/2022	03/31/2022	8065735870	AP Invoice - Staples - Dallas	APA		129.64	(1,660.35)
04/14/2022	03/30/2022	9201437696	AP Invoice - HD Supply Ltd	APA		121.45	(1,781.80)
04/14/2022	03/31/2022	9201470166	AP Invoice - HD Supply Ltd	APA		117.69	(1,899.49)
04/14/2022	04/05/2022	9201594401	AP Invoice - HD Supply Ltd	APA		45.86	(1,945.35)
04/14/2022	04/07/2022	01350501803/0	AP Invoice - SoCal Gas	APA		93.00	(2,038.35)
			3-04.22				
04/14/2022	04/07/2022	0	AP Invoice - SoCal Gas	APA		549.98	(2,588.33)
			3-				
			0				
			4.				
			2				
			11430501061/2				
04/14/2022	04/14/2022	Voided - 24443	AP Pymt - Cleaner Image Inc: 1.00 1620.00 Cleaning	DB		1,620.00	(4,208.33)
			Service Feb 1-18, 2022				
04/14/2022	04/14/2022	Voided - 24443	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Ser-	DB		540.00	(4,748.33)
			vice Feb 19-28, 2022				
04/14/2022	04/14/2022	Voided - 24443	AP Pymt - Cleaner Image Inc: 1.00 270.00 Additional	DB		270.00	(5,018.33)
			Cleaning Service 2/7				
04/19/2022	04/19/2022	24503	AP Pymt - AT&T - Box 9011: 1.00 265.25 Phone Service	DB	265.25		(4,753.08)
			02.28.22-03.27.22				
04/19/2022	04/19/2022	24504	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 635.00	DB	635.00		(4,118.08)
			Landscaping Service				
04/19/2022	04/19/2022	24505	AP Pymt - CalMet Services Inc: 1.00 1118.55 Trash Ser-	DB	1,118.55		(2,999.53)
			vice 04.22				
04/19/2022	04/19/2022	24506	AP Pymt - HD Supply Ltd: 1.00 258.54 HVAC Supply	DB	258.54		(2,740.99)
04/19/2022	04/19/2022	24507	AP Pymt - HD Supply Ltd: 1.00 117.69 Supplies Stock	DB	117.69		(2,623.30)
04/19/2022	04/19/2022	24507	AP Pymt - HD Supply Ltd: 1.00 45.86 Supplies Stock	DB	45.86		(2,577.44)
04/19/2022	04/19/2022	24508	AP Pymt - HD Supply Ltd: 1.00 121.45 Supplies Stock	DB	121.45		(2,455.99)
04/19/2022	04/19/2022	24509	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	810.00		(1,645.99)
			810.00 202A Kitchen Floor				
04/19/2022	04/19/2022	24510	AP Pymt - Just Doors: 1.00 200.00 101B ADA Door Re-	DB	200.00		(1,445.99)
			pair				
04/19/2022	04/19/2022	24511	AP Pymt - Rent Track: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,406.99)
04/19/2022	04/19/2022	24512	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	140.00		(1,266.99)
			140.00 Pest Control Service				
04/19/2022	04/19/2022	24513	AP Pymt - SoCal Gas: 1.00 549.98 Gas Service B Bldg-	DB	549.98		(717.01)
			ing 03.07.22-04.05.22				
04/19/2022	04/19/2022	24514	AP Pymt - SoCal Gas: 1.00 93.00 Gas Service A Bldg	DB	93.00		(624.01)
			03.07.22-04.05.22				
04/19/2022	04/19/2022	24515	AP Pymt - Staples - Dallas: 1.00 129.64 Office Supplies	DB	129.64		(494.37)
04/19/2022	04/19/2022	24516	AP Pymt - Swenson Group - Dallas: 1.00 494.37 Leased	DB	494.37		0.00
			Copy Machine Fee				
04/21/2022	04/21/2022	Voided - 24456	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB		1,185.00	(1,185.00)
			1185.00 304A Carpet VTC Tile				
04/21/2022	04/21/2022	Voided - 24456	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB		1,788.00	(2,973.00)
			1788.00 312A Carpet VCT Tite				
04/21/2022	04/21/2022	Voided - 24456	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB		250.00	(3,223.00)
			250.00 309B Repair and Patch Hallway Carpet				
04/21/2022	04/21/2022	Voided - 24457	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB		317.00	(3,540.00)

