

# Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

**2021**Department of the Treasury  
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**Open to Public Inspection**

<b>A</b> For the 2021 calendar year, or tax year beginning , 2021, and ending , 20																	
<b>B</b> Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%; vertical-align: top;"> <b>C</b>            VENICE COMMUNITY HOUSING CORPORATION            200 LINCOLN BLVD            VENICE, CA 90291         </td> <td style="width:30%; vertical-align: top;"> <b>D</b> Employer identification number            95-4200761  <b>E</b> Telephone number            (310) 399-4100  <b>G</b> Gross receipts \$ 9,159,191.         </td> </tr> <tr> <td colspan="2"> <b>F</b> Name and address of principal officer: REBECCA DENNISON            SAME AS C ABOVE         </td> </tr> <tr> <td colspan="2"> <b>H(a)</b> Is this a group return for subordinates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  <b>H(b)</b> Are all subordinates included? Yes <input type="checkbox"/> No <input type="checkbox"/>            If "No," attach a list. See instructions.         </td> </tr> <tr> <td colspan="2"> <b>I</b> Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527         </td> </tr> <tr> <td colspan="2"> <b>J</b> Website: ▶ WWW.VCHCORP.ORG         </td> </tr> <tr> <td colspan="2"> <b>K</b> Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶         </td> </tr> <tr> <td colspan="2"> <b>L</b> Year of formation: 1988 <b>M</b> State of legal domicile: CA         </td> </tr> <tr> <td colspan="2"> <b>H(c)</b> Group exemption number ▶         </td> </tr> </table>	<b>C</b> VENICE COMMUNITY HOUSING CORPORATION 200 LINCOLN BLVD VENICE, CA 90291	<b>D</b> Employer identification number 95-4200761 <b>E</b> Telephone number (310) 399-4100 <b>G</b> Gross receipts \$ 9,159,191.	<b>F</b> Name and address of principal officer: REBECCA DENNISON SAME AS C ABOVE		<b>H(a)</b> Is this a group return for subordinates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>H(b)</b> Are all subordinates included? Yes <input type="checkbox"/> No <input type="checkbox"/> If "No," attach a list. See instructions.		<b>I</b> Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		<b>J</b> Website: ▶ WWW.VCHCORP.ORG		<b>K</b> Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		<b>L</b> Year of formation: 1988 <b>M</b> State of legal domicile: CA		<b>H(c)</b> Group exemption number ▶	
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<b>Part I Summary</b>				
<b>Activities &amp; Governance</b>	1	Briefly describe the organization's mission or most significant activities: <u>LOW-INCOME HOUSING DEVELOPMENT AND MANAGEMENT. SOCIAL SERVICES, JOB TRAINING AND EDUCATION FOR AT RISK YOUTH AND LOW INCOME CONSTITUENTS.</u>		
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	3	18
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	18
	5	Total number of individuals employed in calendar year 2021 (Part V, line 2a)	5	75
	6	Total number of volunteers (estimate if necessary)	6	97
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
	b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.
<b>Revenue</b>	8	Contributions and grants (Part VIII, line 1h)	3,164,230.	5,676,631.
	9	Program service revenue (Part VIII, line 2g)	2,677,570.	3,467,028.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	3,124.	5,907.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	61,443.	-84,714.
	12	Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12)	5,906,367.	9,064,852.
	<b>Expenses</b>	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	
14		Benefits paid to or for members (Part IX, column (A), line 4)		
15		Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	2,877,452.	2,675,850.
16a		Professional fundraising fees (Part IX, column (A), line 11e)		
b		Total fundraising expenses (Part IX, column (D), line 25) ▶ 274,636.		
17		Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,222,204.	2,463,132.
18		Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	5,099,656.	5,138,982.
<b>Net Assets or Fund Balances</b>	19	Revenue less expenses. Subtract line 18 from line 12	806,711.	3,925,870.
	20	Total assets (Part X, line 16)	20,177,781.	25,251,660.
	21	Total liabilities (Part X, line 26)	16,659,813.	17,807,822.
	22	Net assets or fund balances. Subtract line 21 from line 20	3,517,968.	7,443,838.

<b>Part II Signature Block</b>					
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.					
<b>Sign Here</b>		Date			
	BECKY DENNISON	EXECUTIVE DIRECTOR			
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	CHERI L. BOGGELN	CHERI L. BOGGELN			P00854324
	Firm's name ▶ BOGGELN & COMPANY, INC.				
	Firm's address ▶ 215 1/2 MAIN STREET HUNTINGTON BEACH, CA 92648				
		Firm's EIN ▶ 46-1594234	Phone no. 714-374-7434		

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

**BAA For Paperwork Reduction Act Notice, see the separate instructions.** TEEA0101L 09/22/21 Form 990 (2021)

**Part III Statement of Program Service Accomplishments**Check if Schedule O contains a response or note to any line in this Part III ☐**1** Briefly describe the organization's mission:

VENICE COMMUNITY HOUSING SUPPORTS AND BUILDS EQUITABLE AND INCLUSIVE COMMUNITIES BY PROVIDING AFFORDABLE HOUSING WITH SUPPORTIVE SERVICES, EDUCATION, EMPLOYMENT PROGRAMS, AND PUBLIC POLICY ADVOCACY THAT ADVANCES RACIAL AND ECONOMIC JUSTICE.

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.**4a** (Code: ) (Expenses \$ 2,958,287. including grants of \$ ) (Revenue \$ 3,467,028.)

LOW-INCOME HOUSING DEVELOPMENT:  
DEVELOPMENT, DESIGN, REHABILITATION, REPAIR, MANAGEMENT AND COORDINATION OF FINANCING FOR THE DEVELOPMENT AND OPERATION OF LOW-INCOME HOUSING, INCLUDING PROVIDING INTENSIVE SOCIAL SERVICE PROGRAMS TO SUPPORT TENANTS. THE AGENCY HAS DEVELOPED AND IS MANAGING 245 UNITS OF LOW-INCOME HOUSING AND HAS 304 NEW UNITS IN THE DEVELOPMENT PIPELINE, WITH 35 OF THOSE CURRENTLY UNDER CONSTRUCTION. SOCIAL SERVICES HELP TO ENSURE LONG-TERM, HEALTHY AND STABLE HOUSING, WITH A TENANT STABILITY RATE OF OVER 95 PERCENT.

**4b** (Code: ) (Expenses \$ 1,145,320. including grants of \$ ) (Revenue \$ )

YOUTH DEVELOPMENT PROGRAMS, INCLUDING JOB TRAINING AND EDUCATION:  
PROGRAMMING FOCUSED ON SECURING A HIGH SCHOOL DIPLOMA, VOCATIONAL TRAINING AND CERTIFICATION IN CONSTRUCTION OR MEDICAL CODING AND BILLING, TRANSITIONAL HOUSING AND LEADERSHIP AND LIFE SKILLS FOR OVER 50 LOW-INCOME AND/OR UNHOUSED YOUTH BETWEEN THE AGES OF 18 AND 24 YEARS OLD. ADDITIONAL EDUCATION AND GANG-PREVENTION PROGRAMMING, AND FAMILY SUPPORTS FOR OVER 50 LOW-INCOME ELEMENTARY AGED CHILDREN. PROVIDED EMERGENCY COVID-RELATED SUPPORT AND SUPPLIES TO OVER 500 LOW-INCOME PEOPLE.

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

(Expenses \$ including grants of \$ ) (Revenue \$ )

**4e** Total program service expenses ▶ 4,103,607.

**Part IV Checklist of Required Schedules**

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

**Part IV Checklist of Required Schedules** (continued)

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

**Part V Statements Regarding Other IRS Filings and Tax Compliance**Check if Schedule O contains a response or note to any line in this Part V. ☐

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

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

	Yes	No
<b>2a</b> Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return. .... <b>2a</b> 75		
<b>b</b> If at least one is reported on line 2a, did the organization file all required federal employment tax returns? .... <b>2b</b>		X
<b>Note:</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. See instructions.		
<b>3a</b> Did the organization have unrelated business gross income of \$1,000 or more during the year? .... <b>3a</b>		X
<b>b</b> If 'Yes,' has it filed a Form 990-T for this year? If 'No' to line 3b, provide an explanation on Schedule O. .... <b>3b</b>		
<b>4a</b> At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? .... <b>4a</b>		X
<b>b</b> If 'Yes,' enter the name of the foreign country ▶ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
<b>5a</b> Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? .... <b>5a</b>		X
<b>b</b> Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? .... <b>5b</b>		X
<b>c</b> If 'Yes,' to line 5a or 5b, did the organization file Form 8886-T? .... <b>5c</b>		
<b>6a</b> Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? .... <b>6a</b>		X
<b>b</b> If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? .... <b>6b</b>		
<b>7 Organizations that may receive deductible contributions under section 170(c).</b>		
<b>a</b> Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor? .... <b>7a</b>		X
<b>b</b> If 'Yes,' did the organization notify the donor of the value of the goods or services provided? .... <b>7b</b>		
<b>c</b> Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? .... <b>7c</b>		X
<b>d</b> If 'Yes,' indicate the number of Forms 8282 filed during the year. .... <b>7d</b>		
<b>e</b> Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? .... <b>7e</b>		X
<b>f</b> Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? .... <b>7f</b>		X
<b>g</b> If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? .... <b>7g</b>		
<b>h</b> If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? .... <b>7h</b>		
<b>8 Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year? .... <b>8</b>		
<b>9 Sponsoring organizations maintaining donor advised funds.</b>		
<b>a</b> Did the sponsoring organization make any taxable distributions under section 4966? .... <b>9a</b>		
<b>b</b> Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? .... <b>9b</b>		
<b>10 Section 501(c)(7) organizations.</b> Enter:		
<b>a</b> Initiation fees and capital contributions included on Part VIII, line 12. .... <b>10a</b>		
<b>b</b> Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities. .... <b>10b</b>		
<b>11 Section 501(c)(12) organizations.</b> Enter:		
<b>a</b> Gross income from members or shareholders. .... <b>11a</b>		
<b>b</b> Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) .... <b>11b</b>		
<b>12a Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041? .... <b>12a</b>		
<b>b</b> If 'Yes,' enter the amount of tax-exempt interest received or accrued during the year. .... <b>12b</b>		
<b>13 Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>a</b> Is the organization licensed to issue qualified health plans in more than one state? .... <b>13a</b>		
<b>Note:</b> See the instructions for additional information the organization must report on Schedule O.		
<b>b</b> Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans. .... <b>13b</b>		
<b>c</b> Enter the amount of reserves on hand .... <b>13c</b>		
<b>14a</b> Did the organization receive any payments for indoor tanning services during the tax year? .... <b>14a</b>		X
<b>b</b> If 'Yes,' has it filed a Form 720 to report these payments? If 'No,' provide an explanation on Schedule O. .... <b>14b</b>		
<b>15</b> Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? .... <b>15</b>		X
If 'Yes,' see the instructions and file Form 4720, Schedule N.		
<b>16</b> Is the organization an educational institution subject to the section 4968 excise tax on net investment income? .... <b>16</b>		X
If 'Yes,' complete Form 4720, Schedule O.		
<b>17 Section 501(c)(21) organizations.</b> Did the trust, any disqualified person, or mine operator engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? .... <b>17</b>		
If 'Yes,' complete Form 6069.		

**Part VI Governance, Management, and Disclosure.** For each 'Yes' response to lines 2 through 7b below, and for a 'No' response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.Check if Schedule O contains a response or note to any line in this Part VI. ☒**Section A. Governing Body and Management**

	Yes	No
<b>1 a</b> Enter the number of voting members of the governing body at the end of the tax year. . . . . <b>1 a</b> 18 If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
<b>b</b> Enter the number of voting members included on line 1a, above, who are independent. . . . . <b>1 b</b> 18		
<b>2</b> Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? . . . . . <b>2</b>		X
<b>3</b> Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person? . . . . . <b>3</b>		X
<b>4</b> Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? . . . . . <b>4</b> X SEE SCH O	X	
<b>5</b> Did the organization become aware during the year of a significant diversion of the organization's assets? . . . . . <b>5</b>		X
<b>6</b> Did the organization have members or stockholders? . . . . . <b>6</b>		X
<b>7 a</b> Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? . . . . . <b>7 a</b>		X
<b>b</b> Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? . . . . . <b>7 b</b>		X
<b>8</b> Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
<b>a</b> The governing body? . . . . . <b>8 a</b>	X	
<b>b</b> Each committee with authority to act on behalf of the governing body? . . . . . <b>8 b</b>	X	
<b>9</b> Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If 'Yes,' provide the names and addresses on Schedule O. . . . . <b>9</b>		X

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

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

**Section C. Disclosure**

**17** List the states with which a copy of this Form 990 is required to be filed ▶ CA

**18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
☒ Own website ☒ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

**19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year. SEE SCHEDULE O

**20** State the name, address, and telephone number of the person who possesses the organization's books and records ▶  
 BECKY DENNISON 200 LINCOLN BLVD VENICE CA 90291 (310) 399-4100

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**Check if Schedule O contains a response or note to any line in this Part VII. ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1 a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of 'key employee.'
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ALLISON RILEY SR DIR HSG DEVL	40 0					X		135,353.	0.	14,975.
(2) REBECCA DENNISON EXECUTIVE DIR.	40 0			X				104,967.	0.	5,533.
(3) MYRNA BOHAN DEVELOP. DIRECTOR	40 0					X		89,499.	0.	17,961.
(4) ERIKA LEE DEPUTY DIRECTOR	40 0					X		106,760.	0.	0.
(5) PAOLA FONTANA SR. DIRECTOR OF OP	40 0					X		102,389.	0.	3,815.
(6) MINDY MEYER CO-CHAIRPERSON	0.01 0	X		X				0.	0.	0.
(7) ANNE ZIMMERMAN DIRECTOR	0.27 0	X						0.	0.	0.
(8) SOPHIA GUEL-VALENZUELA SECRETARY	0.5 0	X		X				0.	0.	0.
(9) SYLVIA AROTH TREASURER	0.5 0	X		X				0.	0.	0.
(10) MICHELLE GROISMAN DIRECTOR	0.27 0	X						0.	0.	0.
(11) FAISAL HUSSAIN DIRECTOR	0.27 0	X						0.	0.	0.
(12) THERESA HWANG CO-CHAIRPERSON	0.5 0	X		X				0.	0.	0.
(13) DANIEL JOHNSON DIRECTOR	0.27 0	X						0.	0.	0.
(14) MARIE KENNEDY DIRECTOR	0.27 0	X						0.	0.	0.

