SAN DIEGO HOUSING COMMISSION

San Diego Housing Commission

A Component Unit of the
City of San Diego, California

Annual Comprehensive Financial Report

For the year ended June 30, 2026

San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101
www.sdhc.org



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San Diego Housing Commission

A Component Unit of the
City of San Diego, California

Annual Comprehensive Financial Report

For the Year Ended
June 30, 2026

Prepared by:
Financial Services Department

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SAN DIEGO HOUSING COMMISSION

Introductory Section



We're About People

Established in 1979, the San Diego Housing Commission (SDHC) is an award-winning public housing agency that serves the City of San Diego. SDHC's major program areas include providing rental assistance to approximately 17,000 households with low income; addressing homelessness; and creating and preserving affordable rental housing.

SAN DIEGO HOUSING COMMISSION

November xx, 2026

Mayor Todd Gloria,

Council President Joe LaCava, Members of the San Diego City Council, San Diego Housing Commission (SDHC) Chair of the Board Eugene "Mitch" Mitchell, Members of the SDHC Board of Commissioners, Citizens of the City of San Diego, California, and additional interested parties.

California state law requires all general purpose local governments to publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. As a component unit of the City of San Diego, and pursuant to the above-stated requirement, we hereby issue the San Diego Housing Commission's (SDHC) Annual Comprehensive Financial Report (Annual Report) for the fiscal year that ended on June 30, 2026.

This report consists of SDHC management's representations concerning SDHC's finances. Consequently, SDHC management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, SDHC management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft or misuse, and to compile sufficient reliable information for the preparation of SDHC's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, SDHC's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements. As SDHC management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

SDHC's financial statements have been audited by CohnReznick LLP, a firm of licensed certified public accountants. The goal of this independent audit was to provide reasonable assurance that SDHC's financial statements for the fiscal year that ended on June 30, 2026, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditors concluded, based upon their audit, that there was a reasonable

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basis for rendering an unmodified opinion that SDHC's financial statements for the fiscal year that ended on June 30, 2026, are fairly presented in conformity with GAAP.

The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of SDHC's financial statements was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditors to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in SDHC's Single Audit Reports, which are issued separately.

The Annual Report includes the Financial Data Schedule (FDS) required by the U.S. Department of Housing and Urban Development (HUD). FDS was created to standardize financial information reported by Public Housing Authorities (PHAs). The HUD Real Estate Assessment Center (REAC) requires that PHA accounting information be reported in accordance with GAAP, using either governmental or enterprise fund accounting. REAC analyzes the FDS to assess the financial condition, viability and effectiveness of overall resource management of PHAs compared to industry peers. The FDS discloses federal-, state- and local-funded activities reported to HUD. These activities are the basis of SDHC's enterprise fund program schedules, which are combined in the basic financial statements.

Established in 1979, SDHC has earned a national reputation as a model public housing agency, with innovative programs that preserve and create additional affordable housing in the City of San Diego. SDHC's award-winning programs and services stimulate the local economy, revitalize neighborhoods, and positively impact the lives of San Diegans with low income and/or experiencing homelessness. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to SDHC for its Annual Report for the fiscal year that ended on June 30, 2024. This was the 17th consecutive year that SDHC has achieved this prestigious award, recognizing "transparency and full disclosure" in the Annual Report. This report must satisfy both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year. We believe that this Annual Report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for a Certificate of Achievement.

The GFOA has also given an award for Outstanding Achievement in Popular Annual Financial Reporting to SDHC for its Popular Annual Financial Report for Fiscal Year 2024. This was the 15th consecutive year that SDHC has received this prestigious award.

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The Annual Report and the Popular Annual Financial Report for the fiscal years that ended June 30, 2025, have been submitted to the GFOA for award and are currently under review.

Governing Body and Strategic Guidance

SDHC is governed by the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority).

SDHC President & CEO Lisa Jones is the Executive Director of the Housing Authority.

The Housing Authority has final authority over SDHC's budget and major policy decisions. Housing Authority approval is required for amending the annual budget for amounts in excess of $500,000.

A seven-member Board of Commissioners (Board) oversees SDHC's operations and makes recommendations to the Housing Authority.

Commissioners are appointed through a process detailed in the San Diego Municipal Code.

The SDHC Board reviews proposed changes to housing policy, property acquisitions and other financial commitments. The SDHC Board offers policy guidance to SDHC staff through its communications with the agency's President & CEO.

SDHC Proposed FY2026-2030 Strategic Plan

During FY2025, SDHC conducted a comprehensive process to develop a new Strategic Plan to serve as a blueprint for the agency to emerge as a resilient, high-performing, focused and forward-thinking organization in a new and ever-changing environment with limited funds.

The FY2026-2030 Proposed Strategic Plan was presented to SDHC's Board of Commissioners as an informational workshop on September 12, 2025, and to the SDHC Board's Strategic Plan Committee on October 6, 2025. On October 10, 2025, the SDHC Board approved the FY2026-2030 Strategic Plan and authorized staff to implement it and provide annual updates. It includes adjustments to SDHC's vision, mission statement, purpose and core values and identifies five strategic priority areas with measurable goals that support them.

SDHC Vision

Everyone in the City of San Diego has a home they can afford.

SDHC Mission Statement

The San Diego Housing Commission fosters social and economic stability by ensuring the development and preservation of quality, affordable housing solutions for San Diegans.

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Purpose

Provide stable, quality housing solutions so the community can thrive.

Core Values

At SDHC, we:

- Treat our clients, staff, community and partners fairly and with dignity and respect.
- Commit to excellence and innovation in all we do.
- Ensure that our programs are informed by the input of those we serve.
- Commit to transparency and being strong financial stewards.
- Collaborate with partners for the best outcomes for San Diegans.

Strategic Priority Areas

1. Reimagine the Agency
2. Reassess Annually
3. Create and Preserve Housing
4. Embody Person-Centered Operations
5. Address and Prevent Homelessness

SDHC Business Activities

Providing Rental Assistance

SDHC administers a variety of federally funded affordable housing programs and services, including the Section 8 Housing Choice Voucher Program, which provides rental assistance to approximately 17,000 families with low income in the City of San Diego.

New Voucher Awards

During Fiscal Year (FY) 2026, SDHC was awarded 17 additional tenant-based Veterans Affairs Supportive Housing (VASH) vouchers. These vouchers serve veterans experiencing homelessness who are eligible for a VASH voucher.

HUD awarded SDHC 75 Family Unification Program Vouchers in early FY 2026. These vouchers provide assistance to families whose children are at risk of out-of-home placement due to inadequate housing and for youth(s) who are at least 18 years old and not more than 24 years old who left foster care or will leave foster care within 180 days.

'Moving to Work' Agency

SDHC is one of only 39 original "Moving to Work" (MTW) agencies out of approximately 3,200 public housing authorities nationwide. Since the MTW Demonstration Program's initial inception, HUD has admitted an additional 99 public housing authorities to the expansion. There are currently only 138 MTW public housing authorities nationally.

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MTW status gives SDHC the flexibility to implement a variety of innovative, cost-effective approaches, subject to HUD approval, to provide housing assistance in the City of San Diego by waiving certain provisions, implementing requirements, and regulations of the Housing Act of 1937. As an MTW Agency, SDHC must meet the statutory requirements and statutory objectives of the MTW Demonstration Program.

SDHC's MTW initiatives provide opportunities for federal rental assistance recipients and public housing residents to become more financial self-reliant, funding toward the creation and preservation of affordable housing for San Diegans experiencing homelessness, and rental housing vouchers to address homelessness.

Committing Federal Rental Housing Vouchers to Address Homelessness

SDHC's MTW status has allowed SDHC to leverage its available resources to address homelessness.

At the close of FY 2026, more than 5,800 of SDHC's rental assistance subsidies were dedicated to families and individuals experiencing homelessness. This includes but is not limited to VASH vouchers, Sponsor-Based Subsidies, Project-Based Vouchers (including developments that are pending completion), Monarch School Project, and Emergency Housing Vouchers (EHV) through Fall 2026, as HUD is sunsetting the Federal EHV program.

Committing Federal Rental Housing Vouchers for Affordable Housing

In FY 2026, SDHC leased 448 Project-Based Vouchers at 10 new affordable housing developments that serve residents with low-income or experiencing homelessness.

Project-Based Vouchers are linked to specific housing units to which they are awarded so that when a tenant moves on, the voucher remains with the units to help other households. These vouchers provide rental assistance to households with low income in the City of San Diego, including individuals and families experiencing homelessness. Low-income applicants are selected through SDHC's Project-Based Voucher Wait List. Emergency Housing Voucher families have been and will continue to be prioritized for new Project-Based Voucher housing units that come online for up to one year after their rental assistance has ended.

Applicants for the Project-Based Voucher units allocated to permanent supportive housing to address homelessness are selected from the Continuum of Care's Coordinated Entry System (CES). The following Project-Based Voucher properties completed construction and were leased in FY 2026:

- Pacific Village – 62 total units: 15 units for veterans experiencing homelessness, 12 units for transition-age youth experiencing homelessness, 12 units for adults experiencing chronic homelessness, and 23 units for adults experiencing literal homelessness.

- Serenade on 43rd – 32 units for individuals experiencing homelessness.

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- Cuatro at City Heights – 48 units for low-income individuals and families.
- Harrington Heights – 10 units for veterans experiencing homelessness, 65 units for adults experiencing chronic and literal homelessness, and 40 units for low-income adults.
- Jacaranda on 9th – 14 units for adults experiencing chronic homelessness and 73 units for low-income individuals and families.
- Taormina Family Apartments – 8 units for low-income individuals and families.
- Iris at San Ysidro – 25 units for low-income families.
- SkyLINE – 30 units for low-income individuals and families.
- The Teralta – 33 units for low-income individuals and families.
- Terrasini Senior Apartments – 8 units for low-income seniors.

SDHC Achievement Academy

The SDHC Achievement Academy offers programs that emphasize career development, job skills, job placement and personal financial education. The SDHC Achievement Academy is available at no charge to families with low income in the City of San Diego, predominately those receiving federal Section 8 Housing Choice Voucher rental assistance, public housing residents and participants in certain homelessness programs.

In FY 2026, more than 1,410 SDHC Achievement Academy participants attended 162 workshops addressing various topics, such as financial education, life skills, workforce readiness, computer literacy and job recruitments. In addition to attending workshops, 1,089 participants received core services, including benefits screening and meeting with a certified financial counselor; 205 participants were placed in jobs; and 198 increased their earnings. In FY2026, the average hourly wage earned by SDHC Achievement Academy participants placed in jobs was $21.92, a 43 percent increase in the last five years. From recruitment fairs and employer presentations to small business classes and industry-specific trainings, the SDHC Achievement Academy and it's community based partners offer an array of services to meet the varying needs of its participants.

Path to Success

During FY 2026, SDHC received approvals to update its Path to Success initiative to implement adjustments to the way SDHC calculates the family contribution amounts for Housing Choice Voucher rental assistance participants and public housing residents. These changes will be implemented in FY 2027. SDHC found it necessary to increase these family contribution amounts because federal funding is not meeting the rental assistance needs of all the families SDHC currently serves. If these updates were not implemented, hundreds of families could lose their rental assistance entirely. SDHC's

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goal is to make sure families continue with this assistance and remain housed. By making these changes, SDHC expects to be able to continue to assist all the eligible families currently in SDHC's rental assistance and public housing programs. With these updates, Elderly-Disabled households will pay 32 percent of their income toward their rental housing. SDHC will continue to not have any required minimum family contribution for Elderly-Disabled households. The family contribution amount for households that are Work-Able will be either 40 percent of their income or a minimum family contribution amount. The minimum family contribution amounts are based on the number of workable household members in family and the current minimum wage of $17.75 per hour in the City of San Diego.

SDHC sent letters to the affected families through the U.S. mail and email. SDHC has continued to send additional notices before the new family contribution amounts take effect on October 1, 2026. SDHC also provided information through frequently asked questions and explanatory videos on SDHC's website—available in English, Spanish and Vietnamese. Additionally, SDHC has a dedicated page on its website with a list of many community resources available for these families. SDHC also collaborated with community partners to host resource fairs for affected families.

Administration of City of San Diego's Homelessness Shelters and Services Programs

The City of San Diego's (City) Homelessness Shelters and Services Programs provide shelter and supportive services to some of the City's most vulnerable residents.

SDHC administers the following programs on behalf of the City through a single Memorandum of Understanding (MOU) with the City:

- Housing Instability Prevention Program (HIPP)
- Coordinated Shelter Intake Program
- Eviction Prevention Program
- Supportive Services
    - Day Center for Adults Experiencing Homelessness
    - Transitional Storage Center
    - Storage Connect Center
    - The Hub (formerly the Homelessness Response Center)
    - Multidisciplinary Outreach Team (Closed June 2026)
    - Emergency Solutions Grant Prevention Program
- Emergency/Interim Shelter Programs:
    - Connections Housing Downtown for Single Adults
    - Rachel's Promise Center for Women and Children
    - Bishop Maher Center Interim Shelter for Women
    - Bridget Shelter (16th & Newton) for Single Adults
    - Bridge Shelter (17th & Imperial) for Single Adults
    - Rosecrans Shelter for Single Adults (Closed July 2025)
    - Harm Reduction Interim Shelter for Single Adults
    - Interim Shelter for Transition-Age Youth
    - Youth Emergency Shelter for Unaccompanied Minors
    - Safe Shelter for Transition-Age Youth (SafeSTAY)

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- San Diego Family Shelter Program
- Haven Interim Shelter for Single Women and Families with Children
- Alcohol Use Disorder Interim Shelter for Single Adults
- Lighthouse Interim Shelter for Men (Program No Longer Funded by the City of San Diego as of June 2026)
- Veteran's Interim Shelter
- Single Adults and Seniors Interim Shelter Program
- Central Elementary Safe Parking Program for Families with Children (Program Closed June 2026)

SDHC-administered homelessness programs

In FY 2026, SDHC also supported several homelessness programs funded through HUD Continuum of Care (CoC), Moving to Work, SDHC Local Funds, Affordable Housing Fund and City of San Diego General Fund.

These programs include:

- 10 CoC-funded Permanent Supportive Housing programs serving up to 330 households each year
- 5 CoC-funded Rapid Rehousing programs
- 2 Inclement Weather Shelter program providers
- 2 Transitional Housing programs, providing up to 106 beds to families
- Program for Engaged Education Resources (PEER) (SDHC collaboration with San Diego City College to support workforce development in homelessness services. Closed December 2025.)

The City of San Diego's Eviction Prevention Program (EPP) launched in December 2021 and continues to provide assistance, education, legal representation and public awareness to certain populations in the City of San Diego, and emergency and limited legal assistance to eligible tenants facing eviction for not paying their rent. EPP functions as a centralized resource for low-income renters facing eviction and is available to all qualified individuals regardless of their immigration status. In FY 2026 EPP provided full legal assistance to 268 eligible tenants and limited legal assistance to 2,363 eligible tenants. The program also conducted six public workshops and 15 public awareness events, received and responded to 2,698 hotline calls, and made 3,071 referrals to other community resources.

SDHC's Housing Stability programs continued to serve the various needs of those in the City of San Diego who are at risk of or experiencing homelessness. Direct Services include 10 programs that directly assist individuals and families with a wide range of services and financial and rental assistance needs. These housing interventions focus on housing households quickly and then provide case management services and financial assistance to support housing stability. These include various programs that make up each of the following programs: Homelessness Prevention and Diversion, Housing Instability Prevention Program, Moving Home Rapid Rehousing and Landlord Engagement and Assistance Programs (LEAP).

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Development Funds and Housing Vouchers have been awarded through SDHC's Notice of Funding Availability (NOFA) to create, rehabilitate or acquire permanent supportive housing for individuals and families with very high service needs and ongoing financial assistance. However, SDHC did not include Housing Vouchers in its FY 2026 NOFA and will not be including them in NOFAs for the foreseeable future due to insufficient funding. Special Program Housing Vouchers provide ongoing rental assistance and wraparound supportive services in collaboration with community-based nonprofits and agencies for a variety of special populations.

Creating Affordable Housing

As of June 30, 2026, SDHC owns 154 properties with 2,688 affordable rental housing units, of which 189 units are federal public housing units that SDHC operates in the City of San Diego.

In FY 2026, SDHC acquired Starling Place to create 80 affordable housing units for individuals who experienced homelessness, including veterans.

In addition, Housing Development Partners, SDHC's nonprofit affiliate, has developed more than 1,400 affordable rental housing units in the City at properties it has acquired and created through partnership developments, which include 759 units on SDHC-owned land that is ground leased to HDP: Casa Colina (74 affordable units), Parker Kier Apartments (33 affordable units), Hotel Churchill (72 affordable units), Village North Senior Garden Apartments (119 affordable units), Quality Inn (91 affordable units), West Park Inn (46 affordable units), San Diego Square (154 affordable units), and Mariner's Village (170 affordable units).

SDHC also is a lender and issuer of Multifamily Housing Revenue Bonds to support new affordable housing. The agency's hallmark has been its ability to foster affordable housing developments by forging partnerships with nonprofit and for-profit developers, and the City of San Diego.

In FY 2026, the following affordable housing developments, with SDHC as a financing partner, completed construction in the City of San Diego:

- Serenade on 43rd: 64 affordable rental housing units (and one manager's unit) for San Diegans with very- and low-income.
- Harrington Heights: 270 affordable rental housing units (and three managers' units) for very low-income, including previously unhoused, San Diegans.
- Modica: 93 affordable rental housing units (and one manager's unit) for very low- and low-income San Diegans. Twenty-four units are set aside for people with intellectual or developmental disability.
- Jacaranda on 9th: 87 affordable rental homes (and one manager's unit) for very-low and low-income San Diegans, including some that have experienced chronic homelessness.

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- The Iris at San Ysidro: 99 affordable rental homes (and one manager's unit) for very low- and low-income San Diegans, including 15 units for households experiencing homelessness.
- The Bel: 79 affordable rental homes (and one manager's unit) for very low- and low-income San Diegans.

Management's Discussion & Analysis

In addition to the above discussion, the Governmental Accounting Standards Board (GASB) requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. SDHC's MD&A can be found immediately following the report of the independent auditor in the financial section of this report.

The preparation of this report is made possible through the ongoing and dedicated service of the entire staff of SDHC's Financial Services Department. We also thank the Housing Authority of the City of San Diego, the SDHC Board of Commissioners and the management team for their ongoing leadership, guidance and oversight, which ensure SDHC maintains the highest standards of professionalism in the management of SDHC's finances.

Azucena Valladolid

Azucena Valladolid
Chief Operating Officer
San Diego Housing Commission

Christelle Van Der Windt

Christelle Van Der Windt
Vice President of Financial Operations
San Diego Housing Commission

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

San Diego Housing Commission
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

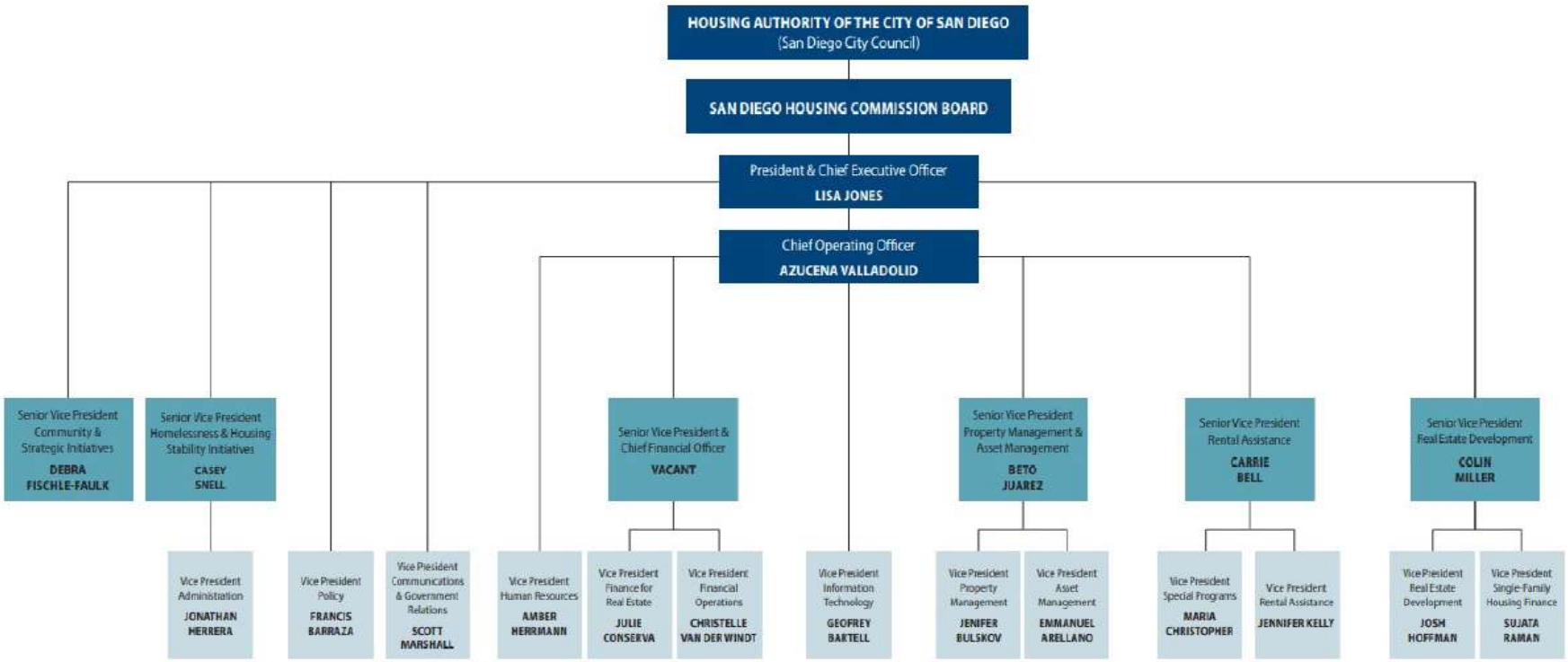
Christopher P. Morrill

Executive Director/CEO

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SAN DIEGO HOUSING COMMISSION

SDHC Organizational Chart



As of September 10, 2026

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SAN DIEGO HOUSING COMMISSION
ROSTER OF OFFICIALS

AS OF JUNE 30, 2026

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SDHC was formed by the City of San Diego in accordance with the Housing Authority Law of the State of California. The City Council, acting in its capacity as the Housing Authority of the City of San Diego, has final authority over SDHC's budget and major policy decisions.

Housing Authority of the City of San Diego

City Council President	Joe LaCava, District 1
City Council President Pro Tem	Kent Lee, District 6
Councilmember	Jennifer Campbell, District 2
Councilmember	Stephen Whitburn, District 3
Councilmember	Henry Foster III, District 4
Councilmember	Marni von Wilpert, District 5
Councilmember	Raul Campillo, District 7
Councilmember	Vivian Moreno, District 8
Councilmember	Sean Elo-Rivera, District 9

Members of the SDHC Board of Commissioners are appointed by the Mayor and confirmed by the City Council. Two Commissioners must be residents of assisted housing, and one of the resident Commissioners must be age 62 or older.

SDHC Board of Commissioners

Chair	Eugene “Mitch” Mitchell
Vice Chair	Melinda Vasquez
Commissioner	Stephen P. Cushman
Commissioner	Kellee Hubbard
Commissioner	Antoine “Tony” Jackson
Commissioner	Kwofi Reed

SAN DIEGO HOUSING COMMISSION

Financial Section



We're About People

For the 17th consecutive year, the SDHC Financial Services Department was recognized by the Government Finance Officers Association (GFOA) of the United States and Canada with the "Certificate of Achievement for Excellence in Financial Reporting" for the fiscal year 2024 (July 1, 2023 – June 30, 2024) Annual Comprehensive Financial Report (ACFR). SDHC's FY 2025 ACFR is being considered for a potential award.

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Independent Auditor's Report

To the Board of Commissioners
San Diego Housing Commission

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities, the aggregate discretely presented component units and the fiduciary fund of the San Diego Housing Commission (SDHC), a component unit of the City of San Diego, California, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise SDHC's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditor, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units and the fiduciary fund of the San Diego Housing Commission, as of June 30, 2026, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the fiduciary fund financial statements included in the basic financial statements of SDHC. Those financial statements were audited by another auditor whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the fiduciary fund is based solely on the reports of the other auditor.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. The financial statements of the discretely presented component units and the fiduciary fund were not audited in accordance with *Government Auditing Standards*. We are required to be independent of SDHC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about SDHC's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of SDHC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about SDHC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise SDHC's basic financial statements. The Combining Schedules and the Financial Data Schedule required by the U.S. Department of Housing and Urban Development ("HUD") are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining Schedules and the Financial Data Schedule required by HUD listed in the table of contents as supplementary information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining Schedules and the Financial Data Schedule required by HUD listed in the table of contents as supplementary information are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections included in the annual comprehensive financial report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated (Report date), on our consideration of SDHC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of SDHC's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering SDHC's internal control over financial reporting and compliance.

Sacramento, California
(Report date)

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego Housing Commission

Management's Discussion and Analysis (Unaudited)
For the Fiscal Year Ended June 30, 2026

The purpose of Management's Discussion and Analysis (MD&A) is to help SDHC's readers understand what the financial statements and notes in this financial report say about SDHC's financial health and why it changed since last year. It contains information drawn from those other parts of the report, accompanied by explanations informed by the finance staff's knowledge of SDHC's finances.

If you have any questions about this report or require further information, contact the San Diego Housing Commission, Financial Services Department at 1122 Broadway, Suite 300, San Diego, California, 92101.

Overview of the Financial Statements

SDHC financial statements report information using accounting methods similar to those used by private sector companies. These statements offer both short-term and long-term financial information about SDHC activities. Basic Financial Statements include both Government-Wide and Fiduciary Fund Statements.

SDHC reports all its operations as "business-type" activities and its government-wide financials include:

The ***Statement of Net Position*** includes all of SDHC's assets and liabilities for the year ended June 30, 2026, and provides information about the nature and amounts of investments in resources (assets) and obligations to SDHC's creditors (liabilities). It also provides the basis for computing rates of return, evaluating the capital structure of SDHC, and assessing the liquidity and financial flexibility of SDHC.

The ***Statement of Revenues, Expenses and Changes in Net Position*** accounts for all of SDHC's revenues and expenses for the year ended June 30, 2026. The statement reflects the results of SDHC's operations over the year and can be used to determine SDHC's credit worthiness and its ability to successfully recover all its costs through grants, tenant charges and other income.

The ***Statement of Cash Flows*** provides information about SDHC's cash receipts and cash payments during the year ended June 30, 2026. This statement reports on cash receipts, cash payments, and net changes in cash resulting from operations, capital and noncapital related financing activities, and investment activities. The statement provides answers to questions about where the cash came from, what cash was used for and what caused changes in cash for the reporting periods covered.

SDHC's Fiduciary Fund is comprised of a pension trust fund and a deferred compensation plan, both defined contribution plans that are for the benefit of employees and retirees, as applicable and presents financial information about the pension trust and deferred compensation plan activities. SDHC acts solely as an agent for the benefit of its employees

and retirees and fiduciary activities do not support SDHC's government-wide activities. The basic financial statements of the Fiduciary Fund include:

The ***Statement of Fiduciary Net Position*** reports the fiduciary net position as of the fiscal year-end, where net position equals assets, plus deferred outflows of resources (if applicable) minus liabilities and minus deferred inflows of resources (if applicable).