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04/21/2022	04/21/2022	Voided - 24458	317.00 Supplies Stock AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB		268.72	(3,808.72)
04/21/2022	04/21/2022	Voided - 24459	268.72 Supplies Stock AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB		70.00	(3,878.72)
04/26/2022	04/26/2022	24517	35.00 Late Fee AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	250.00		(3,628.72)
04/26/2022	04/26/2022	24518	250.00 309B Repair and Patch Hallway Carpet AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	1,185.00		(2,443.72)
04/26/2022	04/26/2022	24519	1185.00 304A Carpet VTC Tile AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	1,788.00		(655.72)
04/26/2022	04/26/2022	24520	1788.00 312A Carpet VCT Tile AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	317.00		(338.72)
04/26/2022	04/26/2022	24521	317.00 Supplies Stock AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	268.72		(70.00)
04/26/2022	04/26/2022	24522	268.72 Supplies Stock AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	35.00		(35.00)
04/26/2022	04/26/2022	24523	35.00 Late Fee AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	35.00		0.00
04/27/2022	04/19/2022	87 March 2022	35.00 Late Fee AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Month of March 2022.	APA		17,497.84	(17,497.84)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>54,777.50</b>	<b>72,275.34</b>	<b>(17,497.84)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 04/01/2022)</b>							<b>(17,497.84)</b>
04/01/2022	04/01/2022	RC	HGAH 4.2022 Prop Liab Ins	GJ		1,127.67	(18,625.51)
04/01/2022	04/01/2022	RC	HGAH 4.2022 Workers Comp	GJ		320.00	(18,945.51)
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ		4,853.05	(23,798.56)
04/11/2022	04/11/2022	RC	HGAH R/C ProLogistix Invoice 8407644321	GJ		3.82	(23,802.38)
04/15/2022	04/15/2022	QN	HGAH FedEx-91 109	GJ		17.65	(23,820.03)
04/16/2022	04/16/2022	RC	HGAH 4.16.22 Payroll	GJ		4,837.92	(28,657.95)
04/26/2022	04/26/2022	QN	HGAH VCOM CUST11909920220226	GJ		33.50	(28,691.45)
04/27/2022	04/19/2022	87 March 2022	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Month of March 2022.	APA	17,497.84		(11,193.61)
04/30/2022	04/30/2022	QN	04.2022 Mgmt & Bkcp Fees	GJ		4,427.50	(15,621.11)
04/30/2022	04/30/2022	QN	HGAH 4.2022 Benefits Allocation	GJ		1,112.39	(16,733.50)
04/30/2022	04/30/2022	QN	HGAH 4.2022 Computer Lease	GJ		599.36	(17,332.86)
04/30/2022	04/30/2022	RC	HGAH 4.2022 Pcards Concur	GJ		15.93	(17,348.79)
04/30/2022	04/30/2022	RC	HGAH 4.2022 Pcards WEX	GJ		16.55	(17,365.34)
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ		4,837.92	(22,203.26)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>17,497.84</b>	<b>22,203.26</b>	<b>(22,203.26)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 04/01/2022)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 04/01/2022)</b>							<b>(17,154.83)</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Vacation Accruals	GJA	17,154.83		0.00
04/30/2022	04/30/2022	QN	HGAH 4.2022 Vacation Accruals	GJA		15,879.00	(15,879.00)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>17,154.83</b>	<b>15,879.00</b>	<b>(15,879.00)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 04/01/2022)</b>							<b>(3,868.65)</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Payroll Accruals	GJA	3,868.65		0.00
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>3,868.65</b>	<b>0.00</b>	<b>0.00</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 04/01/2022)</b>							<b>(24,600.00)</b>
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(24,600.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 04/01/2022)</b>							<b>(1,205.00)</b>
04/30/2022	04/30/2022		Bank Interest Earned: Interest earned	DB		3.97	(1,208.97)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>0.00</b>	<b>3.97</b>	<b>(1,208.97)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 04/01/2022)</b>							<b>(1,904.00)</b>
04/01/2022	04/01/2022	51340	10/2022-400 Deposited 04/01/2022 Settlement:14220792189	OARB		1,436.00	(3,340.00)
04/01/2022	04/01/2022	51341	10/2022-401 Deposited 04/01/2022 Settlement:14208587049	OARB		4,533.00	(7,873.00)
04/01/2022	04/01/2022	FileID-5948061-1	Prepaid Revenue	OARA	7,594.00		(279.00)
04/01/2022	04/01/2022	FileID-5953219-4	Prepaid Revenue	OARA	14,093.00		13,814.00
04/04/2022	04/04/2022	51342	10/2022-402 Deposited 04/04/2022 Settlement:14264914293	OARB		1,153.00	12,661.00
04/04/2022	04/04/2022	51343	10/2022-403 Deposited 04/04/2022 Settlement:14250700809	OARB		16,759.00	(4,098.00)
04/04/2022	04/04/2022	FileID-5953219-2	Prepaid Revenue	OARA	3,813.00		(285.00)
04/04/2022	04/04/2022	FileID-	Prepaid Revenue	OARA	255.00		(30.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/05/2022	04/05/2022	5957801-1 51344	10/2022-404 Deposited 04/05/2022 Settlement:14269795597	OARB		255.00	(285.00)
04/05/2022	04/05/2022	FileID- 5962219-1 51345	Prepaid Revenue	OARA	444.00		159.00
04/06/2022	04/06/2022	51345	10/2022-405 Deposited 04/06/2022 Settlement:14284972265	OARB		444.00	(285.00)
04/30/2022	04/30/2022	51346	10/2022-406 Deposited 04/30/2022	OARB		1,513.00	(1,798.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>26,199.00</b>	<b>26,093.00</b>	<b>(1,798.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 04/01/2022)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 04/01/2022)</b>							<b>(631,855.44)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(631,855.44)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 04/01/2022)</b>							<b>(227,415.00)</b>
04/01/2022	04/01/2022	FileID- 5948061-1	Rent Revenue - Gross Potential	OARA		26,202.00	(253,617.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>26,202.00</b>	<b>(253,617.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 04/01/2022)</b>							<b>(168,755.00)</b>
04/04/2022	04/04/2022	AF	LOM 04.22 Subsidy Payment	GJ		19,185.00	(187,940.00)
04/04/2022	04/04/2022	AF	LOM 2020 Subsidy Payment Balance	GJ		184.00	(188,124.00)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>19,369.00</b>	<b>(188,124.00)</b>
<b>5220.000 - Vacancies (Balance Forward As of 04/01/2022)</b>							<b>2,076.00</b>
<b>Totals for 5220.000 - Vacancies</b>					<b>0.00</b>	<b>0.00</b>	<b>2,076.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 04/01/2022)</b>							<b>(699.98)</b>
04/30/2022	04/30/2022		Bank Interest Earned: Interest earned	DB		95.64	(795.62)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>95.64</b>	<b>(795.62)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 04/01/2022)</b>							<b>(3,767.07)</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>(3,767.07)</b>
<b>5970.002 - Grant (Balance Forward As of 04/01/2022)</b>							<b>(173,802.12)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(173,802.12)</b>
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 04/01/2022)</b>							<b>369.66</b>
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>0.00</b>	<b>0.00</b>	<b>369.66</b>
<b>6204.000 - Management Consultants (Balance Forward As of 04/01/2022)</b>							<b>30,000.00</b>
04/01/2022	03/21/2022	2022	AP Invoice - City Lomita: 1.00 30000.00 Annual Admin Fee	APA	30,000.00		60,000.00
<b>Totals for 6204.000 - Management Consultants</b>					<b>30,000.00</b>	<b>0.00</b>	<b>60,000.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 04/01/2022)</b>							<b>3,657.53</b>
04/11/2022	04/11/2022	RC	HGAH R/C ProLogistix Invoice 8407644321	GJ	3.82		3,661.35
04/30/2022	04/30/2022	QN	HGAH 4.2022 Computer Lease	GJ	599.36		4,260.71
<b>Totals for 6205.000 - IT Support Services</b>					<b>603.18</b>	<b>0.00</b>	<b>4,260.71</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 04/01/2022)</b>							<b>234.00</b>
<b>Totals for 6210.000 - Advertising and Marketing</b>					<b>0.00</b>	<b>0.00</b>	<b>234.00</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 04/01/2022)</b>							<b>757.34</b>
04/01/2022	03/17/2022	122030333049	AP Invoice - RealPage Inc: 1.00 70.26 05.22 Other Rent-AP ing Crd Cks	APA	70.26		827.60
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>70.26</b>	<b>0.00</b>	<b>827.60</b>
<b>6311.000 - Office Supplies (Balance Forward As of 04/01/2022)</b>							<b>2,713.52</b>
04/01/2022	02/28/2022	8063738698	AP Invoice - Staples - Dallas: 1.00 123.50 Supplies Office	APA	123.50		2,837.02
04/01/2022	02/28/2022	8064737647	AP Invoice - Staples - Dallas: 1.00 64.94 Supplies Office	APA	64.94		2,901.96
04/14/2022	03/31/2022	8065735870	AP Invoice - Staples - Dallas: 1.00 129.64 Office Supplies	APA	129.64		3,031.60
<b>Totals for 6311.000 - Office Supplies</b>					<b>318.08</b>	<b>0.00</b>	<b>3,031.60</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 04/01/2022)</b>							<b>3,596.36</b>
04/14/2022	03/31/2022	31357597	AP Invoice - Swenson Group - Dallas: 1.00 494.37 Leased Copy Machine Fee	APA	494.37		4,090.73
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>494.37</b>	<b>0.00</b>	<b>4,090.73</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 04/01/2022)</b>							<b>5,112.95</b>
04/01/2022	03/06/2022	285398576/02-0AP	Invoice - AT&T - BOX 5014: 1.00 150.59 Internet Service 02.07.22-03.06.22	APA	150.59		5,263.54
04/01/2022	03/17/2022	I22030333049	AP Invoice - RealPage Inc: 1.00 124.80 05.22 Phone emergency calls	APA	124.80		5,388.34
04/14/2022	03/28/2022	17965197	AP Invoice - AT&T - Box 9011: 1.00 265.25 Phone Service 02.28.22-03.27.22	APA	265.25		5,653.59
04/26/2022	04/26/2022	QN	HGAH VCOM CUST11909920220226 - Lesley Uribe	GJ	33.50		5,687.09
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>574.14</b>	<b>0.00</b>	<b>5,687.09</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 04/01/2022)</b>							<b>280.39</b>
04/15/2022	04/15/2022	QN	HGAH FedEx-91109	GJ	17.65		298.04
04/30/2022	04/30/2022	RC	HGAH 4.2022 Pcards Concur - Uribe-USP-SPO0544520039	GJ	4.91		302.95
04/30/2022	04/30/2022	RC	HGAH 4.2022 Pcards Concur - Uribe-USP-SPO0544520039	GJ	11.02		313.97
04/30/2022	04/30/2022	RC	HGAH 4.2022 Pcards WEX - URIBE -USPS PO 05445	GJ	16.55		330.52
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>50.13</b>	<b>0.00</b>	<b>330.52</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 04/01/2022)</b>							<b>5,617.84</b>
04/01/2022	03/17/2022	I22030333049	AP Invoice - RealPage Inc: 1.00 290.93 05.22 Dues and Fees	APA	290.93		5,908.77
04/14/2022	03/31/2022	331220386	AP Invoice - Rent Track: 1.00 39.00 Monthly Service Fee	APA	39.00		5,947.77
04/30/2022	04/30/2022	AF	AF RP fees 4.22	GJ	64.79		6,012.56
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>394.72</b>	<b>0.00</b>	<b>6,012.56</b>
<b>6311.006 - Bank Fees (Balance Forward As of 04/01/2022)</b>							<b>1,654.76</b>
04/30/2022	04/30/2022		Bank Service Charge: Service charge	DB	243.76		1,898.52
<b>Totals for 6311.006 - Bank Fees</b>					<b>243.76</b>	<b>0.00</b>	<b>1,898.52</b>
<b>6311.007 - Employee Activities (Balance Forward As of 04/01/2022)</b>							<b>16.64</b>
<b>Totals for 6311.007 - Employee Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>16.64</b>
<b>6311.009 - Miscellaneous Supplies (Balance Forward As of 04/01/2022)</b>							<b>289.89</b>
<b>Totals for 6311.009 - Miscellaneous Supplies</b>					<b>0.00</b>	<b>0.00</b>	<b>289.89</b>
<b>6311.011 - Resident Activities (Balance Forward As of 04/01/2022)</b>							<b>6,666.32</b>
<b>Totals for 6311.011 - Resident Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>6,666.32</b>
<b>6320.000 - Management Fee (Balance Forward As of 04/01/2022)</b>							<b>34,650.00</b>
04/30/2022	04/30/2022	QN	04.2022 Management Fee	GJ	3,850.00		38,500.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>38,500.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 04/01/2022)</b>							<b>43,080.91</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Payroll Accruals	GJA		2,118.86	40,962.05
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	2,472.00		43,434.05
04/16/2022	04/16/2022	RC	HGAH 4.16.22 Payroll	GJ	2,224.80		45,658.85
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ	988.80		46,647.65
<b>Totals for 6330.000 - Manager Salaries</b>					<b>5,685.60</b>	<b>2,118.86</b>	<b>46,647.65</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 04/01/2022)</b>							<b>5,587.59</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Vacation Accruals	GJA		6,946.83	(1,359.24)
04/16/2022	04/16/2022	RC	HGAH 4.16.22 Payroll	GJ	247.20		(1,112.04)
04/30/2022	04/30/2022	QN	HGAH 4.2022 Vacation Accruals	GJA	5,843.70		4,731.66
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ	1,483.20		6,214.86
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>7,574.10</b>	<b>6,946.83</b>	<b>6,214.86</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 04/01/2022)</b>							<b>3,000.00</b>
<b>Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 04/01/2022)</b>							<b>5,197.50</b>
04/30/2022	04/30/2022	QN	04.2022 Bookkeeping Fee	GJ	577.50		5,775.00
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>5,775.00</b>
<b>6370.000 - Bad Debts Expense (Balance Forward As of 04/01/2022)</b>							<b>2.00</b>
<b>Totals for 6370.000 - Bad Debts Expense</b>					<b>0.00</b>	<b>0.00</b>	<b>2.00</b>
<b>6390.001 - Business Travel &amp; Entertainment (Balance Forward As of 04/01/2022)</b>							<b>55.40</b>
<b>Totals for 6390.001 - Business Travel &amp; Entertainment</b>					<b>0.00</b>	<b>0.00</b>	<b>55.40</b>
<b>6450.000 - Electricity (Balance Forward As of 04/01/2022)</b>							<b>19,804.98</b>
04/01/2022	03/17/2022	700143266216/	AP Invoice - So Cal Edison: 1.00 36.94 Managers Unit 02-03.2 Electric Service 02.15.22-03.16.22	APA	36.94		19,841.92
04/01/2022	03/17/2022	700434346846/	AP Invoice - So Cal Edison: 1.00 1887.43 Electric Ser-	APA	1,887.43		21,729.35