BAA

TEEA0107L 09/22/21

Form 990 (2021)

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) JEFFREY LEVINE DIRECTOR	0.27 0	X						0.	0.	0.
(16) BARBARA MILLIKEN DIRECTOR	0.27 0	X						0.	0.	0.
(17) DANA NEWMAN DIRECTOR	0.01 0	X						0.	0.	0.
(18) MIKE SUHD CO-CHAIRPERSON	0.5 0	X		X				0.	0.	0.
(19) CATHERINE SWEETSER DIRECTOR	0.27 0	X						0.	0.	0.
(20) MARTHA CHERESH DIRECTOR	0.27 0	X						0.	0.	0.
(21) STEVE DIAZ SECRETARY	0.5 0	X		X				0.	0.	0.
(22) JONAH KATENDE DIRECTOR	0.27 0	X						0.	0.	0.
(23) MIKE LINDLEY DIRECTOR	0.27 0	X						0.	0.	0.
(24) ANGELA MADRID DIRECTOR	0.27 0	X						0.	0.	0.
(25) FRANCES SEGURA DIRECTOR	0.27 0	X						0.	0.	0.
<b>1 b Subtotal</b>								538,968.	0.	42,284.
<b>c Total from continuation sheets to Part VII, Section A</b>								0.	0.	0.
<b>d Total (add lines 1b and 1c)</b>								538,968.	0.	42,284.
<b>2</b> Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization <b>4</b>										

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

**Section B. Independent Contractors**

(A) Name and business address	(B) Description of services	(C) Compensation
KEVIN DALY ARCHITECTS, INC. 3617 W EXPOSITION BLVD LOS ANGELES, CA 9	ARCHITECTURAL SERVICES	135,395.
RDC-S111--RDC-S111, INC PO BOX 22027 LOS ANGELES, CA 90801-5027	ARCHITECTURE & CONSTRUCT	286,884.
<b>2</b> Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization <b>2</b>		



**Part VIII Statement of Revenue**Check if Schedule O contains a response or note to any line in this Part VIII ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
<b>Contributions, Gifts, Grants, and Other Similar Amounts</b>	<b>1 a</b> Federated campaigns .....	<b>1 a</b>				
	<b>b</b> Membership dues .....	<b>1 b</b>				
	<b>c</b> Fundraising events .....	<b>1 c</b> 315,405.				
	<b>d</b> Related organizations .....	<b>1 d</b>				
	<b>e</b> Government grants (contributions) .....	<b>1 e</b> 1,983,710.				
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above ...	<b>1 f</b> 3,377,516.				
	<b>g</b> Noncash contributions included in lines 1a-1f. ....	<b>1 g</b> 1,850,000.				
	<b>h Total.</b> Add lines 1a-1f .....		5,676,631.			
	<b>Program Service Revenue</b>	<b>Business Code</b>				
<b>2 a</b> LOW-INC HOUSING RENT .....	531110	1,683,963.	1,683,963.			
<b>b</b> LOW-INC HOUSING DEV. ....	531390	1,574,340.	1,574,340.			
<b>c</b> LOW-INC HOUSING MGMT. ....	531310	208,725.	208,725.			
<b>d</b> .....						
<b>e</b> .....						
<b>f</b> All other program service revenue. ....						
<b>g Total.</b> Add lines 2a-2f .....		3,467,028.				
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts) .....		5,907.			5,907.
	<b>4</b> Income from investment of tax-exempt bond proceeds .....					
	<b>5</b> Royalties .....					
	<b>6 a</b> Gross rents .....	(i) Real (ii) Personal				
	<b>b</b> Less: rental expenses .....					
	<b>c</b> Rental income or (loss) .....					
	<b>d</b> Net rental income or (loss) .....					
	<b>7 a</b> Gross amount from sales of assets other than inventory .....	(i) Securities (ii) Other				
	<b>b</b> Less: cost or other basis and sales expenses .....					
	<b>c</b> Gain or (loss) .....					
	<b>d</b> Net gain or (loss) .....					
	<b>8 a</b> Gross income from fundraising events (not including \$ 315,405. of contributions reported on line 1c). See Part IV, line 18 .....					
	<b>8 a</b> 9,625.					
	<b>b</b> Less: direct expenses .....					
	<b>8 b</b> 94,339.					
	<b>c</b> Net income or (loss) from fundraising events .....		-84,714.			
	<b>9 a</b> Gross income from gaming activities. See Part IV, line 19 .....					
<b>9 a</b>						
<b>b</b> Less: direct expenses .....						
<b>9 b</b>						
<b>c</b> Net income or (loss) from gaming activities .....						
<b>10 a</b> Gross sales of inventory, less returns and allowances. ....						
<b>10 a</b>						
<b>b</b> Less: cost of goods sold. ....						
<b>10 b</b>						
<b>c</b> Net income or (loss) from sales of inventory .....						
<b>Miscellaneous Revenue</b>	<b>Business Code</b>					
<b>11 a</b> .....						
<b>b</b> .....						
<b>c</b> .....						
<b>d</b> All other revenue .....						
<b>e Total.</b> Add lines 11a-11d .....						
<b>12 Total revenue.</b> See instructions .....		9,064,852.	3,467,028.	0.	5,907.	

**Part IX Statement of Functional Expenses**

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.				
2 Grants and other assistance to domestic individuals. See Part IV, line 22.				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members.				
5 Compensation of current officers, directors, trustees, and key employees.	110,500.	84,569.	17,608.	8,323.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B).	0.	0.	0.	0.
7 Other salaries and wages.	2,212,835.	1,693,544.	352,611.	166,680.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions).				
9 Other employee benefits.	159,320.	121,932.	25,387.	12,001.
10 Payroll taxes.	193,195.	147,858.	30,785.	14,552.
11 Fees for services (nonemployees):				
a Management.				
b Legal.	2,940.	1,187.	1,633.	120.
c Accounting.	154,718.	62,442.	85,945.	6,331.
d Lobbying.				
e Professional fundraising services. See Part IV, line 17.				
f Investment management fees.				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	19,466.	7,856.	10,813.	797.
12 Advertising and promotion.	34,652.	34,652.		
13 Office expenses.	95,483.	11,718.	63,799.	19,966.
14 Information technology.				
15 Royalties.				
16 Occupancy.	211,991.	135,303.	74,588.	2,100.
17 Travel.	1,295.	686.	547.	62.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials.				
19 Conferences, conventions, and meetings.	29,047.	15,386.	12,265.	1,396.
20 Interest.	294,957.	294,957.		
21 Payments to affiliates.				
22 Depreciation, depletion, and amortization.	216,600.	216,600.		
23 Insurance.	250,952.	243,294.	3,050.	4,608.
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a <u>PROGRAM EXPENSES</u>	226,200.	215,845.	4,639.	5,716.
b <u>UTILITIES</u>	184,714.	183,970.	744.	
c <u>REPAIR &amp; MAINTENANCE</u>	162,394.	158,877.	3,496.	21.
d <u>RENTAL EXPENSE FROM K-1S</u>	144,204.	144,204.		
e All other expenses.	433,519.	328,727.	72,829.	31,963.
25 Total functional expenses. Add lines 1 through 24e.	5,138,982.	4,103,607.	760,739.	274,636.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

**Part X Balance Sheet**Check if Schedule O contains a response or note to any line in this Part X. ☐

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash — non-interest-bearing .....	2,380,180.	<b>1</b>	1,852,604.
	<b>2</b> Savings and temporary cash investments .....	2,338,655.	<b>2</b>	2,577,257.
	<b>3</b> Pledges and grants receivable, net .....	310,690.	<b>3</b>	431,959.
	<b>4</b> Accounts receivable, net .....	52,460.	<b>4</b>	474,539.
	<b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....		<b>6</b>	
	<b>7</b> Notes and loans receivable, net .....		<b>7</b>	
	<b>8</b> Inventories for sale or use .....		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges .....	85,160.	<b>9</b>	40,559.
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....	<b>10a</b> 14,252,402.		
	<b>b</b> Less: accumulated depreciation .....	<b>10b</b> 3,399,815.	<b>10c</b>	10,852,587.
	<b>11</b> Investments — publicly traded securities .....		<b>11</b>	
	<b>12</b> Investments — other securities. See Part IV, line 11 .....		<b>12</b>	
	<b>13</b> Investments — program-related. See Part IV, line 11 .....		<b>13</b>	2,579,231.
	<b>14</b> Intangible assets .....		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 .....	4,368,896.	<b>15</b>	6,442,924.
<b>16</b> <b>Total assets.</b> Add lines 1 through 15 (must equal line 33) .....	20,177,781.	<b>16</b>	25,251,660.	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses .....	247,207.	<b>17</b>	270,672.
	<b>18</b> Grants payable .....	75,000.	<b>18</b>	
	<b>19</b> Deferred revenue .....	251,000.	<b>19</b>	251,261.
	<b>20</b> Tax-exempt bond liabilities .....		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties .....	14,785,068.	<b>23</b>	15,920,500.
	<b>24</b> Unsecured notes and loans payable to unrelated third parties .....		<b>24</b>	
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D .....	1,301,538.	<b>25</b>	1,365,389.
	<b>26</b> <b>Total liabilities.</b> Add lines 17 through 25 .....	16,659,813.	<b>26</b>	17,807,822.
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here ▶</b> <input checked="" type="checkbox"/> <b>and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions .....	3,323,824.	<b>27</b>	5,502,102.
	<b>28</b> Net assets with donor restrictions .....	194,144.	<b>28</b>	1,941,736.
	<b>Organizations that do not follow FASB ASC 958, check here ▶</b> <input type="checkbox"/> <b>and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds .....		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds .....		<b>31</b>	
	<b>32</b> <b>Total net assets or fund balances.</b> .....	3,517,968.	<b>32</b>	7,443,838.
	<b>33</b> <b>Total liabilities and net assets/fund balances.</b> .....	20,177,781.	<b>33</b>	25,251,660.

**Part XI Reconciliation of Net Assets**Check if Schedule O contains a response or note to any line in this Part XI. ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	9,064,852.
2	Total expenses (must equal Part IX, column (A), line 25)	2	5,138,982.
3	Revenue less expenses. Subtract line 2 from line 1	3	3,925,870.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	3,517,968.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	7,443,838.

**Part XII Financial Statements and Reporting**Check if Schedule O contains a response or note to any line in this Part XII. ☐

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

**SCHEDULE A**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I Reason for Public Charity Status.** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: \_\_\_\_\_
- 5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: \_\_\_\_\_
- 10 ☐ An organization that normally receives (1) more than 33-1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33-1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
- a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
- b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
- c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
- d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
- e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
- f Enter the number of supported organizations: \_\_\_\_\_
- g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants.') <span style="float: right;">PT. VI</span>	1,787,900.	2,465,255.	2,689,591.	3,164,230.	3,826,631.	13,933,607.
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf.						0.
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge.						0.
<b>4 Total.</b> Add lines 1 through 3.	1,787,900.	2,465,255.	2,689,591.	3,164,230.	3,826,631.	13,933,607.
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f).						76,854.
<b>6 Public support.</b> Subtract line 5 from line 4.						13,856,753.

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>7</b> Amounts from line 4.	1,787,900.	2,465,255.	2,689,591.	3,164,230.	3,826,631.	13,933,607.
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources.	3,076.	3,615.	4,373.	3,124.	5,860.	20,048.
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on.						0.
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						0.
<b>11 Total support.</b> Add lines 7 through 10.						13,953,655.
<b>12</b> Gross receipts from related activities, etc. (see instructions).						12,168,566.
<b>13 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> .						<input type="checkbox"/>

**Section C. Computation of Public Support Percentage**

<b>14</b> Public support percentage for 2021 (line 6, column (f), divided by line 11, column (f)).	<b>14</b>	99.31 %
<b>15</b> Public support percentage from 2020 Schedule A, Part II, line 14.	<b>15</b>	99.57 %

**16a 33-1/3% support test—2021.** If the organization did not check the box on line 13, and line 14 is 33-1/3% or more, check this box and **stop here**. The organization qualifies as a publicly supported organization. ☒

**b 33-1/3% support test—2020.** If the organization did not check a box on line 13 or 16a, and line 15 is 33-1/3% or more, check this box and **stop here**. The organization qualifies as a publicly supported organization. ☐

**17a 10%-facts-and-circumstances test—2021.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here**. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization. ☐

**b 10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here**. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization. ☐

**18 Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions. ☐

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

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

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants'.) .....						
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose. ....						
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513. ....						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. ....						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge ...						
<b>6 Total.</b> Add lines 1 through 5. ....						
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons. ....						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year. ....						
<b>c</b> Add lines 7a and 7b. ....						
<b>8 Public support.</b> (Subtract line 7c from line 6.) .....						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>9</b> Amounts from line 6. ....						
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources. ....						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975. ....						
<b>c</b> Add lines 10a and 10b. ....						
<b>11</b> Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on. ....						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....						
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.) .....						