The ***Statement of Changes in Fiduciary Net Position*** reports all additions and deductions from plan resources. Additions include contributions and investment earnings. Deductions include benefits payments and administrative costs.

The accompanying Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements presented.

In addition to the basic financial statements and accompanying notes, the final section in this report also presents certain supplementary information for SDHC, the Primary Government. This supplementary information section contains the Combining Schedule of Net Position, Combining Schedule of Revenues, Expenses and Changes in Net Position, and Combining Schedule of Cash Flows, along with the annual Financial Data Submission Summary (FDS) report electronically submitted to HUD.

Supplementary information is also presented for the fiduciary fund and consists of the combining schedule of fiduciary net position and the combining schedule of changes in fiduciary net position.

PRELIMINARY
SUBJECT TO CHANGE

Financial Summary and Detailed Analysis

TABLE 1
Net Position
(Dollars in Thousands)

	June 30, 2026	June 30, 2025	Change $	Change %
Assets				
Current assets	$ 145,867	$ 155,394	$ (9,527)	-6%
Noncurrent assets	732,046	690,163	41,883	6%
Capital assets net of depreciation	407,958	382,296	25,662	7%
Total assets	**$1,285,871**	**$ 1,227,853**	**$ 58,018**	**5%**
Liabilities				
Current liabilities	$ 38,577	$ 49,551	$ (10,974)	-22%
Notes payable and non-current liabilities	131,650	122,923	8,727	7%
Total liabilities	170,227	172,474	(2,247)	-1%
Deferred inflows of resources	85,273	87,016	(1,743)	-2%
Net Position				
Net investment in capital assets	270,559	259,055	11,504	4%
Restricted	267,070	248,262	18,808	8%
Unrestricted	492,742	461,046	31,696	7%
Total net position	1,030,371	968,363	62,008	6%
Total liabilities, deferred inflows and net position	**$1,285,871**	**$ 1,227,853**	**$ 58,018**	**5%**

Table 1 shows that as of June 30, 2026, SDHC's total net position – assets and deferred outflows minus liabilities and deferred inflows – was over $1 billion, an increase of $62 million or 6 percent compared with 2025. This increase is primarily due to a $31.7 million or 7 percent increase in unrestricted net position.

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TABLE 2
Changes in Net Position
(Dollars in Thousands)

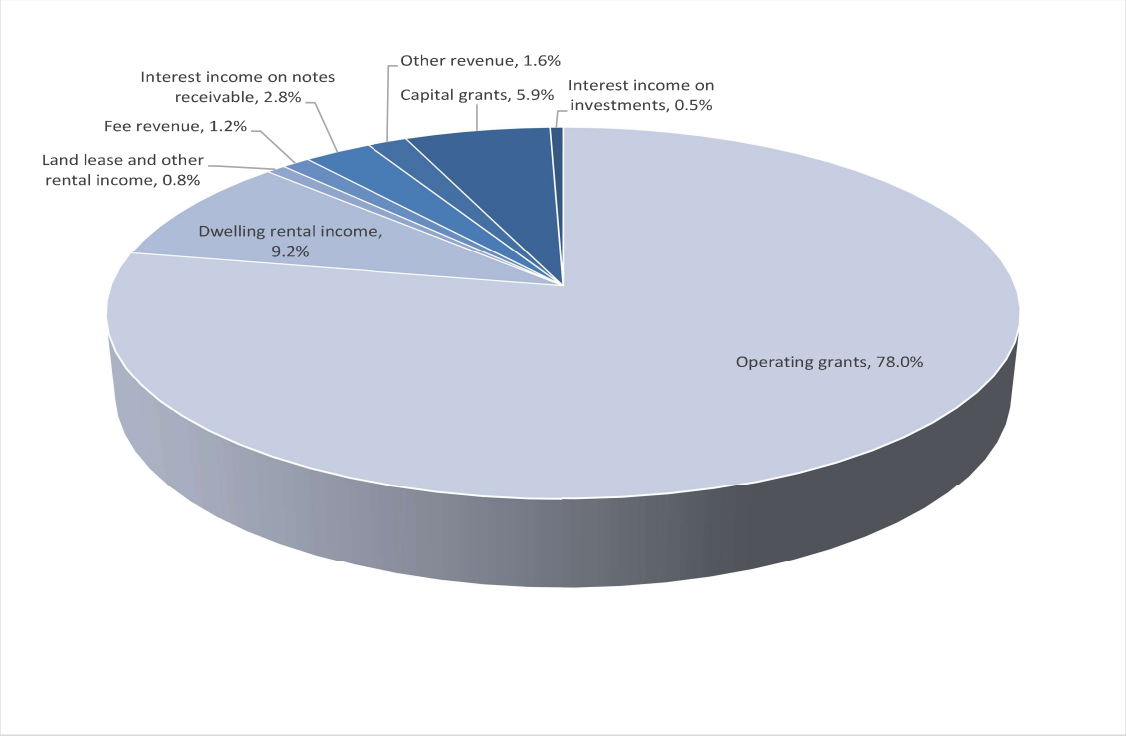
	June 30, 2026	June 30, 2025	Change $	Change %
Operating revenues				
Operating grants	$ 452,431	$ 418,173	$ 34,258	8%
Dwelling rental income	53,514	43,151	10,363	24%
Land lease and other rental income	4,595	4,337	258	6%
Fee revenue	6,704	5,965	739	12%
Interest income on notes receivable	16,084	16,570	(486)	0%
Other revenue	9,467	5,690	3,777	66%
Total operating revenues	542,795	493,886	48,909	10%
Operating expenses	512,880	492,581	20,299	4%
Operating income (loss)	29,915	1,305	28,610	2192%
Total other nonoperating revenues (expense)	32,093	63,501	(31,408)	-49%
Change in net position	62,008	64,806	(2,797)	-4%
Net position beginning of year	968,363	903,557	64,806	7%
Net position end of year	$1,030,371	$ 968,363	$ 62,008	6%

Table 2 shows that revenues continued to exceed expenses in the current fiscal year, resulting in an increase in net position (fiscal year 2025 data was restated to conform to the presentation requirements of GASB 103). Various events contributed to this increase in net position; however, the main primary factors affecting the change in net position are as follows:

- Increases in operating grants, particularly related to housing assistance payments
- Increases in dwelling rental income
- Increases in operating expenses

TABLE 3
Revenues by Sources

Revenue Source	Percentage
Operating grants	78.0%
Dwelling rental income	9.2%
Land lease and other rental income	0.8%
Fee revenue	1.2%
Interest income on notes receivable	2.8%
Other revenue	1.6%
Capital grants	5.9%
Interest income on investments	0.5%
Total	**100.0%**



Operating grants, which represent 78 percent of the total revenue, as shown in Table 3, increased 8 percent or $34.3 million. This growth was driven primarily by an increase in the Housing Choice Voucher (HCV) grants from the U.S. Department of Housing and Urban Development (HUD), which totaled $332.1 million, accounting for more than 73.4 percent of operating grants. The HCV program is HUD's major program for assisting very low-income families, the elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market.

Dwelling rental income, which represents 9.2 percent of the total revenue, increased 24 percent or $10.4 million. This increase was primarily due to additional rental income generated by two large developments, Presidio Palms and Pacific Village. Presidio Palms began leasing in May 2025, while Pacific Village began leasing in September 2025. The addition of these developments to the rental portfolio resulted in increased dwelling rental activity during the fiscal year and contributed significantly to the overall increase in dwelling rental income.

Capital grants, which represent 5.9 percent of the total revenue, decreased 44.6 percent or $27.7 million from fiscal year 2025 to fiscal year 2026. A major portion of this decrease was due to the $53.8 million funds received in 2025, from both state and federal sources, to support the acquisition and rehabilitation of the Presidio Palms and Pacific Village development projects. The decrease was offset by a $33.3 million funds incurred in 2026 for the acquisition of the Starling Place development project.

Operating expenses increased 4 percent or $20.3 million from the previous year. The increase was primarily due to a $33.8 million increase in housing assistance payments (HAP) resulting from higher average HAP cost per voucher and increased utilization for the HCV program. The increase was partially offset by an $11.8 million decrease in grant expenses, primarily due to the conclusion of the Emergency Temporary Lodging (ETL) Flood Program in fiscal year 2025 and the closure of the Sprung Shelter in September 2025.

Significant Capital Asset and Long-term Financing Activity

TABLE 4
Net Capital Assets
(Dollars in Thousands)

	June 30, 2026	June 30, 2025	Change $	Change %
Land	$ 132,497	$ 127,097	$ 5,400	4%
Construction-in-progress	3,027	16,635	(13,608)	-82%
Buildings and improvements	260,374	228,110	32,264	14%
Office furniture and equipment	8,289	6,927	1,362	20%
Subscription based IT agreements	3,771	3,527	244	7%
Total	$ 407,958	$ 382,296	$ 25,662	7%

Overall, the carrying value of SDHC's capital assets – original cost minus accumulated depreciation – increased 7 percent over 2025. However, that relatively small change does not completely capture the substantial amount of capital investment activity that occurred in 2026.

SDHC had $228.1 million in its beginning balance of buildings and improvements. SDHC purchased Starling Place in April 2026 to create affordable rental housing units with supportive services for households experiencing homelessness in the City of San Diego. Starling Place was originally built in 1975 and expanded in 2020 and consists of one three-story elevator-served structure with 90 units. The purchase of Starling Place increased the ending balance of buildings and improvements to $260.4 million.

SDHC had $16.6 million in its beginning balance of construction-in-progress. Of these amounts, SDHC put $14.4 million into operations during the fiscal year, and therefore, reclassified the amount to the other capital asset classification of building improvements. This

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resulted in an ending balance of construction-in-progress of $3 million. Many of the completed capital projects were part of the comprehensive rehabilitation of the Pacific Village project.

Additional information on SDHC's capital assets can be found in Note 7 to the Basic Financial Statements.

TABLE 5
Long-Term Financings
(Dollars in Thousands)

	June 30, 2026	June 30, 2025	Change $	Change %
Notes payable	$ 130,822	$ 122,046	$ 8,776	7%
Subscriptions payable	2,753	2,802	(49)	-2%
Total	$ 133,575	$ 124,848	$ 8,727	7%

At the end of current fiscal year, SDHC had a long-term financing liability of $133.6 million, composed of notes payable and subscription payable. Total notes payable outstanding increased 7 percent to $130.8 million in 2026. The significant aspect of that change was the issuance of a new loan from the County of San Diego to support the acquisition of the Starling Place development project, of which $6 million was drawn during the fiscal year. The loan is to be repaid from available cash flows from the property.

Further details related to debt obligations and payments can be found in Note 9 to the Basic Financial Statements. Additionally further details related to subscriptions payable can be found in Note 10.

Currently Known Facts, Decisions, or Conditions

SDHC is aware of two developments that will have an impact on SDHC's finances in the future and have therefore been incorporated into next fiscal year's budget:

- Recent economic reports
- Adoption of SDHC budget

Recent Economic Reports

The majority of SDHC's programs depend on federal financial assistance from HUD to continue operations. In fiscal year 2026, SDHC received 75% of its revenue from HUD and the U.S. Treasury, most of which was awarded to SDHC for Moving to Work (MTW) initiatives. SDHC's budget and financial condition are greatly affected by the financial condition of the federal government and Congress' annual appropriation to HUD.

HUD grants for housing programs and program administration funding may decrease due to the national economic and political climate. As good stewards of the taxpayer's money, it is SDHC's responsibility to strive to do more with less. Through a combination of expense

PRELIMINARY - SUBJECT TO CHANGE

reduction and the prudent utilization of available programmatic reserves, SDHC was able to maintain a balanced budget in fiscal year 2026 and will have a balanced budget in fiscal year 2027

Local employment is an indicator of the economy. According to a report issued on August 21, 2026, by the State of California Employment Development Department, the unemployment rate in San Diego County was 4.7 percent in July 2026, up from a revised 4.5 percent in June 2026, and below the year-ago estimate of 5 percent. This compares with an unadjusted unemployment rate of 5.3 percent for California and 4.4 percent for the nation during the same period. The report can be viewed here:

https://labormarketinfo.edd.ca.gov/file/lfmonth/sand$pds.pdf

The high cost of living and affordability of homes continues to be a challenge in San Diego and contributes to the homelessness crisis. The San Diego Point-in-Time Count, known as #We All Count was conducted on January 29, 2026. HUD requires that cities receiving federal funding to combat homelessness complete the Point-In-Time Count each year and it was coordinated by the Regional Task Force on Homelessness. The count typically identifies both sheltered and unsheltered individuals. This year's count of homeless persons identified 9,803 individuals in the San Diego Region. This number is down 1 percent from the count in 2025 of 9,905. Their 2026 report is located here:

https://www.rtfhsd.org/wp-content/uploads/2026/05/2026-PIT-City-of-San-Diego_Final.pdf

Adoption of SDHC Budget

Through the execution of SDHC's fiscal year 2027 budget of $694 million, SDHC plans to:

- Assist approximately 17,000 households with low income by providing rental assistance through the federal Section 8 HCV program
- Support career planning, job readiness, and financial education through the SDHC Achievement Academy
- Assist households to become first-time homebuyers
- Continue to develop affordable housing units, including units for San Diegans experiencing homelessness
- Renovate and rehabilitate SDHC-owned affordable rental housing units
- Continue to own and/or manage more than 4,100 affordable housing units in the City of San Diego, including SDHC's nonprofit affiliate, Housing Development Partners (HDP), and federal public housing units
- Continue SDHC's strategic homelessness initiatives by providing expanded and additional, multifaceted solutions to address homeless in the City of San Diego

PRELIMINARY DRAFT - SUBJECT TO CHANGE

- Directly operate programs through SDHC's strategic homelessness initiatives and administer and provide oversight for over 45 contracted programs that align with the City of San Diego's FY27 priorities regarding the provision of services to the persons experiencing homelessness in the City of San Diego.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

SAN DIEGO HOUSING COMMISSION

Basic Financial Statements



We're About People

SDHC is a leading partner in collaborative efforts to address homelessness, including the Community Action Plan on Homelessness for the City of San Diego. SDHC's activities include operating programs that provide services directly to San Diegans at risk of or experiencing homelessness; administering City of San Diego homelessness shelters and services programs; and participating in many different programs that help people at risk of or experiencing homelessness, depending on their needs.

San Diego Housing Commission
STATEMENT OF NET POSITION
June 30, 2026
(Dollars in Thousands)

PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Primary Government	Component Units
Assets and Deferred Outflows		
Current assets		
Cash and cash equivalents	$ 55,236	$ 29,458
Restricted cash and cash equivalents	4,516	1,002
Short-term investments	37,010	-
Accounts receivable - tenants, net	423	23
Accounts receivable - funding sources	27,942	133
Accounts receivable - other, net	13,727	275
Lease receivable - current	1,423	-
Notes and mortgages receivable, current portion	1,320	-
Accrued interest receivable - investments	646	-
Prepaid items and other assets	3,624	560
Total current assets	145,867	31,451
Noncurrent assets		
Restricted cash and cash equivalents	81	12,123
Lease receivable - noncurrent	87,343	-
Long-term investments	45,202	-
Accrued interest receivable - notes and mortgages receivable	99,511	-
Notes and mortgages receivable, net of allowance for loan losses	499,909	-
Investment in partnerships	-	90
Other assets	-	3,115
Capital assets not being depreciated	135,524	4,514
Capital assets, net of accumulated depreciation and amortization	272,434	115,435
Total noncurrent assets	1,140,004	135,277
Total assets	$ 1,285,871	$ 166,728
Deferred outflows of resources	$ -	$ -
Total assets and deferred outflows	$ 1,285,871	$ 166,728

San Diego Housing Commission
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Year Ended June 30, 2026
(Dollars in Thousands)

PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Primary Government	Component Units
Liabilities and Deferred Inflows		
Current liabilities		
Accounts payable	$ 17,246	$ 2,207
Accounts payable - funding sources	36	21
Accrued payroll and benefits	2,041	79
Accrued compensated absences	4,276	-
Accrued interest payable	353	204
Notes payable, current portion	3,570	1,468
Subscriptions payable, current portion	1,902	-
Deposits payable	3,006	901
Unearned revenue	4,735	49
Other current liabilities	1,412	-
Total current liabilities	38,577	4,929
Noncurrent liabilities		
Accrued interest payable - noncurrent	2,875	17,350
Notes payable noncurrent, net	127,252	148,077
Subscriptions payable, noncurrent	851	-
Other liabilities	672	10,664
Total noncurrent liabilities	131,650	176,091
Total liabilities	$ 170,227	$ 181,020
Deferred inflows of resources	$ 85,273	$ -
Total liabilities and deferred inflows	$ 255,500	$ 181,020
Net Position		
Net investment in capital assets	$ 270,559	$ -
Restricted		
HOME notes receivable reserve	227,816	-
CDBG notes receivable reserve	28,554	-
NSP notes receivable reserve	5,952	-
Replacement reserves	3,278	-
Housing assistance reserves	1,470	-
Non-controlling interest - tax credit partnerships	-	44,629
Total restricted	267,070	44,629
Unrestricted	492,742	(58,921)
Total net position	$ 1,030,371	$ (14,292)
Total liabilities, deferred inflows and net position	$ 1,285,871	$ 166,728

See notes to financial statements

San Diego Housing Commission
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Year Ended June 30, 2026
(Dollars in Thousands)

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	Primary Government	Component Units
Operating revenues		
Operating grants	$ 452,431	$ 67
Dwelling rental income	53,514	23,794
Land lease and other rental income	4,595	157
Fee revenue	6,704	-
Interest income on notes receivable	16,084	6
Other revenue	9,467	627
Total operating revenues	542,795	24,651
Operating expenses		
Administrative expenses	61,912	5,450
Tenant services	2,684	312
Asset management	25,482	6,574
General expenses	4,380	1,841
Grant expense	45,502	-
Housing assistance	355,138	-
Depreciation and amortization	17,782	4,697
Total operating expenses	512,880	18,874
Operating income (loss)	29,915	5,777
Other nonoperating revenues (expenses)		
Capital grants	34,341	-
Interest income on investments	3,075	709
Interest expense and other expenses	(5,268)	(6,742)
Loss on sale of capital asset	(55)	-
Contributions, net of distributions	-	(7)
Total other nonoperating revenues (expenses)	32,093	(6,040)
Change in net position	62,008	(263)
Net position		
Beginning of year	968,363	(14,029)
End of year	$ 1,030,371	$ (14,292)

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See notes to financial statements

San Diego Housing Commission
STATEMENT OF CASH FLOWS
For the Year Ended June 30, 2026
(Dollars in Thousands)

	Primary Government
Cash flows from operating activities	
Cash received from operating grants	$ 451,642
Cash received from tenants and other revenue	71,848
Cash payments to suppliers for goods and services	(442,554)
Cash payments to employees for services	(69,725)
Interest on notes receivable	3,316
Net cash provided by operating activities	14,527
Cash flows from capital and related financing activities	
Principal paid on notes payable	(3,137)
Proceeds from notes payable	11,845
Proceeds from capital grants	36,611
Acquisition and construction of capital assets	(44,638)
Interest payments	(4,547)
Net cash used by capital and related financing activities	(3,866)
Cash flows from investing activities	
Interest on investments	8,080
Collection of notes receivable	4,631
Cash loaned on notes receivable	(33,647)
Purchases of investments	(80,053)
Proceeds from sale of investments	87,390
Net cash used by investing activities	(13,599)
Net decrease in cash and cash equivalents	(2,938)
Cash and cash equivalents	
Beginning of year	62,771
End of year	$ 59,833
Financial statement presentation	
Cash and cash equivalents	$ 55,236
Restricted cash and cash equivalents	4,597
Total cash and cash equivalents	$ 59,833

San Diego Housing Commission
STATEMENT OF CASH FLOWS - CONTINUED
For the Year Ended June 30, 2026
(Dollars in Thousands)

		Primary Government
Reconciliation of operating income to net cash provided by operating activities		
Operating income	$	29,915
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization		17,782
Amortization of debt issuance costs		68
Allowance for accounts receivable		(1,545)
Provision for loan losses		(871)
Allowance for forgivable loans		(394)
Changes in operating assets and liabilities:		
Decrease (increase) in tenant receivables		3,042
Decrease (increase) in other receivables		(8,212)
Decrease (increase) in interest receivables		(12,767)
Decrease (increase) in prepaid items and other assets		(139)
Increase (decrease) in accounts payable		(10,696)
Increase (decrease) in accrued payroll and benefits		(2,208)
Increase (decrease) in deposits payable		1,115
Increase (decrease) in unearned revenues		(714)
Increase (decrease) in other liabilities		151
Net cash provided by operating activities	$	14,527
Supplemental Disclosure of Cash Flow Information:		
Significant noncash capital and related financing activities :		
Increase in accounts payable for capital assets	$	1,692
Increase in right to use software arrangements		2,043
Total noncash capital and related financing activities	$	3,735

See notes to financial statements

San Diego Housing Commission
FIDUCIARY FUND
PENSION AND OTHER EMPLOYEE BENEFIT TRUSTS
STATEMENT OF FIDUCIARY NET POSITION
June 30, 2026
(Dollars in Thousands)

PRE

Assets		
Cash and investments:		
Mutual funds	$	73,032
Common collective trust funds		13,940
Participant-directed brokerage accounts		3,965
Pooled separate accounts, at fair value		37,399
Guaranteed interest accounts, at contract value		5,384
Guaranteed interest accounts, at fair value		309
Cash		23
Total cash and investments		134,052
Receivables:		
Notes receivable from participants		1,147
Total receivables		1,147
Total assets	$	135,199
Liabilities	$	-
Fiduciary net position	$	135,199
Restricted for		
Pension	$	89,654
Other employee benefit other than pension		45,545
	$	135,199

TO CHANGE

See notes to financial statements

San Diego Housing Commission
FIDUCIARY FUND
PENSION AND OTHER EMPLOYEE BENEFIT TRUSTS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended June 30, 2026
(Dollars in Thousands)

PREL

Additions to net position		
Investment income:		
Net appreciation in fair value of investments	$	17,555
Interest and dividends		2,868
Total investment income		20,423
Interest on notes receivable from participants		84
Contributions:		
Employer contributions		6,561
Participant contributions		2,830
Rollover contributions		139
Total contributions		9,530
Total additions		30,037
Deductions from net position		
Benefits paid directly to participants or beneficiaries, including direct rollovers		19,543
Administrative fees and expenses		238
		19,781
Change in net position		10,256
Fiduciary net position		
Beginning of year		124,943
End of year	$	135,199

CHANGE

See notes to financial statements

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Note 1 - The Financial Reporting Entity

The financial reporting for the San Diego Housing Commission includes its Government-Wide and Fiduciary Fund financial statements.

Government-Wide Financial Statements

Under the government-wide financial statements, the primary government and its component units are presented, wherein the San Diego Housing Commission and its blended component units are combined and reported together under the primary government column and certain legally separate discrete component units of the primary government are reported under the component units column. Intercompany transactions are eliminated, accordingly.

Primary Government

The San Diego Housing Commission (SDHC and Agency), a governmental agency, was formed by the City of San Diego (City) in accordance with the Housing Authority Law of the State of California, through the adoption of Ordinance No. 2515 on December 5, 1978. SDHC is governed by the Housing Authority of the City of San Diego (Housing Authority), which is composed of the nine members of the San Diego City Council. The Housing Authority has final authority over SDHC's budget and major policy changes. SDHC is considered an integral part (component unit) of the City and the accounts of SDHC have been included within the scope of the basic financial statements of the City.

SDHC's priority is to serve low and moderate income persons by providing rental assistance payments, rental housing, loans and grants to families, individuals and not-for-profit organizations to create and preserve affordable housing. SDHC is also committed to special programs aimed at breaking the cycle of poverty by providing opportunities for individuals to become more financially self-reliant through various programs such as Choice Communities to move closer to work, Achievement Academy to emphasize job skills, personal financial education and career planning and Veterans supportive housing to assist veterans in rebuilding their lives.

Component Units

The governmental reporting entity for which these financial statements have been prepared consists of SDHC (the primary government) and its component units. Component units are legally separate organizations for which the primary government is financially accountable, or other organizations whose nature and significant relationships with SDHC are such that exclusion would cause SDHC's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either SDHC's ability to impose its will on the organization or (ii) there is

PRELIMINARY DRAFT - SUBJECT TO CHANGE

potential for the organization to provide a financial benefit to or impose a financial burden on SDHC. The basic financial statements include both blended and discretely presented component units. Although the component units follow accounting principles of the Financial Accounting Standards Boards (FASB), certain transactions may be reflected differently in these statements than in the separately issued information in order to conform to the presentation of the primary government.

Blended Component Units

SDHC's blended component units reflect LLCs and a 501(c)(3) California Nonprofit Public Benefit Corporation.

SDHC has five active LLC blended component units: Belden SDHC FNMA LLC, Northern SDHC FNMA LLC, Northern SDHC FHA LLC, Southern SDHC FHA LLC, Central SDHC FHA LLC and Mercado SDHC LLC (together collectively referred to as the LLCs). With the exception of Mercado SDHC LLC the active LLC's hold the title to 50 properties formerly held by SDHC. Central SDHC FNMA, LLC became inactive in FY24 transferring back 27 properties from the LLC to SDHC. In FY 26 the LLC was dissolved. SDHC includes its blended component units within its business-type activities in the financial statements. See Note 18 for additional information about the blended component units.

While these blended component units are legally separate entities, they are, in substance, part of SDHC's operations as the LLCs and SDHC share the same management team, which has operational responsibility over the LLCs. The LLCs and SDHC have the same Board of Commissioners and SDHC is financially responsible for the LLCs. Because of the LLCs' direct financial benefit/burden relationship with SDHC and in accordance with Governmental Accounting Standards Board (GASB) Statement 61, the LLCs are component units whose financial information are blended (combined) within the financial information of the primary government.

SDHC has one 501(c)(3) California Nonprofit Public Benefit Corporation blended unit, SDHC Building Opportunities, Inc. (Building Opportunities).

The specific purpose of Building Opportunities is to improve the quality of life of low- and moderate- income residents of the City of San Diego and County of San Diego. Building Opportunities has received Internal Revenue Code Section 501(c)(3) status from the Internal Revenue Service, which has classified it as a public charity. Building Opportunities has no members and any action would only require approval of its Board of Directors (Board). Its Board is comprised of persons appointed by the President and Chief Executive Officer of SDHC. The appointed Board members are employees of SDHC, as are its officers. Building Opportunities did not have significant activities during the year ended June 30, 2026 and pursuant to GASB Statement 80, it has been included in the financial

PRELIMINARY DRAFT - SUBJECT TO CHANGE

statements as a blended component unit of SDHC. See Note 18 for further information on Building Opportunities.