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
		02-03.2	vice 02.15.22-03.16.22				
04/01/2022	04/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 3.22	GJ		1,924.37	19,804.98
04/30/2022	04/30/2022	AF	LOM Accr Elec Exp 4.22	GJ	1,500.00		21,304.98
<b>Totals for 6450.000 - Electricity</b>					<b>3,424.37</b>	<b>1,924.37</b>	<b>21,304.98</b>
<b>6451.000 - Water (Balance Forward As of 04/01/2022)</b>							<b>15,343.04</b>
04/01/2022	03/10/2022	660813002/01-0AP Invoice - City Lomita Water Dept: 1.00 2720.68 Wa- 3.22	ter Service 01.05.22-03.07.22	APA	2,720.68		18,063.72
04/01/2022	03/10/2022	660814002/01-0AP Invoice - City Lomita Water Dept: 1.00 455.22 Fire 3.22	Lane 01.05.22-03.07.22	APA	455.22		18,518.94
04/01/2022	04/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 3.22	GJ		3,175.90	15,343.04
04/30/2022	04/30/2022	AF	LOM Accr Water Exp 4.22	GJ	1,500.00		16,843.04
<b>Totals for 6451.000 - Water</b>					<b>4,675.90</b>	<b>3,175.90</b>	<b>16,843.04</b>
<b>6452.000 - Gas (Balance Forward As of 04/01/2022)</b>							<b>4,942.65</b>
04/14/2022	04/07/2022	01350501803/0 AP Invoice - SoCal Gas: 1.00 93.00 Gas Service A Bldg- 3-04.22	ing 03.07.22-04.05.22	APA	93.00		5,035.65
04/14/2022	04/07/2022	11430501061/0 AP Invoice - SoCal Gas: 1.00 549.98 Gas Service B 3-04.22	Bldging 03.07.22-04.05.22	APA	549.98		5,585.63
<b>Totals for 6452.000 - Gas</b>					<b>642.98</b>	<b>0.00</b>	<b>5,585.63</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 04/01/2022)</b>							<b>35,209.63</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Payroll Accruals	GJA		1,749.79	33,459.84
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	1,837.28		35,297.12
04/16/2022	04/16/2022	RC	HGAH 4.16.22 Payroll	GJ	2,041.42		37,338.54
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ	1,633.14		38,971.68
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>5,511.84</b>	<b>1,749.79</b>	<b>38,971.68</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 04/01/2022)</b>							<b>5,467.62</b>
04/01/2022	04/01/2022	Reversed - RC	Reversed -- HGAH 3.2022 Vacation Accruals	GJA		10,208.00	(4,740.38)
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	204.14		(4,536.24)
04/30/2022	04/30/2022	QN	HGAH 4.2022 Vacation Accruals	GJA	10,035.30		5,499.06
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ	408.28		5,907.34
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>10,647.72</b>	<b>10,208.00</b>	<b>5,907.34</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 04/01/2022)</b>							<b>500.00</b>
<b>Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 04/01/2022)</b>							<b>0.00</b>
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	4.68		4.68
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	9.36		14.04
<b>Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time</b>					<b>14.04</b>	<b>0.00</b>	<b>14.04</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 04/01/2022)</b>							<b>13,406.81</b>
04/01/2022	02/22/2022	4098519	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 72.33 Supplies Stock	APA	72.33		13,479.14
04/01/2022	03/03/2022	5010350	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 101.03 Supplies Stock	APA	101.03		13,580.17
04/01/2022	03/20/2022	8515538	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 51.66 Supplies Stock	APA	51.66		13,631.83
04/01/2022	03/23/2022	9201210138	AP Invoice - HD Supply Ltd: 1.00 146.14 Door Supplies	APA	146.14		13,777.97
04/14/2022	03/30/2022	9201437696	AP Invoice - HD Supply Ltd: 1.00 121.45 Supplies Stock	APA	121.45		13,899.42
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>492.61</b>	<b>0.00</b>	<b>13,899.42</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 04/01/2022)</b>							<b>230.37</b>
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>230.37</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 04/01/2022)</b>							<b>7,483.46</b>
04/01/2022	03/17/2022	WC571827	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 152.34 Supplies	APA	152.34		7,635.80
04/01/2022	03/15/2022	WC581866	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 126.95 Supplies	APA	126.95		7,762.75
04/14/2022	04/05/2022	9201594401	AP Invoice - HD Supply Ltd: 1.00 45.86 Supplies Stock	APA	45.86		7,808.61
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>325.15</b>	<b>0.00</b>	<b>7,808.61</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 04/01/2022)</b>							<b>10,933.37</b>
04/01/2022	03/16/2022	9200986212	AP Invoice - HD Supply Ltd: 1.00 316.03 Supplies	APA	316.03		11,249.40
04/01/2022	03/16/2022	9200986213	AP Invoice - HD Supply Ltd: 1.00 323.02 Supplies	APA	323.02		11,572.42
04/01/2022	03/23/2022	AAAO584654	AP Invoice - Community Controls: 1.00 242.69 Repair Entry Gate Chain	APA	242.69		11,815.11
04/14/2022	03/31/2022	9201470166	AP Invoice - HD Supply Ltd: 1.00 117.69 Supplies Stock	APA	117.69		11,932.80
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>999.43</b>	<b>0.00</b>	<b>11,932.80</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 04/01/2022)</b>							<b>71,832.51</b>
04/01/2022	03/18/2022	37572	AP Invoice - Cleaner Image Inc: 1.00 1890.00 Cleaning	APA	1,890.00		73,722.51