**14 First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** .....☐**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f)). ....	<b>15</b>	%
<b>16</b> Public support percentage from 2020 Schedule A, Part III, line 15. ....	<b>16</b>	%

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for <b>2021</b> (line 10c, column (f), divided by line 13, column (f)). ....	<b>17</b>	%
<b>18</b> Investment income percentage from <b>2020</b> Schedule A, Part III, line 17. ....	<b>18</b>	%

**19a 33-1/3% support tests—2021.** If the organization did not check the box on line 14, and line 15 is more than 33-1/3%, and line 17 is not more than 33-1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization. .... ☐**b 33-1/3% support tests—2020.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33-1/3%, and line 18 is not more than 33-1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization. .... ☐**20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions. .... ☐

**Part IV Supporting Organizations**

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

**Section A. All Supporting Organizations**

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



**Part IV Supporting Organizations** (continued)

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

**Section B. Type I Supporting Organizations**

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

**Section C. Type II Supporting Organizations**

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

**Section D. All Type III Supporting Organizations**

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

**Section E. Type III Functionally Integrated Supporting Organizations**

<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).			
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.			
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.			
<b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in <b>Part VI</b> how you supported a governmental entity (see instructions).			
<b>2</b> Activities Test. Answer lines 2a and 2b below.		Yes	No
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If 'Yes,' then in <b>Part VI</b> identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.	<b>2a</b>		
<b>b</b> Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If 'Yes,' explain in <b>Part VI</b> the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.	<b>2b</b>		
<b>3</b> Parent of Supported Organizations. Answer lines 3a and 3b below.			
<b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If 'Yes' or 'No,' provide details in <b>Part VI</b> .	<b>3a</b>		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If 'Yes,' describe in <b>Part VI</b> the role played by the organization in this regard.	<b>3b</b>		

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

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

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

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	<b>Discount</b> claimed for blockage or other factors (explain in detail in <b>Part VI</b> ):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	

Section C – Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

BAA

Schedule A (Form 990) 2021

**Part V** Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)**Section D – Distributions**

		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required – <i>provide details in Part VI</i> )	5
6	Other distributions (describe in <b>Part VI</b> ). See instructions.	6
7	<b>Total annual distributions.</b> Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in <b>Part VI</b> ). See instructions.	8
9	Distributable amount for 2021 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

**Section E – Distribution Allocations (see instructions)**

	(i) Excess Distributions	(ii) Underdistributions Pre-2021	(iii) Distributable Amount for 2021
1	Distributable amount for 2021 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2021 (reasonable cause required – <i>explain in Part VI</i> ). See instructions.		
3	Excess distributions carryover, if any, to 2021		
a	From 2016 .....		
b	From 2017 .....		
c	From 2018 .....		
d	From 2019 .....		
e	From 2020 .....		
f	<b>Total</b> of lines 3a through 3e		
g	Applied to underdistributions of prior years		
h	Applied to 2021 distributable amount		
i	Carryover from 2016 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2021 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2021 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.		
6	Remaining underdistributions for 2021. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.		
7	<b>Excess distributions carryover to 2022.</b> Add lines 3j and 4c.		
8	Breakdown of line 7:		
a	Excess from 2017 .....		
b	Excess from 2018 .....		
c	Excess from 2019 .....		
d	Excess from 2020 .....		
e	Excess from 2021 .....		

BAA

Schedule A (Form 990) 2021

**Part VI**

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

**PART II, LINE 1 - UNUSUAL GRANTS**

2017	2018	2019	2020	2021	TOTAL
\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 1,850,000.	\$ 1,850,000.

**Schedule B  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Schedule of Contributors**

► Attach to Form 990 or Form 990-PF.  
► Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2021**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

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

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

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

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

☐ 501(c)(3) taxable private foundation

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

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

**General Rule**

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

**Special Rules**

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

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

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

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

Name of organization	Employer identification number
VENICE COMMUNITY HOUSING CORPORATION	95-4200761

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	US DEPARTMENT OF LABOR 200 CONSTITUTION AVENUE N.W. WASHINGTON, DC 20210	\$ 266,127.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	ST. JOSEPH CENTER 204 HAMPTON DRIVE VENICE, CA 90291	\$ 154,576.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	LA COUNTY HOUSING FOR HEALTH 313 N FIGUEROA ST. 6TH FL EAST LOS ANGELES, CA 90012	\$ 210,850.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	LA HOMELESS SERVICES AUTHORITY 811 WILSHIRE BOULEVARD 6TH FL LOS ANGELES, CA 90017	\$ 570,621.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	U.S. SMALL BUSINESS ADMINISTRATION 312 N SPRING ST LOS ANGELES, CA 90012	\$ 580,576.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	CALIFORNIA COMMUNITY FOUNDATION 221 S. FIGUEROA STREET, SUITE LOS ANGELES, CA 90012	\$ 355,373.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization	Employer identification number
VENICE COMMUNITY HOUSING CORPORATION	95-4200761

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	CEDAR SINAI 6500 WILSHIRE BLVD., SUITE 110 LOS ANGELES, CA 90048	\$ 350,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
8	VENICE PROPERTY HOLDINGS LLC 11400 W. OLYMPIC BLVD., #590 LOS ANGELES, CA 90064	\$ 1,850,000.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization

Employer identification number

VENICE COMMUNITY HOUSING CORPORATION

95-4200761

**Part II** **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
8	RESIDENTIAL RENTAL REAL ESTATE 2213 MARIAN PLACE, 2217-2219 MARIAN PLACE, AND 845-847 VENICE BLVD, LOS ANGELES, CA 90291	\$ 1,850,000.	6/04/21
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	



Name of organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

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

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

**SCHEDULE C**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Political Campaign and Lobbying Activities**

**For Organizations Exempt From Income Tax Under section 501(c) and section 527**

- ▶ **Complete if the organization is described below. ▶ Attach to Form 990 or Form 990-EZ.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

**2021**

**Open to Public Inspection**

**If the organization answered 'Yes,' on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then**

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

**If the organization answered 'Yes,' on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then**

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

**If the organization answered 'Yes,' on Form 990, Part IV, line 5 (Proxy Tax) (See separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (See separate instructions), then**

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization	Employer identification number
VENICE COMMUNITY HOUSING CORPORATION	95-4200761

**Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.**

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. See instructions for definition of 'political campaign activities.'
- 2 Political campaign activity expenditures. See instructions. ▶ \$
- 3 Volunteer hours for political campaign activities. See instructions. ▶

**Part I-B Complete if the organization is exempt under section 501(c)(3).**

- 1 Enter the amount of any excise tax incurred by the organization under section 4955. ▶ \$ 0.
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955. ▶ \$ 0.
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No
- 4 a Was a correction made? ☐ Yes ☐ No  
b If 'Yes,' describe in Part IV.

**Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).**

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities. ▶ \$
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities. ▶ \$
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b. ▶ \$
- 4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

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

**Schedule C (Form 990) 2021**

**Part II-A** Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

**A** Check ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

**B** Check ☐ if the filing organization checked box A and 'limited control' provisions apply.

Limits on Lobbying Expenditures (The term 'expenditures' means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
<b>1 a</b> Total lobbying expenditures to influence public opinion (grassroots lobbying) .....		16,626.													
<b>b</b> Total lobbying expenditures to influence a legislative body (direct lobbying) .....		181.													
<b>c</b> Total lobbying expenditures (add lines 1a and 1b) .....		16,807.	0.												
<b>d</b> Other exempt purpose expenditures .....		4,086,800.													
<b>e</b> Total exempt purpose expenditures (add lines 1c and 1d) .....		4,103,607.	0.												
<b>f</b> Lobbying nontaxable amount. Enter the amount from the following table in both columns. ....		355,180.													
<table border="1"> <thead> <tr> <th>If the amount on line 1e, column (a) or (b) is:</th> <th>The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>	If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.			
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e.														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.														
Over \$17,000,000	\$1,000,000.														
<b>g</b> Grassroots nontaxable amount (enter 25% of line 1f) .....		88,795.	0.												
<b>h</b> Subtract line 1g from line 1a. If zero or less, enter -0- .....		0.	0.												
<b>i</b> Subtract line 1f from line 1c. If zero or less, enter -0- .....		0.	0.												
<b>j</b> If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? .....			<input type="checkbox"/> Yes <input type="checkbox"/> No												

**4-Year Averaging Period Under Section 501(h)**  
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) Total
<b>2 a</b> Lobbying nontaxable amount				355,180.	355,180.
<b>b</b> Lobbying ceiling amount (150% of line 2a, column (e))					532,770.
<b>c</b> Total lobbying expenditures				16,807.	16,807.
<b>d</b> Grassroots nontaxable amount				88,795.	88,795.
<b>e</b> Grassroots ceiling amount (150% of line 2d, column (e))					133,193.
<b>f</b> Grassroots lobbying expenditures				16,626.	16,626.

BAA

Schedule C (Form 990) 2021

**Part II-B** Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each 'Yes' response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.

	(a)		(b)
	Yes	No	Amount
<b>1</b> During the year, did the filing organization attempt to influence foreign, national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
<b>a</b> Volunteers?			
<b>b</b> Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
<b>c</b> Media advertisements?			
<b>d</b> Mailings to members, legislators, or the public?			
<b>e</b> Publications, or published or broadcast statements?			
<b>f</b> Grants to other organizations for lobbying purposes?			
<b>g</b> Direct contact with legislators, their staffs, government officials, or a legislative body?			
<b>h</b> Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
<b>i</b> Other activities?			
<b>j</b> Total. Add lines 1c through 1i.			
<b>2 a</b> Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
<b>b</b> If 'Yes,' enter the amount of any tax incurred under section 4912.			
<b>c</b> If 'Yes,' enter the amount of any tax incurred by organization managers under section 4912.			
<b>d</b> If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

**Part III-A** Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
<b>1</b> Were substantially all (90% or more) dues received nondeductible by members?		
<b>2</b> Did the organization make only in-house lobbying expenditures of \$2,000 or less?		
<b>3</b> Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?		

**Part III-B** Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered 'No,' OR (b) Part III-A, line 3, is answered 'Yes.'

<b>1</b> Dues, assessments and similar amounts from members.	<b>1</b>	
<b>2</b> Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
<b>a</b> Current year.	<b>2 a</b>	
<b>b</b> Carryover from last year.	<b>2 b</b>	
<b>c</b> Total.	<b>2 c</b>	
<b>3</b> Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues.	<b>3</b>	
<b>4</b> If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	<b>4</b>	
<b>5</b> Taxable amount of lobbying and political expenditures. See instructions.	<b>5</b>	

**Part IV** Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (See instructions); and Part II-B, line 1. Also, complete this part for any additional information.

**SCHEDULE D  
(Form 990)**Department of the Treasury  
Internal Revenue Service**Supplemental Financial Statements**

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

► Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021****Open to Public  
Inspection**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year .....		
2 Aggregate value of contributions to (during year) .....		
3 Aggregate value of grants from (during year) .....		
4 Aggregate value at end of year .....		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

**Part II Conservation Easements.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

<input type="checkbox"/> Preservation of land for public use (for example, recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements .....	2 a
b Total acreage restricted by conservation easements .....	2 b
c Number of conservation easements on a certified historic structure included in (a) .....	2 c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register .....	2 d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► .....

4 Number of states where property subject to conservation easement is located ► .....

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ► .....

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ► \$ .....

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 8.

1 a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1. .... ► \$ .....

(ii) Assets included in Form 990, Part X. .... ► \$ .....

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1. .... ► \$ .....

b Assets included in Form 990, Part X. .... ► \$ .....

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

- a ☐ Public exhibition  
 b ☐ Scholarly research  
 c ☐ Preservation for future generations  
 d ☐ Loan or exchange program  
 e ☐ Other \_\_\_\_\_

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1 a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If 'Yes,' explain the arrangement in Part XIII and complete the following table:

	Amount
c Beginning balance.....	1 c
d Additions during the year.....	1 d
e Distributions during the year.....	1 e
f Ending balance.....	1 f

2 a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If 'Yes,' explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII. ☐

**Part V Endowment Funds.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1 a Beginning of year balance.....					
b Contributions.....					
c Net investment earnings, gains, and losses.....					
d Grants or scholarships.....					
e Other expenditures for facilities and programs.....					
f Administrative expenses.....					
g End of year balance.....					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment ▶ \_\_\_\_\_ %  
 b Permanent endowment ▶ \_\_\_\_\_ %  
 c Term endowment ▶ \_\_\_\_\_ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3 a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

	Yes	No
(i) Unrelated organizations.....	3a(i)	
(ii) Related organizations.....	3a(ii)	
b If 'Yes' on line 3a(ii), are the related organizations listed as required on Schedule R?.....	3b	

4 Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1 a Land.....		7,797,646.		7,797,646.
b Buildings.....		5,896,752.	2,949,356.	2,947,396.
c Leasehold improvements.....		19,464.		19,464.
d Equipment.....		320,093.	252,744.	67,349.
e Other.....		218,447.	197,715.	20,732.
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.).....				10,852,587.

BAA

Schedule D (Form 990) 2021

**Part VII Investments – Other Securities.**

N/A

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

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

**Part VIII Investments – Program Related.**

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

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) INVESTMENT IN PARTNERSHIPS	2,579,231.	COST
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, column (B) line 13.) .. ▶	2,579,231.	

**Part IX Other Assets.**

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

(a) Description	(b) Book value
(1) CONSTRUCTION IN PROGRESS	3,367,079.
(2) DEPOSITS	126,290.
(3) DUE FROM AFFILIATES	1,699,555.
(4) NOTE RECEIVABLE	1,250,000.
(5) PARTNERSHIP INVESTMENT	
(6)	
(7)	
(8)	
(9)	
(10)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, column (B) line 15.) .. ▶	6,442,924.

**Part X Other Liabilities.**

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

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ACCRUED INTEREST PAYABLE	1,256,021.
(3) DUE TO LENDER IMPOUNDS	1,367.
(4) TENANT SECURITY DEPOSITS	108,001.
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
(11)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, column (B) line 25.) .. ▶	1,365,389.