Discretely Presented Component Units

SDHC's discretely presented component units reflect the financial reporting entity of consolidated Housing Development Partners, which includes the following legal entities: Housing Development Partners of San Diego (HDP), HDP Mason Housing Corporation (HDP Mason), Casa Colina, LP (Casa Colina), Logan Development II, LP (Logan), HDP Broadway, LP (Broadway), HDP Churchill, LP, HDP Parkier Kier, LLC, HDP New Palace, LP (New Palace), Logan Development Management, LLC, HDP Broadway Management, LLC, HDP Churchill, LLC, HDP Island Village, LLC, HDP New Palace Management, LLC, HDP Village North, LLC (Village North), HDP West Park, LP, HDP West Park Management, LLC, HDP Quality Inn, LLC, HDP Town & Country, LP (Town & Country), HDP Town & Country, LLC, HDP Mariner's Village, LP, HDP Mariner's Village Management, LLC, HDP Casa Colina Management, LLC and HDP ADU, LLC, collectively referred to as the "Corporation".

The Corporation is comprised of nonprofit organizations, limited partnerships and limited liability companies, each of which is a separate legal entity from SDHC. The Corporation also shares staff and Board of Directors with SDHC and the Corporation's by-laws state that two of the Corporation's board members are also SDHC board members and a third Corporation board member is the Chief Executive Officer of SDHC. Due to the shared governance between the Corporation and SDHC, SDHC can exercise considerable influence over the Corporation.

While the Corporation has substantially the same governing body as SDHC, the Corporation is managed differently than SDHC and operationally the Corporation has its own procurement practices, its own legal counsel and its own separate accounting system in place. In addition, SDHC is not legally entitled to the Corporation's resources, nor is SDHC legally obligated to financially support the Corporation. As there is no financial benefit or burden relationship between the Corporation and SDHC, nor is SDHC expected to repay any of the Corporation's outstanding debts or leases, in accordance with GASB Statement 61, the Corporation is discretely presented, wherein these entities are reported as a separate column in the basic financial statements. In addition, the Corporation has been audited by CohnReznick LLP and reports on a calendar year basis. See Note 19 for additional information about the discretely presented component units. The financial statements for the Corporation can be obtained upon request at https://hdpartners.org.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

Fiduciary Fund Financial Statements

SDHC's Fiduciary Fund is comprised of a pension trust fund and a deferred compensation plan, both defined contribution plans, that are for the benefit of employees and retirees, as applicable. The pension plan and deferred compensation plan are each independently audited by an outside firm, and a copy of the audit reports can be obtained by contacting the San Diego Housing Commission at 1122 Broadway, Suite 300, San Diego, CA 92101.

Note 2 - Summary of Significant Accounting Policies (Dollars in Thousands)

Government-Wide and Fiduciary Funds Financial Statements

The government-wide financial statements report information of the primary government and its component units. The primary government is reported separately from certain legally separate discrete component units for which the primary government is not financially accountable. For financial reporting purposes, SDHC reports all of its operations as a single business activity in a single enterprise fund.

Pursuant to the adoption of GASB No. 84, "Fiduciary Activities", SDHC is required to present Fiduciary Funds financial statements. These fiduciary activities do not support SDHC's business activities.

Basic Financial Statements

The government-wide basic financial statements (i.e. the Statement of Net Position, the Statement of Revenues, Expenses and Changes in Net Position and the Statement of Cash Flows) report information on all of the business-type activities of SDHC, its wholly owned LLCs and 501c(3) public charity, as well as its discretely presented component units. These basic financial statements are presented in accordance with the GASB standards, with the exception of the LLC's and the discretely presented component units which follow FASB standards and present their unamortized debt issuance costs, in accordance with Accounting Standards Update (ASU) No. 2015 - 03, Interest-Imputation of Interest (Subtopic 835 - 30): Simplifying the Presentation of Debt Issuance Costs, wherein the unamortized debt issuance costs are presented as a direct deduction from the carrying amount of the related debt liability. See Note 9 for additional information on Notes Payable.

The Fiduciary Funds basic financial statements (i.e. the Statement of Fiduciary Net Position and Statement of Changes in Fiduciary Net Position) report information about the pension plan and deferred compensation plan activities for which SDHC acts solely for the benefit of its employees and retirees.

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide basic financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. The Fiduciary Funds basic financial statements are prepared using the accrual basis of accounting. Accordingly, all assets, deferred outflows of resources and liabilities and deferred inflows of resources are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

SDHC distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses are revenues and expenses other than nonoperating revenues and expenses.

SDHC records all revenues and expenses related to its rental housing activities and loan programs (including rental income, operating grants and interest income on the affordable housing notes receivable) as operating revenues and expenses because they are generated from SDHC's principal ongoing operations and are necessary to carry out its statutory purpose.

Transfers-in and transfers-out among the programs are classified as noncapital subsidies and are presented separately from operating income (loss) and other nonoperating revenues and expenses. Such transfers-in and transfers-out have been eliminated in the statement of revenues, expenses and changes in net position.

Other nonoperating revenues and expenses are subsidies received and provided (including capital grants), revenues and expenses related to financing, capital contributions, resources from the disposal of capital assets and investment income and expenses.

Fair Value

Authoritative guidance establishes a hierarchy for ranking the quality and reliability of the information used to determine fair values, requiring that assets and liabilities carried at fair value be classified and disclosed in one of the following three categories:

Level 1: Unadjusted quoted market prices for identical assets or liabilities in active markets.

Level 2: Unadjusted quoted market prices for similar assets or liabilities in active markets, unadjusted quoted prices for identical or similar assets or liabilities in

markets that are not active, or inputs other than quoted prices that are observable for the asset or liability.

Level 3: Significant unobservable inputs for the asset or liability.

New Accounting Pronouncements

During the fiscal year ending June 30, 2026, SDHC has adopted the following new accounting standards issued by the GASB:

Statement No. 103 “Financial Reporting Model Improvements”. Statement No. 103 establishes standards to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability. The adoption of this Statement resulted in changes to the presentation and disclosures of certain financial statement information and did not have a significant effect on the financial statements of SHDC.

Statement No. 104, "Disclosure of Certain Capital Assets". Statement No. 104 requires certain types of capital assets to be disclosed separately by major class of underlying asset in the capital assets note disclosures. The adoption of this Statement did not have a significant effect on the financial statements of SHDC.

SDHC is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB Statement:

Statement No. 105, “Subsequent Events”. Statement No. 105 establishes standards to improve the financial reporting requirements for subsequent events. The requirements of this Statement are effective for Agency's year ending June 30, 2027.

Cash and Cash Equivalents

SDHC's cash and cash equivalents are considered to be cash on hand, demand deposits, reserves for replacements, certificates of deposits and securities with original maturities of three months or less from the date of acquisition that are not specifically restricted as to use.

Restricted Cash and Cash Equivalents

Restricted cash and cash equivalents represent deposits to lender required reserves for replacements, HUD’s family self-sufficiency program, insurance reserve and security deposit accounts.

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Transaction Flow Assumption

For expenses that are eligible for payment from either restricted or unrestricted resources, SDHC uses a combination of resources depending on certain criteria at the time of each disbursement. The criteria include amount of disbursement, expiry of available resources and the liquidity of each source.

Investments

Government-wide investments are stated at fair value, except for some certificates of deposit and pooled investments. These investments are instead stated at amortized cost and net asset value, respectively.

Interfund Transactions

Interprogram due from/to have been eliminated as prescribed by GASB standards in regard to interfund activities, payables and receivables.

Notes and Interest Receivable

Funds loaned by SDHC are recorded as notes receivable. Interest on notes receivable is accrued at least annually. A contra-asset account, allowance for loan and interest losses, represents the current estimates of the amount of loans and interest that will become uncollectible.

Capital Assets

Capital assets are stated at cost or estimated historical cost. Contributed capital assets are recorded at acquisition value at the time received. Donated capital assets, donated works of art and similar items are reported at acquisition value rather than fair value. Capital assets received in a service concession agreement (if applicable) are also reported at acquisition value. The capitalization threshold for all capital assets is five thousand dollars.

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Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful life of the assets is as follows:

	Years
Buildings	40
Building improvements	15
Office equipment	5
Dwelling equipment	5
Vehicles	5
Computers/software	3

Property acquired with HUD funds is considered to be owned by SDHC while used in the program for which it was purchased. However, HUD may have a reversionary interest in the property and ownership of any proceeds from disposition thereof.

The costs of normal maintenance and repair that do not materially extend asset lives, enhance its efficiency or increase or amend asset usefulness are not capitalized.

Impairment of Capital Assets

SDHC reviews its capital assets for impairment whenever events or changes in circumstances indicate that there has been a decline in service utility that is large in magnitude and outside of the normal life cycle of the capital asset being evaluated. As of June 30, 2026, there has been no impairment of the capital assets.

Accrued Compensated Absences

It is SDHC's policy to permit employees hired prior to July 1, 1994, to accumulate up to 700 hours of annual leave. Employees hired after July 1, 1994, are permitted to accumulate a maximum of 420 hours. All employees whose service is terminated shall be entitled to receive the equivalent amount of pay for the balance in their annual leave account at the time of termination.

In accordance with GASB standards, vacation leave and other compensated absences with similar characteristics should be accrued as a liability as the benefits are earned by the employees, if the leave is attributable to past service and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means such as cash payments at termination or retirement. The liability for compensated absences reported on the statement of net position consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than

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not to be used for time off or otherwise paid in cash. The liability for compensated absences was approximately $4,276 at June 30, 2026.

In providing direction for conversion to the GAAP basis of accounting, HUD's Accounting Brief No. 6 discusses the conflicting direction given in HUD grant handbooks, which are not considered GAAP, and the cost principles of GAAP. In its final analysis, HUD opines that "Compensation for personnel services includes all remuneration, paid currently or accrued, for services rendered during the period of performance under federal awards, including but not necessarily limited to wages, salaries, and fringe benefits." Since federal awards extend for a limited time period, and accrued benefits may not be paid out during the term of the award, the above analysis can be reasonably interpreted to mean that costs may be drawn down at the close of the award period to fund unpaid compensated absences.

As a matter of convenience, to allow SDHC to close inactive funds and to lessen the administrative burden, SDHC tracks all compensated absence liabilities in the business activities fund.

Notes Payable and Interest Payable

Notes payable consists of notes from banks, the City, State, County, and Federal agencies. Interest on these notes is accrued at year-end.

Unearned Revenue

Unearned revenue includes rents received in advance from tenants, unearned interest income, and grant funds received from other governmental agencies, which are conditioned upon incurring certain qualifying costs or meeting other conditions. The rents from tenants will be recognized as revenue when earned and the grant funds will be recognized as revenue when qualifying costs are incurred.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial element, Deferred Outflows of Resources, represents a consumption of net position that applies to a future period and so will not be recognized as an expense until then. SDHC does not have any items that currently meet this criterion as of June 30, 2026.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial element, Deferred Inflows of Resources, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. SDHC has one item that qualifies for reporting in this category: Deferred Inflows – Leases.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Net Position

In the Statement of Net Position, net position is classified in the following categories:

Net Investment in Capital Assets - This amount consists of capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted - This amount is all net position that does not meet the definition of "net investment in capital assets" or "restricted net position."

Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Compensation Plan

SDHC offers a deferred compensation plan which is a defined contribution plan as permitted under the Internal Revenue Code Section 457 Deferred Compensation Plan. The deferred compensation plan is available to all permanent and temporary non-benefited employees who have completed one hour of service and it permits qualified employees to defer a portion of their salary until separation, retirement, death or unforeseeable emergency. All assets and income of the deferred compensation plan are held in trust by a third party for the exclusive benefit of the participants and their beneficiaries, and are not available to SDHC or its creditors. In accordance with the deferred compensation plan provisions, SDHC has the ability to select and terminate the third party trustee. In addition, while SDHC has not expressed any intent to do so, SDHC has the right under the deferred compensation plan to discontinue its contributions at any time, and to terminate the deferred compensation plan.

Employee and Employer contributions are recognized in the period that contributions are due. Investments held in pooled separate accounts, and participant directed brokerage accounts and certain guaranteed interest accounts, are reported at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments held in fully benefit-responsive guaranteed interest accounts are reported at contract value.

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NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Pension Plan

SDHC offers a pension plan which is a defined contribution plan effective July 1, 1979 and restated on July 1, 2006. The pension plan is intended to be a "governmental plan" as defined in Sections 411(e)(1)(a) and 414(d) of the Internal Revenue Code and Section 3(32) of the Employee Retirement Income Security Act of 1974, as amended (ERISA). The pension plan covers all employees of SDHC classified as permanent full-time and permanent part-time hired to work a minimum of 20 hours per week. Eligible employees become participants in the pension plan on their date of hire. The pension plan is an alternative retirement plan to Social Security, and participants do not contribute to Social Security under the Omnibus Budget Reconciliation Act of 1991. In accordance with the pension plan provisions, SDHC has the ability to select and terminate the third party trustee. In addition, while SDHC has not expressed any intent to do so, SDHC has the right under the pension plan to discontinue its contributions at any time, and to terminate the pension plan.

Employee and Employer contributions are recognized in the period that contributions are due. Investments are reported at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net appreciation (depreciation) includes the pension plan's gains and losses on investments bought and sold as well as held during each year.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY

Note 3 - Cash, Cash Equivalents and Investments (Dollars in Thousands)

GOVERNMENT-WIDE FUND

Cash, cash equivalents and investments at June 30, 2026 consist of the following:

Deposits and petty cash	$	55,236
Local Agency Investment Fund		9,606
San Diego County Investment Pool		8,929
Agency Bonds		31,747
US Treasuries		30,061
Money Market Exchange - Traded Funds		1,869
Total investments		82,212
Restricted cash and cash equivalents		4,597
Total	$	142,045

Cash, Cash Equivalents and Investments are not indicative of funds available for discretionary use as they have been earmarked for loans and grants that SDHC has already committed to fund through Board approval or have federal/state/local programmatic requirements that are designated for HAP payments, property maintenance, etc., or operating reserves as required by the City of San Diego for future contingencies. (See Note 14 Net Position for further information).

SUBJECT TO CHANGE

Deposits

The fair value of SDHC's cash deposits and petty cash are $59,833 at June 30, 2026. Bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250 and for amounts over $250 collateralized with securities held by the pledging financial institutions in SDHC's name in accordance with California Government Code as discussed below. $59,829 is collateralized as of June 30, 2026, and the remaining $4 is uncollateralized cash deposits and cash equivalents.

The California Government Code requires California financial institutions to secure cash deposits of public institutions not covered by federal deposit insurance by pledging government securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. As a result, for the purpose of custodial credit risk the collateral for cash deposits is considered to be held in SDHC's name.

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The fair market value of pledged securities must equal at least 110% of SDHC's cash deposits. California law also allows financial institutions to secure Commission deposits by pledging first trust deed mortgage notes having a value of 150% of SDHC's total cash deposits.

Investment Policy

In accordance with California state statute and HUD regulations, SDHC has authorized the Chief Financial Officer or designee to invest in obligations of the U.S. Treasury, U.S. Government agencies or other investments as outlined in SDHC's Investment Policy.

SDHC utilizes the services of an experienced financial advisor to aid in making investment decisions. The advisor provides guidance on creating a diversified portfolio and a secure investment mix. The advisor's ongoing role is to provide staff with sound investment opportunities that will maximize liquidity and yield without sacrificing principal value and safety of the investment securities.

Investments in the State's Local Agency Investment Fund (LAIF) and the San Diego County Investment Pool (SDCIP) represent SDHC's equity in pooled investments. Other investments such as CDs, bonds, government agency securities and demand deposit accounts are safe kept with commercial banking institutions.

Local Agency Investment Fund Investments

SDHC participates in the State's LAIF, which is regulated by California Government Code. LAIF is part of the State of California Pooled Money Investment Account (PMIA) and is protected by statute ensuring invested funds remain Commission assets. The LAIF investments are backed with the full faith and credit of the State of California as the State of California cannot declare bankruptcy under Federal law and monies placed for deposit in LAIF are not subject to a) transfer or loan pursuant to Sections 16310, 16312, or 16313, or (b) impoundment or seizure by any state official or state agency. The fair value of the investment portfolio of PMIA at June 30, 2026, was approximately $194,482,118. PMIA is not registered with the Securities and Exchange Commission (SEC) but is required to invest in accordance with California State Code. The average maturity of PMIA investments was 269 days as of June 30, 2026.

As of June 30, 2026, SDHC had $9,606 invested in LAIF. At that date, LAIF fair value factor of 0.998872382 was used to calculate the fair value of the investments in LAIF. More information on LAIF investment pool can be found at http://www.treasurer.ca.gov/pmia-laif/laif.asp

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego County Investment Pool Investments

SDHC voluntarily participates in the SDCIP. SDCIP is a Standard & Poor's AAA - rated fund managed by the San Diego County Treasurer - Tax Collector. The fair value of the investment portfolio of SDCIP on June 30, 2026 was $16,631,996. and had a weighted average yield to maturity of 3.93%, a weighted average days to maturity of 464 days and an effective duration of 1.04 years. In addition to voluntary participants such as SDHC, the pool is largely made up of mandatory participants such as the County of San Diego (30.29%), public schools (51.72%), community colleges (12.54%) and non-County funds (0.70%). Voluntary depositors make up only 4.76% of the invested funds as of June 30, 2026.

California Government Code Section 63652 et. seq. and SDCIP's Investment Policy prescribe the amount of collateral required to secure the deposit of public funds in state or national banks, state or federal savings and loan associations, federal credit unions, or FDIC-insured industrial loan companies in California. The aforementioned Government Code and Investment Policy require that depositories collateralize public funds with securities having a market value of a least 10% in excess of the total amount of the deposits. These securities shall be placed in the institutions pooled collateral account and monitored by the State Treasurer of California or a mutually agreed upon third party custodian bank.

As of June 30, 2026, SDHC had $8,929 invested in SDCIP. More information on SDCIP can be found at: https://www.sdttc.com/content/ttc/en/treasury/financial-reports.html

Agency Bonds

SDHC's investments under U.S. Government Agency bonds are mortgage-backed securities (MBS) bonds and debentures and U.S. Treasuries traded on an active secondary market. MBS bonds are a security or debt obligation that represents a claim on the monthly cash flows from mortgage loans. They represent investments in securities that are backed by pools of high quality multi-family mortgages guaranteed by a government agency or Government Sponsored Enterprises (GSE). Government Agency Debentures are also bonds traded on an active secondary market and represent a security or debt obligation of the issuer. U.S. Treasuries are long-term, government-backed debt securities that pay fixed interest until maturity. While Standard & Poor's and Moody's does not specifically rate MBS, they carry an implied rating based on the credit worthiness of FNMA (Federal National Mortgage Association), FHLMC (Federal Home Loans Money Corporation) and FRESB (Freddie Mac Small Balance Loans). Moody rate FNMA, FHLMC and FRESB as Aa1 while Standard & Poor's rate FNMA, FHLMC and FRESB as AA+. At June 30, 2026, SDHC had $31,747 invested in Agency MBS bonds, $30,061 invested in U.S. Treasuries and $1,869 invested in Money Market Exchange-Traded Funds.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Fair Value Classification

Management has determined that investments in LAIF and SDCIP are reported at net asset value and are not included in the fair value hierarchy categories. In addition, certificates of deposit reported at amortized costs are not included under fair value hierarchy categories.

SDHC categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The three levels of the fair value hierarchy under the guidance are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets.
- Level 2 inputs are inputs—other than quoted prices included within Level 1 - that are observable for the asset, either directly or indirectly.
- Level 3 inputs are unobservable inputs. The Authority doesn't hold any level 3 investments.

Management has determined that MBS, Government Agency Bond, and ABS investments are classified as Level 2 as there are no quoted market prices published. MBS, Government Agency Bond, and ABS investments are fair valued on a recurring basis. The valuation technique used to determine the fair value on the actively traded secondary market is the pricing provided on the secondary market.

The following table summarized the valuation of SDHC's fair value measurements in accordance with authoritative guidance at June 30, 2026:

	Level 1	Level 2	Level 3	Total
Agency Bonds	$ -	$ 31,747	$ -	$ 31,747
US Treasuries	30,061	-	-	30,061
Money Market ETF	1,869	-	-	1,869
Total	$ 31,930	$ 31,747	$ -	$ 63,677

FIDUCIARY FUND

SDHC's Fiduciary Fund is comprised of a pension plan and a deferred compensation plan, both defined contribution plans that are for the benefit of employees and retirees, as applicable.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

Cash, cash equivalents and investments at June 30, 2026 consist of the following:

Assets		
Cash and investments:		
Mutual funds	$	73,032
Common collective trust funds		13,940
Participant-directed brokerage accounts		3,965
Pooled separate accounts, at fair value		37,399
Guaranteed interest accounts, at contract value		5,384
Guaranteed interest accounts, at fair value		309
Cash		23
Total cash and investments	$	134,052

Fair Value Classification

Under the pension plan, investments are reported at fair value and the following financial instruments are required to be measured at fair value on a recurring basis:

- Investments in mutual funds are considered Level 1 assets and are reported at fair value based on quoted net asset values of the shares held by the pension plan at year-end.

- The investment in common collective trust funds are reported at fair value using Net Asset Value (NAV). The collective trust fund offered by the pension plan, which is the Diversified Investment Advisors Stable Pooled Fund (the "Stable Pooled Fund"), invests in fully benefit-responsive investments through its indirect investment in the Wells Fargo Stable Return Fund G, a collective trust fund sponsored by Wells Fargo Bank, N.A. that invests in stable value investment vehicles such as guaranteed investment contracts, bank investment contracts and synthetic guaranteed investment contracts issued by highly-rated financial institutions and corporations, as well as obligations of the U.S. Government or its agencies. Participant assets may be deposited to or withdrawn from the Stable Pooled Fund at the stated unit value as of the close of business on any business day, and there are no unfunded commitments. The Stable Pooled Fund calculates fair value using net asset value per share, and the relevant measurement attribute is contract value because contract value is the amount participants would receive if they were to initiate permitted transactions under the terms of the Plan. As such, the fair value of the Stable Pooled Fund is equal to the contract value of the Stable Pooled Fund as of June 30, 2026.

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- Investments held in the participant directed brokerage accounts consist of equities and fixed income securities, mutual funds, index and trust funds, certificates of deposit and cash and cash equivalents, which are considered Level 1 assets and are reported at fair value based on quoted prices in active markets for identical assets and liabilities at the measurement date.

Under the deferred compensation plan, investments held in pooled separate accounts and participant directed interest accounts are reported at fair value. Investments held in fully benefit-responsive Guaranteed Interest Accounts are reported at contract value. The following financial instruments are required to be measured at fair value on a recurring basis:

- Pooled separate accounts ("PSA") represent units held in pooled separate accounts that are valued using the Net Asset Value ("NAV") of the fund. The NAV of a PSA is based on the fair value of the underlying assets owned by the fund, minus its liabilities, and then divided by the number of units outstanding. The NAV of a PSA is calculated based on a compilation of primarily observable market information. The number of units of the fund that are outstanding on the calculation date is derived from observable purchase and redemption activity in the fund.

- Investments held in the Participant Directed Brokerage Accounts consist of equities, mutual funds, index and trust funds, and cash and cash equivalents, which are considered Level 1 assets and are reported at fair value based on quoted prices in active markets for identical assets and liabilities at the measurement date.

- The Empower Guaranteed Certificate Fund, Guaranteed Interest Account is considered a Level 2 asset and is reported at fair value by discounting the related cash flows based on current yields of similar instruments with comparable durations considering the credit-worthiness of the issuer.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELI

The following tables summarize assets in the pension trust and deferred compensation plan measured at fair value by classification within the fair value hierarchy at June 30, 2026:

Deferred Compensation Plan	**Level 1**	**Level 2**	**Level 3**	**Total**
Participant directed brokerage accounts:				
Money market funds	$ 423	$ -	$ -	$ 423
Equities	389	-	-	389
Other assets	494	-	-	494
Guaranteed interest accounts	-	308	-	308
Total assets in the fair value hierarchy	1,306	308	-	1,614
Investments measured at net asset value	-	-	-	37,399
Investments at fair value	$ 1,306	$ 308	$ -	$ 39,013

Pension Trust	**Level 1**	**Level 2**	**Level 3**	**Total**
Mutual funds	$ 73,032	$ -	$ -	$ 73,032
Participant directed brokerage accounts	2,659	-	-	2,659
Total assets in the fair value hierarchy	75,691	-	-	75,691
Investments measured at net asset value	-	-	-	13,941
Investments at fair value	$ 75,691	$ -	$ -	$ 89,632

CHANGE

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Note 4 - Investment Risk Factors (Dollars in Thousands)

GOVERNMENT-WIDE FUND

SDHC's investment policy allows the agency to invest surplus funds in accordance with the provisions of the U.S. Department of Housing and Urban Development (HUD) Notice PIH 96 - 33 and California Government Code Sections 5922 and 53601. The investment policy's foremost objective is the safety of principal, which is achieved by mitigating credit risk and interest rate risk. These risks, along with custodial risk, concentration of credit risk and market risk, all affect the value of investments to a varying degree. Equity and debt securities respond to such factors as economic conditions, individual company earnings performance and market liquidity, while fixed income securities are particularly sensitive to credit risk and changes in interest rates.

FIDUCIARY FUND

The plans within the Fiduciary Fund do not have a Board-approved investment policy for interest rate risk. The plans within the Fiduciary Funds have an Investment Committee that meet quarterly to review investment performance against investment class performance benchmarks. If an investment falls below its investment class benchmark, the investment is put on watch and will be replaced if the investment fails to improve over the next two quarters.

Credit Risk

Credit risk is the risk that an issuer of an investment will fail to pay interest or principal in a timely manner or that negative perceptions of the issuer's ability to make these payments will cause security prices to decline.

GOVERNMENT-WIDE FUND

Certain fixed income securities, including obligations of the U.S. Government or those explicitly guaranteed by the U.S. Government, are considered to have minimal credit risk. SDHC minimizes credit risk by limiting investments to those listed in its Investment Policy. In addition, SDHC pre-qualifies the financial institutions, broker/dealers, intermediaries, and advisors with which SDHC will do business in accordance with the Investment Policy. Finally, SDHC diversifies the investment portfolio to minimize potential losses from any one type of security or issuer.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

FIDUCIARY FUND

The pension plan offers a variety of mutual funds, participant-directed brokerage accounts and proprietary collective trust funds and the deferred compensation plan offers a variety of pooled separate accounts, participant-directed brokerage accounts and guaranteed interest accounts. Participants direct their investment choices based on their individual risk tolerance and performance objectives to minimize the potential losses from any one type of security or issuer.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of failure of the custodian, the investment may not be returned, or the deposits fully recovered.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY

GOVERNMENT-WIDE FUND

All bonds are purchased through SDHC's primary financial institution's clearing account in SDHC's name where they are all held in safekeeping and certificates of deposit are purchased at values less than the federally insured limit.