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (04/01/2022 to 04/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/01/2022	03/18/2022	37573	Service Mar 1-22,2022 AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning	APA	540.00		74,262.51
04/01/2022	03/24/2022	1000515838	Service Mar 23-31,2022 AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00	APA	75.00		74,337.51
04/01/2022	03/31/2022	1000526345	Monitoring AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00	APA	75.00		74,412.51
04/01/2022	03/14/2022	151400735683	Monitoring AP Invoice - Amtech Elevator Services: 1.00 730.35	APA	730.35		75,142.86
04/14/2022	03/31/2022	14434	Maintenance Service 4.1.22 to 6.30.22 AP Invoice - Just Doors: 1.00 200.00 101B ADA Door	APA	200.00		75,342.86
04/14/2022	03/31/2022	108551	Repair AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00	APA	810.00		76,152.86
			810.00 202A Kitchen Floor				
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>4,320.35</b>	<b>0.00</b>	<b>76,152.86</b>
<b>6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 04/01/2022)</b>							<b>2,250.00</b>
<b>Totals for 6520.001 - Janitorial/Cleaning Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 04/01/2022)</b>							<b>6,836.52</b>
<b>Totals for 6520.002 - Elevator Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>6,836.52</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 04/01/2022)</b>							<b>3,175.00</b>
04/14/2022	04/05/2022	89632	AP Invoice - Round The Clock Pest Control Inc: 1.00	APA	140.00		3,315.00
			140.00 Pest Control Service				
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>140.00</b>	<b>0.00</b>	<b>3,315.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 04/01/2022)</b>							<b>4,000.00</b>
04/14/2022	03/30/2022	33122	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00	APA	635.00		4,635.00
			635.00 Landscaping Service				
<b>Totals for 6520.004 - Grounds Contract</b>					<b>635.00</b>	<b>0.00</b>	<b>4,635.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 04/01/2022)</b>							<b>10,059.80</b>
04/14/2022	03/31/2022	14592629	AP Invoice - CalMet Services Inc: 1.00 1118.55 Trash	APA	1,118.55		11,178.35
			Service 04.22				
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>1,118.55</b>	<b>0.00</b>	<b>11,178.35</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 04/01/2022)</b>							<b>2,706.15</b>
04/01/2022	03/24/2022	59288	AP Invoice - Best Tec: 1.00 896.80 Repair Hot Water	APA	896.80		3,602.95
			Boiler				
04/01/2022	03/24/2022	2823238	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00	APA	854.44		4,457.39
			854.44 Heat PTAC				
04/01/2022	03/23/2022	9201210139	AP Invoice - HD Supply Ltd: 1.00 858.85 Supplies PTAC	APA	858.85		5,316.24
04/01/2022	03/25/2022	9201304562	AP Invoice - HD Supply Ltd: 1.00 72.53 Supplies AC Fil-	APA	72.53		5,388.77
			ters				
04/14/2022	04/06/2022	920139707	AP Invoice - HD Supply Ltd: 1.00 258.54 HVAC Supply	APA	258.54		5,647.31
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>2,941.16</b>	<b>0.00</b>	<b>5,647.31</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 04/01/2022)</b>							<b>4,183.02</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe,	FA	464.78		4,647.80
			serial number AS-004914-161212				
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>4,647.80</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 04/01/2022)</b>							<b>8,720.02</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial	FA	150.00		8,870.02
			number AS-019681-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial	FA	133.33		9,003.35
			number AS-019682-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Awning Replacement, serial	FA	122.50		9,125.85
			number AS-004963-170410				
04/01/2022	04/01/2022		Depreciation for asset LOM-Door - 101B, serial number	FA	87.47		9,213.32
			AS-019676-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Furnace - 101B, serial num-	FA	25.00		9,238.32
			ber AS-019680-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade,	FA	152.48		9,390.80
			serial number AS-019675-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Main Pipeline Replacement	FA	69.17		9,459.97
			- 104A, serial number AS-019674-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Office Door, serial number	FA	29.77		9,489.74
			AS-019679-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Rec Room Doors, serial	FA	132.81		9,622.55
			number AS-019678-210427				
04/01/2022	04/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility	FA	57.39		9,679.94
			Room, serial number AS-004915-161212				
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>9,679.94</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (04/01/2022 to 04/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 04/01/2022)</b>							<b>1,196.55</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,329.50
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>1,329.50</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 04/01/2022)</b>							<b>885.06</b>
04/01/2022	04/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		983.40
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>983.40</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 04/01/2022)</b>							<b>6,481.90</b>
04/02/2022	04/02/2022	RC	HGAH 4.2.22 Payroll	GJ	325.59		6,807.49
04/16/2022	04/16/2022	RC	HGAH 4.16.22 Payroll	GJ	324.50		7,131.99
04/30/2022	04/30/2022	RC	HGAH 4.30.22 Payroll	GJ	324.50		7,456.49
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>974.59</b>	<b>0.00</b>	<b>7,456.49</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 04/01/2022)</b>							<b>23,054.87</b>
04/01/2022	04/01/2022	RC	HGAH 4.2022 Prop Liab Ins	GJ	1,127.67		24,182.54
04/30/2022	04/30/2022	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		25,405.72
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,350.85</b>	<b>0.00</b>	<b>25,405.72</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 04/01/2022)</b>							<b>2,880.27</b>
04/01/2022	04/01/2022	RC	HGAH 4.2022 Workers Comp	GJ	320.00		3,200.27
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>320.00</b>	<b>0.00</b>	<b>3,200.27</b>
<b>6723.000 - Health Insurance (Balance Forward As of 04/01/2022)</b>							<b>10,569.92</b>
04/30/2022	04/30/2022	QN	HGAH 4.2022 Benefits Allocation	GJ	848.93		11,418.85
<b>Totals for 6723.000 - Health Insurance</b>					<b>848.93</b>	<b>0.00</b>	<b>11,418.85</b>
<b>6723.001 - Retirement (Balance Forward As of 04/01/2022)</b>							<b>1,661.29</b>
04/30/2022	04/30/2022	QN	HGAH 4.2022 Benefits Allocation	GJ	195.96		1,857.25
<b>Totals for 6723.001 - Retirement</b>					<b>195.96</b>	<b>0.00</b>	<b>1,857.25</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 04/01/2022)</b>							<b>665.36</b>
04/30/2022	04/30/2022	QN	HGAH 4.2022 Benefits Allocation	GJ	67.50		732.86
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>67.50</b>	<b>0.00</b>	<b>732.86</b>
<b>6936.004 - Service Coordinator Expenses - Membership Dues (Balance Forward As of 04/01/2022)</b>							<b>127.55</b>
<b>Totals for 6936.004 - Service Coordinator Expenses - Membership Dues</b>					<b>0.00</b>	<b>0.00</b>	<b>127.55</b>
<b>Grand Total</b>					<b>287,815.18</b>	<b>287,815.18</b>	<b>0.00</b>

## Lomita Manor Senior Housing

### Vendor Aging Report

Based on: GL posting Date As of: 04/30/2022

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
Normal	HGAH94588	Humangood Affordable Housing	87 March 2022	No	04/27/2022	04/19/2022	05/19/2022	3	17,497.84	0.00	0.00	0.00	0.00	17,497.84
<b>Total for Normal</b>									<b>17,497.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,497.84</b>
<b>Grand Totals</b>									<b>17,497.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,497.84</b>

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	<b>Bank: LOM Operating - Wells Fargo Bank</b>	<b>Account No: 4124301342</b>	
04/06/2022	AESE91185--Amtech Elevator Services	24482	730.35 04/30/2022
04/06/2022	ATTO60197-5014--AT&T - BOX 5014	24483	150.59 In Transit
04/06/2022	BETE92211--Best Tec	24484	896.80 04/30/2022
04/06/2022	CILO90717--City Lomita	24485	30,000.00 04/30/2022
04/06/2022	CLWD90717--City Lomita Water Dept	24486	455.22 04/30/2022
04/06/2022	CLWD90717--City Lomita Water Dept	24487	2,720.68 04/30/2022
04/06/2022	CLIM90277--Cleaner Image Inc	24488	2,430.00 04/30/2022
04/06/2022	COCO84120--Community Controls	24489	242.69 04/30/2022
04/06/2022	CFPR92821--Cosco Fire Protection Inc - Brea	24490	150.00 04/30/2022
04/06/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24491	854.44 04/30/2022
04/06/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24492	279.29 04/30/2022
04/06/2022	HDSU92150--HD Supply Ltd	24493	218.67 In Transit
04/06/2022	HDSU92150--HD Supply Ltd	24494	323.02 In Transit
04/06/2022	HDSU92150--HD Supply Ltd	24495	858.85 04/30/2022
04/06/2022	HDSU92150--HD Supply Ltd	24496	316.03 In Transit
04/06/2022	HDCS85062--Home Depot Credit Services - Phoenix	24497	225.02 04/30/2022
04/06/2022	REPA75267--RealPage Inc	24498	485.99 04/30/2022
04/06/2022	SCED91771-0001--So Cal Edison	24499	36.94 04/30/2022
04/06/2022	SCED91772-0001--So Cal Edison	24500	1,887.43 04/30/2022
04/06/2022	STCC75266--Staples - Dallas	24501	188.44 04/30/2022
04/14/2022	CLIM90277--Cleaner Image Inc	24502	2,430.00 04/30/2022
04/19/2022	ATT60197-9011--AT&T - Box 9011	24503	265.25 04/30/2022
04/19/2022	BLSE90501--Bobs Lawn Service - Jesus Arias	24504	635.00 04/30/2022
04/19/2022	CASE90723--CalMet Services Inc	24505	1,118.55 04/30/2022
04/19/2022	HDSU92150--HD Supply Ltd	24506	258.54 04/30/2022
04/19/2022	HDSU92150--HD Supply Ltd	24507	163.55 04/30/2022
04/19/2022	HDSU92150--HD Supply Ltd	24508	121.45 04/30/2022
04/19/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24509	810.00 04/30/2022
04/19/2022	JUST91786--Just Doors	24510	200.00 In Transit
04/19/2022	RENT55416--Rent Track	24511	39.00 In Transit
04/19/2022	RCPC91351--Round The Clock Pest Control Inc	24512	140.00 04/30/2022
04/19/2022	GASC91756--SoCal Gas	24513	549.98 04/30/2022
04/19/2022	GASC91756--SoCal Gas	24514	93.00 04/30/2022
04/19/2022	STCC75266--Staples - Dallas	24515	129.64 04/30/2022
04/19/2022	SWGR75266--Swenson Group - Dallas	24516	494.37 04/30/2022
04/26/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24517	250.00 In Transit
04/26/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24518	1,185.00 In Transit
04/26/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24519	1,788.00 In Transit
04/26/2022	HDCS85062--Home Depot Credit Services - Phoenix	24520	317.00 In Transit
04/26/2022	HDCS85062--Home Depot Credit Services - Phoenix	24521	268.72 In Transit
04/26/2022	HDCS85062--Home Depot Credit Services - Phoenix	24522	35.00 In Transit
04/26/2022	HDCS85062--Home Depot Credit Services - Phoenix	24523	35.00 In Transit
04/14/2022	CLIM90277--Cleaner Image Inc	Voided - 24443	(2,430.00) 04/30/2022
04/21/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	Voided - 24456	(3,223.00) 04/30/2022
04/21/2022	HDCS85062--Home Depot Credit Services - Phoenix	Voided - 24457	(317.00) 04/30/2022
04/21/2022	HDCS85062--Home Depot Credit Services - Phoenix	Voided - 24458	(268.72) 04/30/2022
04/21/2022	HDCS85062--Home Depot Credit Services - Phoenix	Voided - 24459	(70.00) 04/30/2022
	<b>Total for LOM Operating</b>		<b><u>48,468.78</u></b>
		<b>Total:</b>	<b><u>48,468.78</u></b>
		<b>Grand Total:</b>	<b><u>48,468.78</u></b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ April 1, 2022 - April 30, 2022 ■ Page 1 of 2