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

**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.** N/A

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

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

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.** N/A

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

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

**Part XIII Supplemental Information.**

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



**SCHEDULE G  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information Regarding Fundraising or Gaming Activities**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I**

**Fundraising Activities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

**1** Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- |  |   |
|--|---|
| <b>a</b> <input type="checkbox"/> Mail solicitations               | <b>e</b> <input type="checkbox"/> Solicitation of non-government grants |
| <b>b</b> <input type="checkbox"/> Internet and email solicitations | <b>f</b> <input type="checkbox"/> Solicitation of government grants     |
| <b>c</b> <input type="checkbox"/> Phone solicitations              | <b>g</b> <input type="checkbox"/> Special fundraising events            |
| <b>d</b> <input type="checkbox"/> In-person solicitations          |   |

**2a** Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ Yes ☒ No

**b** If 'Yes,' list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in column (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total.....▶						0.

**3** List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

-----  
-----  
-----  
-----

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

		(a) Event #1 <u>VENICE DESIGN</u> (event type)	(b) Event #2 <u>JAZZ CHAMPAGNE</u> (event type)	(c) Other events <u>NONE</u> (total number)	(d) Total events (add column (a) through column (c))
Revenue	1 Gross receipts .....	190,030.	135,000.		325,030.
	2 Less: Contributions .....	186,280.	129,125.		315,405.
	3 Gross income (line 1 minus line 2) .....	3,750.	5,875.		9,625.
Direct Expenses	4 Cash prizes .....				
	5 Noncash prizes .....				
	6 Rent/facility costs .....				
	7 Food and beverages .....	13,052.	3,987.		17,039.
	8 Entertainment .....	1,900.	5,463.		7,363.
	9 Other direct expenses .....	46,955.	22,982.		69,937.
	10 Direct expense summary. Add lines 4 through 9 in column (d) .....				94,339.
	11 Net income summary. Subtract line 10 from line 3, column (d) .....				-84,714.

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

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

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

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

b If 'No,' explain: \_\_\_\_\_

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

b If 'Yes,' explain: \_\_\_\_\_

- 11** Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No
- 13** Indicate the percentage of gaming activity conducted in:
- |                                      |             |   |
|--------------------------------------|-------------|---|
| <b>a</b> The organization's facility | <b>13 a</b> | % |
| <b>b</b> An outside facility         | <b>13 b</b> | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶ \_\_\_\_\_

Address ▶ \_\_\_\_\_

- 15 a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No
- b** If 'Yes,' enter the amount of gaming revenue received by the organization ▶ \$ \_\_\_\_\_ and the amount of gaming revenue retained by the third party ▶ \$ \_\_\_\_\_
- c** If 'Yes,' enter name and address of the third party:

Name ▶ \_\_\_\_\_

Address ▶ \_\_\_\_\_

**16** Gaming manager information:

Name ▶ \_\_\_\_\_

Gaming manager compensation ▶ \$ \_\_\_\_\_

Description of services provided ▶ \_\_\_\_\_

☐ Director/officer ☐ Employee ☐ Independent contractor

**17** Mandatory distributions:

- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No
- b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ \_\_\_\_\_

**Part IV** **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

**SCHEDULE J  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

Name of the organization

**Compensation Information**

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ Complete if the organization answered 'Yes' on Form 990, Part IV, line 23.

▶ Attach to Form 990.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I Questions Regarding Compensation**

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

☐ First-class or charter travel

☐ Housing allowance or residence for personal use

☐ Travel for companions

☐ Payments for business use of personal residence

☐ Tax indemnification and gross-up payments

☐ Health or social club dues or initiation fees

☐ Discretionary spending account

☐ Personal services (such as maid, chauffeur, chef)

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

**1 b**

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

**2**

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

☐ Compensation committee

☒ Written employment contract

☐ Independent compensation consultant

☐ Compensation survey or study

☐ Form 990 of other organizations

☐ Approval by the board or compensation committee

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

**a** Receive a severance payment or change-of-control payment? .....

**4 a**

X

**b** Participate in or receive payment from a supplemental nonqualified retirement plan? .....

**4 b**

X

**c** Participate in or receive payment from an equity-based compensation arrangement? .....

**4 c**

X

If 'Yes' to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

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

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

**a** The organization? .....

**5 a**

X

**b** Any related organization? .....

**5 b**

X

If 'Yes' on line 5a or 5b, describe in Part III.

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

**a** The organization? .....

**6 a**

X

**b** Any related organization? .....

**6 b**

X

If 'Yes' on line 6a or 6b, describe in Part III.

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

**7**

X

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

**8**

X

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

**9**

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

**Schedule J (Form 990) 2021**

**Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

**Note:** The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation				(D) Nontaxable benefits	(E) Total of columns(B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation	(C) Retirement and other deferred compensation			
ALLISON RILEY 1 SR DIR HSG DEVL	(i)	134,251.	1,102.	0.	14,844.	131.	150,328.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
2	(i)							
	(ii)							
3	(i)							
	(ii)							
4	(i)							
	(ii)							
5	(i)							
	(ii)							
6	(i)							
	(ii)							
7	(i)							
	(ii)							
8	(i)							
	(ii)							
9	(i)							
	(ii)							
10	(i)							
	(ii)							
11	(i)							
	(ii)							
12	(i)							
	(ii)							
13	(i)							
	(ii)							
14	(i)							
	(ii)							
15	(i)							
	(ii)							
16	(i)							
	(ii)							

**Part III** Supplemental Information

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

**SCHEDULE M  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Noncash Contributions**

- ▶ **Complete if the organizations answered 'Yes' on Form 990, Part IV, lines 29 or 30.**
- ▶ **Attach to Form 990.**
- ▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I Types of Property**

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art — Works of art .....				
2 Art — Historical treasures .....				
3 Art — Fractional interests .....				
4 Books and publications .....				
5 Clothing and household goods .....				
6 Cars and other vehicles .....				
7 Boats and planes .....				
8 Intellectual property .....				
9 Securities — Publicly traded .....				
10 Securities — Closely held stock .....				
11 Securities — Partnership, LLC, or trust interests .....				
12 Securities — Miscellaneous .....				
13 Qualified conservation contribution — Historic structures .....				
14 Qualified conservation contribution — Other .....				
15 Real estate — Residential .....	X	1	1,850,000.	APPRAISAL
16 Real estate — Commercial .....				
17 Real estate — Other .....				
18 Collectibles .....				
19 Food inventory .....				
20 Drugs and medical supplies .....				
21 Taxidermy .....				
22 Historical artifacts .....				
23 Scientific specimens .....				
24 Archeological artifacts .....				
25 Other ▶ ( ..... ) .....				
26 Other ▶ ( ..... ) .....				
27 Other ▶ ( ..... ) .....				
28 Other ▶ ( ..... ) .....				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement ..... **29** 1

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? .....		X
b If 'Yes,' describe the arrangement in Part II.		
31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? .....		X
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? .....		X
b If 'Yes,' describe in Part II.		
33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

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

**Schedule M (Form 990) 2021**

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**Part II** **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

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**SCHEDULE O**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

Name of the organization

**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**FORM 990, PART VI, LINE 4 - SIGNIFICANT CHANGES TO ORGANIZATIONAL DOCUMENTS**

A NEW BYLAW WAS APPROVED IN 2021 WHICH DETAILED THE FOLLOWING CHANGES:

SECTION 5.03 NOMINATION, ELECTION, TERM OF OFFICE AND REMOVAL OF DIRECTORS

A. THE BOARD OF DIRECTORS SHALL INCLUDE REPRESENTATIVES OF THE TENANTS AND OTHER OCCUPANTS OF HOUSING OWNED BY THE CORPORATION (HEREAFTER CALLED "TENANT REPRESENTATIVES") AND OTHER TENANTS, HOUSING ADVOCATES AND OTHER INTERESTED PERSONS (HEREAFTER CALLED "ADVOCATES").

B. A MAJORITY OF THE BOARD OF DIRECTORS SHALL BE RESIDENTS OF THE VENICE, MAR VISTA, AND DEL REY NEIGHBORHOODS, OR OTHER NEIGHBORHOODS IN THE WESTERN AREA OF LOS ANGELES IN WHICH WE WORK OR DEVELOP HOUSING.

C. THE BOARD OF DIRECTORS MUST INCLUDE LOW-INCOME PEOPLE AND/OR RESIDENTS OF LOW-INCOME NEIGHBORHOODS, AND/OR REPRESENTATIVES OF LOW-INCOME NEIGHBORHOOD ORGANIZATIONS, WITH NO LESS THAN ONE THIRD OF THE AUTHORIZED NUMBER OF DIRECTORS BEING LOW INCOME, AND/OR RESIDENTS OF LOW INCOME NEIGHBORHOODS, AND/OR REPRESENTATIVES OF LOW INCOME NEIGHBORHOOD ORGANIZATIONS.

D. NO MORE THAN ONE THIRD OF THE AUTHORIZED NUMBER OF DIRECTORS MAY BE PUBLIC OFFICIALS.

E. AT LEAST ONE TENANT REPRESENTATIVE SHALL SERVE ON THE BOARD OF DIRECTORS AT ALL TIMES.

F. ADVOCATES SHALL BE NOMINATED BY OTHER BOARD MEMBERS, STAFF OR OTHER PARTIES IN THE CORPORATION.

G. ALL BOARD MEMBERS MUST BE ELECTED BY THE MAJORITY OF EXISTING BOARD MEMBERS AFTER THEIR NOMINATION IS PRESENTED AND CONSIDERED, AND RE-ELECTED AT EACH ANNUAL MEETING OF THE BOARD. IF ANY ANNUAL MEETING IS NOT HELD OR THE BOARD MEMBERS ARE NOT ELECTED AT ANY ANNUAL MEETING, BOARD MEMBERS MAY BE ELECTED AT ANY MEETING OF THE BOARD HELD FOR THAT PURPOSE.

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**FORM 990, PART VI, LINE 4 - SIGNIFICANT CHANGES TO ORGANIZATIONAL DOCUMENTS**

THE BOARD OF DIRECTORS WILL BE REMOVED AS FOLLOWS:

A. BOARD MEMBERS MAY BE REMOVED AT ANY TIME BY A VOTE OF TWO-THIRDS (2/3) OF THE MEMBERS THEN IN OFFICE FOR FAILURE TO SUPPORT THE PURPOSES OF THE CORPORATION OR OTHER GOOD CAUSE, INCLUDING FAILURE TO MEET BOARD COMMITMENTS.

B. ANY DIRECTOR WHO MISSES THREE CONSECUTIVE REGULAR BOARD OF DIRECTORS' MEETINGS WITHOUT PRIOR NOTIFICATION OF A CO-CHAIRPERSON OR EXECUTIVE DIRECTOR MAY BE DEEMED TO HAVE RESIGNED BY A MAJORITY VOTE OF THE BOARD. SUCH DIRECTOR SHALL THEREUPON BE REPLACED AS PROVIDED IN THESE BYLAWS.

C. ANY VACANCY AS SPECIFIED IN SECTION 5.04 MAY BE FILLED BY NOMINATING AND ELECTING A NEW BOARD MEMBER AT A MEETING OF THE BOARD CALLED FOR THAT PURPOSE.

**FORM 990, PART VI, LINE 11B - FORM 990 REVIEW PROCESS**

THE FORM 990 IS COMPLETED ANNUALLY AND REVIEWED BY THE EXECUTIVE DIRECTOR. ONCE ANY NECESSARY CHANGES ARE MADE AND THE EXECUTIVE DIRECTOR IS IN AGREEMENT WITH THE FINAL FORM 990, IT IS SUBMITTED TO THE FINANCE COMMITTEE AND THE ENTIRE BOARD OF DIRECTORS AT A REGULARLY SCHEDULED BOARD MEETING BEFORE FILING.

**FORM 990, PART VI, LINE 12C - EXPLANATION OF MONITORING AND ENFORCEMENT OF CONFLICTS**

LETTERS REGARDING COMPLIANCE ARE SENT ANNUALLY TO THE MEMBERS OF THE BOARD OF DIRECTORS FOR DISCLOSURE.

**FORM 990, PART VI, LINE 15A - COMPENSATION REVIEW & APPROVAL PROCESS - CEO & TOP MANAGEMENT**

VCHC STAFF PREPARE COMPARABILITY DATA FOR EACH POSITION AND SALARY ANNUALLY. BOARD OF DIRECTORS CONSIDERS THIS WHEN APPROVING THE ANNUAL SALARY OF THE EXECUTIVE DIRECTOR AND REVIEWING THE SALARIES OF OTHER KEY EMPLOYEES.

**FORM 990, PART VI, LINE 19 - OTHER ORGANIZATION DOCUMENTS PUBLICLY AVAILABLE**

GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS OF VCHC ARE AVAILABLE TO THE PUBLIC UPON REQUEST.