SDHC's debt securities exposure to credit risk and custodial risk as of June 30, 2026 is as follows:

		Standard and Poor's Credit Rating					
	Total fair	AAA	AA+	AA	A	A-1+	Not Provided
Cash and cash equivalents							
Cash and cash equivalents	$ 55,236	$ -	$ -	$ -	$ -	$ -	$ 55,236
Restricted cash and cash equivalents	4,597	-	-	-	-	-	4,597
Total cash and cash equivalents	$ 59,833	$ -	$ -	$ -	$ -	$ -	$ 59,833
Short-term investments							
Local Agency Investment Fund	$ 9,606	$ -	$ -	$ -	$ -	$ -	$ 9,606
San Diego County Investment Pool	8,929	-	-	-	-	-	8,929
Agency Bonds	-						
Freddie Mac Federal Home Loan Mortgage Corporation K series securities	8,299	-	8,299	-	-	-	-
Fannie Mae Alternative Credit Enhancement Securities (Fannie Mae ACE)	715	-	715	-	-	-	-
Fannie Mae Delegated Underwriting Servicing program (Fannie Mae DUS) securities	342	-	342	-	-	-	-
US Treasuries	7,250	-	4,681	-	-	2,569	-
Money Market Exchange-Traded Funds (ETF)	1,869	1,869	-	-	-	-	-
Total short-term investments	$ 37,010	$ 1,869	$ 14,037	$ -	$ -	$ 2,569	$ 18,535
Long-term investments							
Agency Bonds							
Freddie Mac Federal Home Loan Mortgage Corporation K series securities	$ 10,294	$ -	$ 10,294	$ -	$ -	$ -	$ -
Fannie Mae Mortgage Backed Securities	5,126	-	5,126	-	-	-	-
Fannie Mae Alternative Credit Enhancement Securities (Fannie Mae ACE)	2,025	-	2,025	-	-	-	-
Fannie Mae Delegated Underwriting Servicing program (Fannie Mae DUS) securities	4,946	-	4,946	-	-	-	-
US Treasuries	22,811	-	22,811	-	-	-	-
Total long-term investments	$ 45,202	$ -	$ 45,202	$ -	$ -	$ -	$ -

CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

FIDUCIARY FUND

For the pension plan, SDHC has appointed State Street Bank as the Trustee of the plan assets with authority over management and investment of plan assets. For the deferred compensation plan, SDHC has appointed Transamerica Retirement Solutions as Trustee of the plan assets with authority over management and investment of plan assets.

Concentration of Credit Risk

Concentration of credit risk is the risk associated with a lack of diversification, such as having substantial investments in a few individual issuers, thereby exposing SDHC to greater risks resulting from adverse economic, political, regulatory, geographic, or credit developments.

GOVERNMENT-WIDE FUND

The U.S. Government Agency securities in SDHC's portfolio include U.S. Treasury Bills, Fannie Mae Federal National Mortgage Association (Fannie Mae) and Freddie Mac Federal Home Loan Mortgage Corporation (Freddie Mac). Of the $31,747 invested in agency bonds and debentures as of June 30, 2026, all are mortgage-backed securities (MBS) issued either by Fannie Mae or Freddie Mac.

MBS are not rated by credit rating agencies. While the rating agencies do not specifically rate MBS, they carry an implied AA+ rating based on the collateral that backs the bond and the AA+ rating of the Agency that issues/guarantees them. MBS are not considered subject to concentration of credit risk.

SDHC may choose to maintain 100% of its investment portfolio in U.S. Treasuries, notes, bonds, bills and collateralized certificates of deposit. Certificates of deposit are, according to SDHC's Investment Policy, to be collateralized at least 100% of the amount that is not federally insured. Securities pledged as collateral are held by a third party. Joint custody safekeeping receipts are held in the name of the depository institution but pledged to SDHC. The security cannot be released, substituted, or sold without the approval of SDHC.

FIDUCIARY FUND

Except for certain investments held in publicly traded mutual funds or pooled separate accounts, there are no investments at year-end that represent 5% or more of the fiduciary fund net position.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT SUBJECT TO CHANGE

Market Risk

Market risk is the risk that the value of an investment will change due to changes in the financial market. Changes in market conditions can increase Interest Rate Risk, Liquidity Risk and Reinvestment Risk.

GOVERNMENT-WIDE FUND

Interest Rate Risk is the risk associated with declines or rises in interest rates which cause an investment in a fixed-income security to increase or decrease in value. The terms of a debt investment may cause its fair value to be highly sensitive to interest rate changes. SDHC does not have a formal policy related to interest rate risk.

Liquidity Risk is the risk of being unable to liquidate an investment prior to maturity. Related to liquidity risk is the concept of marketability, or the ability to sell an instrument on short notice without incurring a meaningful loss in price.

Reinvestment Risk is the risk that the proceeds from a fixed-income security cannot be reinvested at less than the same rate of return currently generated by that holding. This risk is common with securities that are callable.

In accordance with its Investment Policy, SDHC manages market risk by matching portfolio maturities to projected liabilities and monitoring the weighted average maturity of its portfolio. This is done by maintaining a portion of the portfolio in readily available funds and investing in securities with limited call features and an active secondary market. These measures ensure that appropriate liquidity is maintained in order to meet ongoing operations, maximize return and limit exposure to changing market conditions.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PREL

SDHC's exposure to market risk as of June 30, 2026, is as follows:

		Investment maturities		
	Total fair value	Less than 3 months	4 - 12 months	1 - 5 years
Cash and cash equivalents				
Deposits	$ 55,232	$ 55,232	$ -	$ -
Petty cash	4	4	-	-
Total cash and cash equivalents	$ 55,236	$ 55,236	$ -	$ -
Restricted cash and cash equivalents	$ 4,597	$ 4,516	$ -	$ 81
Short-term investments				
Local Agency Investment Fund	$ 9,606	$ 9,606	$ -	$ -
San Diego County Investment Pool	8,929	8,929	-	-
Agency Bonds				
Freddie Mac Federal Home Loan Mortgage Corporation K series securities	8,299	-	8,299	-
Fannie Mae Alternative Credit Enhancement Securities (Fannie Mae ACE)	715	715	-	-
Fannie Mae Delegated Underwriting Servicing program (Fannie Mae DUS) securities	342	342	-	-
US Treasuries	7,250	-	7,250	-
Money Market Exchange-Traded Funds (ETF)	1,869	1,869	-	-
Total short-term investments	$ 37,010	$ 21,461	$ 15,549	$ -
Long-term investments:				
Agency Bonds				
Freddie Mac Federal Home Loan Mortgage Corporation K series securities	$ 10,294	$ -	$ -	$ 10,294
Fannie Mae Mortgage Backed Securities	5,126	-	-	5,126
Fannie Mae Alternative Credit Enhancement Securities (Fannie Mae ACE)	2,025	-	-	2,025
Fannie Mae Delegated Underwriting Servicing program (Fannie Mae DUS) securities	4,946	-	-	4,946
US Treasuries	22,811	-	-	22,811
Total long-term Investments	$ 45,202	$ -	$ -	$ 45,202

FIDUCIARY FUND

Due to the level of risk associated with certain investment securities held within the fund plans, it is at least reasonably possible that changes in the values of investment securities will occur in the near-term and that such changes could materially affect participants' account balances and the amounts reported in Fiduciary Fund statements.

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIM

Note 5 - Accounts Receivable - Funding Sources (Dollars in Thousands)

At June 30, 2026, amounts due from funding sources consist of the following:

Source / Program	Amount
Business	
City of San Diego	$ 7,193
Total business	7,193
Federal	
Moving to Work (MTW)	2,498
Continuum of Care	2,117
HOME Investment Partnerships (HOME)	1,614
Youth Shelter Smart Corner Federal T-HUD	1,500
Capital Fund	431
Emergency Solutions Grant	169
Federal - Various	68
Operating Fund	22
Total federal	8,419
State	
HHAP - state	10,015
Various - state	2,248
Total state	12,263
Local	
Various - local	67
Total local	67
Total	$ 27,942

All amounts are expected to be collected in the next fiscal year.

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRA

Note 6 - Notes, Mortgages and Interest Receivable (Dollars in Thousands)

Loans made by SDHC consist of three types:

1. Notes requiring periodic payments of principal and interest with interest rates ranging from 0% to 10% and lengths of maturity ranging from 3 to 65 years;
2. Deferred payment notes with interest rates ranging from 0% to 10% and lengths of maturity ranging from 3 to 65 years; and
3. Subsidy loans made to reduce the effective interest rate to recipients on loans made by a commercial bank.

Notes, mortgages and interest receivable at June 30, 2026, consist of the following:

Borrower	Project Address	Interest Rate	Maturity Date	Principal Amount
HDP Mariner's Village, LP-Mariner's Vlg.	6847 Potomac Street, San Diego, CA 92139	3.15%	12/31/55	$ 33,457
Town & Country Village Apts. HDP T&C	4015-409 Messina Dr. San Diego, CA 92113	6.80%	12/31/73	19,909
Arbor Terrace	3693-374 Florida St. San Diego, CA 92104	4.86%	07/01/62	16,461
Mesa Verde CIC, LP/Mission Gorge	7811 Mission Gorge Rd. San Diego, CA 92120	4.00%	06/30/73	9,600
Fairmount Family Housing, LP/ Bluewater	6121-612 Fairmount Ave. San Diego, CA 92120	4.00%	12/31/74	9,469
San Ysidro CIC, LP/Paseo La Paz	238-240; 251-263 Cypress Dr. San Diego, CA 92173	4.00%	12/31/74	9,250
Avanzando San Ysidro LP	317 Cottonwood Drive; 210-240 S. Vista Ave; 125 Cypress	0.00%	12/31/82	5,271
Avanzando San Ysidro LP	317 Cottonwood Drive; 210-240 S. Vista Ave; 125 Cypress	4.00%	12/31/82	3,090
Hilltop Family Hsg LP-The Orchard	922 - 944 Euclid Avenue, San Diego, CA 92114	4.00%	12/31/77	8,300
Delta Village Housing Assoc.	4316-436 Delta St. San Diego, CA 92113	3.00%	09/30/77	8,228
City Heights Ten, L.,	10 non-contiguous parcels San Diego, CA 92105	3.56%	03/31/69	7,981
13th & Broadway CIC, LP	1320 Broadway San Diego, CA 92101	4.00%	12/31/81	7,600
Villa Encantada AMCAL	505-537 62nd; 504-528 63rd St, SD, CA 92114	4.00%	12/31/73	7,500
Twain Housing, L.P.(Stella)	4304 Twain Ave. San Diego, CA 92120	3.00%	12/31/74	7,500
Dawson Ave. Senior Apts. LP-Courtyard	4321-52nd St. San Diego, CA 92115	2.00%	11/12/63	7,145
Ulric St. Hsg. Ass. LP - Ulric	2645-2685 Ulric Street, San Diego CA 92111	3.00%	09/30/77	7,000
Texas St. Sr. Hsg LP/North Park Sr. Apts	4200 Texas St. San Diego, CA 92104	4.00%	07/31/73	7,000
Mercado CIC, LP	Cesar E Chavez Parkway Lot 2,6&7, SD CA 92113	5.00%	05/02/68	7,000
Florida Street Housing Assoc - Kalos Apt	3783-3825 Florida St. San Diego, CA 92104	3.00%	02/01/67	6,966
Fairmount Senior Hsg, CIC LP (Eastblock)	4320 44th Street, San Diego, CA 92101	4.00%	10/01/76	6,750
14th & Commercial CIC, LP	1 14th Street, San Diego, CA 921010	3.00%	05/01/77	6,150
Kindred Cortez Hill LP	1501 Sixth Avenue San Diego, CA 92101	4.00%	12/31/82	5,967
Market Square Manor Associates, LP	525 14th St. San Diego, CA 92113	5.60%	02/10/58	5,688
Villa Harvey Mandel, L.P.	72 17th Ave. San Diego, CA 92101	5.60%	02/12/57	5,518
LINC Arbor Village Apartments Allison R	4914-499 Logan Ave. San Diego, CA 92113	3.00%	05/01/67	5,460
14th & Comm CIC-VHHP, LP (14C-VHHP)	1 14th Street, San Diego, CA 921010	3.00%	05/01/77	5,350
HDP Quality Inn, LLC Quality Inn	1840 4th Avenue, San Diego, CA 92101	4.00%	12/31/75	5,240
Normal Heights, CIC LP/Loft @ Normal Hgt	3808 El Cajon Blvd. San Diego, CA 92105	3.00%	05/31/74	5,200
Georgia Street, L.P./ City Scene	4105 Georgia St. San Diego, CA 92104	3.00%	07/01/66	5,111

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRE

Borrower	Project Address	Interest Rate	Maturity Date	Principal Amount
Renaissance Sr Hsg.	4330 30th St. San Diego, CA 92104	4.65%	04/12/59	5,074
Beech Street Housing, LP-Cortez Hill	1449 Ninth Avenue San Diego, CA 92101	3.00%	12/31/78	5,000
San Diego Commons, LP/ Mesa Commons	6456 El Cajon Blvd. San Diego, CA 92115	3.00%	04/30/69	4,905
Benson Place, LP (Hollister)	1010 Otter Road, San Diego, CA 92154	4.00%	12/31/75	4,860
Talmadge Gateway, LP	4422 Euclid Ave. San Diego, CA 92115	3.00%	06/01/72	4,800
Creekside - Affirmed Hsg. Partners	2125-215 Coronado Ave. San Diego, CA 92154	5.20%	06/30/35	4,608
Radisson Hotel ,Tizon	11520 Bernardo Ct. San Diego, CA 92127	4.00%	07/31/78	4,500
4132 Beyer, L.P(Ventana al Sur)	4132 Beyer Boulevard San Diegp, CA 92173	3.00%	08/31/79	4,400
MAAC Chollas Crest	101 50th Street San Diego, CA 92102	4.00%	03/02/86	4,270
San Ysidro Hsg Partners, LP -Jamboree SY	429-437 W. San Ysidro Blvd. San Diego CA	3.00%	12/31/78	4,200
Beyer Blvd Apts. LP	3412-346 Beyer Blvd. San Diego, CA 92154	3.00%	10/22/59	4,200
Front & Beech SH, LP- The Helm	191 West Beech Street, San Diego CA 92101	4.00%	12/31/77	4,193
Del Sol Apts. LP	Del Sol Apts, 3606-3690 Del Sol San Diego, CA 92154	3.00%	08/31/61	4,126
Vista del Puente, L.P.	3934 Gamma St; 1510 S 40th St. San Diego, CA 92113	3.00%	12/31/75	4,100
Ulric II, Linda Vista Housing	2601 Ulric Street San Diego, CA 92111	4.00%	12/31/78	4,075
HDP Churchill, L.P./Hotel Churchill_Sr.	827 C St. San Diego, CA 92101	3.00%	08/31/71	3,800
Alabama Manor Hsg Associates	3822-383 Alabama St. San Diego, CA 92104	0.00%	12/31/63	3,704
Winona Gardens Hsg. Assoc.-Bandar Salaam	3810 Winona Ave. San Diego, CA 92105	4.79%	05/31/79	3,686
HDP West Park, LP(West Park)	1830 Fourth Avenue, San Diego CA 92101	4.00%	06/30/75	3,593
Wakeland-Beacon, LP Beacon Apartments	145 C St. San Diego, CA 92110	3.00%	12/31/74	3,563
Imperial Urban Hsg, LP/ Cypress Apts.	1435 Imperial Ave. San Diego, 92101	3.00%	12/31/72	3,535
Mt. Alifan Apts., LP (Ivy Senior)	5858 Mt Alifan Drive, San Diego, CA 92111	4.00%	12/31/76	3,500
15th & Commercial, L.P.	1506 Commercial St. San Diego, CA 92101	3.00%	01/01/66	3,464
Comm22 Sr. Hsg., LP/Victoria	Commercial & 22nd St. San Diego, CA 92113	3.00%	05/01/69	3,456
NCRC NSV LP, Nestor Senior	1120 Nestor Way San Diego, CA 92154	4.00%	12/31/78	3,330
Hacienda Townhomes,Ltd.	350 17th St. San Diego, CA 92101	4.50%	12/31/80	3,297
Trolley Residential CIC, L.P.	4981 Market St. San Diego, CA 92114	4.00%	06/30/72	3,120
HDP New Palce, LP/New Palace	1814 5th Ave. San Diego, CA 92101	4.00%	12/31/73	3,100
Wakeland Atmosphere, LP/Atmosphere I	5th Ave. & Beech St. San Diego, CA 92101	4.00%	03/01/70	3,000
Grantville Veteran Housing, LP/Zephyr	4370 Alvarado Canyon Rd. San Diego, CA 92120	3.00%	12/31/73	3,000
Wakeland Vista Grande/Vista Grande	5391-541 Santa Margarita, San Diego, CA 92114	3.00%	05/01/67	2,967
34th Street Project, LLC	4637 34th St. San Diego, CA 92116	3.00%	02/24/77	2,920
Post 310 , L.P.	465 North 47th Street San Diego, CA 92102	4.00%	08/01/79	2,883
Modica Family Apartments CIC, LP	5255 Mt. Elena Drive San Diego, CA 92117	4.00%	12/31/81	2,844
Juniper Gardens, L.P,	4251 Juniper St. San Diego, CA 92105	3.00%	12/31/68	2,839
Metro Villas Housing Partners	4031-408 39th St. San Diego, CA 92105	4.85%	02/01/58	2,793
Vietnam Veterans ofSD/ Phase II	Veterans Village, 4141 Pacific Highway, S D 92110	3.00%	05/29/72	2,760
Messina CIC, LP	5255 Mt. Etna San Diego, CA 92117	4.00%	12/31/81	2,675
Navajo Road Housing Associates L.P.	7005 Navajo Road San Diego, CA 92119	4.00%	12/31/82	2,534
WJJ CIC, L.P./Independence Point Apts.	327 S Willie James Jones, San Diego, CA 92130	4.00%	01/31/71	2,500
Amcal Mission, LP/Mission Apartments	1815-187 Hancock St. San Diego, CA 92110	3.00%	01/01/68	2,499
HDP Mason Hsg. Corp./Mason Hotel	1337-134 Fifth Avenue, San Diego CA 92103	3.00%	02/28/68	2,434
Riverwalk Apartments, L.P.	1194 Hollister St. San Diego, CA 92154	3.00%	03/01/65	2,275
HDP ADU, LLC (Companion Units)	1144 Twining Avenue, San Diego CA 92154	3.00%	12/01/75	2,260
Casa Nueva II ,LP	350 17th St. San Diego, CA 92101	0.00%	12/31/80	2,200
Iris at San Ysidro LP	1663 Dairy Mart Road San Diego, CA 92173	4.00%	07/01/81	2,185
Wakeland Village Green Apts LP	4140-415 Bonillo Dr. San Diego, CA 92115	3.00%	04/01/65	2,165
Pathfinders of San D,	2621-262 University Ave. San Diego, CA 92104	3.00%	07/15/65	2,050
Terramar CIC, L.P.,	13481 Silver Ivy Lane, San Diego, CA 92129	3.00%	06/01/68	2,035
Vietnam Veterans of SD/ Phase III	4141 Pacific Highway, San Diego, CA 92110	3.00%	05/01/75	2,001
Connections HousingDowntownLP	1250 Sixth Ave. San Diego, CA 92101	3.00%	06/01/69	2,000
Serenade 43, LP	4030 43rd Street San Diego, CA 92105	4.00%	09/30/81	2,000
Sandrock Road Housing Associates L.P	3440 Sandrock Road San Diego, CA 92123	4.00%	12/31/82	1,875
YWCA of SD County-Becky's House	2540-2550 Garnet Ave. San Diego, CA 92109	0.00%	11/10/62	1,786
Parkside SD Apts., LP (Formerly Bolt)	4010-4050 Parkhaven Ct. San Diego, CA 92113	3.00%	04/01/56	1,726
The Grant at MissionTrails LP	5945 Mission Gorge Road San Diego, CA 92120	4.00%	12/31/82	1,650
Townspeople, a CA nonprofit	4242-4260 51st St. San Diego, CA 92115	3.00%	05/01/61	1,570

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

Borrower	Project Address	Interest Rate	Maturity Date	Principal Amount
PSCDC Wightman	5052 Wightman St. San Diego, CA 92105	3.00%	07/01/54	1,537
Creekside-Affirmed Family Hsg. Partners	2125-215 Coronado Ave. San Diego, CA 92154	4.79%	06/30/35	1,509
Vietnam Veterans of SD/ Phase IV	4141 Pacific Highway, San Diego, CA 92110	3.00%	08/01/77	1,492
Chicano Federation Delta Place	4420 Delta St. San Diego, CA 92113	3.00%	11/01/54	1,486
Vietnam Veterans of San Diego/ Phase V	4141 Pacific Highway, San Diego, CA 92110	3.00%	07/01/70	1,437
Mercado Apartments /MAAC	2001-2097 Newton;2008-2094 Main St. SD CA 92101	6.00%	12/01/47	1,425
Logan Development L.P./Knox Glen	4720-476 Logan Ave. San Diego, CA 92113	6.00%	11/30/50	1,400
Grant Heights II, LP	3845 Winona Avenue, San Diego CA 92105	3.00%	03/31/76	1,320
Rose Creek Village LP	2662 Garnet Avenue San Diego, CA 92109	4.00%	07/31/82	1,282
HDP Churchill, L.P./Hotel Churchill-Sub	827 C St. San Diego, CA 92101	3.00%	08/31/71	1,275
Chicano Federation Trojan Apts.	5222 Trojan Ave. San Diego, CA 92115	3.00%	07/01/53	1,145
NCRC Encanto, L.P. Encanto Village	1617-165 Imperial Ave. San Diego. CA 92114	4.00%	05/31/74	1,060
Mayberry Townhomes/Mountain View Hsg.	4328-449 Mayberry St. San Diego, CA 92113	2.64%	12/31/71	1,023
TACHS Cove Apts LLC	5288 El Cajon Blvd. San Diego, CA 92115	3.00%	05/01/62	982
SD LGBT Community Center	1640 Broadway, San Diego, CA 92101	0.00%	11/01/60	934
Catholic Charities/Leah Residence-9th F	798 Ninth Ave. San Diego, CA 92101	0.00%	10/31/58	928
Carmel Valley Hsg./Torrey Del Mar	13875 Carmel Valley Rd. San Diego, CA 92130	3.00%	06/30/56	892
NCRC SYSV, LP/San Ysidro Sr. Village	517 West San Ysidro, San Ysidro, CA 92713	3.00%	12/31/75	760
"j" Street Inn, LP J Street	222 J Street, San Diego, CA 92101	0.00%	12/31/27	756
Urban Council Dev't Inc./Villa Rica-Alta	4227 52nd St; 5202 Orange Ave. San Diego, CA 92115	3.00%	12/17/54	742
Lillian Place LP	1401 & 1437 J St. San Diego, CA 92101	3.00%	12/16/60	731
Vietnam Veterans of SD/ Phase II B	Veterans Village, 4141 Pacific Highway, S D 92110	3.00%	06/01/72	720
Bayview CDC-40th St.	1440-1516 S. 40th St. San Diego, CA 92113	3.00%	02/01/56	696
Vietnam Veterans of SD/ Phase I	Veterans Village, 4141 Pacific Highway, S D 92110	3.00%	05/15/70	675
Hope CDC/Lincoln Park	4910-4920 Ocean View Blvd; 440-444 49th St. SD 92113	3.00%	12/22/48	647
South Bay Community Services	135 Averil Rd. San Diego, CA 92173	3.00%	12/16/53	631
Island Inn, LP	202 Island Ave, San Diego, CA 92101	0.00%	12/31/27	611
Wakeland Trinity Pl Trinity Place	6240 Mission Gorge Road, San Diego, CA 92120	4.00%	12/31/76	610
3137 El Cajon Blvd. LP-The Boulevard	3137 El Cajon Blvd. San Diego, CA 92104	3.00%	12/31/63	600
Chicano Federation Park Place	4033 33rd St. San Diego, CA 92104	3.00%	12/01/52	596
Housing Innovation P	1851-186 Titus St. San Diego, CA 92103	3.00%	10/20/58	573
Santaluz Family Apts. LP-Rancho del Nort	16775 Saintbury Glen, San Diego, CA 92130	3.00%	09/29/60	500
COMM 22 Family Hsg. LP/	Commercial & 22nd St. San Diego, CA 92113	3.00%	05/01/69	500
			Total Major Loans	457,518
Home ownership loans (Under $500)				49,381
Single-Family rehabilitation loans (Under $500)				3,169
Rental Housing Finance loans with rehab / acquisition (under $500)				4,805
Accessory Dwelling Unit loans (Under $500)				1,353
Total Non-Major Loans as of June 30, 2026				58,708
Total Major Loans and Total Non-Major Loans as of June 30, 2026 (Not Including Deferred Loans)				516,226
Allowance for Loan Losses				(7,334)
Allowance for Forgivable Loans				(7,663)
Total notes receivable at June 30, 2026				501,229
Deferred cumulative interest receivable at June 30, 2026				99,511
Total notes and interest receivable at June 30, 2026				$600,740

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

Notes and mortgages receivable due one year or less amounted to $1,320 as of June 30, 2026. The change in allowance on notes receivable consists of the following:

Balance, July 1, 2025	Losses/ write-offs	Additions/ adjustments	Balance, June 30, 2026
$ 16,261	$ (1,452)	$ 188	$ 14,997

SDHC makes affordable housing non-interest bearing loans, originated through noncash transactions, in which the borrower is not required to repay the loan during the loan compliance period provided compliance covenants are met. Compliance periods range between 10 to 65 years. SDHC monitors the loan compliance. SDHC does not record these loans in the Statement of Net Position as there is no cash disbursed. Any payment received during the compliance period is recorded as revenue in the fiscal year of receipt. Notes representing affordable housing loans outstanding as of June 30, 2026, total $80,161.

PRELIMINARY - SUBJECT TO CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIM

Note 7 - Capital Assets (Dollars in Thousands)

A summary of changes in capital assets for the year ended June 30, 2026 is as follows:

	Balance, June 30, 2025	Additions	Transfers / Retirements	Balance, June 30, 2026
Capital assets, not being depreciated				
Land	$ 127,097	$ 5,400	$ -	$ 132,497
Construction in progress	16,635	761	(14,369)	3,027
Total capital assets, not being depreciated	143,732	6,161	(14,369)	135,524
Capital assets, being depreciated				
Buildings	228,447	32,036	47	260,530
Building improvements	106,304	2,196	11,692	120,192
Office furniture and equipment	13,388	1,258	2,353	16,999
Intangible right to use software arrangements	7,671	2,043	(414)	9,300
Total capital assets, being depreciated	355,810	37,533	13,678	407,021
Less accumulated depreciation for:				
Buildings	(51,042)	(6,943)	-	(57,985)
Building improvements	(55,599)	(6,764)	-	(62,363)
Office furniture and equipment	(6,461)	(2,276)	27	(8,710)
Intangible right to use software arrangements	(4,144)	(1,799)	414	(5,529)
Total accumulated depreciation	(117,246)	(17,782)	441	(134,587)
Total capital assets, being depreciated, net	238,564	19,751	14,119	272,434
Total capital assets, net	$ 382,296	$ 25,912	$ (250)	$ 407,958

In fiscal year 2026, capital assets totaled $407,958. Additions of $37,533 to capital assets being depreciated include the acquisition of Starling Place, the rehabilitation of Pacific Village, elevated exterior elements replacements at Kearny Vista, plumbing system upgrades at Hurlbut, Camulos and Grim Ave, comprehensive renovation at Hurlbut, elevator upgrades at Kearny Vista and Smart Corner, HVAC upgrades at Valley Vista and Kearny Vista; and water heater upgrades at Hillcrest, Belden, Park Crest, Santa Margarita, Valley Vista and Smart Corner properties.