LOMITA MANOR  
OPERATING ACCOUNT  
1900 HUNTINGTON DR  
DUARTE CA 91010-2694

## Questions?

Call your Customer Service Officer or Client Services  
1-800-AT WELLS (1-800-289-3557)  
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
PO Box 63020  
San Francisco, CA 94163

## Account summary

### Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$732,133.87	\$45,557.64	-\$65,631.60	\$712,059.91

## Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$95.64
Year to date interest and bonuses paid	\$345.50

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/01	1,513.00	Lomita Manor Settlement 040122 000014194808733 Humangood Affordable H
	04/04	4,533.00	Lomita Manor Settlement 040422 000014208587049 Humangood Affordable H
	04/05	16,759.00	Lomita Manor Settlement 040522 000014250700809 Humangood Affordable H
	04/06	184.00	Hud Treas 310 Misc Pay 040622 xxxxx0103 RMT*VV*09901415430*****Hud Operating Fund CA13
	04/06	255.00	Lomita Manor Settlement 040622 000014269795597 Humangood Affordable H
	04/06	1,436.00	Lomita Manor Settlement 040622 000014220792189 Humangood Affordable H
	04/06	19,185.00	Hud Treas 310 Misc Pay 040622 xxxxx0103 RMT*VV*09901415390*****Hud Operating Fund CA13
	04/08	444.00	Lomita Manor Settlement 040722 000014284972265 Humangood Affordable H
	04/08	1,153.00	Lomita Manor Settlement 040722 000014264914293 Humangood Affordable H
04/30	04/29	95.64	Interest Payment
		\$45,557.64	Total electronic deposits/bank credits
		\$45,557.64	Total credits



**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	04/11	243.76	Client Analysis Srvc Chrg 220408 Svc Chge 0322 000004124301342
	04/20	64.79	Rpi Transbilling Sigonfile 042022 PhD1P8 Lomita Manor
		<b>\$308.55</b>	<b>Total electronic debits/bank debits</b>

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
24432	2,438.82	04/04	24484*	896.80	04/11	24501	188.44	04/11
24469*	1,865.50	04/04	24485	30,000.00	04/11	24502	2,430.00	04/22
24470	265.76	04/04	24486	455.22	04/11	24503	265.25	04/26
24471	1,117.45	04/13	24487	2,720.68	04/11	24504	635.00	04/26
24472	2,893.70	04/05	24488	2,430.00	04/14	24505	1,118.55	04/26
24473	470.16	04/05	24489	242.69	04/12	24506	258.54	04/22
24474	237.77	04/04	24490	150.00	04/11	24507	163.55	04/22
24475	186.54	04/01	24491	854.44	04/12	24508	121.45	04/22
24476	422.70	04/01	24492	279.29	04/12	24509	810.00	04/22
24477	672.59	04/01	24495*	858.85	04/08	24512*	140.00	04/29
24478	3,786.40	04/01	24497*	225.02	04/11	24513	549.98	04/28
24479	629.95	04/08	24498	485.99	04/11	24514	93.00	04/28
24480	101.50	04/08	24499	36.94	04/13	24515	129.64	04/25
24481	582.74	04/11	24500	1,887.43	04/13	24516	494.37	04/26
24482	730.35	04/08						
			<b>\$65,323.05</b>	<b>Total checks paid</b>				

\* Gap in check sequence.

**\$65,631.60 Total debits**

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
03/31	732,133.87	04/11	726,086.63	04/22	715,390.06
04/01	728,578.64	04/12	724,710.21	04/25	715,260.42
04/04	728,303.79	04/13	721,668.39	04/26	712,747.25
04/05	741,698.93	04/14	719,238.39	04/28	712,104.27
04/06	762,758.93	04/20	719,173.60	04/29	712,059.91
04/08	762,035.28				
Average daily ledger balance		<b>\$727,221.95</b>			

# Lomita Manor Senior Housing Reconciliation Report

As Of 04/30/2022  
Account: Cash - Operating

Statement Ending Balance	712,059.91
Deposits in Transit	1,513.00
Outstanding Checks and Charges	(33,125.99)
Excluded amount	0.00
Adjusted Bank Balance	680,446.92
Book Balance	680,446.92
Adjustments*	0.00
Adjusted Book Balance	680,446.92

<b>Total Checks and Charges Cleared</b>	<b>65,631.60</b>	<b>Total Deposits Cleared</b>	<b>45,557.64</b>
-----------------------------------------	------------------	-------------------------------	------------------

## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	09/2022-415 Deposited 03/31/2022	03/31/2022	51339	1,513.00	
General Ledger Entry	10/2022-400 Deposited 04/01/2022 Settlement:14220792189	04/01/2022	51340	1,436.00	
General Ledger Entry	10/2022-401 Deposited 04/01/2022 Settlement:14208587049	04/01/2022	51341	4,533.00	
General Ledger Entry	10/2022-402 Deposited 04/04/2022 Settlement:14264914293	04/04/2022	51342	1,153.00	
General Ledger Entry	10/2022-403 Deposited 04/04/2022 Settlement:14250700809	04/04/2022	51343	16,759.00	
General Ledger Entry	LOM 04.22 Subsidy Payment	04/04/2022		19,185.00	
General Ledger Entry	LOM 2020 Subsidy Payment Balance	04/04/2022		184.00	
General Ledger Entry	10/2022-404 Deposited 04/05/2022 Settlement:14269795597	04/05/2022	51344	255.00	
General Ledger Entry	10/2022-405 Deposited 04/06/2022 Settlement:14284972265	04/06/2022	51345	444.00	
General Ledger Entry	10/2022-406 Deposited 04/30/2022	04/30/2022	51346		1,513.00
	LOM int earned 4.22	04/30/2022		95.64	
<b>Total Deposits</b>				<b>45,557.64</b>	<b>1,513.00</b>

## Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
Lesley Uribe		02/28/2022	24432	2,438.82	
Bobs Lawn Service - Jesus Arias		03/15/2022	24442		350.00
Cleaner Image Inc		03/15/2022	24443	2,430.00	
DoorKing Inc		03/15/2022	24444		394.35
Ferguson Facilities Supply - Atlanta		03/15/2022	24445		303.63
Ferguson Facilities Sup-		03/15/2022	24446		209.30

# Lomita Manor Senior Housing Reconciliation Report

As Of 04/30/2022

Account: Cash - Operating

ply - Atlanta				
Ferguson Facilities Supply - Atlanta	03/15/2022	24447		213.87
Ferguson Facilities Supply - Atlanta	03/15/2022	24448		313.82
HD Supply Ltd	03/15/2022	24449		604.79
HD Supply Ltd	03/15/2022	24450		371.59
HD Supply Ltd	03/15/2022	24451		477.05
HD Supply Ltd	03/15/2022	24452		497.66
HD Supply Ltd	03/15/2022	24453		174.43
HD Supply Ltd	03/15/2022	24454		385.65
HD Supply Ltd	03/15/2022	24455		360.41
HM Carpet Inc - HM Flooring Group	03/15/2022	24456	3,223.00	
Home Depot Credit Services - Phoenix	03/15/2022	24457	317.00	
Home Depot Credit Services - Phoenix	03/15/2022	24458	268.72	
Home Depot Credit Services - Phoenix	03/15/2022	24459	70.00	
RealPage Inc	03/15/2022	24460		580.99
Rent Track	03/15/2022	24461		39.00
Round The Clock Pest Control Inc	03/15/2022	24462		140.00
So Cal Edison	03/15/2022	24463		1,711.89
So Cal Edison	03/15/2022	24464		33.09
Staples - Dallas	03/15/2022	24465		476.27
Swenson Group - Dallas	03/15/2022	24466		405.05
The Chute Doctor	03/15/2022	24467		484.80
Humangood Affordable Housing	03/22/2022	24468		18,493.08
Amtech Elevator Services	03/29/2022	24469	1,865.50	
AT&T - Box 9011	03/29/2022	24470	265.76	
CalMet Services Inc	03/29/2022	24471	1,117.45	
City Lomita Water Dept	03/29/2022	24472	2,893.70	
City Lomita Water Dept	03/29/2022	24473	470.16	
Ferguson Facilities Supply - Atlanta	03/29/2022	24474	237.77	
HD Supply Ltd	03/29/2022	24475	186.54	
HD Supply Ltd	03/29/2022	24476	422.70	
HD Supply Ltd	03/29/2022	24477	672.59	
HM Carpet Inc - HM Flooring Group	03/29/2022	24478	3,786.40	
SoCal Gas	03/29/2022	24479	629.95	
SoCal Gas	03/29/2022	24480	101.50	
South Coast AQMD	03/29/2022	24481	582.74	
Amtech Elevator Services	04/06/2022	24482	730.35	
AT&T - BOX 5014	04/06/2022	24483		150.59
Best Tec	04/06/2022	24484	896.80	
City Lomita	04/06/2022	24485	30,000.00	
City Lomita Water Dept	04/06/2022	24486	455.22	
City Lomita Water Dept	04/06/2022	24487	2,720.68	
Cleaner Image Inc	04/06/2022	24488	2,430.00	
Community Controls	04/06/2022	24489	242.69	
Cosco Fire Protection Inc - Brea	04/06/2022	24490	150.00	
Ferguson Facilities Supply - Atlanta	04/06/2022	24491	854.44	
Ferguson Facilities Supply - Atlanta	04/06/2022	24492	279.29	
HD Supply Ltd	04/06/2022	24493		218.67
HD Supply Ltd	04/06/2022	24494		323.02
HD Supply Ltd	04/06/2022	24495	858.85	
HD Supply Ltd	04/06/2022	24496		316.03
Home Depot Credit Services - Phoenix	04/06/2022	24497	225.02	