**SCHEDULE R**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

Name of the organization

**Related Organizations and Unrelated Partnerships**

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

▶ Attach to Form 990.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) HORIZON APARTMENTS, LLC 200 LINCOLN BLVD VENICE, CA 90291 95-4200761	LOW INCOME HOUSING	CA	260,523.	4,463,040.	VENICE COMMUNITY HOUSING CORPORATION
(2) VCHC PACIFIC APARTMENTS, LLC 200 LINCOLN BLVD VENICE, CA 90291 95-4200761	LOW INCOME HOUSING	CA	396,178.	864,666.	VENICE COMMUNITY HOUSING CORPORATION
(3) VCHC GATEWAY, LLC 200 LINCOLN BLVD VENICE, CA 90291 95-4200761	LOW INCOME HOUSING	CA	31,124.	33,455.	VENICE COMMUNITY HOUSING CORPORATION

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Sec 512(b)(13) controlled entity?	
						Yes	No
(1)							
(2)							
(3)							
(4)							

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Dispropor- tionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
SEE PART VII												
(1) SEE ATTACHMENT 200 LINCOLN BLVD VENICE, CA 90021	LOW INCOME HOUSING	CA	N/A	RELATED	0.	0.		X	N/A		X	
(2)												
(3)												

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Sec 512(b)(13) controlled entity?	
								Yes	No
(1) WESTSIDE HOUSING CORPORATION 200 LINCOLN BLVD VENICE, CA 90291 80-0420011	LOW INCOME HOUSING	CA	VCHC	C CORP	-63,675.	4,117,925.	100.00	X	
(2)									
(3)									

**Part V Transactions With Related Organizations.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 34, 35b, or 36.**Note:** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
<b>a</b> Receipt of <b>(i)</b> interest, <b>(ii)</b> annuities, <b>(iii)</b> royalties, or <b>(iv)</b> rent from a controlled entity .....	<b>1 a</b>	X
<b>b</b> Gift, grant, or capital contribution to related organization(s) .....	<b>1 b</b>	X
<b>c</b> Gift, grant, or capital contribution from related organization(s) .....	<b>1 c</b>	X
<b>d</b> Loans or loan guarantees to or for related organization(s) .....	<b>1 d</b>	X
<b>e</b> Loans or loan guarantees by related organization(s) .....	<b>1 e</b>	X
<b>f</b> Dividends from related organization(s) .....	<b>1 f</b>	X
<b>g</b> Sale of assets to related organization(s) .....	<b>1 g</b>	X
<b>h</b> Purchase of assets from related organization(s) .....	<b>1 h</b>	X
<b>i</b> Exchange of assets with related organization(s) .....	<b>1 i</b>	X
<b>j</b> Lease of facilities, equipment, or other assets to related organization(s) .....	<b>1 j</b>	X
<b>k</b> Lease of facilities, equipment, or other assets from related organization(s) .....	<b>1 k</b>	X
<b>l</b> Performance of services or membership or fundraising solicitations for related organization(s) .....	<b>1 l</b>	X
<b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) .....	<b>1 m</b>	X
<b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) .....	<b>1 n</b>	X
<b>o</b> Sharing of paid employees with related organization(s) .....	<b>1 o</b>	X
<b>p</b> Reimbursement paid to related organization(s) for expenses .....	<b>1 p</b>	X
<b>q</b> Reimbursement paid by related organization(s) for expenses .....	<b>1 q</b>	X
<b>r</b> Other transfer of cash or property to related organization(s) .....	<b>1 r</b>	X
<b>s</b> Other transfer of cash or property from related organization(s) .....	<b>1 s</b>	X

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

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			

**Part VI** **Unrelated Organizations Taxable as a Partnership.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unre- lated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Dispropor- tionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	
(1) ----- ----- -----													
(2) ----- ----- -----													
(3) ----- ----- -----													
(4) ----- ----- -----													
(5) ----- ----- -----													
(6) ----- ----- -----													
(7) ----- ----- -----													
(8) ----- ----- -----													

**Part VII** Supplemental Information

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

**PART III - PARTNERSHIP FULL NAME, ADDRESS, FEIN**

SEE ATTACHMENT                      200 LINCOLN BLVD                      VENICE, CA 90021

PART III		IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS A PARTNERSHIP										
(A) Name, address, and EIN of related organization	(B) Primary Activity	(C) Legal domicile (state or foreign country)	(D) Direct controlling entity	(E) Predominant income (related, investment, unrelated)	(F) Share of total income	(G) Share of end-of-year- assets	(H) Disproportionate allocations?		(I) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(J) General or managing partner?		(K) Percentage Ownership
							Yes	No		Yes	No	
NAVY BLUE APARTMENTS, LP 200 LINCOLN AVE VENICE, CA 90291 95-4200761	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	1,036	366,203		X	0	X		30.000%
FOURTH AVENUE LIMITED PARTNERSHIP 200 LINCOLN AVE VENICE, CA 90291 95-4498795	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	140	58,956		X	0	X		1.000%
12525 WASHINGTON PLACE LP 200 LINCOLN AVE VENICE, CA 90291 95-4593969	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	-735	68,367		X	0	X		1.000%
VCHC GATEWAY LP 5020 SANTA MONICA BLVD LOS ANGELES, CA 90029 47-1964421	LOW INC HSG	CA	VCHC GATWAY LLC	RELATED	31,124	4,914		X	0	X		0.010%
720 ROSE LP 200 LINCOLN AVE VENICE, CA 90291 84-2675500	LOW INC HSG	CA	720 ROSE LLC	RELATED	0	12,672,551		X	0	X		0.010%
TOWARD COMMUNITY CONTROL LLC 200 LINCOLN AVE VENICE, CA 90291 85-0617614	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	-6,060	240,190		X	0	X		54.000%
1634 20TH STREET MGP LLC 200 LINCOLN AVE VENICE, CA 90291 87-3285744	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	-42,055	8,182,896		X	0	X		75.000%
VENICE DELL GP LLC 200 LINCOLN AVE VENICE, CA 90291 87-4818107	LOW INC HSG	CA	VENICE COMMUNITY HSG COR	RELATED	0	0		X	0	X		51.000%



# 2021

Name of filing organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

**Part I Continuation of Identification of Disregarded Entities**

TEEA5101L 09/23/21

**ELECTIONS FOR PROPERTIES OWNED BY LINC-COMMUNITY DEVELOPMENT CORPORATION THROUGH ITS GENERAL PARTNER INTEREST IN 720 ROSE, L.P.**

**ELECTION TO CAPITALIZE TAXES, INTEREST, AND CARRYING COSTS**

720 ROSE, L.P.:

PURSUANT TO SECTION 266 OF THE INTERNAL REVENUE CODE AND TREASURY REGULATION 1.266-1(B) (1) AND THE RELATED PROVISION OF THE CALIFORNIA REVENUE & TAXATION CODE, THE TAXPAYER HEREBY ELECTS TO CAPITALIZE TAXES AND OTHER CARRYING COSTS ALLOCABLE TO REAL PROPERTY UNDER DEVELOPMENT. PURSUANT TO TREASURY REGULATION 1.266-1(B) (1) (II) (A) AND THE RELATED PROVISION OF THE CALIFORNIA REVENUE & TAXATION CODE, THE TAXPAYER HEREBY ELECTS TO CAPITALIZE ALL INTEREST ON LOANS PAID OR INCURRED FOR THE DEVELOPMENT OF THE REAL PROPERTY NOT ALREADY REQUIRED TO BE CAPITALIZED UNDER TREASURY REGULATION 1.263 A-8 THROUGH 1.263 A-15.

2021

California Exempt Organization  
Annual Information Return

199

Calendar Year 2021 or fiscal year beginning (mm/dd/yyyy) _____, and ending (mm/dd/yyyy) _____.		
Corporation/Organization name <b>VENICE COMMUNITY HOUSING CORPORATION</b>		California corporation number <b>1622512</b>
Additional information. See instructions.		FEIN <b>95-4200761</b>
Street address (suite or room) <b>200 LINCOLN BLVD</b>		PMB no.
City <b>VENICE</b>	State <b>CA</b>	Zip code <b>90291</b>
Foreign country name		Foreign province/state/county Foreign postal code

<b>A</b> First return. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>I</b> Did the organization have any changes to its guidelines not reported to the FTB? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>B</b> Amended return. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>J</b> If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C</b> IRC Section 4947(a)(1) trust. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>K</b> Is the organization exempt under R&TC Section 23701g? If "Yes," enter the gross receipts from nonmember sources. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____
<b>D</b> Final information return? <input type="checkbox"/> Dissolved <input type="checkbox"/> Surrendered (Withdrawn) <input type="checkbox"/> Merged/Reorganized	<b>L</b> Is the organization a limited liability company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Enter date: (mm/dd/yyyy) • _____	<b>M</b> Did the organization file Form 100 or Form 109 to report taxable income? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>E</b> Check accounting method: 1 <input type="checkbox"/> Cash 2 <input checked="" type="checkbox"/> Accrual 3 <input type="checkbox"/> Other	<b>N</b> Is the organization under audit by the IRS or has the IRS audited in a prior year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>F</b> Federal return filed? 1 <input type="checkbox"/> 990T 2 <input type="checkbox"/> 990-PF 3 <input type="checkbox"/> Sch H (990) 4 <input checked="" type="checkbox"/> Other 990 series	<b>O</b> Is federal Form 1023/1024 pending? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date filed with IRS _____
<b>G</b> Is this a group filing? See instructions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>H</b> Is this organization in a group exemption? If "Yes," what is the parent's name? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SEE STM 1	

**Part I Complete Part I unless not required to file this form. See General Information B and C.**

<b>Receipts and Revenues</b>	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8. ....	1	3,482,560.
	2	Gross dues and assessments from members and affiliates. ....	2	
	3	Gross contributions, gifts, grants, and similar amounts received. .... SEE SCH. B. ....	3	5,676,631.
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. <b>This line must be completed.</b> If the result is less than \$50,000, see General Information B. ....	4	9,159,191.
	5	Cost of goods sold. ....	5	
	6	Cost or other basis, and sales expenses of assets sold. ....	6	
	7	Total costs. Add line 5 and line 6. ....	7	
	8	Total gross income. Subtract line 7 from line 4. ....	8	9,159,191.
<b>Expenses</b>	9	Total expenses and disbursements. From Side 2, Part II, line 18. ....	9	5,233,321.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8. ....	10	3,925,870.
<b>Filing Fee</b>	11	Total payments. ....	11	
	12	Use tax. See General Information K. ....	12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11. ....	13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12. ....	14	
	15	Penalties and interest. See General Information J. ....	15	
	16	Balance due. Add line 12 and line 15. Then subtract line 11 from the result. ....	16	0.
<b>Sign Here</b>	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			
	Signature of officer <b>EXECUTIVE DIRECTOR</b>	Title <b>EXECUTIVE DIRECTOR</b>	Date _____ Telephone <b>(310) 399-4100</b>	
<b>Paid Preparer's Use Only</b>	Preparer's signature <b>CHERI L. BOGGELN</b>	Date _____ Check if self-employed <input type="checkbox"/>	PTIN <b>P00854324</b>	
	Firm's name (or yours, if self-employed) and address <b>BOGGELN &amp; COMPANY, INC.</b>		Firm's FEIN <b>46-1594234</b>	
	<b>215 1/2 MAIN STREET</b>		Telephone <b>714-374-7434</b>	
	<b>HUNTINGTON BEACH, CA 92648</b>			
May the FTB discuss this return with the preparer shown above? See instructions. .... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

**Part II Organizations with gross receipts of more than \$50,000 and private foundations regardless of amount of gross receipts – complete Part II or furnish substitute information.**

<b>Receipts from Other Sources</b>	1	Gross sales or receipts from all business activities. See instructions. ....	•	1	
	2	Interest .....	•	2	5,907.
	3	Dividends .....	•	3	
	4	Gross rents .....	•	4	
	5	Gross royalties .....	•	5	
	6	Gross amount received from sale of assets (See instructions) .....	•	6	
	7	Other income. Attach schedule. .... <b>SEE STATEMENT 2</b> .....	•	7	3,476,653.
	8	<b>Total</b> gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1. ....	•	8	3,482,560.
<b>Expenses and Disbursements</b>	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule. ....	•	9	
	10	Disbursements to or for members. ....	•	10	
	11	Compensation of officers, directors, and trustees. Attach schedule. .... <b>SEE STMT 3</b> .....	•	11	110,500.
	12	Other salaries and wages .....	•	12	2,212,835.
	13	Interest .....	•	13	294,957.
	14	Taxes .....	•	14	193,195.
	15	Rents .....	•	15	211,991.
	16	Depreciation and depletion (See instructions) .....	•	16	216,600.
	17	Other expenses and disbursements. Attach schedule. .... <b>SEE STATEMENT 4</b> .....	•	17	1,993,243.
	18	<b>Total</b> expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9. ....	•	18	5,233,321.

<b>Schedule L Balance Sheet</b>		<b>Beginning of taxable year</b>		<b>End of taxable year</b>	
		(a)	(b)	(c)	(d)
<b>Assets</b>					
1	Cash .....		4,718,835.	•	4,429,861.
2	Net accounts receivable .....		363,150.	•	906,498.
3	Net notes receivable .....			•	
4	Inventories .....			•	
5	Federal and state government obligations .....			•	
6	Investments in other bonds .....			•	
7	Investments in stock .....			•	
8	Mortgage loans .....			•	
9	Other investments. Attach schedule. .... <b>ST 5</b> .....			•	2,579,231.
10a	Depreciable assets .....	6,035,283.		6,454,756.	
b	Less accumulated depreciation .....	3,191,189.	2,844,094.	3,399,815.	3,054,941.
11	Land .....		7,797,646.	•	7,797,646.
12	Other assets. Attach schedule. .... <b>STM 6</b> .....		4,454,056.	•	6,483,483.
13	<b>Total assets</b> .....		20,177,781.		25,251,660.
<b>Liabilities and net worth</b>					
14	Accounts payable .....		247,207.	•	270,672.
15	Contributions, gifts, or grants payable .....		75,000.	•	
16	Bonds and notes payable .....			•	
17	Mortgages payable .....		14,785,068.	•	15,920,500.
18	Other liabilities. Attach schedule. .... <b>STM 7</b> .....		1,552,538.		1,616,650.
19	Capital stock or principal fund .....		3,517,968.	•	7,443,838.
20	Paid-in or capital surplus. Attach reconciliation. ....			•	
21	Retained earnings or income fund .....			•	
22	<b>Total liabilities and net worth</b> .....		20,177,781.		25,251,660.

**Schedule M-1 Reconciliation of income per books with income per return**

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than \$50,000.

1	Net income per books .....	•	3,925,870.	7	Income recorded on books this year not included in this return. Attach schedule .....	•	
2	Federal income tax .....	•		8	Deductions in this return not charged against book income this year. Attach schedule. ....	•	
3	Excess of capital losses over capital gains .....	•		9	Total. Add line 7 and line 8 .....		
4	Income not recorded on books this year. Attach schedule. ....	•		10	Net income per return. Subtract line 9 from line 6. ....		3,925,870.
5	Expenses recorded on books this year not deducted in this return. Attach schedule .....	•					
6	Total. Add line 1 through line 5. ....		3,925,870.				