Depreciation and amortization expense for the year ended June 30, 2026, was $15,983 and $1,799 respectively.

DO NOT CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY - SUBJECT TO CHANGE

Note 8 - Prepaid Items and Other Assets (Dollars in Thousands)

Prepaid Items and Other Current Assets

As of June 30, 2026 prepaid and other current assets consisted of the following:

Prepaid and other current assets

Prepaid insurance	$ 1,683
Prepaid software licenses	1,638
Escrow deposits - mortgage insurance premiums	209
Prepaid mortgage insurance	66
Prepaid appliances	11
Deposits other	9
Prepaid grants	8
Total prepaids and other	$ 3,624

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY

Note 9 - Notes Payable (Dollars in Thousands)

Notes Payable

A summary of notes payable at June 30, 2026 is as follows:

Type of Obligation	Interest Rate	Fiscal Year Maturity Date	Balance, 6/30/2025	New Note Additions	(Payments)/ Amortization/ Adjustments		Balance, 06/30/2026	Due Within One Year FY27	GASB 88 Disclosure Footnotes
Direct Borrowing Debts of the Commission									
Key Bank Real Estate Capital - Smart Corner	5.53%*	2027	$ 529		$ (117)	**	$ 412	$ 412	A1,B1, C1, D2
* variable rate									
** Payment includes optional annual payment of $63									
City of San Diego - Hotel Sandford	1.00%	2065	5,843	-	-		5,843	-	A1, B2, C4, D4
Forgivable loan with accrued interest totaling $832									
State of California - Housing Loan Conv Program 12-HLCP-0004	3.00%	2068	1,405	-	-		1,405	-	A1, B3, C5, D3
State of California - Housing Loan Conv Program 12-HLCP-0003	3.00%	2068	3,150	-	-		3,150	-	A1, B4, C5, D3
Red Capital Mortgage, LLC - Courtyard Apartments	4.92%	2030	3,684	-	(84)		3,600	89	A1, B5, C2, D1
JP Morgan Chase - Valley Vista	3.29%	2031	27,047	-	(674)		26,373	698	A1, B11, C1, D1
JP Morgan Chase - Kearny Vista	3.39%	2031	6,295	-	(155)		6,140	160	A1, B12, C1, D1
County of San Diego - Presidio Palms	3.00%	2080	14,710	3,097	-		17,807	-	A1, B13, C4, D1
County of San Diego - Pacific Village	3.00%	2079	825	2,748	-		3,573	-	A1, B14, C4, D1
County of San Diego - Starling Place	3.00%	2081	-	6,000	-		6,000	-	A1, B15, C4, D1
Debts of the LLCs									
Greystone Servicing Corp, Inc. - Belden SDHC FNMA, LLC	7.32%	2040	9,087	-	(362)		8,725	390	A1, B6, C2, D1
Greystone Servicing Corp, Inc. - Northern SDHC FNMA, LLC	7.32%	2040	7,972	-	(317)		7,655	342	A1, B7, C2, D1
PNC Bank, NA FHA - Southern SDHC FHA, LLC	3.76%	2046	18,216	-	(613)		17,603	635	A1, B8, C3, D1
PNC Bank, NA FHA - Northern SDHC FHA, LLC	3.76%	2046	12,743	-	(429)		12,314	444	A1, B9, C3, D1
PNC Bank, NA FHA - Central SDHC FHA, LLC	3.65%	2046	11,420	-	(386)		11,034	400	A1, B10, C3, D1
Subtotal			122,926	11,845	(3,137)		131,634	3,570	
Less unamortized debt issuance costs			(880)	-	68		(812)	-	
Total			$ 122,046	$ 11,845	$ (3,069)		$ 130,822	$ 3,570	

At June 30, 2026, the current portion of notes payable was $3,570 and the noncurrent portion of notes payable was $128,064.

Debt issuance costs associated with the LLC loans totaled $2,120, less accumulated amortization of $1,308 at June 30, 2026. For fiscal year 2026, amortization totaled $68. Under guidance issued by the GASB, these fees would be expensed as incurred. However, as the LLCs are not governmental agencies, they follow the standards issued by the FASB. In accordance with ASU 2015 - 03, debt issuance costs are capitalized and presented as a direct deduction to notes payable. In addition, the debt issuance costs are amortized over the life of the loan using the effective interest method.

NO CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

The American Recovery and Reinvestment Act of 2009 created the new Build America Bond (BABs) program. State and local governments receive subsidy payments directly from the U.S. Treasury for a portion of their borrowing costs on Build America Bonds, equal to 35% of the total coupon interest paid less reductions in federal appropriations. The subsidy stream is paid for the full term of the bonds. The Belden SDHC FNMA LLC, Northern SDHC FHA LLC and Southern SDHC FHA LLC loans have been approved as qualified direct subsidy BABs loans. SDHC received subsidy payments of $578 in fiscal year 2026.

The projected annual principal and interest payment requirements for all of SDHC's notes payable are noted in the table below. These amounts include a forgivable loan of $5,843 which will be forgiven at maturity in 2065. Accrued interest of such forgivable loan is $890 as of June 30, 2026.

	Notes payable		
	Principal	Interest	Total
Year ending June 30, 2027	$ 3,570	$ 3,929	$ 7,499
2028	3,300	3,779	7,079
2029	3,456	3,622	7,078
2030	6,835	3,447	10,282
2031	31,603	2,583	34,186
2032-2036	15,751	8,629	24,380
2037-2041	17,582	4,092	21,674
2042-2046	11,763	945	12,708
2047-2051	-	-	-
2052-2056	-	-	-
2057-2081	31,931	-	31,931
Subtotal	125,791	31,026	156,817
Forgivable loans	5,843	-	5,843
Total Notes Payable	$ 131,634	$ 31,026	162,660
Less: Unamortized debt issuance costs			(812)
Total Notes Payable, Net			$ 161,848

PRELIMINARY DRAFT

CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRE

GASB 88 Disclosure Footnotes

A. Amount of Unused Lines of Credit

A1 SDHC has no open lines of credit.

B. Assets Pledged as Collateral

B1 1122 Broadway, 92101

B2 1301-1333 Fifth Avenue, San Diego, 92101. Lots D,E, and F in Block 191 of Horton's Addition in the City of San Diego

B3 3222-3224 Camulos St, San Diego, CA, 4095 Valeta Street, San Diego, CA, 3919 Mason Street, San Diego, CA, 2420 44th Street, San Diego, CA, 5385-5389 Trojan Avenue, San Diego, CA

B4 605-695 Picador Blvd, 92154

B5 4395 El Cajon Boulevard, 92105

B6 7705-7795 Belden Street, 92111
APN: 420-451-03 and 04

B7 3501 1st Avenue, 92103, 4131 Maryland Street 92103, 7105-20 Eastman Street, 92111, 7526-80 Fulton Street, 92111, 2615-65 Genesee Avenue, 92123, 7085-95 Levant Street, 92111

B8 1351-15359 Hollister Street, 92154, 2381-2389 Grove Avenue, 92154, 121-125 Averil Road, 92173, 2005-2065 Alaquinas Drive, 92173, 178-190 Calle Primera, 92173, 281-289 Sycamore Road (North), 92173, 391-417 Sycamore Road (West), 92173, 402-412 Sycamore Road (East), 92173

B9 12643-12687 El Camino Real, 92130, 8792 Mira Mesa Boulevard, 92126, 5071-5077 1/2 Muir Avenue, 92107, 8637-8643 Glenhaven Street, 92123, 8649-8655 Genhaven Street, 92123, 8661-8667 Glenhaven Street, 92123, 8701 Glenhaven Street, 92123, 8714-8720 Hurlbut Street, 92123, 8726-8732 Hurlbut Street, 92123

B10 7281-7289 Saranac Street, 92115, 4560 Altadena Avenue, 92115, 4479-4481 Altadena Avenue, 92115, 4164 Altedena Avenue, 92105, 5316 Meade Avenue, 92115, 5330-5332 1/2 Rex Avenue, 92105, 5326-5328 Rex Avenue, 92105, 4261 45th Street, 92115, 4225 44th Street, 92115, 2628-2630 44th Street, 92105, 4416 #1-8 Highland Avenue, 92115, 4566 51st Street, 92115, 3051 54th Street, 92105, 4147-4157 Chamoune Avenue, 92105, 4205-4215 Juniper Street, 92105, 4273-4283 Juniper Street, 92105, 4390 Maple Street, 92105, 4180-4182 Poplar Street, 92105, 4451-4459 Market Street, 92102, 5359-5389 Santa Margarita, 92114, 2883 Boston Avenue, 92113, 2955 Boston Avenue, 92113

B11 5400 Kearny Mesa Road, 92111

B12 1865 Hotel Circle South, 92108

B13 2087 Hotel Circle South, 92108

B14 3737 Midway Drive, 92110

B15 7798 Starling Drive, 92123

C. Events of Default with finance-related consequenses

C1 The outstanding note contains event(s) of default which change the timing of repayment of outstanding amounts which can become immediately due including a prepayment premium.

C2 The outstanding note contains event(s) of default which change the timing of repayment of outstanding principal amounts to become immediately due, adjusts the interest rate equal to the lesser of 4 percentage points above the current interest rate or the maximum allowed under applicable law and includes a prepayment premium prior to December 31, 2024.

C3 The outstanding note contains event(s) of default which change the timing of repayment of outstanding amounts which can become immediately due including a variable rate prepayment premium prior to October 31, 2020.

C4 The outstanding note contains event(s) of default which change the timing of repayment of outstanding amounts which can become immediately due if not cured within the respective time periods provided by the Agency.

C5 The outstanding note contains event(s) of default, which if not remedied to the satisfaction of the Department within the time line set forth by the Department could result in loss of rents and income, possession of the Development and/or change the timing of the repayment of outstanding amounts to become immediately due.

IGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

D. Subjective Acceleration Clause

D1	The outstanding note contains an acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due for an ongoing default or if the lender determines a material adverse change occurs.
D2	The outstanding note contains an acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due for an ongoing default or if the lender determines a material adverse change occurs. The acceleration clause increases the interest rate to 15% or the maximum rate permitted by law, whichever is less.
D3	The outstanding note contains an acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due for an ongoing default or if the lender determines a material adverse change occurs. The acceleration clause increases the interest rate to 10% per annum.
D4	The outstanding note contains an acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due for an ongoing default or if the lender determines a material adverse change occurs. The acceleration clause increases the interest rate to 10% or the highest rate of interest permitted by law, from disbursement until paid in full.

E. Termination events with finance-related consequences

E1	SDHC does not have an oustanding note that contains a termination clause.

Accrued Compensated Absences

The change in accrued compensated absences consists of the following:

Balance, July 1, 2025	Additions (accruals)	Deductions (usage)	Balance, June 30, 2026	Due Within One Year FY26
$ 4,996	$ 5,506	$ (6,226)	$ 4,276	$ 4,276

PRELIMINARY - SUBJECT TO CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY

Note 10 - Leases and SBITA Agreements (Dollars in Thousands)

SDHC, as a lessor, has entered into lease agreements for the use of certain SDHC land and commercial spaces. Terms of the agreements are listed below. As an interest rate implicit in SDHC's leases is not readily determinable, SDHC uses the state of California's incremental borrowing rate. For fiscal year 2026, SDHC held the following leases:

	Lease Receivable Current Portion	Lease Receivable Noncurrent Portion	Deferred Inflows	Lease Revenue	Lease Interest Revenue
Commercial leases					
7-Eleven	$ 158	$ 993	$ 1,040	$ 169	$ 19
Barber College	165	190	323	155	12
BB's Deli	-	-	-	20	-
Family Justice Center	-	-	-	643	-
Latinos y Latinas	-	-	-	16	-
MetroPCS	82	213	267	76	3
Total commercial leases	405	1,396	1,630	1,079	34
Land leases					
Land leases (non-related)					
Arbor Village	17	1,183	1,162	102	18
Dawson Courtyard	21	1,591	1,558	42	24
Golden Villas	5	160	159	7	3
Mariner's Cove	482	51,477	49,746	885	783
Mercado	-	-	-	104	-
Mission	24	1,804	1,770	72	28
Riverwalk	15	1,036	1,017	21	16
Talmadge	43	2,563	2,521	61	40
Terramar	7	503	494	17	8
Think Dignity	-	-	-	-	-
Villa Merced	74	345	402	89	7
Vista Grande	-	-	-	-	-
Total land leases (non-related)	688	60,662	58,829	1,400	927
Related party land leases					
Casa Colina	12	717	704	37	11
Hotel Churchill	20	1,647	1,614	67	25
Mariner's Village	104	9,619	9,422	251	147
Parker Kier	31	414	434	45	7
Quality Inn	20	1,728	1,693	81	27
San Diego Square	103	7,678	7,534	188	118
Village North Senior	30	2,609	2,557	65	40
West Park	10	873	856	33	13
Total related party land leases	330	25,285	24,814	767	388
Total	$ 1,423	$ 87,343	$ 85,273	$ 3,246	$ 1,349

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Commercial Leases

7-Eleven – On August 1st 2007, SDHC entered into a 10 year lease agreement with three, five-year renewal options with 7-Eleven Inc. for the lease of real property located at 1122 Broadway, San Diego, CA. SDHC is receiving monthly payments through 2027 for the second renewal option and there is a final option for renewal upon expiration.

Barber College – On August 1st 2023, SDHC entered into a 5 year lease agreement that includes one 5 year renewal option with the Associated Barber College of San Diego for the lease of real property located at the Project at 1311, 1315, 1325 and 1333 5th Avenue.

BB's Deli – On October 1th 2025, SDHC entered into a 1 year lease agreement with renewal options with BB's Deli, LLC for the lease of real property located at 1321 Fifth Avenue, San Diego, CA. SDHC is receiving monthly payments through 2026 and there is an option for renewal upon expiration.

Family Justice Center – On October 1st 2010, SDHC entered into a 10 year lease agreement with two, five-year options to renew with the City of San Diego Family Justice Center for the lease of real property located at 1122 Broadway Suite 200, San Diego, CA. SDHC received monthly payments through 2026 for the first renewal option. The tenant has declined to exercise the second renewal option.

Latinos y Latinas – On August 1st 2022, SDHC entered into a 1 year lease agreement with a three year renewal option with Latinos y Latinas en Accion for the lease of real property located at 4395 El Cajon Boulevard, San Diego, CA. On July 31, 2023 the option to renew was exercised. SDHC is receiving monthly payments through 2026.

MetroPCS – On November 30th 2014, SDHC entered into a 5 year lease agreement with one five-year renewal option with TAL Store 828, LLC for the lease of real property located at 1075 11th Avenue, San Diego, CA. On April 1st, 2026 Xclusive Trading CA, LLC entered into an assignment and assumption agreement with TAL Store 828, LLC. SDHC continued receiving monthly payments through 2026 for the renewal option.

Land Leases (non-related)

Arbor Village – On April 1st 2010, SDHC entered into a 65 year lease agreement with LINC-Arbor Village Apartments Housing Investors, L.P. for the lease of real property located at 4914-4998 Logan Ave, San Diego, CA. SDHC is receiving annual payments through 2077 and there are no renewal options included in this lease agreement. Variable payment of $77.4 was received in FY26.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Dawson Courtyard – On November 12th 2008, SDHC entered into a 55 year lease agreement with Dawson Avenue Senior Apartments, L.P. for the lease of real property located at 4321 52nd Street, San Diego, CA. SDHC is receiving annual payments through 2066 and there are no renewal options included in this lease agreement. Variable payment of $11.2 was received in FY26.

Golden Villas – On May 30th 1995, SDHC entered into a 55 year lease agreement with John B. Walsh for the lease of real property located at 3355-3395 Elm Street, San Diego, CA. SDHC is receiving monthly payments through 2055 and there are no renewal options included in this agreement. Variable payment of $1.0 was received in FY26.

Mariner's Cove – On December 30th 1982, SDHC entered into a 55 year lease agreement with Lincoln Mariners Associates Limited, LLC for the lease of real property located at 4392 W Point Loma Blvd, San Diego, CA. SDHC is receiving monthly payments through 2037 and there are no renewal options included in this agreement. Variable payment of $114.1 was received in FY26.

Mercado – On March 15th 2011, SDHC entered into a 99 year lease agreement with Mercado CIC, L.P. for the lease of real property located at 2001 Newton Ave, San Diego, CA. SDHC is receiving annual payments through 2112 and there are no renewal options included in this agreement. Variable payment of $103.5 was received in FY26.

Mission – On May 1st 2011, SDHC entered into a 65 year lease agreement with AMCAL Mission Fund, L.P. for the lease of real property located at 1815 and 1847 Hancock Street, San Diego, CA. SDHC is receiving annual rent payments through 2078 and there are no renewal options included in this agreement. Variable payment of $37.6 was received in FY26.

Riverwalk – On April 26th 2010, SDHC entered into a 65 year lease agreement with Riverwalk Apartments, L.P. for the lease of real property located at 1194 Hollister Street, San Diego, CA. SDHC is receiving annual payments through 2075 and there are no options for renewal. No variable payment of was received in FY26.

Talmadge – On November 8th 2004, SDHC entered into a 65 year lease agreement with Ken-Tal Senior Partners, L.P. for the lease of real property located at 5252 El Cajon Blvd, San Diego, CA. SDHC is receiving quarterly payments through 2069 and there are no options for renewal. Variable payment of $3.1 was received in FY26.

Terramar – On July 25th 2011, SDHC entered into a 65 year lease agreement with Terramar CIC, L.P. for the lease of real property located at 13481 and 13483 Silver Ivy Lane, San Diego, CA. SDHC is receiving annual payments through 2078 and there are no options for renewal. Variable payment of $6.9 was received in FY26.

PRELIMINARY DRAFT SUBJECT TO CHANGE

Think Dignity – On May 1st 2014, SDHC entered into a 2 year lease agreement with Think Dignity for the lease of real property at 252 16th Street, San Diego, CA. SDHC is receiving monthly payments through 2025 and there is an option to renew the lease for an additional year at the end of its term. No variable payment was received in FY26.

Villa Merced – On December 30th 1980, SDHC entered into a 50 year lease agreement with Colonia Barrios Seniors, Inc. for the lease of real property located at 1148-1188 Beyer Way, San Diego, CA. SDHC is receiving annual payments through 2031 and there are no options for renewal. Variable payment of $16.0 was received in FY26.

Vista Grande – On October 20th 2010, SDHC entered into a 65 year lease agreement with Wakeland Vista Grande Apartments, L.P. for the lease of real property located at 5391 and 5411-25 Santa Margarita Street, San Diego, CA. SDHC is receiving annual payments through 2077 and there are no options for renewal. No payments were received in FY26.

Related Party Land Leases

Casa Colina – On February 18th 2004, SDHC entered into a 65 year lease agreement with Casa Colina, L.P. for the lease of real property located at 5207 52nd Place, San Diego, CA. SDHC is receiving monthly payments through 2069 and there are no renewal options included in this lease agreement. No variable payment was received in FY26.

Hotel Churchill – On April 24th 2015, SDHC entered into a 65 year agreement with HDP Churchill L.P. for the lease of real property located at 827 C Street, San Diego, CA. SDHC is receiving annual payments through 2082 and there are no renewal options included in this agreement. Variable payment of $19.9 was received in FY26.

Mariner's Village – On November 30th 2018, SDHC entered into a 65 year lease agreement with HDP Mariner's Village, LP for the lease of real property located at 6847 Potomac Street, San Diego, CA. SDHC is receiving annual payments through 2086 and there are no options for renewal. Variable payment of $91.4 was received in FY26.

Parker Kier – On September 1st 2023, SDHC entered into a 15 year lease agreement with HDP Parker Kier, LLC for the lease of real property located at 2172 Front Street, San Diego, CA. SDHC is receiving annual payments through 2038 and there are no options for renewal. Variable payment of $8.9 was received in FY26.

Quality Inn – On December 15th 2017, SDHC entered into a 65 year lease agreement with HDP Quality Inn, LLC for the lease of real property located at 1840 4th Avenue, San Diego, CA. SDHC is receiving annual payments through 2083 and there are no options for renewal. Variable payment of $50.9 was received in FY26.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT

San Diego Square – On February 28th 2019, SDHC assumed the 65 year lease agreement with HDP Broadway, LP from the City of San Diego. The original lease agreement began on May 24th 2013 for the lease of real property located at 910 C Street, San Diego, CA. SDHC is receiving monthly payments through 2078 and there are no options for renewal. Variable payment of $39.8 was received in FY26.

Village North Senior – On December 15th 2017, SDHC entered into 65 lease agreement with HDP Village North, LLC for the lease of real property located at 7720-7780 Belden Street, San Diego, CA. SDHC is receiving annual payments through 2083 and there are no options for renewal. Variable payment of $19.8 was received in FY26.

West Park – On December 14th 2017, SDHC entered into 65 year lease agreement with Housing Development Partners for the lease of real property located at 1830 4th Avenue, San Diego, CA. SDHC is receiving annual payments through 2083 and there are no options for renewal. Variable payment of $18.1 was received in FY26.

Minimum lease payments receivable are as follows:

	Lease Principal	Lease Interest
Year(s) ending June 30, 2027	$ 1,423	$ 1,326
2028	1,476	1,303
2029	1,342	1,281
2030	1,294	1,262
2031	1,276	1,243
2032-2036	5,513	6,127
2037-2041	5,572	5,545
2042-2046	5,885	5,118
2047-2051	6,341	4,661
2052-2113	58,644	17,258
	$ 88,766	$ 45,124

Subscription-Based Information Technology Arrangements

SDHC has identified 14 software arrangements that require recognition under GASB 96. These SBITA are recorded as intangible right to use software arrangements in capital assets and subscription liability. As an interest rate implicit in SDHC's subscription arrangements is not readily determinable, SDHC uses the State of California incremental borrowing rate posted for GASB 96. The terms in month are calculated to include option periods.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

SDHC's SBITA's are with various vendors with terms ranging from 0 to 60 months, at interest rates between 2.4% and 3.16%.

In fiscal year 2026 SDHC had the following SBITA:

Software and contractor	Net Present Value of Subscription Liability	Subscriptions Payable Balance, 06/30/2026	Subscriptions Payable Due Within One Year
Microsoft Licensing - Insight Public Sector, Inc	$ 1,327	$ 908	$ 511
Yardi - Yardi Systems Inc	962	769	769
Varonis - NTH Generation	278	256	70
Vulnerability Mgt. - Insight, Inc.	271	183	101
Box - SoftChoice Corporation	208	185	69
DocuSign - Carahsoft Tech	186	133	133
OnBase - Hyland Software, Inc.	174	109	109
Identity Mgt. - CDW Government	113	47	47
Nutanix - Entisys Solutions, Inc	78	67	26
Multifactor Authentication - Nth Generation	50	59	30
Planetbids - Plantebids, Inc	33	-	-
QuickBase - QuickBase Inc	33	-	-
Adobe - Govconections, Inc	33	-	-
Endpoint Management - Bird Rock Systems, Inc.	25	37	37
Total subscription liabilities	$ 3,771	$ 2,753	$ 1,902

Microsoft – On May 1, 2026, SDHC entered into a one-year agreement with two additional option years with Insight Public Sector, Inc. The initial payment was $505. Annual payments are due in the amounts of $513 and $520 for each of the option years, respectively. There is no option to purchase this software.

Yardi – On September 1, 2022, SDHC entered into a one-year agreement with four additional option years with Yardi Systems, Inc. Annual payments are due in the amount of $596, with potential annual increase up to Consumer Price Index. On September 1, 2025, the third option year was exercised and annual payments of $791 are due in each of the option years. There is no option to purchase this software.

Varonis – On October 1, 2025, SDHC entered into a three-year agreement with two additional option year with Nth Generation. Annual payments are due in the amount of $76. There is no option to purchase this software.

Vulnerability Management – On May 29, 2025, SDHC entered into a one-year agreement with two additional option years with Insight Inc. Annual payments are due in the amount of $106. There is no option to purchase this software.

Box – On October 3, 2024, SDHC entered into a one-year agreement with four additional option year with Softchoice Corp. Annual payments are due in the amount of $74. There is no option to purchase this software.

DocuSign – On March 1, 2025, SDHC entered into a one-year agreement with two additional option years with Carahsoft Technologies Inc. Annual payments are due in the amount of $148. There is no option to purchase this software.

OnBase – On December 1, 2022, SDHC entered into a one-year agreement with four additional option years with Highland Software, Inc. Annual payments are due in the amount of $109, with potential annual increase up to Consumer Price Index. There is no option to purchase this software.

Identity Management – On June 12, 2025, SDHC entered into a one-year agreement with two additional option years with CDW Government Inc. Annual payments are due in the amount of $64. There is no option to purchase this software.

Nutanix – On June 1, 2025, SDHC entered into a one-year agreement with four additional option years with Entisys Solutions, Inc. Annual payments are due in the amount of $28. There is no option to purchase this software.

Multi-Factor Authentication – On July 1, 2023, SDHC entered into a one-year agreement with three additional option years with Nth Generation. Annual payments are due in the amount of $31. There is no option to purchase this software.

Endpoint Management – On August 1, 2023, SDHC entered into a one-year agreement with three additional option years with Bird Rock Systems, Inc. Annual payments are due in the amount of $39. There is no option to purchase this software.

The future subscription payments under SBITA agreements are as follow:

	Subscriptions		
	Principal	Interest	Total
Year ending June 30, 2027	$ 1,902	$ 43	$ 1,945
2028	640	18	658
2029	148	2	150
2030	63	-	63
Total	$ 2,753	$ 63	$ 2,816

Note 11 - Defined Contribution Pension Plan (Dollars in Thousands)

SDHC provides a pension plan which is a defined contribution plan and is intended to be a "governmental plan" as defined by Sections 411(s)(1)(A) and 414(d) of the IRC and Section 3(32) of the Employee Retirement Income Security Act of 1974, as amended (ERISA). The

pension plan covers all SDHC employees classified as permanent full time and permanent part time hired to work a minimum of 20 hours per week.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Eligible employees participate on their date of hire. SDHC contributes 14% of defined earnings each pay period for each eligible employee. Contributions (and interest allocated to the employee's account) vest ratably over four years of service, with a year of service defined as an employee completing at least 1,000 hours of service. Any forfeited SDHC contributions and related interest are used to fund a future SDHC pay period contribution. For the fiscal year ended June 30, 2026, covered payroll was $40,804. Pension expense related to SDHC's required contribution was $5,713 and plan members contributed $531 for the fiscal year ended June 30, 2026.

At June 30, 2026, there were 461 participants in the plan, including: 10 inactives receiving benefits, 116 inactives not receiving benefits and 335 active participants, and no active receiving benefits.

The retirement pension benefit is available at normal retirement age (62nd birthday) or upon termination or disability. The retirement pension benefits are determined based upon the vested value of the participant's accumulation accounts at the time of distribution. Distributions must commence no later than April 1st of the calendar year following the calendar year in which the participant attains age seventy and three (73) years of age.