# Lomita Manor Senior Housing Reconciliation Report

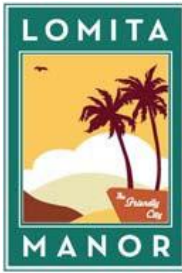
As Of 04/30/2022

Account: Cash - Operating

RealPage Inc		04/06/2022	24498	485.99	
So Cal Edison		04/06/2022	24499	36.94	
So Cal Edison		04/06/2022	24500	1,887.43	
Staples - Dallas		04/06/2022	24501	188.44	
Cleaner Image Inc		04/14/2022	24502	2,430.00	
Cleaner Image Inc	Vendor did not received the check, lost in the mail.	04/14/2022	Voided - 24443	(2,430.00)	
AT&T - Box 9011		04/19/2022	24503	265.25	
Bobs Lawn Service - Jesus Arias		04/19/2022	24504	635.00	
CalMet Services Inc		04/19/2022	24505	1,118.55	
HD Supply Ltd		04/19/2022	24506	258.54	
HD Supply Ltd		04/19/2022	24507	163.55	
HD Supply Ltd		04/19/2022	24508	121.45	
HM Carpet Inc - HM Flooring Group		04/19/2022	24509	810.00	
Just Doors		04/19/2022	24510		200.00
Rent Track		04/19/2022	24511		39.00
Round The Clock Pest Control Inc		04/19/2022	24512	140.00	
SoCal Gas		04/19/2022	24513	549.98	
SoCal Gas		04/19/2022	24514	93.00	
Staples - Dallas		04/19/2022	24515	129.64	
Swenson Group - Dallas		04/19/2022	24516	494.37	
HM Carpet Inc - HM Flooring Group	Vendor did not received the check, lost in the mail.	04/21/2022	Voided - 24456	(3,223.00)	
Home Depot Credit Services - Phoenix	Vendor did not received the check, lost in the mail.	04/21/2022	Voided - 24457	(317.00)	
Home Depot Credit Services - Phoenix	Vendor did not received the check, lost in the mail.	04/21/2022	Voided - 24458	(268.72)	
Home Depot Credit Services - Phoenix	Vendor did not received the check, lost in the mail.	04/21/2022	Voided - 24459	(70.00)	
HM Carpet Inc - HM Flooring Group		04/26/2022	24517		250.00
HM Carpet Inc - HM Flooring Group		04/26/2022	24518		1,185.00
HM Carpet Inc - HM Flooring Group		04/26/2022	24519		1,788.00
Home Depot Credit Services - Phoenix		04/26/2022	24520		317.00
Home Depot Credit Services - Phoenix		04/26/2022	24521		268.72
Home Depot Credit Services - Phoenix		04/26/2022	24522		35.00
Home Depot Credit Services - Phoenix		04/26/2022	24523		35.00
General Ledger Entry	LOM bk fees 4.22	04/30/2022		243.76	
	AF RP fees 4.22	04/30/2022		64.79	
<b>Total Checks and Charges</b>				<b>65,631.60</b>	<b>33,125.99</b>



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## VACANCIES

- 0

## ACTIVITIES

- Mondays:
  - 12:00-3:00pm Bingo-canceled until further notice
- Wednesdays:
  - 11:00am Exercise/Chair class- resumed no more than 10 residents
- Thursdays:
  - 12:00pm Coloring class- resumed no more than 10 residents
- Fridays:
  - 11:00am Walking Group-canceled until further notice
  - 12:00pm Art Class – canceled until further notice
  - Monthly celebration of residents' birthdays with cake-canceled until further notice
- Some Monthly activities have resumed
- May 10, 2022- Mother's Day Bingo & Snacks
- May 26, 2022- Aboriginal Spirit Animal Art Craft

## MAINTENANCE / PROJECTS

- Annual Inspections –resumed and completed as of May 13, 2021
- REAC Repairs-in progress
- REAC Scheduled for-February 8, 2022



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## CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. 4d**  
**FROM:** Trevor Rusin, City Attorney, and Ryan Smoot, Executive Director  
**MEETING DATE:** June 7, 2022  
**SUBJECT:** Authorizing Virtual Housing Authority Meetings Pursuant to AB 361

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### **RECOMMENDATION**

Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

### **ANALYSIS AND OPTIONS**

All meetings of the City's legislative bodies are subject to the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*) and must be open and public so that any member of the public may attend and participate in the meetings. Commencing in March of 2020, Governor Newsom issued a series of executive orders aimed at preventing the spread of a respiratory disease that came to be known as the novel coronavirus, "COVID-19." Among these were Executive Orders ("EO") N-25-20, N-29-20, and N-35-20 (collectively, the "Brown Act Orders") that waived the teleconferencing requirements of the Brown Act to allow legislative bodies to meet virtually.

On June 11, 2021, the Governor issued EO N-08-21 which rescinded these Brown Act Orders that had allowed remote meetings to occur, effective September 30, 2021. To replace those orders, on September 16, 2021, Governor Newsom signed AB 361, which became effective October 1, 2021, and amended the Brown Act to allow legislative bodies to meet virtually, without following the Brown Act's standard teleconferencing rules, provided that the legislative body makes specific findings, which include the following: (1) a statewide state of emergency is currently in place and (2) State or local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

To comply with AB 361 the Housing Authority must make these findings at least every 30 days. All three findings under AB 361 can be made given the current circumstances. The Governor has proclaimed a state of emergency in response to the ongoing COVID-19 pandemic and the state of emergency currently remains in effect. Further, State officials, including the California Department of Public Health, have recommended measures to promote social distancing in connection with COVID-19, which are currently in place. Similarly, local officials, including the County Public Health Officer, have also recommended measures to promote social distancing in connection with COVID-19. In a recommendation dated September 28, 2021, the County Public Health Officer stated that “utilizing teleconferencing options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and others from the COVID-19 disease.” Finally, the City has determined that meeting in person would present imminent risks to the health or safety of attendees. Accordingly, all of the above-referenced AB 361 findings currently exist.

By taking the recommended action the current virtual meeting procedures may continue. If the Housing Authority does not make the findings pursuant to AB 361, the City would have to conduct its public meetings for the Housing Authority in person.

**FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

Prepared by:



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Trevor Rusin  
City Attorney



## CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. PH 5**

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Gary Sugano, Assistant City Manager

**MEETING DATE:** June 7, 2022

**SUBJECT:** Public Hearing on the Lomita Manor Rental Assistance Demonstration (RAD) Program

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### **RECOMMENDATION**

After receiving an update on the Lomita Manor RAD Repositioning process, open the public hearing to accept any public testimony and continue the public hearing to July 5, 2022.

### **BACKGROUND**

As stated at your meeting on August 17, 2021, the primary goals/objectives of a RAD repositioning of Lomita Manor would be as follows:

#### **Goals/Objectives with a RAD Repositioning**

- ***Addressing deferred maintenance at Lomita Manor***
  - The last physical needs assessment (completed in 2015) concluded that there are over \$3 million in needed improvements
  - Current HUD subsidy is inadequate to address needed repairs/upgrades
- ***Reducing the administrative burden on the City/Lomita Housing Authority going forward***
- ***Development of adjacent parcel(s) to provide for additional affordable housing and assist in meeting the City's RHNA allocations***
  - Any excess proceeds after addressing deferred maintenance and closing the RAD project deal might be allocated to new affordable housing development.

On April 21, 2022, a Town Hall meeting was held with the Lomita Manor residents. The purpose of the Town Hall was to discuss the Annual Plan for the coming year. Part of that discussion included the possibility of a RAD repositioning. Three questions were asked however not directly related to the RAD repositioning (status of the elevators, noise

reduction related to the existing windows and whether or not HumanGood staff would be retained if a RAD repositioning were to take place).

On October 5, 2021, the Housing Authority approved Amendment No. 2 to Management Agreement with HumanGood extending our current operating agreement to October 5, 2022.

On August 17, 2021, the Housing Authority authorized the City Manager to execute an agreement not to exceed \$10,000 with Michael Baker International (MBI) to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Repositioning at Lomita Manor.

- A RFP/RFQ was released on February 8, 2022 and was distributed to a number of qualified firms including HumanGood, the current operational manager of Lomita Manor.
- The closing date for submission was March 25, 2022.
- A total of 3 proposals were received (including one from HumanGood) and the proposals were evaluated in April 2022 and interviews were conducted in May 2022.
- Reference calls will be completed over the next several weeks before a final recommendation is presented to the Lomita Housing Authority Board.
- Our ultimate goal will be to find a partner or partners that not only have the expertise to assist us in navigating the complex RAD conversion process but also has the Authority's best interest in mind when providing guidance going forward.