**Schedule B  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

CALIFORNIA COPY  
**Schedule of Contributors**

► Attach to Form 990 or Form 990-PF.  
► Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2021**

Name of the organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

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

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

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

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

☐ 501(c)(3) taxable private foundation

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

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

**General Rule**

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

**Special Rules**

- ☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33-1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering 'N/A' in column (b) instead of the contributor name and address), II, and III.
- ☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. . . . . ► \$ \_\_\_\_\_

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

Name of organization	Employer identification number
VENICE COMMUNITY HOUSING CORPORATION	95-4200761

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	US DEPARTMENT OF LABOR 200 CONSTITUTION AVENUE N.W. WASHINGTON, DC 20210	\$ 266,127.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	ST. JOSEPH CENTER 204 HAMPTON DRIVE VENICE, CA 90291	\$ 154,576.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	LA COUNTY HOUSING FOR HEALTH 313 N FIGUEROA ST. 6TH FL EAST LOS ANGELES, CA 90012	\$ 210,850.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	LA HOMELESS SERVICES AUTHORITY 811 WILSHIRE BOULEVARD 6TH FL LOS ANGELES, CA 90017	\$ 570,621.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	U.S. SMALL BUSINESS ADMINISTRATION 312 N SPRING ST LOS ANGELES, CA 90012	\$ 580,576.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	CALIFORNIA COMMUNITY FOUNDATION 221 S. FIGUEROA STREET, SUITE LOS ANGELES, CA 90012	\$ 355,373.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

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

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	CEDAR SINAI 6500 WILSHIRE BLVD., SUITE 110 LOS ANGELES, CA 90048	\$ 350,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
8	VENICE PROPERTY HOLDINGS LLC 11400 W. OLYMPIC BLVD., #590 LOS ANGELES, CA 90064	\$ 1,850,000.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
			Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization

Employer identification number

VENICE COMMUNITY HOUSING CORPORATION

95-4200761

**Part II** **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
8	RESIDENTIAL RENTAL REAL ESTATE 2213 MARIAN PLACE, 2217-2219 MARIAN PLACE, AND 845-847 VENICE BLVD, LOS ANGELES, CA 90291	\$ 1,850,000.	6/04/21
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	



Name of organization

VENICE COMMUNITY HOUSING CORPORATION

Employer identification number

95-4200761

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

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

## VENICE COMMUNITY HOUSING CORPORATION

95-4200761

**STATEMENT 1**  
**FORM 199, LINE I**  
**ACTIVITIES NOT REPORTED TO THE FRANCHISE TAX BOARD**

PLEASE SEE THE ATTACHED AMENDED BYLAWS.

**STATEMENT 2**  
**FORM 199, PART II, LINE 7**  
**OTHER INCOME**

INCOME FROM SPECIAL EVENTS.....	\$	9,625.
PROGRAM SERVICE REVENUE.....		3,467,028.
TOTAL	\$	<u>3,476,653.</u>

**STATEMENT 3**  
**FORM 199, PART II, LINE 11**  
**COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES**

**CURRENT OFFICERS:**

<u>NAME AND ADDRESS</u>	<u>TITLE AND AVERAGE HOURS PER WEEK DEVOTED</u>	<u>TOTAL COMPEN- SATION</u>	<u>CONTRI- BUTION TO EBP &amp; DC</u>	<u>EXPENSE ACCOUNT/ OTHER</u>
REBECCA DENNISON 200 LINCOLN BLVD VENICE, CA 90291	EXECUTIVE DIR. 40.00	\$ 110,500.	\$ 5,403.	\$ 130.
MINDY MEYER 200 LINCOLN BLVD VENICE, CA 90291	CO-CHAIRPERSON 0.01	0.	0.	0.
ANNE ZIMMERMAN 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
SOPHIA GUEL-VALENZUELA 200 LINCOLN BLVD VENICE, CA 90291	SECRETARY 0.50	0.	0.	0.
SYLVIA AROTH 200 LINCOLN BLVD VENICE, CA 90291	TREASURER 0.50	0.	0.	0.
MICHELLE GROISMAN 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
FAISAL HUSSAIN 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.

## VENICE COMMUNITY HOUSING CORPORATION

95-4200761

## STATEMENT 3 (CONTINUED)

## FORM 199, PART II, LINE 11

## COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

## CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN- SATION	CONTRI- BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
THERESA HWANG 200 LINCOLN BLVD VENICE, CA 90291	CO-CHAIRPERSON 0.50	\$ 0.	\$ 0.	\$ 0.
DANIEL JOHNSON 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
MARIE KENNEDY 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
JEFFREY LEVINE 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
BARBARA MILLIKEN 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
DANA NEWMAN 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.01	0.	0.	0.
MIKE SUHD 200 LINCOLN BLVD VENICE, CA 90291	CO-CHAIRPERSON 0.50	0.	0.	0.
CATHERINE SWEETSER 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
MARTHA CHERESH 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
STEVE DIAZ 200 LINCOLN BLVD VENICE, CA 90291	SECRETARY 0.50	0.	0.	0.
JONAH KATENDE 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
MIKE LINDLEY 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.

## VENICE COMMUNITY HOUSING CORPORATION

95-4200761

## STATEMENT 3 (CONTINUED)

FORM 199, PART II, LINE 11

## COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

## CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN- SATION	CONTRI- BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
ANGELA MADRID 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	\$ 0.	\$ 0.	\$ 0.
FRANCES SEGURA 200 LINCOLN BLVD VENICE, CA 90291	DIRECTOR 0.27	0.	0.	0.
TOTAL		<u>\$ 110,500.</u>	<u>\$ 5,403.</u>	<u>\$ 130.</u>

## STATEMENT 4

FORM 199, PART II, LINE 17

## OTHER EXPENSES

ABANDONED PROJECT COSTS.....	\$ 64,030.
ACCOUNTING FEES.....	154,718.
ADVERTISING AND PROMOTION.....	34,652.
AUTO EXP.....	17,662.
BAD DEBT.....	11,765.
BANK CHARGES.....	10,168.
CONFERENCES, CONVENTIONS, AND MEETINGS.....	29,047.
CONTRACT LABOR.....	39,761.
DUES AND SUBSCRIPTIONS.....	16,507.
EXTERMINATING.....	15,845.
FUNDRAISING.....	14,182.
INSURANCE.....	250,952.
JOB TRAINING AND SUPPLIES.....	102,458.
LEGAL FEES.....	2,940.
MANAGEMENT UNIT.....	18,495.
OFFICE EXPENSES.....	95,483.
OTHER EMPLOYEE BENEFIT.....	159,320.
OTHER FEES.....	19,466.
PRINTING AND PUBLICATIONS.....	30,924.
PROGRAM EXPENSES.....	226,200.
RENTAL EXPENSE FROM K-1S.....	144,204.
REPAIR & MAINTENANCE.....	162,394.
SECURITY.....	9,588.
SPECIAL EVENT EXPENSES.....	94,339.
TAXES.....	20,691.
TELEPHONE.....	45,798.
TRASH.....	15,645.
TRAVEL.....	1,295.
UTILITIES.....	184,714.
TOTAL	<u>\$ 1,993,243.</u>

## VENICE COMMUNITY HOUSING CORPORATION

95-4200761

**STATEMENT 5**  
**FORM 199, SCHEDULE L, LINE 9**  
**OTHER INVESTMENTS**

INVESTMENT IN PARTNERSHIPS.....	\$ 2,579,231.
TOTAL	<u>\$ 2,579,231.</u>

**STATEMENT 6**  
**FORM 199, SCHEDULE L, LINE 12**  
**OTHER ASSETS**

CONSTRUCTION IN PROGRESS.....	3,367,079.
DEPOSITS.....	126,290.
DUE FROM AFFILIATES.....	1,699,555.
NOTE RECEIVABLE.....	1,250,000.
PREPAID EXPENSES AND DEFERRED CHARGES.....	40,559.
TOTAL	<u>\$ 6,483,483.</u>

**STATEMENT 7**  
**FORM 199, SCHEDULE L, LINE 18**  
**OTHER LIABILITIES**

ACCRUED INTEREST PAYABLE.....	1,256,021.
DEFERRED REVENUE.....	251,261.
DUE TO LENDER IMPOUNDS.....	1,367.
TENANT SECURITY DEPOSITS.....	108,001.
TOTAL	<u>\$ 1,616,650.</u>

Originally adopted November 1988  
Amended December 1991, August 1993, October 1994, November 1994, December 2006,  
July 2017, February 2019, August 2020, and February 2021.

**BYLAWS  
OF  
VENICE COMMUNITY HOUSING CORPORATION  
(a California Nonprofit Public Benefit Corporation)**

**ARTICLE 1: Name**

**1.01 - Name of Corporation**

The name of this corporation shall be Venice Community Housing Corporation. The corporation is also known as Venice Community Housing.

**ARTICLE 2: Offices**

**2.01 - Offices**

The principal office for the transaction of the business of the corporation shall be located in the City of Los Angeles.

**2.02 - Other offices**

The board of directors may at any time establish branch offices at any place where the corporation is qualified to do business.

**ARTICLE 3: Objectives and Purposes**

**3.01 - Objectives and Purposes**

Venice has for many years been one of the few coastal communities in California with housing opportunities for a broad range of the economic and racial spectrum. The California Coastal Plan specifically cited Venice as a unique community for that reason. Within the last decade, however, economic forces have worked dramatic changes in Venice. Escalating land and construction costs have made it impossible for profit motivated developers to build affordable housing in Venice. At the same time, federal assistance to preserve and expand low income housing has evaporated. Notwithstanding the ameliorative effect of a local rent stabilization ordinance, average apartment rental rates in Venice have steadily and severely increased. Much of the diversity characteristic of Venice has been lost. The Historical North Beach elderly population and the African American population in Oakwood have decreased significantly.

The purpose of the Venice Community Housing Corporation is to expand the opportunities available for low and moderate income persons to obtain affordable, decent, safe and sanitary housing primarily in the Venice/Mar Vista/Del Rey neighborhoods of the City of Los Angeles. In furtherance of that general purpose, the corporation shall undertake to construct new affordable housing and to rehabilitate existing housing to preserve it as long-term affordable housing for families and individuals. The corporation will encourage nonprofit and cooperative ownership where appropriate and tenant organization and participation in decision-making in corporation owned housing to the extent compatible with the furtherance of the corporation's general purpose.

In furtherance of the aforesaid purposes of the corporation, the corporation shall have as further purposes:

1. counseling and education of low and moderate income persons regarding the rights and responsibilities of tenancy, management and home ownership;
2. providing advice, support, credit, funds, capital, gifts, and other lawful forms of assistance, financial and otherwise, to other persons and organizations where such assistance will further the purposes of this corporation;
3. obtaining information and conducting research, studies and analyses of matters relating to housing low and moderate income persons; and preparing and publishing reports as may be useful in furthering the purposes of this corporation;
4. monitoring governmental housing programs and the implementation of state and local housing policy and legislation designed to provide housing opportunities for low and moderate income persons to ensure that the beneficiaries of such programs, policy and legislation are those targeted.

In furtherance of all of the foregoing purposes, the corporation shall endeavor to expand economic opportunities and social services available to low income persons in the Venice/Mar Vista neighborhood and to work hand-in-hand with other community organizations, businesses and public agencies that share the corporation's goals and objectives. The foregoing statement of purposes is a statement of purposes only and is not intended and is not to be construed to limit the powers of this corporation under Section 5140 of the California Nonprofit Benefit Corporation Law.

The following statement is intended to limit the corporation in carrying out its activities:

This corporation has been formed under the California Nonprofit public Benefit Corporation Law for the public and charitable purposes described above, and it shall be nonprofit and nonpartisan. No substantial part of the activities of the corporation shall consist of the publication or dissemination of materials or statements with the purpose of attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office.

The corporation shall not, except to an insubstantial degree, engage in any activities or exercise any that are not in furtherance of the charitable and public purposes described in the Articles of Incorporation.

## **ARTICLE 4 : Dedication of Assets**

### **4.01 - Dedication of Assets**

The properties and assets of this nonprofit corporation are dedicated to the public benefit and/or charitable purposes. No part of the net earnings, properties, or assets of this corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or any member, director or other officer of this corporation. On liquidation or dissolution, all properties and assets all debts and liabilities of this corporation shall be distributed to one or more nonprofit funds, foundations, or corporations organized and operated exclusively for charitable and/or public purposes and that have established their tax exempt status under Internal Revenue Code Section 501 (c)(3) and California Revenue and Taxation Code Section 23701 (d).

## **ARTICLE 5: Directors**

### **5.01 - Powers**

- a) General Corporate Powers. Subject to the provisions of the California Nonprofit Corporation Law, and the business and affairs of the corporation shall be managed, and all corporate powers shall be exercised, by or under the direction of the board of directors.
- b) Specific Powers. Without prejudice to these general powers, and subject to the same limitations, the directors shall have the power to:
  - (i) Select and remove the officers of the corporation has provided herein; prescribe any powers and duties for them that are consistent with law, with the Articles of Incorporation, and with these Bylaws, and fix their compensation, if any;
  - (ii) Change the principal executive office or the principal business office from one location to another within the City of Los Angeles, California;
  - (iii) Adopt, make and use a corporate seal, and alter the form of the seal;
  - (iv) Borrow money and incur and incur indebtedness on behalf of the corporation and cause to be executed and delivered for the corporation's purposes, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecation, and other evidences of debt and securities.

### **5.02 - Number of Directors**

The authorized number of directors shall not be less than seven (7) nor more than twenty-one (21). The exact number of directors shall be fixed from time to time, within the limits specified in this Section, by the board of directors.