The Plan has a third-party fiduciary, Retirement Benefits Group, and a third party recordkeeper, Transamerica. SDHC has the authority to establish and amend the provisions of the Plan including the contribution requirements with the approval of the Board of Commissioners. The Plan assets have been included in the Fiduciary Fund statements. The Plan is audited by an outside firm, and a copy of the audit report can be obtained by contacting the San Diego Housing Commission at 1122 Broadway, Suite 300, San Diego, California 92101.

Note 12 - Deferred Compensation Plan (Dollars in Thousands)

SDHC offers a deferred compensation plan which is a defined contribution plan as permitted under Section 457 of the Internal Revenue Code (IRC). The deferred compensation plan is intended to be a "governmental plan" as defined by Sections 411(s)(1)(A) and 414(d) of the IRC and Section 3(32) of the Employee Retirement Income Security Act of 1974, as amended (ERISA). The deferred compensation plan is available to all permanent and temporary non-benefited employees of the SDHC who have completed one hour of service (qualified employees) and it permits qualified employees to defer a portion of their salary until future years.

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June 30, 2026

SDHC is required to contribute 3.75% of defined earnings for each temporary non-benefited employee and 1% of defined earnings for each permanent employee. SDHC also contributes a 100% matching contribution of elective deferrals up to a maximum of 1.5% for each permanent employee. All contributions by SDHC and the qualified employees are fully vested at the time of contribution. For the fiscal year ended June 30, 2026, SDHC's covered payroll was $41,593. Deferred compensation expense related to SDHC's required contribution was $882 and plan members contributed $2,299 for the fiscal year ended June 30, 2026.

At June 30, 2026, there were 839 participants in the plan, including: 26 inactive receiving benefits, 386 inactive not yet receiving benefits, 24 with zero ending balance, and 403 active participants.

Participants in the deferred compensation plan generally may borrow up to 50% of their vested account balance, subject to certain restrictions. These participant loans bear a reasonable interest rate, which is determined at the time the loan is advanced. Participants are entitled to their deferred compensation upon termination, retirement, death, disability or an unforeseeable emergency.

In fiscal year 2021, SDHC adopted several provisions of the Coronavirus Aid, Relief and Economic Security Act (CARES Act). This allowed eligible individuals to receive coronavirus-related distributions, increase available loan amounts, extend the period for loan repayments, suspend required minimum distributions, and delay the commencement date for required minimum distributions.

Empower Trust Company, LLC is the third-party trustee of the deferred compensation plan and One Digital is the third-party fiduciary. All assets and income of the deferred compensation plan are held in trust by a third party for the exclusive benefit of the participants and their beneficiaries, and per federal law, are not available to SDHC or its creditors. As a result, the plan's assets are not included in SDHC's basic financial statements. The plan assets, however, are included in the Fiduciary Fund basic financial statements. The assets held by the plan had a fair value of $44,398 at June 30, 2026. The plan is audited by an outside firm, and a copy of the audit can be obtained by contacting the San Diego Housing Commission at 1122 Broadway, Suite 300, San Diego, California 92101.

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Note 13 - Risk Management (Dollars not in Thousands)

Workers' Compensation Insurance

SDHC is a member of the California Housing Workers' Compensation Authority (CHWCA), which is a self-insurance pool that provides workers' compensation and employer's liability coverage, to its members with limits of $750,000 per occurrence. CHWCA also procures excess workers' compensation coverage for all its members via participation in the Local Agency Workers' Compensation Excess JPA (LAWCX), another self-insurance pool. LAWCX provides coverage above CHWCA's $750,000 limit up to the statutory requirements.

CHWCA is a joint powers authority consisting of 28 public housing authorities, housing commissions, and redevelopment agencies organized under a joint powers agreement to fund a self-insurance program for workers' compensation. Each member has equal representation (one seat) on the Board of Directors. The Board elects a seven-member Executive Committee, with members sitting two-year terms, which has the responsibility for conducting the business of the joint powers' authority. Day-to-day operations of CHWCA are carried out by Sedgwick, under contract to CHWCA.

Annual premiums for CHWCA members are approved by the Executive Committee and are determined each year based on the following components:

- Rates per $100 of payroll as determined annually by CHWCA's independent actuary, are multiplied by each member's estimated payroll to calculate the pure loss premium.

- An experience modification factor (ex-mod) is applied to each member's pure loss premium, causing total pure loss premium to change according to the pool's average ex-mod.

- An off-balance factor is applied proportionately to each member's pure loss premium to return total premium to the actuarially determined total; and

- Each member is allocated their proportionate share of administrative costs, claims servicing, and excess coverage premium.

If CHWCA is dissolved by a vote of three-quarters or more of its members, the remaining assets of the joint powers authority, after all premiums and assessments have been paid and final disposition of all claims has been determined, will be distributed to members in proportion to each member's cash contributions (including premiums paid and property contributed, less incurred losses) made during the life of CHWCA. Until dissolution, however, no member has identifiable equity.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Property, General Liability and Other Liability Insurance

SDHC retained the services of various brokers and direct insurers to provide coverage for other identified risks. Deductibles under the policies vary. Claims and deductibles payable were $0 at June 30, 2026. The amount of claims has not exceeded the insurance coverage purchased; accordingly, no liability is reported for these claims. Settlements have not exceeded coverage for each of the past five fiscal years.

Note 14 - Net Position (Dollars in Thousands)

SDHC's net position totaled $1,030,371 for the period ending June 30, 2026, and is comprised of the following:

Net Investment in Capital Assets

As of June 30, 2026, net investment in capital assets is as follows:

Capital assets	$ 542,545
Accumulated depreciation and amortization	(134,587)
Related notes payable	(131,635)
Capital payables and retention	(3,011)
SBITA liability	(2,753)
Total net investment in capital assets	$ 270,559

Restricted Net Position

As of June 30, 2026, the restricted net position is presented as follows:

HOME notes receivable reserve	$ 227,816
CDBG notes receivable reserve	28,554
NSP notes receivable reserve	5,952
Replacement and operating reserve	3,278
Housing assistance reserve	1,470
Total restricted net position	$ 267,070

The HOME loans are made to qualified applicants using grant proceeds received by SDHC under the HOME Program provisions of the 1990 National Affordable Housing Act. These HOME loans are nonrecourse and are collateralized by a subordinated mortgage on the underlying property of the borrower. Any repayments received by SDHC on these loans (including principal and interest) are treated as program income and must be used for future HOME program purposes, including 10% that SDHC can retain to cover its administrative costs for HOME activities. As such, the net position associated with the

PRELIMINARY DRAFT SUBJECT TO CHANGE

HOME loans are treated as restricted net position because of the perpetual purpose restriction to continue to recycle these resources into eligible uses under the HOME program.

The CDBG Affordable Housing Revolving Loan Fund (AHRLF) provides loans for the First Time Homebuyer Down Payment Assistance Program, which provides low-income households with assistance to help with the purchase of a single family home, the Clean and Green Housing Rehabilitation Program Development, providing rehabilitation grants and/or loans for efficiency and sustainability upgrades to single-family detached, owner-occupied units, and Affordable Multi-Family Housing which contributes to the creation of affordable rental housing opportunities and will provide gap financing loans for the acquisition and/or rehabilitation of multi-family housing.

The NSP funds were granted under President Bush's economic stimulus plan under Housing Economic Recovery Act of 2008. These funds were made available to provide emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become source of abandonment and blight within their communities. These NSP loans made to individuals and not-for-profit organizations are nonrecourse and are collateralized by a subordinated mortgage on the underlying property of the borrower. Any repayments received by SDHC on these loans (including principal and interest) are treated as program income and must be used for future NSP program purposes, including 10% that SDHC can retain to cover its administrative costs for NSP activities. As such, the net position associated with the NSP loans are treated as restricted because of the perpetual purpose restriction to continue to recycle these resources into eligible uses under the NSP program.

Unrestricted Net Position

As of June 30, 2026, the unrestricted net position is presented as:

Notes receivable, net of allowance	$	338,418
Federal/state/local programmatic reserve		117,529
Committed to fund loans and grants		36,795
Total unrestricted net position	$	492,742

Unrestricted net position follows GASB Statement No. 63, “Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position”, wherein these funds are not included in the determination of net investment in capital assets or the restricted component of net position. In addition, although these funds are defined as unrestricted, these funds are not necessarily indicative of funds available for discretionary use.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Note 15 - Economic Dependency (Dollars in Thousands)

SDHC receives the majority of its funding from HUD. HUD is subject to the federal budget allocation process each year. For the fiscal year ended June 30, 2026, SDHC's original budget included $459,708 of estimated HUD funding. A reduction in funding from HUD could significantly change the services provided by SDHC.

Note 16 - Commitments and Contingencies (Dollars in Thousands)

Grants

SDHC has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursement to the grantor agency for expenditures disallowed under terms of the grant. SDHC management believes such disallowances, if any, would not have a material effect on SDHC's financial statements.

Loan Commitments

SDHC has committed funds for loans and grants to various individuals and entities as of June 30, 2025. The amount of loans and grants SDHC has committed to fund, but has not funded as of June 30, 2026, is $36,795.

Lawsuits and Claims

SDHC is subject to lawsuits and claims, which arise out of the normal course of its activities. In the opinion of management, based upon the opinions of legal counsel, the disposition of any and all such actions of which it is aware, will not have a material effect on the financial position of SDHC.

Note 17 - Affordable Housing (Dollars not in Thousands)

The San Diego Affordable Housing Fund (AHF) was created by the San Diego City Council (City Council) on June 3, 2003, as a permanent and annually renewable source of revenue to help meet the housing needs of the City of San Diego's (City) lower-income households. The City Council expressed the purposes of the AHF in San Diego Municipal Code Chapter 9, Article 8, Division 5 (Code). The fund seeks to:

- Meet a portion of the need for housing that is affordable to households with very-low, low-, and median-incomes;
- Leverage every $1 of City funds with $2 of non-City subsidy capital funds;

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- Support the City's Balanced Communities Policy by fostering a mix of family incomes in AHF assisted projects and dispersing affordable housing projects throughout the City;
- Preserve and maintain affordable rental and ownership housing; and
- Encourage private sector activities that advance these goals.

The AHF is composed of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF).

The Housing Trust Fund:

Per Section 98.0504 of the Code, HTF funds may be used in any manner, through loans, grants or indirect assistance for the production and maintenance of assisted units and related facilities. The HTF regulations require that:

- No less than ten percent (10%) of the funds in the San Diego Housing Trust Fund account shall be expended to provide transitional housing for households who lack permanent housing;
- No less than sixty percent (60%) of the funds in the San Diego Housing Trust Fund account shall be expended to provide housing to very low income households at affordable housing costs;
- No more than twenty percent (20%) of the funds in the San Diego Housing Trust Fund account shall be expended to provide housing to low income households at affordable housing costs; and
- No more than ten percent (10%) of the funds in the San Diego Housing Trust Fund account shall be expended to assist median income and moderate income first–time home buyers purchase a home at an affordable housing cost.

Inclusionary Housing Fund:

The expenditure of IHF is governed by Section 98.0505 of the Code. Priority is given to the construction of new affordable housing stock. Monies may also be used for other programs if approved by City Council in the Annual Plan. SDHC monitors the revenue collected from each Community Planning Area and is responsible for reinvesting the funds. The IHF program requires that 10% of the new construction resident units be set aside as affordable housing for families earning no more than 65% of area median income (AMI) for rental units or 100% of AMI for-sale properties.

The following table reflects the condensed statement of revenues, expenses and changes in net position for the fiscal year ended June 30, 2026 for IHF and HTF as required by the

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

AHF Ordinance (San Diego Municipal Code Section 98.0515) and the dollars presented in the table below are in thousands.

	Inclusionary Housing Fund	Housing Trust Fund
Operating Revenues		
Interest income on notes receivable	$ 3,550	$ 1,127
Grant revenue	1,412	525
Fee revenue	489	-
Other revenue	5	-
Total operating revenue	5,456	1,652
Operating Expenses		
Administrative expenses	3,447	81
Grant expense	2,188	258
Housing assistance	493	-
Total operating expenses	6,128	339
Operating loss	(672)	1,313
Non- Operating Revenues		
Interest income on investments	716	670
Total non-operating revenues	716	670
Change in net position	$ 44	$ 1,983

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT SUBJECT TO CHANGE

Note 18 - Blended Component Units (Dollars in Thousands)

SDHC's blended component units reflect SDHC Building Opportunities, Inc. (Building Opportunities) and the LLCs.

Building Opportunities

Building Opportunities is a 501(c) (3) California Nonprofit Public Benefit Corporation, which has been classified by the Internal Revenue Service as a public charity. For the fiscal year ended June 30, 2026, Building Opportunities recorded approximately $1,442 in other revenue in the statement of revenues, expenses and changes in net position. As of June 30, 2026, there was no unearned revenue.

LLCs

In September 2007, SDHC received HUD approval to transition out of the Public Housing Program and to own and operate those same 134 properties (1,366 units) of rental housing. In October 2009, the Housing Authority of the City of San Diego approved SDHC's Finance Plan for the Acquisition of New Affordable Housing Units (see Housing Authority Report HAR 09-030). SDHC leveraged the equity in a portion of those properties through two financing sources, Fannie Mae and FHA.

A portion of SDHC's larger properties (33 properties) were leveraged with three loans from Fannie Mae under the conventional multifamily loan program and generated $37,140 in total loan proceeds. Another portion of SDHC's portfolio (44 properties) was leveraged under FHA's 223(f) program and generated $58,243 in total loan proceeds. The Fannie Mae loans closed in December 2009; two of the FHA loans closed in August 2010 and one FHA loan closed in September 2010. The loans were obtained by grouping the properties into six Limited Liability Companies. The groupings were primarily based on property location. Each of these LLC loans is nonrecourse.

On January 31, 2011, SDHC established its seventh wholly owned LLC, Mercado SDHC LLC (Mercado). Mercado was created to acquire land for the Estrella del Mercado project which was subsequently ground leased to the developer of the project.

On April 2, 2024, Central SDHC FNMA LLC transferred all assets to SDHC. The LLC was dissolved in fiscal year 2026.

The following are the financial statements of the Blended Component Units of the San Diego Housing Commission for the year ended June 30, 2026:

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED
June 30, 2026

San Diego Housing Commission - Blended Component Units
Balance Sheet
June 30, 2026
(Dollars in Thousands)

	Belden SDHC FNMA LLC	Northern SDHC FNMA LLC	Northern SDHC FHA LLC	Southern SDHC FHA LLC	Central SDHC FHA LLC	Mercado SDHC LLC	SDHC Building Opportunities	Blended Component Units Total
Assets								
Current assets								
Operating cash	$ 436	$ 413	$ 871	$ 1,507	$ 838	$ -	$ 99	$ 4,164
Security deposit account	117	104	116	240	208	-	-	785
Restricted cash	103	62	156	442	324	-	-	1,087
Accounts receivable	474	101	342	332	521	103	-	1,873
Allowance for doubtful accounts	(62)	(25)	(11)	(48)	(194)	-	-	(340)
Prepaid mortgage insurance	-	-	19	26	21	-	-	66
Escrow account - MIP	-	-	50	72	40	-	-	162
Total current assets	**1,068**	**655**	**1,543**	**2,571**	**1,758**	**103**	**99**	**7,797**
Capital assets								
Land	2,226	2,985	3,691	3,683	3,852	30	-	16,467
Building	1,815	3,252	5,098	3,901	3,858	-	-	17,924
Building improvements	615	3,742	7,050	10,388	6,104	-	-	27,899
Office furniture and equipment	116	104	176	263	150	-	-	809
Accumulated depreciation	(1,178)	(3,287)	(6,859)	(7,461)	(5,740)	-	-	(24,525)
Work In Progress - Bldg improv	-	127	-	-	-	-	-	127
Total capital assets	**3,594**	**6,923**	**9,156**	**10,774**	**8,224**	**30**	**-**	**38,701**
Total assets	**$ 4,662**	**$ 7,578**	**$ 10,699**	**$ 13,345**	**$ 9,982**	**$ 133**	**$ 99**	**$ 46,498**

PRELIMINARY

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED
June 30, 2026

San Diego Housing Commission - Blended Component Units
Balance Sheet - Continued
June 30, 2026
(Dollars in Thousands)

	Belden SDHC FNMA LLC	Northern SDHC FNMA LLC	Northern SDHC FHA LLC	Southern SDHC FHA LLC	Central SDHC FHA LLC	Mercado SDHC LLC	SDHC Building Opportunities	Blended Component Units Total
Liabilities								
Current liabilities								
Accounts payable	$ 474	$ 410	$ 167	$ 159	$ 198	$ 2	$ -	$ 1,410
Related party payable	132	112	120	196	364	-	-	924
Accrued interest payable	53	47	39	55	34	-	-	228
First mortgage - current portion	390	342	444	634	400	-	-	2,210
Prepaid revenue	92	56	67	92	44	-	-	351
Tenant security deposits	117	103	116	240	208	-	-	784
Total current liabilities	**1,258**	**1,070**	**953**	**1,376**	**1,248**	**2**	**-**	**5,907**
Long -term liabilities								
First mortgage payable, net	8,280	7,263	11,655	16,674	10,437	-	-	54,309
Total liabilities	**9,538**	**8,333**	**12,608**	**18,050**	**11,685**	**2**	**-**	**60,216**
Net Position								
Net investment in capital assets	(5,132)	(733)	(3,158)	(6,829)	(2,811)	30	-	(18,633)
Restricted net position	103	62	156	442	324	-	-	1,087
Unrestricted net position	153	(84)	1,093	1,682	784	101	99	3,828
Total net position	**(4,876)**	**(755)**	**(1,909)**	**(4,705)**	**(1,703)**	**131**	**99**	**(13,718)**
Total liabilities and net position	**$ 4,662**	**$ 7,578**	**$ 10,699**	**$ 13,345**	**$ 9,982**	**$ 133**	**$ 99**	**$ 46,498**

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED
June 30, 2026

San Diego Housing Commission - Blended Component Units
Statement of Operations
For the Year Ended June 30, 2026
(Dollars in Thousands)

	Belden SDHC FNMA LLC	Northern SDHC FNMA LLC	Northern SDHC FHA LLC	Southern SDHC FHA LLC	Central SDHC FHA LLC	Mercado SDHC LLC	SDHC Building Opportunities	Blended Component Units Total
Operating Income								
Rental income	$ 3,016	$ 2,746	$ 3,749	$ 6,334	$ 4,998	$ -	$ -	$ 20,843
Other income	578	51	311	572	312	104	1,442	3,370
Total operating income	**3,594**	**2,797**	**4,060**	**6,906**	**5,310**	**104**	**1,442**	**24,213**
Expenses								
Operating expenses								
Salaries and benefits	374	295	359	701	634	-	-	**2,363**
Management fee	152	138	190	319	251	-	-	**1,050**
Other administration	110	58	66	77	158	2	-	**471**
Utilities	279	217	331	489	508	-	-	**1,824**
Repairs and maintenance	952	836	910	1,263	1,715	-	-	**5,676**
Protective services	31	33	-	64	64	-	-	**192**
Insurance	87	86	83	135	110	-	-	**501**
Depreciation	64	306	434	643	406	-	-	**1,853**
Bad debt expense	84	53	15	58	232	-	-	**442**
Total operating expenses	**2,133**	**2,022**	**2,388**	**3,749**	**4,078**	**2**	**-**	**14,372**
Operating income (loss)	**1,461**	**775**	**1,672**	**3,157**	**1,232**	**102**	**1,442**	**9,841**
Non-Operating revenues (expenses)								
Grant expense	-	-	-	-	-	-	(1,386)	**(1,386)**
Interest expense	(651)	(571)	(471)	(672)	(409)	-	-	**(2,774)**
Mortgage insurance	-	-	(56)	(81)	(51)	-	-	**(188)**
Amortized loan fees	(6)	(5)	(17)	(24)	(16)	-	-	**(68)**
Entity taxes and fees	(7)	(7)	(7)	(13)	(7)	(1)	-	**(42)**
Total Non-Operating revenues (expenses)	**(664)**	**(583)**	**(551)**	**(790)**	**(483)**	**(1)**	**(1,386)**	**(4,458)**
Net income (loss)	**797**	**192**	**1,121**	**2,367**	**749**	**101**	**56**	**5,383**
Net operating transfers in (out)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net income (loss) net of financing sources	**$ 797**	**$ 192**	**$ 1,121**	**$ 2,367**	**$ 749**	**$ 101**	**$ 56**	**$ 5,383**

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED
June 30, 2026

San Diego Housing Commission - Blended Component Units
Statement of Cash Flows
For the Year Ended June 30, 2026
(Dollars in Thousands)

	Belden SDHC FNMA LLC	Northern SDHC FNMA LLC	Northern SDHC FHA LLC	Southern SDHC FHA LLC	Central SDHC FHA LLC	Mercado SDHC LLC	SDHC Building Opportunities	Blended Component Units Total
Cash flow information								
Operating receipts	$ 2,929	$ 2,735	$ 3,880	$ 6,360	$ 4,642	$ 3	$ 1,442	$ 21,991
Operating expenses paid	(2,797)	(1,831)	(2,962)	(4,359)	(3,402)	(3)	(1,386)	(16,740)
Cash flows from operating activities	132	904	918	2,001	1,240	-	56	5,251
Net withdrawals	(60)	(9)	(39)	65	(43)	-	-	(86)
Net purchases	(312)	(201)	(611)	(52)	(37)	-	-	(1,213)
Cash flows from investing activities	(372)	(210)	(650)	13	(80)	-	-	(1,299)
Debt principal payments	(362)	(318)	(428)	(612)	(386)	-	-	(2,106)
Distribution	(142)	(304)	(1,120)	(1,909)	(858)	-	-	(4,333)
Contribution	780	104	1,337	747	314	-	-	3,282
Cash flows from capital and related financing activities	276	(518)	(211)	(1,774)	(930)	-	-	(3,157)
Net increase (decrease) in cash and restricted cash	36	176	57	240	230	-	56	795
Cash and restricted cash - beginning	517	341	930	1,507	816	-	43	4,154
Cash and restricted cash - end	$ 553	$ 517	$ 987	$ 1,747	$ 1,046	$ -	$ 99	$ 4,949

EXCHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Note 19 - Discretely Presented Component Units (Dollars in Thousands)

The discretely presented component units include the consolidated financial statements of the financial reporting entity, Housing Development Partners of San Diego (HDP). HDP follows accounting principles of the FASB. The entities consolidated within HDP's financial statements include: Housing Development Partners of San Diego, Casa Colina, L.P., HDP Mason Housing Corporation, Logan Development Management, LLC, Logan Development II, L.P., HDP Parker Kier, LLC, HDP Churchill, LLC, HDP Churchill, L.P., HDP Broadway, L.P., HDP Broadway Management, LLC, HDP Island Village, LLC, HDP New Palace, L.P., HDP New Palace Management, LLC, HDP Town & Country, LLC, HDP Town & Country L.P., HDP Village North, LLC, HDP Quality Inn, LLC, HDP West Park, L.P., HDP West Park Management, LLC., HDP Mariner's Village, L.P., HDP Mariner's Village Management, LLC., HDP Casa Colina Management, LLC., and HDP ADU, LLC. All intercompany transactions have been eliminated in consolidation.

HDP's financial statements are presented in uniformity with the primary government. Significant differences in presentation from the HDP consolidated financial statements, which primarily include common control transactions between the component unit and the primary government, are detailed below. The entirety of HDP's financial statements and related notes are available on their website https://hdpartners.org.

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRE

Reconciliation of HDP Discrete Component Unit Presentation
Statement of Net Position
As of December 31, 2025

	Component Unit	HDP Audit Presentation	Variance
Assets			
Current assets			
Cash and cash equivalents	$ 29,458	$ 29,458	$ -
Restricted cash and cash equivalents	1,002	1,002	-
Accounts receivable - tenants, net	23	23	-
Accounts receivable - funding sources	133	133	-
Accounts receivable - other	275	275	-
Prepaid items and other assets	560	560	-
Total current assets	31,451	31,451	-
Noncurrent assets			
Restricted cash and cash equivalents	12,123	12,123	-
Investment in partnerships	90	90	-
Other assets	3,115	3,115	-
Capital assets not being depreciated	4,514	4,514	-
Capital assets, net of accumulated depreciation	115,435	115,435	-
Total noncurrent assets	135,277	135,277	-
Total assets	$ 166,728	$ 166,728	$ -
Liabilities			
Current liabilities			
Accounts payable	2,207	2,207	-
Accounts payable - funding sources	21	21	-
Accrued payroll and benefits	79	79	-
Accrued interest payable	204	204	-
Notes payable, current portion	1,468	1,468	-
Deposits payable	901	901	-
Unearned revenue	49	49	-
Total current liabilities	4,929	4,929	-
Noncurrent liabilities			
Accrued interest payable - noncurrent	17,350	6,762	(10,588)
Notes payable noncurrent, net	148,077	102,767	(45,310)
Other liabilities	10,664	10,664	-
Total noncurrent liabilities	176,091	120,193	(55,898)
Total liabilities	$ 181,020	$ 125,122	$ (55,898)
Net Position			
Restricted			
Non-controlling interest - tax credit partnerships	44,629	44,629	-
Unrestricted	(58,921)	(3,023)	55,898
Total net position	$ (14,292)	$ 41,606	$ 55,898
Total liabilities and net position	$ 166,728	$ 166,728	$ -

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PREL

Reconciliation of HDP Discrete Component Unit Presentation
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2025

	Component Unit	HDP Audit Presentation	Variance
Operating revenues			
Operating grants and contracts	$ 67	$ -	$ (67)
Dwelling rental income	23,794	24,014	220
Land lease and other rental income	157	-	(157)
Other revenue	627	293	(334)
Grant revenue	-	337	337
Interest income on notes receivable	6	-	(6)
Total operating revenues	24,651	24,644	(7)
Operating expenses			
Administrative expenses	5,450	-	(5,450)
Tenant services	312	-	(312)
Asset management	6,574	-	(6,574)
General expenses	1,841	-	(1,841)
Depreciation	4,697	4,697	-
Program services	-	15,589	15,589
Management and general	-	2,950	2,950
Total operating expenses	18,874	23,236	4,362
Operating income (loss)	5,777	1,408	(4,369)
Nonoperating revenues (expenses)			
Interest income on investments	709	715	6
Interest expense	(6,742)	-	6,742
Contributions (distributions) and other changes to capital	(7)	(3)	(2,591)
Total nonoperating revenues (expenses)	(6,040)	(2)	4,157
Change in net position	(263)	(475)	(212)
Net position			
Beginning of year	(14,029)	42,081	56,110
End of year	$ (14,292)	$ 41,606	$ 55,898

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San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIM

Due to differing fiscal years, the nature and amount of inter-entity transactions between the primary government and component units are disclosed in the table below.