### Conclusion

Recognizing the \$26 billion dollar deferred maintenance backlog for public housing nationwide (2010 HUD figure), HUD created RAD in 2012. The purpose of RAD is to encourage public/private partnerships to address not only the maintenance issue but to preserve public housing going forward. Existing HUD subsidies are woefully inadequate to tackle the improvements needed to bring public housing stock including Lomita Manor up to par. A RAD repositioning would generate an immediate influx of revenue that could be used to address the needed improvements.

### OPTIONS:

1. Provide staff alternative direction.

### FISCAL IMPACT

None.

Prepared by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
Executive Director





# CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. PH 6**

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Juan Ibarra, Administrative Analyst

**MEETING DATE:** June 7, 2022

**SUBJECT:** Discussion and Consideration of Approval and Submission of the Annual Public Housing Agency (PHA) Plan to U.S. Housing and Urban Development (HUD)

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## **RECOMMENDATION**

After conducting a public hearing to allow for public input, approve the proposed Annual Public Housing Agency (PHA) Plan for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

## **BACKGROUND**

All public housing agencies that receive funding from HUD are required to submit certifications and documents on an annual basis indicating their compliance with the previous Board and HUD approval PHA Plan. Submittal of the Annual PHA plan is mandatory to continue to qualify for funding from HUD.

The PHA Plan provides details about the PHA's operations, policies, programs, and strategies for serving the needs of low-income residents. Staff has prepared the Annual PHA Plan that covers fiscal year 2022-2023 consistent with the Board approved Five-Year PHA Plan.

A proposed change to the Annual PHA plan is the possibility of the conversion of Lomita Manor from the Public Housing program to an alternative HUD program under the Rental Assistance Demonstration (RAD) program in accordance with HUD requirements and approvals. The details of a specific RAD repositioning are under review.

On April 21, 2022, staff held a town-hall meeting with residents at Lomita Manor to discuss the proposed conversion options, answer resident questions and receive resident feedback. Eleven (11) tenants attended the meeting in which comments were recorded. In addition, a Public Notice was posted at Lomita City Hall, Lomita Manor and on the

City's website and the PHA Plan was made available for public comment for the mandated 45-day period commencing on April 21, 2022 and ending on June 6, 2022.

On August 17, 2021, the City of Lomita Housing Authority approved an agreement with Michael Baker International to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversation at Lomita Manor. An update will be provided regarding the RFP/SOQ as a separate agenda item at this meeting.

**OPTIONS:**

1. Approve staff recommendation.
2. Provide staff with alternative direction.

**FISCAL IMPACT**

None. Submission to HUD only.

**ATTACHMENTS**

1. Form HUD-50075-ST Annual PHA Plan
2. Notice of Public Hearing Annual Plan 2022-203
3. Notice of Public Hearing RAD

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

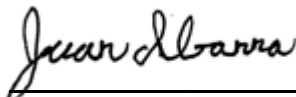
Approved by:



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Ryan Smoot  
Executive Director

Prepared by:



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Juan Ibarra  
Administrative Analyst

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------	------------------------------------------

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Lomita</u>    <b>PHA Code:</b> <u>CA139</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>78</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>0</u> <b>Total Combined Units/Vouchers</b> <u>78</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**I. INTRODUCTION**

**The Housing Authority of the City of Lomita is requesting a statement of qualifications and proposals from highly qualified consulting firms to provide Consulting, Financial and/or Developer services for the repositioning of Lomita Manor, a public housing property located within the City of Lomita.**

**II. BACKGROUND**

**The Housing Authority of the City of Lomita serves the City of Lomita, which is located at the base of the Palos Verdes Peninsula approximately five miles inland from the Pacific Ocean in the County of Los Angeles. Lomita is adjacent to the cities of Torrance on the West and North, Rolling Hills Estates to the South, and the City of Los Angeles to the East.**

**The City was incorporated in 1964 and encompasses approximately 1.91 square miles and has a population of approximately 21,000 residents. The City is a general law city, operating under a City Council/ City Manager form of government. The Housing Authority contracts with the County of Los Angeles to provide federal Housing Vouchers to eligible City residents.**

Lomita Manor is the only public housing asset of the Lomita Housing Authority. To learn more about the City of Lomita, please visit <http://www.lomita.com/cityhall/>

Lomita Manor is located at 24925 Walnut St. Lomita, CA 90717. Built in 1986, Lomita Manor is a low rise, gated community of 78 units serving low income seniors over 62 years of age and/or disabled adults over the age of 18 within the City. Lomita Manor is currently owned by the Lomita Housing Authority and managed under contract by HumanGood.

It is a public housing, Section 9 development and eligible for Rental Assistance Demonstration program (RAD) or other HUD repositioning product. The Lomita Housing Authority also owns an adjacent vacant property – 25007 Walnut St. (20,710 square feet in size) to the south of Lomita Manor.

The Lomita Housing Authority plans to receive services and/or partner with a qualified firm to reposition Lomita Manor from a public housing, Section 9 platform, to an alternate subsidy plan under Section 8 in order to provide for rehabilitation of the units, improved financial stability and streamlined operations.

The Lomita Housing Authority may contract with one or more firms to handle all facets of the proposed repositioning which may be a blend of types, such as a RAD/Section 18 Small PHA Blend. A single proposer could include a team of multiple third party partners or subcontractors.

The Lomita Housing Authority has an existing management agreement (which expires on October 5, 2022) with HumanGood to handle day-to-day operations at Lomita Manor which includes one administrative staff person and a maintenance employee who lives on-site.

#### COMBINED REQUEST FOR QUALIFICATIONS AND REQUEST FOR PROPOSALS FOR PROPOSED PUBLIC HOUSING REPOSITIONING

Release Date: February 8, 2022

Deadline for Submission: March 25, 2022 at 5:00 PM

#### REQUEST FOR PROPOSALS – LOMITA MANOR – PROPOSED HUD PUBLIC HOUSING REPOSITIONING

- A. The Housing Authority of the City of Lomita plans to either enter into a “full service agreement” where the selected firm (or multi-party proposer) will handle everything from beginning to end of the repositioning transaction, OR it may choose to enter into one or more agreements with qualified firms to provide required services.

#### VII. CONFIDENTIALITY

Proposals will be kept confidential until such time as the Housing Authority has completed its evaluation. Proposers are cautioned that the agreement and proposals submitted are public records in accordance with the California Public Records Act (Govt. Code Section 6250 et. seq.).

#### VIII. NON-COMMITMENT OF HOUSING AUTHORITY

The Housing Authority reserves the right to reject any and all proposals and to waive informalities and minor irregularities in any proposal reviewed. The Housing Authority may reject any proposal that does not conform to the instructions provided in this RFP. Additionally, the Housing Authority reserves the right to negotiate all final terms and conditions of any proposal received before entering into a final contract.

#### IX. CONFLICT OF INTEREST

The consultant shall disclose any financial, business, or other relationships with the Housing Authority, the City, its officials, and staff. The consultant shall also list current clients who may have a financial interest in the outcome of this contract.

#### XI PROPOSAL EVALUATION AND SELECTION

Proposals will be screened. The qualification and references for the top candidates that are selected through the RFI/RFP process will be verified and reviewed. The evaluation of each Respondent’s Proposal will be carefully weighed and based on:

- Understanding of the scope of work and the overall project goals.
- Demonstrated professional skills and experience of assigned personnel in performing similar projects.
- Familiarity and expertise in the RAD and Repositioning process.
- Consultant’s approach to successfully handling communication with Housing Authority/City staff relative to all aspects of the process.
- Consultant’s overall project design, methodology, and approach for project completion.
- Proposed plan for completing the work in a timely and professional manner.
- Familiarity with City, County, State, and Federal agencies.
- Cost of services to be performed.
- Recent references from comparable clients.
- 

The Housing Authority reserves the right to conduct independent reviews and interview the consultants submitting responses prior to making any selection. Upon conclusion of the RFI/RFP process, a Selection Committee will review and rank proposals based on the evaluation criteria outlined above.

The Selection Committee may invite the highest-ranking Proposers to an interview. The Selection Committee will recommend the firm considered most qualified to the Executive Director and to the Board of Commissioners for approval and award of an Agreement.