### **5.03 – Nomination, Election, Term of Office and Removal of Directors**

The board of directors shall be nominated and elected as follows:

- a. The board of directors shall include representatives of the tenants and other occupants of housing owned by the corporation (hereafter called "Tenant Representatives") and other tenants, housing advocates and other interested persons (hereafter called "Advocates").
- b. A majority of the board of directors shall be residents of the Venice, Mar Vista and Del Rey neighborhoods, or other neighborhoods in the western area of Los Angeles in which we work or develop housing.
- c. The board of directors must include low-income people and/or residents of low-income neighborhoods, and/or representatives of low-income neighborhood organizations, with no less than one third of the authorized number of directors being low income, and/or residents of low income neighborhoods, and/or representatives of low income neighborhood organizations.
- d. No more than one third of the authorized number of directors may be public officials.
- e. At least one Tenant Representative shall serve on the board of directors at all times. Tenant Representatives shall be either:
  - (i) nominated by an organization of tenants of corporation-owned housing, if such organization exists and represents the majority of tenants, or
  - (ii) nominated by corporation staff working directly with the majority of tenants

The term "Tenant Representative" is used in this sub-section to mean any authorized occupant of permanent housing owned by the corporation who is at least eighteen (18) years of age.

- f. Advocates shall be nominated by other board members, staff or other parties in the corporation.
- g. All board members must be elected by the majority of existing board members after their nomination is presented and considered, and re-elected at each annual meeting of the board. If any annual meeting is not held or the board members are not elected at any annual meeting, board members may be elected at any meeting of the board held for that purpose. Each board member, including a board member elected to fill a vacancy or elected at a special meeting of the board shall hold office until the next annual meeting of the board.

The board of directors will be removed as follows:

- a. Board members may be removed at any time by a vote of two-thirds (2/3) of the members then in office for failure to support the purposes of the corporation or other good cause, including failure to meet Board commitments.
- b. Any director who misses three consecutive regular board of directors' meetings without prior notification of a co-chairperson or executive director may be deemed to have resigned by a majority vote of the board. Such director shall thereupon be replaced as provided in these bylaws.
- c. Any vacancy as specified in Section 5.04 may be filled by nominating and electing a new board member at a meeting of the board called for that purpose.

#### **5.04 - Vacancies**

- a) Events Causing Vacancy. A vacancy in the board of directors shall be deemed to exist on the occurrence of any of the following:
  - (i) the death, resignation, or removal of any director;
  - (ii) the declaration by resolution of the board of a vacancy in the office of a director who had been declared of unsound mind by a court order or convicted of a felony or has been found by final order or judgment of any court to have breached a fiduciary duty under Section 5230 of the California Nonprofit Corporation Law;  
or
  - (iii) the increase of the authorized number of directors.
- b) Resignations. Any director may resign at any time except that the last director may not resign until a replacement director has been appointed. Notice of resignation may be given to the chairperson of the board or secretary.
- c) No Vacancy on Reduction of Number of Directors. No reduction of the authorized number of directors shall have the effect of removing any director before that director's term of office expires.
- d) Filling of Vacancies. Vacancies on the board must be filled pursuant to Section 5.03 of these Bylaws.

#### **5.05 - Place of Meetings; Meeting by Telephone, Email or other Electronic Communication**

Regular meetings of the board of directors may be held at any place within the City of Los Angeles that has been designated from time to time by resolution of the board. In the absence of such designation, regular meetings shall be held at the principal executive office of the corporation. Special meetings of the board shall be held at any place within the City of Los Angeles that has been designated in the notice of the meeting, or if not stated in the notice, or if there is no notice, at the principal executive office of the corporation. Notwithstanding the above provisions of this Section 5.05, a regular or special meeting of the board of directors may be held at any place consented to in writing either before or after the meeting, or attended by all the board members. If consents are given, they shall be filed with the minutes of the meeting. Any meeting, regular or special, may be held by conference telephone, email or other electronic communication equipment, so long as all directors participating in the meeting can communicate with and be responsive to one another, and all such directors shall be deemed to be present in person at such meeting. Reasonable times for email responses will be established in the email opening a meeting, though may be relatively short as email meetings and votes will likely be used primarily for time-sensitive issues. .

#### **5.06 - Executive Session**

During regular or special meetings of the board of directors, board may consider sensitive matters before it in executive session. The board will conduct business in executive session when the board determines that privacy is required including but not limited to consideration of personnel matters, litigation and prospective litigation, and real estate negotiations. The minutes of the meeting shall indicate that the board has conducted

business in executive session.

### **5.07 - Regular Meetings**

Regular meetings of the board of directors shall be held without call at such times as shall from time to time be fixed by the board of directors. Such regular meetings may be held without notice.

### **5.08 - Special Meetings**

- a) Authority to Call. Special meetings of the board of directors for any purpose may be called at any time by the chairperson of the board, or any four (4) directors.
- b) Notice. Notice of any special meeting of the board of directors shall be given to all directors either by email four (4) days in advance or by notice delivered personally or by telephone forty-eight (48) hours in advance except that such notice may be waived by any director as set forth in subsection (c).
- c) Waiver of Notice. The transactions of any meeting of the board of directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice, if before or after the meeting, each of the directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. All waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meeting. Notice of a meeting shall also be deemed waived by any director who attends the meeting.

### **5.09 - Annual Meetings**

Annual meetings of the board of directors shall be held as provided in Section 5.08. If the board determines that an annual meeting shall be held at any place and time other than on the first Tuesday after the 10th day of January, or at any place other than at the principal executive office of the corporation, notice of the time and location of the meeting shall be given to all directors either by email two weeks in advance or by notice delivered personally or by telephone no less than ten (10) days in advance of the meeting.

### **5.10 - Quorum**

Presence of a majority (over 50%) of the then authorized number of directors shall constitute a quorum for the transaction of business, except to adjourn as provided in Section 5.10. Every act or decision done or made by a majority of the directors present shall be regarded as the act of the board of directors, subject to the provisions of the California Nonprofit Corporation Law. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of any director(s), if any action taken is approved by at least a majority of the quorum required for that meeting.

### **5.11 - Adjournment**

A majority of the directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place.

### **5.12 - Notice of Adjournment**

Notice of the time and place of holding an adjourned meeting need not be given, unless the meeting is adjourned for more than twenty-four (24) hours, in which case notice of the time and place shall be given before the time of the adjourned meeting to the directors who were not present at the time of the adjournment. Such notice may be waived in the same manner as set forth under Section 5.08 (c).

### **5.13 - Fees and Compensation of Directors**

Directors and members of committees may receive such reimbursement of expenses, including child care, as may be determined by resolution of the board of directors to be just and reasonable.

### **5.14 - Restriction on Interested Directors**

Not more than forty-nine percent (49%) of the persons serving on the board of directors at any time may be interested persons. An interested person is;

- a) any person compensated by the corporation for services rendered to it within the previous twelve (12) months, whether as a full-time or part-time employee, independent contractor, or otherwise, excluding any reasonable compensation paid a director as director or committee member; and
- b) any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, mother-in-law, or father-in-law of any such person. However, any violation of the provisions of this paragraph shall not affect the validity or enforceability of any transaction entered into by the corporation.

## **ARTICLE 6 : Committees**

### **6.01 - Committees of Directors**

The board of directors may, by resolution adopted by a majority of the directors then in office, designate one or more committees, each consisting of two or more directors, to serve at the pleasure of the board. Any member of any committee may be removed, with or without cause, at any time by the board. Any committee, to the extent provided in the resolution of the board, shall have all or a portion of the authority of the board except that no committee, regardless of board resolution, may:

- a) Fill vacancies on the board of directors or on any committee;
- b) Fix compensation of the directors for serving on the board or on any committee;
- c) Amend or repeal the Articles of Incorporation or Bylaws or adopt new bylaws;
- d) Amend or repeal any resolution of the board;
- e) Designate any other committees of the board or appoint the members of any committee;
- f) Approve any transaction
  - (i) to which the corporation is party and one or more directors has a material financial interest; or
  - (ii) between the corporation and one or more of its directors or between the corporation and any corporation or firm in which one or more of its directors has a material financial interest.

### **6.02 - Meeting and Action of Committees**

Meetings and action of committees shall be governed by, and held and taken in accordance with, the provisions of Article 5 of these Bylaws, concerning meetings of directors, with such changes in the context of those bylaws as are necessary to substitute the committee and its members for the board of directors and its members, except that the time for regular meetings of committees may be determined either by resolution of the board of directors or by resolution of the committee. Special meetings of committees may also be called by resolution of the board of directors. Notice of special meetings of committees shall also be given to any and all alternate and ex officio members, who shall have the right to attend all meetings of the committee. Minutes shall be filed with the corporate records. The board of directors may adopt rules for any committee not inconsistent with the provisions of these bylaws.

### **6.03 - Executive Committee**

Pursuant to Section 6.01, the board may appoint four (4) or more directors, two of whom will serve as co-chairpersons of the board, to serve as the executive committee of the board. The executive committee, unless limited in a resolution of the board, shall have and may exercise all the authority of the board in the management of the business affairs of the corporation between meetings of the board; provided, however, that the executive committee shall not have the authority of the board in reference to those matters enumerated in Section 6.01.

## **ARTICLE 7: Officers**

### **7.01 - Election of Officers**

The corporation shall have the following officers of the board: two co-chairpersons, secretary, and treasurer, and other officers as the board may designate by resolution.

### **7.02 - Election of Officers**

The officers of the corporation shall be chosen by the board of directors, and each shall serve at the pleasure of the board.

### **7.03 - Removal of Officers**

Any officer may be removed, with or without cause, by the board of directors, at any regular or special meeting of the board.

### **7.04 - Resignation of Officers**

Any officer may resign at any time by giving written notice to the corporation. Any resignation shall take effect at the date of receipt of that notice or at any later time specified in that notice; unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the corporation under any contract to which the officer is a party.

### **7.05 - Vacancies in Office**

A vacancy in office because of death, resignation, removal, disqualification, or any other cause shall be filled only in the manner prescribed in these Bylaws for regular appointments to that office.

### **7.06 - Responsibilities of Officers**

- a) Co-Chairpersons of the Board. Two co-chairpersons shall share duties, including presiding at all meetings of the board of directors and the executive committee, and shall have other powers and duties as may be prescribed by the board of directors or these bylaws. In the absence of one Co-Chairperson, the other Co-Chairperson shall preside at those meetings and shall have other powers and duties as the board may prescribe.
- b) Secretary. The secretary shall attend to the following:
  - (i) Book of Minutes. The secretary shall keep or cause to be kept, at the principal executive office or such other place as the board of directors may direct, a book of minutes of all meetings and actions of directors, with the time and place of holding regular and special meetings, and if special, how authorized, the notice given, the names of those present at such meetings;
  - (ii) Notices, Seal and other Duties. The secretary shall give, or cause to be given, notice of all meetings to the board of directors required by the Bylaws to be given. The secretary shall keep the seal of the corporation in safe custody, and shall have other powers and perform such other duties as may be prescribed by the board of directors or the Bylaws.
- c) Treasurer. The treasurer shall attend to the following:
  - (i) Books of Account. The treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the corporation, including accounts of assets, liabilities, receipts, disbursements, gains, losses, open to inspection by any director at all reasonable times:

## **ARTICLE 8 : Records and Reports**

### **8.01 - Maintenance and Inspection of Articles and Bylaws**

The corporation shall keep at its principal executive office the original or a copy of the Articles and Bylaws, as amended to date, which shall be open to inspection by the directors at all reasonable times during the office hours.

### **8.02 - Maintenance of Other Corporate Records**

The accounting books, records, and minutes or proceedings of the board of directors and any committee(s) of the board of shall be kept at such place or places designated by the board of directors, or, in absence of such designation, at the principal executive office of the corporation. The minutes shall be kept in written or typed form, and the accounting books and records shall be kept either in written or typed form or in any other form capable of being converted into written, typed, or printed form.

### **8.03 - Inspection of Corporate Records**

Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of every kind and the physical properties of the corporation and each of its subsidiary corporations. This inspection by a director may be made in person or by an agent or attorney, and the right of inspection includes the right to copy and make extracts of documents.

### **8.04 - Annual Report**

If the corporation has \$10,000.00 in assets during a fiscal year, the corporation shall send an annual report to all organizations or associations with the power to appoint directors not later than one hundred-twenty (120) days after the close of the fiscal year which sets forth all information required by Sections 6321 and 6322 of the California Nonprofit Corporation Law.

## **ARTICLE 9: Contracts with Directors and Officers**

### **9.01 - Contracts with Directors and officers**

- a) The corporation shall not be a party to any contract or transaction (a) in which one or more of its directors or officers has a material financial interest or (b) with any corporation, firm, or association, or other entity in which one or more of its directors or officers has a material financial interest or (c) with any corporation, firm, association, or other entity (other than a California nonprofit public benefit corporation) in which one or more of its directors is a director, unless
  - (i) the material facts concerning the contract or transaction and such director's or officer's financial interest or common directorship are fully disclosed in good faith and are noted in the minutes;
  - (ii) such contract or transaction is authorized or approved in good faith by a majority of the board by a vote sufficient for that purpose without counting the vote of such interested directors or officers;
  - (iii) prior to authorizing or approving the contract or transaction, the board considers and in good faith determines after reasonable investigation that the corporation could not obtain a more advantageous arrangement with reasonable investigation under the circumstances or that the contract or transaction implements a charitable program of this corporation;
  - (iv) this corporation enters into the contract or transaction for its own benefit and
  - (v) the contract or transaction is fair and reasonable to this corporation or implements a charitable program of the corporation at the time contract or transaction is entered into.

A director or officer of this corporation shall not be deemed to have a "material financial interest" in a contract or transaction that implements a charitable program of this corporation solely because such a contract or transaction results in a benefit to a director or officer or their families by virtue of their membership in the class of persons intended to be benefited by the charitable program of this corporation, as long as the contract or transaction is approved or authorized by the corporation in good faith and without unjustified favoritism.

- b) The provisions of this section do not apply to a transaction which is a part of a public or charitable program of the corporation if it:
  - (i) is approved or authorized by the corporation in good faith and without unjustified favoritism; and
  - (ii) results in a benefit to one or more directors or officers or their families because they are in the class of persons intended to be benefited by the public or charitable program of this corporation.