Type of Obligation	HDP Balance, 12/31/2025	Additions	Payments	SDHC Balance, 6/30/2026
Debts of Housing Development Partners of San Diego				
SDHC - Salaries Payable	$ 422	$ 1,159	$ (1,387)	$ 194
SDHC - Ground Lease Payable	39	19	(39)	19
Debts of HDP Mason Housing Corporation				
SDHC - Notes Payable	2,434	-	-	2,434
SDHC - Accrued Interest Payable	933	37	(28)	942
Debts of Casa Colina, LP				
SDHC - Notes Payable	746	-	(419)	327
SDHC - Accrued Interest Payable	14	10	(23)	1
SDHC - Ground Lease Payable	-	-	(3)	(3)
Debts of Logan Development II, LP				
SDHC - Notes Payable	1,400	-	-	1,400
SDHC - Accrued Interest Payable	1,721	42	-	1,763
Debts of HDP Churchill, LP				
SDHC - Notes Payable	5,346	-	(271)	5,075
SDHC - Accrued Interest Payable	1,114	79	(46)	1,147
SDHC - Ground Lease Payable	-	40	-	40
Debts of HDP New Palace, LP				
SDHC - Notes Payable	3,100	-	-	3,100
SDHC - Accrued Interest Payable	399	62	(203)	258
Debts of HDP Town & Country, LP				
SDHC - Notes Payable	13,250	-	-	13,250
SDHC - Accrued Interest Payable	6,809	677	(230)	7,256
Debts of HDP Quality Inn, LLC				
SDHC - Notes Payable	5,240	-	-	5,240
SDHC - Accrued Interest Payable	535	105	(256)	384
SDHC - Ground Lease Payable	-	45	-	45
Debts of HDP West Park, LP				
SDHC - Notes Payable	3,593	-	-	3,593
SDHC - Accrued Interest Payable	699	72	-	771
Debts of HDP Mariner's Village, LP				
SDHC - Notes Payable	29,800	-	-	29,800
SDHC - Accrued Interest Payable	3,580	525	-	4,105
SDHC - Ground Lease Payable	-	159	-	159
Debts of HDP ADU, LLC				
SDHC - Notes Payable	2,260	-	-	2,260
SDHC - Accrued Interest Payable	199	34	(94)	139
Debts of HDP Village North, LLC				
SDHC - Ground Lease Payable	-	43	-	43
Debts of HDP Broadway, LP				
SDHC - Ground Lease Payable	-	120	-	120
Debts of HDP Parker Kier, LLC				
SDHC - Ground Lease Payable	-	20	-	20
	$ 83,633	$ 3,248	$ (2,999)	$ 83,882

CHANGE

San Diego Housing Commission

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

Note 20 - Subsequent Events (Dollars in Thousands)

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of SDHC through (Report Date), the date the financial statements were available to be issued, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SAN DIEGO HOUSING COMMISSION

Supplementary Information



We're About People

Thousands of families with lower income have homes with more affordable rent than the marketplace because of SDHC collaborations to create and preserve affordable housing. More than 27,000 affordable rental housing units in service in the City of San Diego were created or preserved with SDHC's participation.

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego Housing Commission
COMBINING SCHEDULE OF NET POSITION - ENTERPRISE FUNDS
June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Eliminations	Primary Government
Assets and Deferred Outflows					
Current assets					
Cash and cash equivalents	$ 55,236	$ -	$ -	$ -	$ 55,236
Restricted cash and cash equivalents	3,514	1,002	-	-	4,516
Short-term investments	4,866	32,340	(196)	-	37,010
Accounts receivable - tenants, net	399	24	-	-	423
Accounts receivable - funding sources	7,260	33,027	12,263	(24,608)	27,942
Accounts receivable - other, net	9,450	3,243	1,938	(904)	13,727
Lease receivable - current	1,380	43	-	-	1,423
Notes and mortgages receivable, current portion	856	464	-	-	1,320
Accrued interest receivable - investments	513	130	3	-	646
Prepaid items and other assets	3,616	8	-	-	3,624
Total current assets	87,090	70,281	14,008	(25,512)	145,867
Noncurrent assets					
Restricted cash and cash equivalents - noncurrent	81	-	-	-	81
Lease receivable - noncurrent	84,780	2,563	-	-	87,343
Long-term investments	35,941	9,065	196	-	45,202
Accrued interest receivable - notes and mortgages receivable	47,771	48,386	3,354	-	99,511
Notes and mortgages receivable, net of allowance for loan losses	232,383	242,085	25,441	-	499,909
Capital assets not being depreciated	130,617	3,958	1,853	(904)	135,524
Capital assets, net of accumulated depreciation and amortization	261,697	10,737	-	-	272,434
Total noncurrent assets	793,270	316,794	30,844	(904)	1,140,004
Total assets	$ 880,360	$ 387,075	$ 44,852	$ (26,416)	$ 1,285,871
Deferred outflows of resources	$ -	$ -	$ -	$ -	$ -
Total assets and deferred outflows	$ 880,360	$ 387,075	$ 44,852	$ (26,416)	$ 1,285,871

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego Housing Commission
COMBINING SCHEDULE OF NET POSITION - ENTERPRISE FUNDS - CONTINUED
June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Eliminations	Primary Government
Liabilities and Deferred Inflows					
Current liabilities					
Accounts payable	$ 34,863	$ 3,931	$ 3,964	$ (25,512)	$ 17,246
Accounts payable - funding sources	(9,931)	2,512	7,455	-	36
Accrued payroll and benefits	1,318	723	-	-	2,041
Accrued compensated absences	4,276	-	-	-	4,276
Accrued interest payable	334	19	-	-	353
Notes payable, current portion	3,570	-	-	-	3,570
Subscriptions payable, current portion	1,902	-	-	-	1,902
Deposits payable	2,798	111	97	-	3,006
Unearned revenue	3,276	39	1,420	-	4,735
Other current liabilities	1,412	-	-	-	1,412
Total current liabilities	43,818	7,335	12,936	(25,512)	38,577
Noncurrent liabilities					
Accrued interest payable - noncurrent	967	1,908	-	-	2,875
Notes payable noncurrent, net	98,891	28,361	-	-	127,252
Subscriptions payable, noncurrent	851	-	-	-	851
Other liabilities	-	672	-	-	672
Total noncurrent liabilities	100,709	30,941	-	-	131,650
Total liabilities	$ 144,527	$ 38,276	$ 12,936	$ (25,512)	$ 170,227
Deferred inflows of resources	$ 82,752	$ 2,521	$ -	$ -	$ 85,273
Total liabilities and deferred inflows	$ 227,279	$ 40,797	$ 12,936	$ (25,512)	$ 255,500

PRELIMINARY DRAFT - SUBJECT TO CHANGE

San Diego Housing Commission
COMBINING SCHEDULE OF NET POSITION - ENTERPRISE FUNDS - CONTINUED
June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Eliminations	Primary Government
Net Position					
Net investment in capital assets	$ 282,286	$ (13,580)	$ 1,853	$ -	$ 270,559
Restricted					
HOME notes receivable reserve	-	227,816	-	-	227,816
CDBG notes receivable reserve	-	28,554	-	-	28,554
NSP notes receivable reserve	-	5,952	-	-	5,952
Replacement reserves	1,598	1,680	-	-	3,278
Housing assistance reserves	-	1,470	-	-	1,470
Total restricted	1,598	265,472	-	-	267,070
Unrestricted	369,197	94,386	30,063	(904)	492,742
Total net position	$ 653,081	$ 346,278	$ 31,916	$ (904)	$ 1,030,371
Total liabilities, deferred inflows and net position	$ 880,360	$ 387,075	$ 44,852	$ (26,416)	$ 1,285,871

PRELIMINARY DRAFT SUBJECT TO CHANGE

San Diego Housing Commission
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - ENTERPRISE FUNDS
Year Ended June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Eliminations	Primary Government
Operating revenues					
Operating grants	$ 31,573	$ 396,004	$ 24,854	$ -	$ 452,431
Dwelling rental income	51,743	1,771	-	-	53,514
Land lease and other rental income	4,494	101	-	-	4,595
Fee revenue	7,407	-	1	(704)	6,704
Interest income on notes receivable	8,757	6,767	560	-	16,084
Other revenue	8,903	564	-	-	9,467
Total operating revenues	112,877	405,207	25,415	(704)	542,795
Operating expenses					
Administrative expenses	31,482	29,534	918	(22)	61,912
Tenant services	718	1,672	294	-	2,684
Asset management	23,695	1,697	90	-	25,482
General expenses	3,748	454	178	-	4,380
Grant expense	24,690	4,270	16,542	-	45,502
Housing assistance	3,537	351,601	-	-	355,138
Depreciation and amortization	16,140	1,642	-	-	17,782
Total operating expenses	104,010	390,870	18,022	(22)	512,880
Operating income (loss)	8,867	14,337	7,393	(682)	29,915

PRELIMINARY DRAFT SUBJECT TO CHANGE

San Diego Housing Commission
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - ENTERPRISE FUNDS - CONTINUED
Year Ended June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Eliminations	Primary Government
Noncapital subsidies (expenses)					
Transfers in	66,453	361,385	-	(427,838)	-
Transfers out	(43,010)	(360,481)	(24,347)	427,838	-
Total noncapital subsidies (expenses)	23,443	904	(24,347)	-	-
Other nonoperating revenues (expenses)					
Capital grants	-	13,188	21,153	-	34,341
Interest income on investments	2,304	756	15	-	3,075
Interest expense and other expenses	(4,574)	(694)	-	-	(5,268)
Loss on sale of capital assets	(55)	-	-	-	(55)
Total other nonoperating revenues (expenses)	(2,325)	13,250	21,168	-	32,093
Change in net position	29,985	28,491	4,214	(682)	62,008
Net position - beginning of year	623,096	317,787	27,702	(222)	968,363
Net position - end of year	$ 653,081	$ 346,278	$ 31,916	$ (904)	$ 1,030,371

PRELIMINARY

San Diego Housing Commission
COMBINING SCHEDULE OF CASH FLOWS - ENTERPRISE FUNDS
Year Ended June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Primary Government
Cash flows from operating activities				
Cash received from operating grants	$ 32,387	$ 395,321	$ 23,934	$ 451,642
Cash received from tenants and other revenue	69,162	2,686	-	71,848
Cash payments to suppliers for goods and services	(66,599)	(362,320)	(13,635)	(442,554)
Cash payments to employees for services	(38,226)	(30,362)	(1,137)	(69,725)
Interest on notes receivable	3,069	247	-	3,316
Net cash provided by (used for) operating activities	(207)	5,572	9,162	14,527
Cash flows from capital and related financing activities				
Principal payments on notes payable	(3,137)	-	-	(3,137)
Proceeds from additional borrowings	2,748	9,097	-	11,845
Proceeds from capital grants	170	13,981	22,460	36,611
Acquisition and construction of capital assets	(26,055)	(18,583)	-	(44,638)
Interest payments	(4,452)	(95)	-	(4,547)
Net cash provided by (used for) capital and related financing activities	(30,726)	4,400	22,460	(3,866)
Cash flows from noncapital financing activities				
Transfers in (out)	30,723	904	(31,627)	-
Net cash provided by noncapital financing activities	30,723	904	(31,627)	-
Cash flows from investing activities				
Interest on investments	4,640	3,440	-	8,080
Collection of notes receivable	1,785	2,846	-	4,631
Cash loaned on notes receivable	(16,451)	(17,196)	-	(33,647)
Purchases of investments	(39,735)	(40,318)	-	(80,053)
Proceeds from sale of investments	47,863	39,527	-	87,390
Net cash provided by (used for) investing activities	(1,898)	(11,701)	-	(13,599)
Net increase (decrease) in cash and cash equivalents	(2,108)	(825)	(5)	(2,938)
Cash and cash equivalents				
Beginning of year	60,939	1,827	5	62,771
End of year	$ 58,831	$ 1,002	$ 0	$ 59,833
Financial statement presentation				
Cash and cash equivalents				$ 55,236
Restricted cash and cash equivalents				4,516
Restricted cash and cash equivalents - noncurrent				81
Total cash and cash equivalents				$ 59,833

PRELIMINARY

San Diego Housing Commission
COMBINING SCHEDULE OF CASH FLOWS - ENTERPRISE FUNDS - CONTINUED
Year Ended June 30, 2026
(Dollars in Thousands)

	Business activities	Federal funds	State funds	Primary Government
Reconciliation of operating loss to net cash used for operating activities				
Operating income	$ 8,867	$ 13,655	$ 7,393	$ 29,915
Adjustments to reconcile operating income to net cash used for operating activities:				
Depreciation	16,140	1,642	-	17,782
Amortization of debt issuance costs	68	-	-	68
Allowance for accounts receivable	(1,721)	176	-	(1,545)
Provision for loan losses	(511)	(460)	100	(871)
Allowance for forgivable loans	23	(428)	11	(394)
Changes in operating assets and liabilities:				
Decrease (increase) in tenant receivables	2,071	971	-	3,042
Decrease (increase) in other receivables	(4,647)	(1,629)	(1,936)	(8,212)
Decrease (increase) in interest receivables	(5,713)	(6,520)	(534)	(12,767)
Decrease (increase) in prepaid items and other assets	(131)	(8)	-	(139)
Increase (decrease) in accounts payable	(13,997)	(1,563)	4,864	(10,696)
Increase (decrease) in accrued payroll and benefits	(1,816)	(352)	(40)	(2,208)
Increase (decrease) in deposits payable	1,097	(36)	54	1,115
Increase (decrease) in unearned revenues	63	(27)	(750)	(714)
Increase (decrease) in other liabilities	-	151	-	151
Net cash used for operating activities	$ (207)	$ 5,572	$ 9,162	$ 14,527
Supplemental disclosure of cash flow information:				
Noncash capital and related financing activities :				
Increase in accounts payable for capital assets	$ 399	$ 1,293	$ -	$ 1,692
Increase in right to use software arrangements	2,043	-	-	2,043
Total noncash capital and related financing activities	$ 2,442	$ 1,293	$ -	$ 3,735

PRELIMINARY

San Diego Housing Commission
Combining Schedule of Fiduciary Net Position
Pension and Other Employee Benefit Trusts
June 30, 2026
(Dollars in Thousands)

	Pension Trust	Deferred Compensation Plan	Total
Assets			
Cash and investments:			
Mutal funds	$ 73,032	$ -	$ 73,032
Common collective trust funds	13,940	-	13,940
Participant directed brokerage accounts	2,659	1,306	3,965
Pooled separate accounts, at fair value	-	37,399	37,399
Guaranteed interest accounts, at contract value	-	5,384	5,384
Guaranteed interest accounts, at fair value	-	309	309
Cash	23	-	23
Total cash and investments	89,654	44,398	134,052
Receivables:			
Notes receivable from participants	-	1,147	1,147
Total receivables	-	1,147	1,147
Total assets	$ 89,654	$ 45,545	$ 135,199
Liabilities	$ -	$ -	$ -
Fiduciary net position	$ 89,654	$ 45,545	$ 135,199
Restricted for			
Pension	$ 89,654	$ -	$ 89,654
Other employee benefit other than pension	-	45,545	45,545
	$ 89,654	$ 45,545	$ 135,199

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San Diego Housing Commission
Combining Schedule of Changes in Fiduciary Net Position
Pension and Other Employee Benefit Trusts
Year Ended June 30, 2026
(Dollars in Thousands)

	Pension Trust	Deferred Compensation Plan	Total
Additions to net position			
Investment income:			
Net appreciation in fair value of investments	$ 12,828	$ 4,727	$ 17,555
Interest and dividends	1,321	1,547	2,868
Total investment income	14,149	6,274	20,423
Interest on notes receivable from participants	-	84	84
Contributions:			
Employer contributions	5,659	902	6,561
Participant contributions	531	2,299	2,830
Rollover contributions	59	80	139
Total contributions	6,249	3,281	9,530
Total additions	20,398	9,639	30,037
Deductions from net position			
Benefits paid directly to participants or beneficiaries, including direct rollovers	14,477	5,066	19,543
Administrative fees and expenses	87	151	238
	14,564	5,217	19,781
Change in net position	5,834	4,422	10,256
Fiduciary net position			
Beginning of year	83,820	41,123	124,943
End of year	$ 89,654	$ 45,545	$ 135,199

AGE

PRELIMINARY DRAFT - SUBJECT TO CHANGE

FINANCIAL DATA SCHEDULE

San Diego Housing Commission (CA0630)
San Diego, CA
Entity Wide Balance Sheet Summary
Fiscal Year End: 06/30/2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	21.019 Coronavirus Relief Fund	1 Business Activities	2 State/Local	91 Other Federal Program 3
111 Cash - Unrestricted						$29,457,858	$4,162,726			$47,685,839		
112 Cash - Restricted - Modernization and Development												
113 Cash - Other Restricted	$50,368		$279,827			$12,169,168	$1,087,052			$3,941,982		
114 Cash - Tenant Security Deposits						$955,483	$785,011			$1,168,278		
115 Cash - Restricted for Payment of Current Liabilities												
100 Total Cash	$50,368	$0	$279,827	$0	$0	$42,582,509	$6,034,789	$0	$0	$52,796,099	$0	$0
121 Accounts Receivable - PHA Projects												
122 Accounts Receivable - HUD Other Projects						$133,447						
124 Accounts Receivable - Other Government	$452,963							$60,861		$17,204,922	$12,262,945	$1,500,000
125 Accounts Receivable - Miscellaneous						$274,906	$1,382,710			$10,450,209	$1,938,135	
126 Accounts Receivable - Tenants	$26,505					$423,955	$145,464			$633,853		
126.1 Allowance for Doubtful Accounts -Tenants	($7,418)					($401,434)	($38,658)			($341,378)		
126.2 Allowance for Doubtful Accounts - Other	$0					$0	$0	$0		($78,513)	$0	$0
127 Notes, Loans, & Mortgages Receivable - Current										$856,367		
128 Fraud Recovery												
128.1 Allowance for Doubtful Accounts - Fraud												
129 Accrued Interest Receivable	$55,920			$5,241,154			$344			$48,283,904	$3,356,720	
120 Total Receivables, Net of Allowances for Doubtful Accounts	$527,970	$0	$0	$5,241,154	$0	$430,874	$1,489,860	$60,861	$0	$77,009,364	$17,557,800	$1,500,000
131 Investments - Unrestricted	$11,264,238			$1,776,274			$43,754			$40,762,652		
132 Investments - Restricted												
135 Investments - Restricted for Payment of Current Liability												
142 Prepaid Expenses and Other Assets						$560,309	$228,906			$3,386,750		
143 Inventories												
143.1 Allowance for Obsolete Inventories												
144 Inter Program Due From												
145 Assets Held for Sale												
150 Total Current Assets	$11,842,576	$0	$279,827	$7,017,428	$0	$43,573,692	$7,797,309	$60,861	$0	$173,954,865	$17,557,800	$1,500,000
161 Land	$3,279,738					$4,476,568	$16,466,866			$112,749,969		
162 Buildings	$23,338,537					$150,764,661	$46,118,457			$314,809,190		
163 Furniture, Equipment & Machinery - Dwellings	$275,331					$8,834,921	$513,927			$3,633,739		
164 Furniture, Equipment & Machinery - Administration										$3,782,067		
165 Leasehold Improvements						$10,863				$9,300,150		
166 Accumulated Depreciation	($15,297,298)					($44,175,074)	($24,525,416)			-$91,935,344		
167 Construction in Progress	$232,601					$37,401	$127,205			$1,272,625	$1,852,681	
168 Infrastructure												
160 Total Capital Assets, Net of Accumulated Depreciation	$11,828,909	$0	$0	$0	$0	$119,949,340	$38,701,039	$0	$0	$353,612,396	$1,852,681	$0
171 Notes, Loans and Mortgages Receivable - Non-Current				$30,369,043						$232,383,256	$25,440,895	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due												
173 Grants Receivable - Non Current												
174 Other Assets						$3,115,022				$84,780,003		
176 Investments in Joint Ventures						$90,173				$0		
180 Total Non-Current Assets	$11,828,909	$0	$0	$30,369,043	$0	$123,154,535	$38,701,039	$0	$0	$670,775,655	$27,293,576	$0
200 Deferred Outflow of Resources												
290 Total Assets and Deferred Outflow of Resources	$23,671,485	$0	$279,827	$37,386,471	$0	$166,728,227	$46,498,348	$60,861	$0	$844,730,520	$44,851,376	$1,500,000

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	8 Other Federal Program 1	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	21.023 Emergency Rental Assistance Program	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.CMT CARES Act Funding Transferred to MTW	14.HCC HCV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MRC Moderate Rehabilitation CARES Act Funding	14.881 Moving to Work Demonstration Program	93.268 Immunization Grants
111 Cash - Unrestricted														
112 Cash - Restricted - Modernization and Development														
113 Cash - Other Restricted				$7,457							$28,851		$567,381	
114 Cash - Tenant Security Deposits														
115 Cash - Restricted for Payment of Current Liabilities														
100 Total Cash	$0	$0	$0	$7,457	$0	$0	$0	$0	$0	$0	$28,851	$0	$567,381	$0
121 Accounts Receivable - PHA Projects													$2,082,533	
122 Accounts Receivable - HUD Other Projects													$2,481,712	
124 Accounts Receivable - Other Government					$1,614,282		$7,648							
125 Accounts Receivable - Miscellaneous				$9,030	$51,308						$54,837		$1,269,150	
126 Accounts Receivable - Tenants				$50									$4,726	
126.1 Allowance for Doubtful Accounts -Tenants				$0									$0	
126.2 Allowance for Doubtful Accounts - Other				$0	$0		$0				$0		($221,132)	
127 Notes, Loans, & Mortgages Receivable - Current					$464,210									
128 Fraud Recovery											$11,488		$110,065	
128.1 Allowance for Doubtful Accounts - Fraud											($11,488)		($110,065)	
129 Accrued Interest Receivable				$5,575	$43,144,715						$6,985		$59,424	
120 Total Receivables, Net of Allowances for Doubtful Accounts	$0	$0	$0	$14,655	$45,274,515	$0	$7,648	$0	$0	$0	$61,822	$0	$5,676,413	$0
131 Investments - Unrestricted				$1,094,235	$14,819,944						$1,371,478		$10,730,708	
132 Investments - Restricted														
135 Investments - Restricted for Payment of Current Liability														
142 Prepaid Expenses and Other Assets														
143 Inventories														
143.1 Allowance for Obsolete Inventories														
144 Inter Program Due From			$24,608,001											
145 Assets Held for Sale														
150 Total Current Assets	$0	$0	$24,608,001	$1,116,347	$60,094,459	$0	$7,648	$0	$0	$0	$1,462,151	$0	$16,974,502	$0
161 Land														
162 Buildings													$5,250,178	
163 Furniture, Equipment & Machinery - Dwellings														
164 Furniture, Equipment & Machinery - Administration														
165 Leasehold Improvements														
166 Accumulated Depreciation													($2,829,263)	
167 Construction in Progress													$445,773	
168 Infrastructure														
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,866,688	$0
171 Notes, Loans and Mortgages Receivable - Non-Current					$209,519,766								$2,196,071	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due														
173 Grants Receivable - Non Current														
174 Other Assets					$2,563,327									
176 Investments in Joint Ventures														
180 Total Non-Current Assets	$0	$0	$0	$0	$212,083,093	$0	$0	$0	$0	$0	$0	$0	$5,062,759	$0
200 Deferred Outflow of Resources														
290 Total Assets and Deferred Outflow of Resources	$0	$0	$24,608,001	$1,116,347	$272,177,552	$0	$7,648	$0	$0	$0	$1,462,151	$0	$22,037,261	$0

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	14.231 Emergency Shelter Grants Program	93.602 New Assets for Independence Demonstration Program	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program for Low Rent	14.HCV MTW Demonstration Program for HCV program	14.267 Continuum of Care Program	14.880 Family Unification Program (FUP)	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
111 Cash - Unrestricted								$0	$81,306,423		$81,306,423
112 Cash - Restricted - Modernization and Development								$0	$0		$0
113 Cash - Other Restricted							$68,326	$0	$18,200,412		$18,200,412
114 Cash - Tenant Security Deposits								$0	$2,908,772		$2,908,772
115 Cash - Restricted for Payment of Current Liabilities								$0	$0		$0
100 Total Cash	$0	$0	$0	$0	$0	$0	$68,326	$0	$102,415,607	$0	$102,415,607
121 Accounts Receivable - PHA Projects								$0	$2,082,533		$2,082,533
122 Accounts Receivable - HUD Other Projects							$16,049	$0	$2,631,208		$2,631,208
124 Accounts Receivable - Other Government	$168,730					$2,116,878		$0	$35,389,229		$35,389,229
125 Accounts Receivable - Miscellaneous	$0						$40,056	$0	$15,470,341	($1,828,672)	$13,641,669
126 Accounts Receivable - Tenants								$0	$1,234,553		$1,234,553
126.1 Allowance for Doubtful Accounts -Tenants								$0	($788,888)		($788,888)
126.2 Allowance for Doubtful Accounts - Other	$0					$0	$0	$0	($299,645)		($299,645)
127 Notes, Loans, & Mortgages Receivable - Current								$0	$1,320,577		$1,320,577
128 Fraud Recovery							$867	$0	$122,420		$122,420
128.1 Allowance for Doubtful Accounts - Fraud							($867)	$0	($122,420)		($122,420)
129 Accrued Interest Receivable							$1,821	$0	$100,156,562		$100,156,562
120 Total Receivables, Net of Allowances for Doubtful Accounts	$168,730	$0	$0	$0	$0	$2,116,878	$57,926	$0	$157,196,470	($1,828,672)	$155,367,798
131 Investments - Unrestricted							$348,289	$0	$82,211,572		$82,211,572
132 Investments - Restricted								$0	$0		$0
135 Investments - Restricted for Payment of Current Liability								$0	$0		$0
142 Prepaid Expenses and Other Assets	$8,043							$0	$4,184,008		$4,184,008
143 Inventories								$0	$0		$0
143.1 Allowance for Obsolete Inventories								$0	$0		$0
144 Inter Program Due From								$0	$24,608,001	-$24,608,001	$0
145 Assets Held for Sale								$0	$0		$0
150 Total Current Assets	$176,773	$0	$0	$0	$0	$2,116,878	$474,541	$0	$370,615,658	-$26,436,673	$344,178,985
161 Land								$0	$136,973,141		$136,973,141
162 Buildings								$0	$540,281,023		$540,281,023
163 Furniture, Equipment & Machinery - Dwellings								$0	$13,257,918		$13,257,918
164 Furniture, Equipment & Machinery - Administration								$0	$3,782,067		$3,782,067
165 Leasehold Improvements								$0	$9,311,013		$9,311,013
166 Accumulated Depreciation								$0	($178,762,395)		($178,762,395)
167 Construction in Progress								$0	$3,968,286	-$904,066	$3,064,220
168 Infrastructure								$0	$0		
160 Total Capital Assets, Net of Accumulated Depreciation	$0	$0	$0	$0	$0	$0	$0	$0	$528,811,053	-$904,066	$527,906,987
171 Notes, Loans and Mortgages Receivable - Non-Current								$0	$499,909,031		$499,909,031
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								$0	$0		$0
173 Grants Receivable - Non Current								$0	$0		$0
174 Other Assets								$0	$90,458,352		$90,458,352
176 Investments in Joint Ventures								$0	$90,173		$90,173
180 Total Non-Current Assets	$0	$0	$0	$0	$0	$0	$0	$0	$1,119,268,609	-$904,066	$1,118,364,543
200 Deferred Outflow of Resources								$0	$0		
290 Total Assets and Deferred Outflow of Resources	$176,773	$0	$0	$0	$0	$2,116,878	$474,541	$0	$1,489,884,267	-$27,340,739	$1,462,543,528