<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>The Lomita PHA intends to continue to house 77 tenants with the 78 unit complex completed in 1986, including one property management staff member residing on site. In addition, the Lomita PHA intends to maximize the modernization grant funding potential through the Capital Fund program by continuing with the strategic Green Physical Needs Assessment for Lomita Manor done by EMG in October 15 2015. The Lomita PHA staff along with the current property management company, Human Good intends to review the results of each REAC inspection score resulting from the PHAS process in order to continually address the highest priority needs that will ensure a safe, suitable living housing development. Pursuant to this objective, the PHA ensures a practical and efficient maintenance schedule to minimize any deficiencies and reduce or eliminate major deficiencies from ever developing by adhering to appropriate and routine maintenance schedules.</b></p> <p>Lomita PHA and Human Good have updated the ACOP to include <b>The Violence Against Women Act (VAWA)</b> provides protections to women or men who are applicant to or residents of any “covered housing program” and who are the victims of domestic violence, dating violence, sexual assault and/or stalking – collectively referred to as VAWA crimes. The owner/agent understands that, regardless of whether state or local laws protect victims of VAWA crimes, people who have been victims of violence have certain rights under federal fair housing regulation.</p> <p>This policy is intended to support or assist victims of VAWA crimes and protect victims, as well as affiliated persons, from being denied housing or from losing their HUD assisted housing as a consequence of their status as a victim of VAWA crimes.</p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>CFP Five Year Action Plan was approved by HUD July 20<sup>th</sup> 2017, a new CFP Five Action Plan 2021-2025 was submitted to HUD on February 5, 2020. Pending HUD Approval.</p> <p>Housing Authority of the City of Lomita and the contracted property management Human Good, modernized/upgraded the fire sprinklers, elevators, fire panel, common areas such the lobby and the recreation room. Several items listed from the previous 5 Year PHA Plan and the Immediate Report/Assessment from EMG for Lomita Manor continue to be deferred due to funding issues and new priorities contingent upon the REAC inspection done in 2017, 2020 and 2022 and updated urgent needs of the grounds.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
C.5	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>		
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1220 1455 1908"> <tr> <td data-bbox="180 1220 1455 1262"> <p><b>Fair Housing Goal:</b></p> </td> </tr> <tr> <td data-bbox="180 1262 1455 1908"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>Lomita Manor FAIR HOUSING POLICY:</b></p> <p>It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA will comply with all laws relating to Civil Rights, including:</p> <p>Title VI of the Civil Rights Act of 1964</p> <p>Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)</p> <p>Executive Order 11063</p> <p>Executive Order 13166</p> <p>Section 504 of the Rehabilitation Act of 1973</p> <p>The Age Discrimination Act of 1975</p> <p>Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)</p> <p>Any applicable State laws or local ordinances and any legislation protecting individual rights of residents, applicants or staff that may subsequently be enacted.</p> </td> </tr> </table>	<p><b>Fair Housing Goal:</b></p>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>Lomita Manor FAIR HOUSING POLICY:</b></p> <p>It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA will comply with all laws relating to Civil Rights, including:</p> <p>Title VI of the Civil Rights Act of 1964</p> <p>Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)</p> <p>Executive Order 11063</p> <p>Executive Order 13166</p> <p>Section 504 of the Rehabilitation Act of 1973</p> <p>The Age Discrimination Act of 1975</p> <p>Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)</p> <p>Any applicable State laws or local ordinances and any legislation protecting individual rights of residents, applicants or staff that may subsequently be enacted.</p>
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<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>Lomita Manor FAIR HOUSING POLICY:</b></p> <p>It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA will comply with all laws relating to Civil Rights, including:</p> <p>Title VI of the Civil Rights Act of 1964</p> <p>Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)</p> <p>Executive Order 11063</p> <p>Executive Order 13166</p> <p>Section 504 of the Rehabilitation Act of 1973</p> <p>The Age Discrimination Act of 1975</p> <p>Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)</p> <p>Any applicable State laws or local ordinances and any legislation protecting individual rights of residents, applicants or staff that may subsequently be enacted.</p>			

The HA shall not discriminate on the basis of race, color, sex, religion, familial status, disability, national origin, marital status, in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any development or developments under the HA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Posters and housing information are displayed in locations throughout the HA's office in such a manner as to be easily readable from a wheelchair.

The HA's facilities are accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.

The HA shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or Deny a person access to the same level of services.

The HA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

#### Service and Accommodations Policy

The HA's policies and practices will be designed to provide assurances that all persons with disabilities will be provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on HA forms and letters to all families, and all requests will be verified so that the HA can properly accommodate the need presented by the disability.

This policy is applicable to all situations described in the ACOP when a family initiates contact with the HA, when the HA initiates contact with a family including when a family applies, and when the HA schedules or reschedules appointments of any kind.

#### Federal Americans with Disabilities Act of 1990

With respect to an individual, the term "disability," as defined by the 1990 Act means:

A physical or mental impairment that substantially limits one or more of the major life activities of an individual;

A record of such impairment; or

Being regarded as having such impairment.

#### Undue Hardship

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability and they do not create an "undue financial and administrative burden" for the HA, meaning an action requiring "significant difficulty or expense."

In determining whether accommodation would create an undue hardship, the following guidelines will apply:

The nature and cost of the accommodation needed;

The overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation; and

The number of persons employed at such facility, the number of families likely to need such accommodation, the effect on expenses and resources, or the likely impact on the operation of the facility as a result of the accommodation.

#### Posting of Required Information

The HA will maintain a bulletin board in a conspicuous area of the management offices which will contain:

Current schedule of routine maintenance charges

A Fair Housing Poster

An Equal Opportunity in Employment poster

Current Resident Notices



**Required public notices**

**Utility Allowance Survey Results**

A VAWA Poster

**Reasonable Accommodations**

A person who has a disability, under HUD regulations, as defined in 42 U.S.C. 423, has a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes the ability to live independently, and is of such a nature that the ability to live independently could be improved by more suitable housing conditions.

A resident with a disability as defined above, may ask for:

A modification to our rules or policies;

A change in the way we communicate with you or give you information;

An alteration or change in your unit;

An accessible unit; or

An alteration or change to some other part of a HA owned property.

**Verification of a Request for a Reasonable Accommodation**

A request for an accommodation can be made at any time.

Any resident that requests an accommodation will be given a packet that contains the following:

Form 1: Notice of the Right to Reasonable Accommodation

Form 2: Request for a Reasonable Accommodation

Form 3: Verification of Need for Reasonable Accommodation

All requests for an accommodation must be in writing. A resident may request an accommodation for this requirement.

All residents that request a reasonable accommodation must submit Forms 2 and 3 to the management office.

The management office has a Reasonable Accommodation binder that includes the Reasonable Accommodation Log and all supporting documentation.

The housing development management staff will forward the reasonable accommodation request to the ADA compliance officer at the HA's administrative office for processing.

The ADA compliance officer will evaluate the request and forward a recommendation to the Area Manager.

The Area Manager will send a decision to the resident on the Reasonable Accommodation Request form within 60 working days of receiving the request.

The Reasonable Accommodation Request form will include an approval or a denial of the request. If denied, the form will include reasons for denial and possible alternative accommodations.

Copies of the Decision on Reasonable Accommodation Request will be sent to the housing development site to be placed in the Reasonable Accommodation binder.

**Fair Housing Goal:**

	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>
	<p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p>

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

- A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)
- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))
- PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))
- B. Plan Elements.** All PHAs must complete this section.
- B.1 Revision of Existing PHA Plan Elements.** PHAs must:
- Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))
- Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . (Notice PIH 2011-47)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.505) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03.](#) (24 CFR §903.7(e))

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\).](#)

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



**PUBLIC NOTICE**  
**HOUSING AUTHORITY OF THE CITY OF LOMITA**  
**PROPOSED ANNUAL PLAN RELATIVE TO THE 2020-2025**  
**5-YEAR ACTION PLAN**

In accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Lomita (Housing Authority) has prepared a draft Annual Plan for FY 2022-2023 for public review and comment.

The public hearing on the Annual Plan will be held before the Housing Authority Board of Commissioners on:

**June 7, 2022**  
**5:45 p.m.**  
**24300 Narbonne Avenue, Lomita, CA 90717**

Pursuant to AB-361, the public and Commissioners may participate in this meeting via teleconference as social distancing measure are recommended by State and County officials. To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/85404642329>. If you do not have the audio feature on your device, you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 854 0464 2329 then press pound (#).

Copies of the proposed documents are available during a forty-five (45) day public review and comment period, from April 21, 2022, to June 6, 2022, at the following locations:

**Housing Authority of the City of Lomita**  
**City of Lomita, 24300 Narbonne Avenue, Lomita, CA 90717**

**Lomita Manor Housing Development**  
**24925 Walnut Street, Lomita, CA, 90717**

Citizens wishing to make written comments or questions about **public housing** may mail them to the Housing Authority of the City of Lomita (City of Lomita), 24300 Narbonne Avenue, Lomita, CA 90717 to the attention of Juan Ibarra, Administrative Analyst. Those who wish to make comments by telephone may call 310-325-7110, x107.

Date posted: April 21, 2022





## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Housing Authority of the City of Lomita will hold a public hearing at 5:45 p.m. on Tuesday, June 7, 2022, at City Hall, 24300 Narbonne Avenue, and via Zoom Meeting to consider the following:

**PUBLIC HEARING TO CONSIDER THE POSSIBILITY OF CONVERSION OF LOMITA MANOR (CA139) FROM THE PUBLIC HOUSING PROGRAM TO AN ALTERNATIVE HUD PROGRAM UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM IN ACCORDANCE WITH HUD REQUIREMENTS AND APPROVALS**

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program would make it easier to access money to repair and improve the property, either now or in the future.

Residents will be receiving additional information from Lomita Housing Authority and staff will conduct a town hall meeting with residents of Lomita Manor at 2:00 p.m. Thursday, April 21, 2022, to discuss the proposed conversion options, answer resident questions and receive resident feedback, prior to the public hearing on June 7<sup>th</sup>.

Pursuant to AB-361, the public and Commissioners may participate in this meeting via teleconference as social distancing measure are recommended by State and County officials. To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/85404642329>. If you do not have the audio feature on your device, you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 854 0464 2329 then press pound (#).

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Date posted: April 21, 2022