### **9.02 - Loans to Directors and Officers**

The corporation shall not make any loan of money or property to or guarantee the obligation of any director or officer, unless approved by the Attorney General of the State of California: provided, however, the corporation may advance money to a director or officer of the corporation for expenses reasonably anticipated to be incurred in the performance of the duties of such director or officer, provided that in the absence of such advance, such director or officer would be entitled to be reimbursed for such expenses by the corporation.

### **9.03 - Mutual Directors**

No contract or other transaction between the corporation and any California nonprofit public benefit corporation is either void or voidable because such director(s) are present at a meeting of the board of directors which authorizes, approves, or ratifies the contract or transaction if the material facts as to the transaction and as to such director's other directorship are fully disclosed to the board and the board authorizes, approves, or ratifies the contract or transaction in good faith by a vote sufficient without counting the vote of the common director(s), or if the contract or transaction is just and reasonable as to the corporation at the time it is authorized, approved or ratified.

## **ARTICLE 10: Indemnification of Directors, Officers, Employees and Other Agents**

### **10.01 - Definitions**

- a) Agent means any person who is or was a director, officer, employee, or other agent of this corporation, or is or was serving at the request of this corporation as a director, officer, employee, or agent of another foreign or domestic corporation, partnership, joint venture, trust or other enterprise, or was a director, officer, employee, or agent of a foreign or domestic corporation that was a predecessor corporation of this corporation or of another enterprise at the request of the predecessor corporation.
- b) Proceeding means any threatened, pending, or completed action or proceeding, whether civil, criminal, administrative, or investigative; and
- c) Expenses includes, without limitation, all attorneys' fees, costs, and any other expenses incurred in the defense of any claims or proceedings against an agent by reason of his/her position or relationship as agent and all attorneys' fees, costs, and other expenses incurred in establishing a right to indemnification under this Article.



### **10.02 - Successful Defense by Agent**

To the extent that an agent of this corporation has been successful on the merits in the defense of any proceeding referred to in this Article, or in the defense of any claim, issue, or matter therein, the agent shall be indemnified against expenses actually and reasonably incurred by the agent in connection with the claim. If an agent either settles any such claim or sustains a judgment rendered against him or her, then the provisions of Sections 10.03 through 10.05 shall determine whether the agent is entitled to indemnification.

### **10.03 - Actions Brought by Persons other Than the Corporation**

Subject to the required findings to be made pursuant to Section 10.05, below, this corporation shall indemnify any person who was or is a party, or is threatened to be made a party, to any proceeding other than an action brought by, or on behalf of, this corporation, or by an officer, director, or person granted related status by the Attorney General, or by the Attorney General on the ground that the defendant director was or is engaged in self-dealing within the meaning of California Corporations Code Section 5233, or by the Attorney General or a person granted related status by the Attorney General for any breach of duty relating to assets held in charitable trust, by reason of the fact that such person is or was an agent of this corporation, for all expenses, judgments, fines, settlements, and other amounts actually and reasonably incurred in connection with the proceeding.

### **10.04 - Action Brought by or on Behalf of the Corporation**

- a) Claims Settled out of Court. If any agent settles or otherwise disposes of a threatened or pending action brought by or on behalf of this corporation, with or without court approval, the agent shall receive no indemnification for either amounts paid pursuant to the terms of the settlement or other disposition or for any expenses incurred in defending against the proceeding, unless it is settled with the approval of the Attorney General.
- b) Claims and Suits Awarded Against Agents. This corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action brought by or on behalf of this corporation by reason of the fact that the person is or was an agent of this corporation, for all expenses actually and reasonably incurred in connection with the defense of that action, provided that both of the following are met:
  - (i) The determination of good faith conduct required by Section 10.05, below, must be made in the manner provided for in that section; and
  - (ii) Upon application, the court in which the action was brought must determine that, in view of all the circumstances of the case, the agent should be entitled to indemnity for the expenses incurred. If the agent is found to be so entitled, the court shall determine the appropriate amount of expenses to be reimbursed.

### **10.05 - Determination of Agent's Good Faith Conduct**

The indemnification granted to an agent in Sections 10.03 and 10.04 above is conditioned on the following:

- a) Required Standard of Conduct. The agent seeking reimbursement must be found, in the

manner provided below, to have acted in good faith, in a manner he/she believed to be in the best interest of this corporation, and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use in similar circumstances. The termination of any proceeding by judgment, order, settlement, conviction, or on a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or in a manner which he/she reasonably believed to be in the best interest of this corporation or that he/she had reasonable cause to believe that his/her conduct was unlawful. In the case of a criminal proceeding, the person must have had no reasonable cause to believe that his/her conduct was unlawful.

- b) Manner of Determination of Good Faith Conduct. The determination that the agent did act in a manner complying with paragraph (a) above shall be made by:
- (i) The board of directors by a majority vote of a quorum consisting of directors who are not parties to the proceeding; or
  - (ii) The court in which the proceeding is or was pending. Such determination may be made on application brought by this corporation or the agent or the attorney or other person rendering a defense to the agent, whether or not the application by the agent, attorney, or other person is opposed by this corporation.

#### **10.06 - Limitations**

No indemnification or advance shall be made under this Article, except as provided in Sections 10.02 or 10.05 (b) (ii) in any circumstance when it appears:

- a) That the indemnification or advance would be inconsistent with a provision of the Articles, or an agreement in effect at the time of the accrual of the alleged cause of action asserted in the proceeding in which the expenses were incurred or other amounts were paid, which prohibits or otherwise limits indemnification; or
- b) That the indemnification would be inconsistent with any condition expressly imposed by a court in approving a settlement.

#### **10.07 - Advance of Expenses**

Expenses incurred in defending any proceeding may be advanced by this corporation before the final disposition of the proceeding on receipt of an undertaking by or on behalf of the agent to repay the amount of the advance unless it is determined ultimately that the agent is entitled to be indemnified as authorized in this Article.

#### **10.08 - Contractual Rights of Nondirectors and Nonofficers**

Nothing contained in this Article shall affect any right to indemnification to which persons other than directors and officers of this corporation, or any subsidiary hereof, may be entitled by contract or otherwise.

#### **10.09 - Insurance**

The board of directors may adopt a resolution authorizing the purchase and maintenance of insurance on behalf of any agent of the corporation against any liability other than for violating provisions against self-dealing asserted against or incurred by the agent in such capacity or arising out of the agent's status as such, whether or not this corporation would

have the power to indemnify the agent against that liability under the provisions of this section.

## **ARTICLE 11 : Fiscal Year**

### **11.01 - Fiscal Year**

The fiscal year of the corporation shall run from January 1 through December 31 of each year.

## **ARTICLE 12: Construction and Definitions**

### **12.01 - Construction and Definitions**

Unless the context requires otherwise, the general provisions, rules of construction and definitions in the California Nonprofit Corporation Law shall govern the construction of these Bylaws. Without limiting the generality of the above, the masculine gender includes the feminine and neuter, the singular number includes the plural, and the plural number includes the singular.

## **ARTICLE 13: Amendments**

### **13.01 - Amendments by Directors**

The Bylaws may be adopted, amended, or repealed by the board of directors. Amendment(s) to the Bylaws must be passed at one regular meeting by a majority vote of all appointed directors.

## **ARTICLE 14: Endorsement of Documents and Contracts**

### **14.01 - Endorsement of Documents and Contracts**

Subject to the provisions of applicable law, any note, mortgage, evidence of indebtedness, contract, conveyance, or other instrument in writing and any assignment or endorsement thereof executed or entered into between the corporation and any other person, when signed by either co-chairperson of the board, and any other officer of the corporation shall be valid and binding on the corporation in the absence of actual knowledge on the part of the other person that the signing officers had no authority to execute the same. Any such instruments may be signed by any other person or persons and in such manner as from time to time shall be determined by the board, and unless so authorized by the board, no officer, agent or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or amount.

STREET ADDRESS:  
1300 I Street  
Sacramento, CA 95814  
(916) 210-6400

WEBSITE ADDRESS:  
[www.oag.ca.gov/charities](http://www.oag.ca.gov/charities)



(For Registry Use Only)

## ANNUAL REGISTRATION RENEWAL FEE REPORT TO ATTORNEY GENERAL OF CALIFORNIA

Sections 12586 and 12587, California Government Code  
11 Cal. Code Regs. sections 301-306, 309, 311, and 312

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of \$800, plus interest, and/or fines or filing penalties. Revenue & Taxation Code section 23703; Government Code section 12586.1. IRS extensions will be honored.

VENICE COMMUNITY HOUSING CORPORATION Name of Organization		Check if: <input type="checkbox"/> Change of address <input type="checkbox"/> Amended report	
List all DBAs and names the organization uses or has used 200 LINCOLN BLVD Address (Number and Street)		State Charity Registration Number 73719	
VENICE, CA 90291 City or Town, State, and ZIP Code		Corporation or Organization No. 1622512	
(310) 399-4100 Telephone Number		BDENNISON@VCHCORP.ORG E-mail Address	
		Federal Employer ID No. 95-4200761	

### ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, 311, and 312) Make Check Payable to Department of Justice

Total Revenue	Fee	Total Revenue	Fee	Total Revenue	Fee
Less than \$50,000	\$25	Between \$250,001 and \$1 million	\$100	Between \$20,000,001 and \$100 million	\$800
Between \$50,000 and \$100,000	\$50	Between \$1,000,001 and \$5 million	\$200	Between \$100,000,001 and \$500 million	\$1,000
Between \$100,001 and \$250,000	\$75	Between \$5,000,001 and \$20 million	\$400	Greater than \$500 million	\$1,200

#### PART A – ACTIVITIES

For your most recent full accounting period (beginning 1/01/21 ending 12/31/21) list:

Total Revenue \$ 9,064,852. (including noncash contributions)  
Noncash Contributions \$ 1,850,000. Total Assets \$ 25,251,660.  
Program Expenses \$ 4,103,607. Total Expenses \$ 5,138,982.

#### PART B – STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: All questions must be answered. If you answer "yes" to any of the questions below, you must attach a separate page providing an explanation and details for each "yes" response. Please review RRF-1 instructions for information required.

	Yes	No
1 During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof, either directly or with an entity in which any such officer, director or trustee had any financial interest? SEE STATEMENT 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 During this reporting period, were any organization funds used to pay any penalty, fine or judgment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 During this reporting period, were the services of a commercial fundraiser, fundraising counsel for charitable purposes, or commercial coventurer used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 During this reporting period, did the organization receive any governmental funding? SEE STATEMENT 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 During this reporting period, did the organization hold a raffle for charitable purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7 Does the organization conduct a vehicle donation program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8 Did the organization conduct an independent audit and prepare audited financial statements in accordance with generally accepted accounting principles for this reporting period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 At the end of this reporting period, did the organization hold restricted net assets, while reporting negative unrestricted net assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, the content is true, correct and complete, and I am authorized to sign.

BECKY DENNISON Signature of Authorized Agent	EXECUTIVE DIRECTOR Printed Name		
			Date

**STATEMENT 1**  
**FORM RRF-1, PART B, LINE 1**  
**FINANCIAL TRANSACTIONS**

THE FOLLOWING OFFICER OF THE ORGANIZATION RECEIVED COMPENSATION FOR THE PERFORMANCE OF SERVICES TO THE ORGANIZATION AS FULLY DESCRIBED IN THE ATTACHED FORM 990 PART VII :

REBECCA DENNISON: EXECUTIVE DIRECTOR

**STATEMENT 2**  
**FORM RRF-1, PART B, LINE 5**  
**GOVERNMENT AGENCY THAT PROVIDED FUNDING**

US DEPARTMENT OF LABOR  
200 CONSTITUTION AVENUE N.W.  
WASHINGTON, DC 20210  
\$266,127

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
PASS THROUGH ENTERPRISE COMMUNITY PARTNERS  
11000 BROKEN LAND PARKWAY, STE. 700  
COLUMBIA, MD 21044  
\$60,000

EMERGENCY FOOD AND SHELTER PROGRAM  
701 NORTH FAIRFAX STREET  
ALEXANDRIA, VA 22314-2064  
\$25,200

COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES  
HOUSING FOR HEALTH DIVISION  
313 N. FIGUEROA STREET, 6TH FLOOR EAST  
LOS ANGELES, CA 90012  
\$210,850

COUNTY OF LOS ANGELES DEPARTMENT OF MENTAL HEALTH  
PASS THROUGH SAFE PLACE FOR YOUTH  
2469 S. LINCOLN BOULEVARD  
VENICE, CA 90291  
\$51,010

COUNTY OF LOS ANGELES PROBATION DEPARTMENT  
9150 EAST IMPERIAL HIGHWAY  
DOWNEY, CA 90242  
\$20,000

LOS ANGELES HOMELESS SERVICES AUTHORITY  
811 WILSHIRE BOULEVARD, 6TH FLOOR  
LOS ANGELES, CA 90017  
\$570,621

LOS ANGELES HOMELESS SERVICE AUTHORITY  
PASS THROUGH ST. JOSEPH CENTER  
204 HAMPTON DRIVE  
VENICE, CA 90291  
\$154,576

US SMALL BUSINESS ADMINISTRATION  
312 N SPRING ST.

**STATEMENT 2 (CONTINUED)**  
**FORM RRF-1, PART B, LINE 5**  
**GOVERNMENT AGENCY THAT PROVIDED FUNDING**

LOS ANGELES, CA 90012  
\$580,576

LOS ANGELES DEPARTMENT OF WATER AND POWER  
PASS THROUGH LIME ENERGY  
4 GATEWAY CENTER  
100 MULBERRY STREET  
NEWARK, NJ 07102  
\$34,750

COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES  
PASS THROUGH BRILLIANT CORNERS  
313 N. FIGUEROA STREET, 6TH FLOOR EAST  
LOS ANGELES, CA 90012  
11,000