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	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	21.019 Coronavirus Relief Fund	1 Business Activities	2 State/Local	91 Other Federal Program 3
311 Bank Overdraft												
312 Accounts Payable <= 90 Days	$507,998		$629	$1,679,484		$2,206,648	$2,227,375			$8,951,402	$3,963,561	
313 Accounts Payable >90 Days Past Due												
321 Accrued Wage/Payroll Taxes Payable	$21,741					$78,585	$93,813	$23,668		$1,224,202		
322 Accrued Compensated Absences - Current Portion										$4,276,202		
324 Accrued Contingency Liability												
325 Accrued Interest Payable	$1,125,464					$17,553,765	$227,228			$1,072,996		
331 Accounts Payable - HUD PHA Programs												
332 Account Payable - PHA Projects												
333 Accounts Payable - Other Government	$18,999		$0			$21,142	$13,840	$37,193			$7,454,627	$1,500,000
341 Tenant Security Deposits	$100,287					$901,233	$783,190			$1,660,534		
342 Unearned Revenue	$37,992					$48,785	$349,734			$2,926,498	$1,419,921	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue						$1,468,232	$2,211,910			$1,358,276		
344 Current Portion of Long-term Debt - Operating Borrowings												
345 Other Current Liabilities										$3,668,258	$97,093	
346 Accrued Liabilities - Other										$0		
347 Inter Program - Due To										$24,608,001		
348 Loan Liability - Current												
310 Total Current Liabilities	$1,812,481	$0	$629	$1,679,484	$0	$22,278,390	$5,907,090	$60,861	$0	$49,746,369	$12,935,202	$1,500,000
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	$4,554,849					$148,077,362	$54,308,532			$44,582,290		
352 Long-term Debt, Net of Current - Operating Borrowings												
353 Non-current Liabilities - Other						$10,664,343				$12,196,979		
354 Accrued Compensated Absences - Non Current												
355 Loan Liability - Non Current												
356 FASB 5 Liabilities												
357 Accrued Pension and OPEB Liabilities										$0		
350 Total Non-Current Liabilities	$4,554,849	$0	$0	$0	$0	$158,741,705	$54,308,532	$0	$0	$56,779,269	$0	$0
300 Total Liabilities	$6,367,330	$0	$629	$1,679,484	$0	$181,020,095	$60,215,622	$60,861	$0	$106,525,638	$12,935,202	$1,500,000
400 Deferred Inflow of Resources										$82,751,874		
508.3 Nonspendable Fund Balance												
508.4 Net Investment in Capital Assets	$7,274,063						($18,631,698)			$300,917,867	$1,852,681	$0
509.3 Restricted Fund Balance												
510.3 Committed Fund Balance												
511.3 Assigned Fund Balance												
511.4 Restricted Net Position	$1,680,469		$279,198	$34,506,193	$0	$44,629,448	$1,087,051	$0		$510,865	$0	$0
512.3 Unassigned Fund Balance												
512.4 Unrestricted Net Position	$8,349,623	$0	$0	$1,200,794	$0	($58,921,316)	$3,827,373	$0	$0	$354,024,277	$30,063,493	$0
513 Total Equity - Net Assets / Position	$17,304,155	$0	$279,198	$35,706,987	$0	($14,291,868)	($13,717,274)	$0	$0	$655,453,009	$31,916,174	$0
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$23,671,485	$0	$279,827	$37,386,471	$0	$166,728,227	$46,498,348	$60,861	$0	$844,730,521	$44,851,376	$1,500,000

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	8 Other Federal Program 1	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	21.023 Emergency Rental Assistance Program	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.CMT CARES Act Funding Transferred to MTW	14.HCC HCV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MRC Moderate Rehabilitation CARES Act Funding	14.881 Moving to Work Demonstration Program	93.268 Immunization Grants
311 Bank Overdraft														
312 Accounts Payable <= 90 Days					$639		$44				$5,100		$435,405	
313 Accounts Payable >90 Days Past Due														
321 Accrued Wage/Payroll Taxes Payable				$3,311	$32,474		$2,408				$13,111		$566,847	
322 Accrued Compensated Absences - Current Portion														
324 Accrued Contingency Liability														
325 Accrued Interest Payable			$801,569										$0	
331 Accounts Payable - HUD PHA Programs				$436							$4,273			
332 Account Payable - PHA Projects														
333 Accounts Payable - Other Government							$5,196							
341 Tenant Security Deposits											$2,000		$8,275	
342 Unearned Revenue				$58	$0								$947	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue														
344 Current Portion of Long-term Debt - Operating Borrowings														
345 Other Current Liabilities					$300									
346 Accrued Liabilities - Other														
347 Inter Program - Due To														
348 Loan Liability - Current														
310 Total Current Liabilities	$0	$0	$801,569	$3,805	$33,413	$0	$7,648	$0	$0	$0	$24,484	$0	$1,011,474	$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			$23,806,432											
352 Long-term Debt, Net of Current - Operating Borrowings														
353 Non-current Liabilities - Other				$7,456							$28,851		$567,381	
354 Accrued Compensated Absences - Non Current														
355 Loan Liability - Non Current														
356 FASB 5 Liabilities														
357 Accrued Pension and OPEB Liabilities														
350 Total Non-Current Liabilities	$0	$0	$23,806,432	$7,456	$0	$0	$0	$0	$0	$0	$28,851	$0	$567,381	$0
300 Total Liabilities	$0	$0	$24,608,001	$11,261	$33,413	$0	$7,648	$0	$0	$0	$53,335	$0	$1,578,855	$0
400 Deferred Inflow of Resources					$2,521,163									
508.3 Nonspendable Fund Balance														
508.4 Net Investment in Capital Assets	$0		($23,806,432)	$0	$85,331								$2,866,689	
509.3 Restricted Fund Balance														
510.3 Committed Fund Balance														
511.3 Assigned Fund Balance														
511.4 Restricted Net Position	$0		$0	$47,453	$227,815,822						$600,000		$239,863	
512.3 Unassigned Fund Balance														
512.4 Unrestricted Net Position	$0	$0	$23,806,432	$1,057,633	$41,721,823	$0	$0	$0	$0	$0	$808,816	$0	$17,351,854	$0
513 Total Equity - Net Assets / Position	$0	$0	$0	$1,105,086	$269,622,976	$0	$0	$0	$0	$0	$1,408,816	$0	$20,458,406	$0
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$0	$0	$24,608,001	$1,116,347	$272,177,552	$0	$7,648	$0	$0	$0	$1,462,151	$0	$22,037,261	$0

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	14.231 Emergency Shelter Grants Program	93.602 New Assets for Independence Demonstration Program	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program for Low Rent	14.HCV MTW Demonstration Program for HCV program	14.267 Continuum of Care Program	14.880 Family Unification Program (FUP)	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
311 Bank Overdraft								$0	$0		$0
312 Accounts Payable <= 90 Days	$6,931					$1,291,802		$0	$21,277,018	($1,828,672)	$19,448,346
313 Accounts Payable >90 Days Past Due								$0	$0		$0
321 Accrued Wage/Payroll Taxes Payable						$54,429	$5,217	$0	$2,119,806		$2,119,806
322 Accrued Compensated Absences - Current Portion								$0	$4,276,202		$4,276,202
324 Accrued Contingency Liability								$0	$0		$0
325 Accrued Interest Payable								$0	$20,781,022		$20,781,022
331 Accounts Payable - HUD PHA Programs							$5,246	$0	$9,955		$9,955
332 Account Payable - PHA Projects								$0	$0		$0
333 Accounts Payable - Other Government	$169,842					$770,647		$0	$9,991,486		$9,991,486
341 Tenant Security Deposits								$0	$3,455,519		$3,455,519
342 Unearned Revenue								$0	$4,783,935		$4,783,935
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								$0	$5,038,418		$5,038,418
344 Current Portion of Long-term Debt - Operating Borrowings								$0	$0		$0
345 Other Current Liabilities								$0	$3,765,651		$3,765,651
346 Accrued Liabilities - Other								$0	$0		$0
347 Inter Program - Due To								$0	$24,608,001	-$24,608,001	$0
348 Loan Liability - Current								$0	$0		$0
310 Total Current Liabilities	$176,773	$0	$0	$0	$0	$2,116,878	$10,463	$0	$100,107,013	-$26,436,673	$73,670,340
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								$0	$275,329,465		$275,329,465
352 Long-term Debt, Net of Current - Operating Borrowings								$0	$0		$0
353 Non-current Liabilities - Other							$68,326	$0	$23,533,336	($11,345,653)	$12,187,683
354 Accrued Compensated Absences - Non Current								$0	$0		$0
355 Loan Liability - Non Current								$0	$0		$0
356 FASB 5 Liabilities								$0	$0		$0
357 Accrued Pension and OPEB Liabilities								$0	$0		$0
350 Total Non-Current Liabilities	$0	$0	$0	$0	$0	$0	$68,326	$0	$298,862,801	($11,345,653)	$287,517,148
300 Total Liabilities	$176,773	$0	$0	$0	$0	$2,116,878	$78,789	$0	$398,969,814	-$37,782,326	$361,187,488
400 Deferred Inflow of Resources								$0	$85,273,037		$85,273,037
508.3 Nonspendable Fund Balance								$0	$0		$0
508.4 Net Investment in Capital Assets								$0	$270,558,501	$0	$270,558,501
509.3 Restricted Fund Balance								$0	$0		$0
510.3 Committed Fund Balance								$0	$0		$0
511.3 Assigned Fund Balance								$0	$0		$0
511.4 Restricted Net Position							$303,849	$0	$311,700,211	$0	$311,700,211
512.3 Unassigned Fund Balance								$0	$0		$0
512.4 Unrestricted Net Position	$0	$0	$0	$0	$0	$0	$91,903	$0	$423,382,705	$10,441,587	$433,824,292
513 Total Equity - Net Assets / Position	$0	$0	$0	$0	$0	$0	$395,752	$0	$1,005,641,417	$10,441,587	$1,016,083,004
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$176,773	$0	$0	$0	$0	$2,116,878	$474,541	$0	$1,489,884,268	-$27,340,739	$1,462,543,529

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PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	21.019 Coronavirus Relief Fund	1 Business Activities	2 State/Local	91 Other Federal Program 3
70300 Net Tenant Rental Revenue	$1,758,405					$23,501,716	$20,757,394			$30,571,824		
70400 Tenant Revenue - Other	$11,973					$292,259	$86,374			$584,931		
70500 Total Tenant Revenue	$1,770,378	$0	$0	$0	$0	$23,793,975	$20,843,768	$0	$0	$31,156,755	$0	$0
70600 HUD PHA Operating Grants				$4,814,101				$689,879				
70610 Capital Grants				$12,134,986							$21,153,150	
70710 Management Fee												
70720 Asset Management Fee												
70730 Book Keeping Fee												
70740 Front Line Service Fee												
70750 Other Fees										$7,775,395		
70700 Total Fee Revenue												
70800 Other Government Grants						$429,009				$31,573,367	$24,853,933	
71100 Investment Income - Unrestricted	$248,175			$356		$649,024	$5,572			$2,293,935	$14,742	
71200 Mortgage Interest Income				$957,683		$6,000				$8,757,343	$559,678	
71300 Proceeds from Disposition of Assets Held for Sale												
71310 Cost of Sale of Assets												
71400 Fraud Recovery												
71500 Other Revenue	$23,971		$108,747	$750		$422,029	$3,418,468			$10,401,535	$1,250	
71600 Gain or Loss on Sale of Capital Assets							($55,775)			$963		
72000 Investment Income - Restricted	$8,247					$60,147	$1,123			$3,255		
70000 Total Revenue	$2,050,771	$0	$108,747	$17,907,876	$0	$25,360,184	$24,213,156	$689,879	$0	$91,962,548	$46,582,753	$0
91100 Administrative Salaries	$281,556			$82,031		$954,084	$822,958			$23,962,652	$111,458	
91200 Auditing Fees	$17,440					$222,747	$62,400			$202,884		
91300 Management Fee										$0		
91310 Book-keeping Fee												
91400 Advertising and Marketing						$2,457	$1,286			$8,484		
91500 Employee Benefit contributions - Administrative	$96,588			$15,575		$292,622	$323,831			$7,740,753		
91600 Office Expenses	$39,864		$1,521	$522		$257,704	$120,789			$3,369,865		
91700 Legal Expense	$32,565					$146,825	$116,501			$1,921,950		
91800 Travel										$45,395		
91810 Allocated Overhead	$358,607						$51			($13,469,207)	$796,963	
91900 Other	$29,413					$3,482,635	$1,136,294	$885		$4,689,312	$10,689	
91000 Total Operating - Administrative	$856,033	$0	$1,521	$98,128	$0	$5,359,074	$2,584,110	$885	$0	$28,472,088	$919,110	$0
92000 Asset Management Fee												
92100 Tenant Services - Salaries						$92,323		$503,877		$127,481		
92200 Relocation Costs	$10,728					$60,691	$33,440			$197,215	$293,890	
92300 Employee Benefit Contributions - Tenant Services								$170,001		$38,779		
92400 Tenant Services - Other			$136,719			$158,932	$76,144			$237,335	$35	
92500 Total Tenant Services	$10,728	$0	$136,719	$0	$0	$311,946	$109,584	$673,878	$0	$600,810	$293,925	$0
93100 Water	$157,159					$560,527	$969,537			$973,457	$9,222	
93200 Electricity	$43,170					$510,128	$166,311			$1,686,855	$5,834	
93300 Gas	$47,614					$260,058	$206,150			$234,426	$1,190	
93400 Fuel												
93500 Labor												
93600 Sewer	$75,918					$252,990	$482,283			$486,446	$160	
93700 Employee Benefit Contributions - Utilities												
93800 Other Utilities Expense						$8,288				$43,805	$3,591	
93000 Total Utilities	$323,861	$0	$0	$0	$0	$1,591,991	$1,824,281	$0	$0	$3,424,989	$19,997	$0

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	8 Other Federal Program 1	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	21.023 Emergency Rental Assistance Program	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.CMT CARES Act Funding Transferred to MTW	14.HCC HCV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MRC Moderate Rehabilitation CARES Act Funding
70300 Net Tenant Rental Revenue												
70400 Tenant Revenue - Other				$2							$2	
70500 Total Tenant Revenue	$0	$0	$0	$2	$0	$0	$0	$0	$0	$0	$2	$0
70600 HUD PHA Operating Grants				$5,745,691	$7,381,026		$84,213				$11,961,631	
70610 Capital Grants					$384,806							
70710 Management Fee												
70720 Asset Management Fee												
70730 Book Keeping Fee												
70740 Front Line Service Fee												
70750 Other Fees												
70700 Total Fee Revenue												
70800 Other Government Grants												
71100 Investment Income - Unrestricted			$35	$23,077	$81						$23,999	
71200 Mortgage Interest Income					$7,103,884							
71300 Proceeds from Disposition of Assets Held for Sale												
71310 Cost of Sale of Assets												
71400 Fraud Recovery											$12,872	
71500 Other Revenue				$242,449	$456,889						$691,929	
71600 Gain or Loss on Sale of Capital Assets												
72000 Investment Income - Restricted												
70000 Total Revenue	$0	$0	$35	$6,011,219	$15,326,686	$0	$84,213	$0	$0	$0	$12,690,433	$0
91100 Administrative Salaries				$82,781	$466,824						$357,272	
91200 Auditing Fees												
91300 Management Fee												
91310 Book-keeping Fee												
91400 Advertising and Marketing												
91500 Employee Benefit contributions - Administrative				$28,250	$118,482						$62,063	
91600 Office Expenses					$2,989		$198				$230	
91700 Legal Expense					$2,120							
91800 Travel							$199					
91810 Allocated Overhead				$86,688	($36,979)						$307,181	
91900 Other			$11,896	$414	$28,967						$916	
91000 Total Operating - Administrative	$0	$0	$11,896	$198,133	$582,403	$0	$397	$0	$0	$0	$727,662	$0
92000 Asset Management Fee												
92100 Tenant Services - Salaries							$58,426					
92200 Relocation Costs			$2,341									
92300 Employee Benefit Contributions - Tenant Services							$19,295					
92400 Tenant Services - Other												
92500 Total Tenant Services	$0	$0	$2,341	$0	$0	$0	$77,721	$0	$0	$0	$0	$0
93100 Water												
93200 Electricity												
93300 Gas												
93400 Fuel												
93500 Labor												
93600 Sewer												
93700 Employee Benefit Contributions - Utilities												
93800 Other Utilities Expense												
93000 Total Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

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PRELIMINARY DRAFT - SUBJECT TO CHANGE

	14.881 Moving to Work Demonstration Program	93.268 Immunization Grants	14.231 Emergency Shelter Grants Program	93.602 New Assets for Independence Demonstration Program	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program for Low Rent	14.HCV MTW Demonstration Program for HCV program	14.267 Continuum of Care Program	14.880 Family Unification Program (FUP)	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue										$0	$76,589,339		$76,589,339
70400 Tenant Revenue - Other	$351									$0	$975,892		$975,892
70500 Total Tenant Revenue	$351	$0	$0	$0	$0	$0	$0	$0	$0	$0	$77,565,231	$0	$77,565,231
70600 HUD PHA Operating Grants	$0		$975,074			$332,518	$334,095,663	$9,735,411	$4,799,374	$0	$380,614,581		$380,614,581
70610 Capital Grants					$668,322					$0	$34,341,264		$34,341,264
70710 Management Fee										$0	$0		$0
70720 Asset Management Fee										$0	$0		$0
70730 Book Keeping Fee										$0	$0		$0
70740 Front Line Service Fee										$0	$0		$0
70750 Other Fees										$0	$7,775,395	($1,072,797)	$6,702,598
70700 Total Fee Revenue										$0	$0	($1,072,797)	($1,072,797)
70800 Other Government Grants										$0	$56,856,309		$56,856,309
71100 Investment Income - Unrestricted	$441,871								$9,871	$0	$3,710,738		$3,710,738
71200 Mortgage Interest Income										$0	$17,384,588		$17,384,588
71300 Proceeds from Disposition of Assets Held for Sale										$0	$0		$0
71310 Cost of Sale of Assets										$0	$0		$0
71400 Fraud Recovery	$62,329									$0	$75,201		$75,201
71500 Other Revenue	$14,477,787									$0	$30,245,804	($704,752)	$29,541,052
71600 Gain or Loss on Sale of Capital Assets										$0	($54,812)		($54,812)
72000 Investment Income - Restricted										$0	$72,772		$72,772
70000 Total Revenue	$14,982,338	$0	$975,074	$0	$668,322	$332,518	$334,095,663	$9,735,411	$4,809,245	$0	$608,587,071	($1,777,549)	$606,809,522
91100 Administrative Salaries	$9,129,263							$504,019	$93,851	$0	$36,848,749		$36,848,749
91200 Auditing Fees										$0	$505,471		$505,471
91300 Management Fee										$0	$0		$0
91310 Book-keeping Fee										$0	$0		$0
91400 Advertising and Marketing	$13,966									$0	$26,193		$26,193
91500 Employee Benefit contributions - Administrative	$3,488,728							$166,050	$33,346	$0	$12,366,288		$12,366,288
91600 Office Expenses	$185,444									$0	$3,979,126		$3,979,126
91700 Legal Expense	$162,095									$0	$2,382,056		$2,382,056
91800 Travel	$6,141									$0	$51,735		$51,735
91810 Allocated Overhead	$11,341,915		$59,447					$458,316	$97,018	$0	$0		$0
91900 Other	$790,959							$26,008	$502	$0	$10,208,890	($1,095,733)	$9,113,157
91000 Total Operating - Administrative	$25,118,511	$0	$59,447	$0	$0	$0	$0	$1,154,393	$224,717	$0	$66,368,508	($1,095,733)	$65,272,775
92000 Asset Management Fee										$0	$0		
92100 Tenant Services - Salaries	$540,305									$0	$1,322,412		$1,322,412
92200 Relocation Costs										$0	$598,305		$598,305
92300 Employee Benefit Contributions - Tenant Services	$159,589									$0	$387,664		$387,664
92400 Tenant Services - Other	$12,976									$0	$622,141		$622,141
92500 Total Tenant Services	$712,870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,930,522	$0	$2,930,522
93100 Water										$0	$2,669,902		$2,669,902
93200 Electricity										$0	$2,412,298		$2,412,298
93300 Gas										$0	$749,438		$749,438
93400 Fuel										$0	$0		$0
93500 Labor										$0	$0		$0
93600 Sewer										$0	$1,297,797		$1,297,797
93700 Employee Benefit Contributions - Utilities										$0	$0		$0
93800 Other Utilities Expense										$0	$55,684		$55,684
93000 Total Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,185,119	$0	$7,185,119

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PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	21.019 Coronavirus Relief Fund	1 Business Activities	2 State/Local	91 Other Federal Program 3
94100 Ordinary Maintenance and Operations - Labor	$163,812					$941,938	$761,000			$825,525		
94200 Ordinary Maintenance and Operations - Materials and Other	$25,535					$241,810	$193,352			$351,014		
94300 Ordinary Maintenance and Operations Contracts	$722,809					$2,019,015	$4,030,379			$5,023,693	$9,094	
94500 Employee Benefit Contributions - Ordinary Maintenance	$71,226						$345,385			$361,042		
94000 Total Maintenance	$983,382	$0	$0	$0	$0	$3,202,763	$5,330,116	$0	$0	$6,561,274	$9,094	$0
95100 Protective Services - Labor												
95200 Protective Services - Other Contract Costs	$168,923					$616,232	$191,859			$2,562,309	$60,480	
95300 Protective Services - Other						$77,827				$720		
95500 Employee Benefit Contributions - Protective Services												
95000 Total Protective Services	$168,923	$0	$0	$0	$0	$694,059	$191,859	$0	$0	$2,563,029	$60,480	$0
96110 Property Insurance	$46,721			$681			$305,942			$668,567	$17,672	
96120 Liability Insurance	$17,346			$82		$797,570	$95,514			$522,062	$1,860	
96130 Workmen's Compensation	$12,337			$1,257		$112,990	$47,216	$15,116		$353,014		
96140 All Other Insurance	$22,957			$16		$25,785	$86,426			$420,839		
96100 Total insurance Premiums	$99,361	$0	$0	$2,036	$0	$936,345	$535,098	$15,116	$0	$1,964,482	$19,532	$0
96200 Other General Expenses			$14,321	$575,099		$1,453,057	$1,453,387			$25,635,801	$16,573,153	
96210 Compensated Absences	$1,434						$38,389			$1,086,609		
96300 Payments in Lieu of Taxes	$180					$23,313	$54,150			$54,945		
96400 Bad debt - Tenant Rents	$73,543					$564,407	$442,231			$1,185,103		
96500 Bad debt - Mortgages				($39,884)						($446,179)	$127,436	
96600 Bad debt - Other							$0			$82,925		
96800 Severance Expense												
96000 Total Other General Expenses	$75,157	$0	$14,321	$535,215	$0	$2,040,777	$1,988,157	$0	$0	$27,599,204	$16,700,589	$0
96710 Interest of Mortgage (or Bonds) Payable	$136,645			$1,284,293		$6,741,878	$2,962,156			$1,514,436	$96,692	
96720 Interest on Notes Payable (Short and Long Term)												
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	$136,645	$0	$0	$1,284,293	$0	$6,741,878	$2,962,156	$0	$0	$1,514,436	$96,692	$0
96900 Total Operating Expenses	$2,654,090	$0	$152,561	$1,919,672	$0	$20,878,833	$15,525,361	$689,879	$0	$72,700,312	$18,119,419	$0
97000 Excess of Operating Revenue over Operating Expenses	($603,319)	$0	($43,814)	$15,988,204	$0	$4,481,351	$8,687,795	$0	$0	$19,262,236	$28,463,334	$0
97100 Extraordinary Maintenance	$9,280					$40,356	$1,452,869			$1,979,866		
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments										$3,537,085		
97350 HAP Portability-In												
97400 Depreciation Expense	$1,291,907					$4,697,122	$1,851,631			$12,490,458		
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
90000 Total Expenses	$3,955,277	$0	$152,561	$1,919,672	$0	$25,616,311	$18,829,861	$689,879	$0	$90,707,721	$18,119,419	$0

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	8 Other Federal Program 1	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	21.023 Emergency Rental Assistance Program	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.CMT CARES Act Funding Transferred to MTW	14.HCC HCV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MRC Moderate Rehabilitation CARES Act Funding
94100 Ordinary Maintenance and Operations - Labor												
94200 Ordinary Maintenance and Operations - Materials and Other			$1,535									
94300 Ordinary Maintenance and Operations Contracts			$98,092		$99,276							
94500 Employee Benefit Contributions - Ordinary Maintenance												
94000 Total Maintenance	$0	$0	$99,627	$0	$99,276	$0	$0	$0	$0	$0	$0	$0
95100 Protective Services - Labor												
95200 Protective Services - Other Contract Costs												
95300 Protective Services - Other												
95500 Employee Benefit Contributions - Protective Services												
95000 Total Protective Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
96110 Property Insurance												
96120 Liability Insurance				$757							$1,125	
96130 Workmen's Compensation				$2,270	$10,335		$1,708				$4,745	
96140 All Other Insurance				$24							$30	
96100 Total insurance Premiums	$0	$0	$0	$3,051	$10,335	$0	$1,708	$0	$0	$0	$5,900	$0
96200 Other General Expenses				$157,040	$484,014		$4,387				$57,334	
96210 Compensated Absences				($1,383)	$6,729						$11,364	
96300 Payments in Lieu of Taxes												
96400 Bad debt - Tenant Rents												
96500 Bad debt - Mortgages					($341,120)							
96600 Bad debt - Other											$11,488	
96800 Severance Expense												
96000 Total Other General Expenses	$0	$0	$0	$155,657	$149,623	$0	$4,387	$0	$0	$0	$80,186	$0
96710 Interest of Mortgage (or Bonds) Payable			$557,392	$436							$4,274	
96720 Interest on Notes Payable (Short and Long Term)												
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	$0	$0	$557,392	$436	$0	$0	$0	$0	$0	$0	$4,274	$0
96900 Total Operating Expenses	$0	$0	$671,256	$357,277	$841,637	$0	$84,213	$0	$0	$0	$818,022	$0
97000 Excess of Operating Revenue over Operating Expenses	$0	$0	($671,221)	$5,653,942	$14,485,049	$0	$0	$0	$0	$0	$11,872,411	$0
97100 Extraordinary Maintenance												
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments				$5,443,584							$10,544,725	
97350 HAP Portability-In				$233,520							$668,833	
97400 Depreciation Expense												
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
90000 Total Expenses	$0	$0	$671,256	$6,034,381	$841,637	$0	$84,213	$0	$0	$0	$12,031,580	$0

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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	14.881 Moving to Work Demonstration Program	93.268 Immunization Grants	14.231 Emergency Shelter Grants Program	93.602 New Assets for Independence Demonstration Program	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program for Low Rent	14.HCV MTW Demonstration Program for HCV program	14.267 Continuum of Care Program	14.880 Family Unification Program (FUP)	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor										$0	$2,692,275		$2,692,275
94200 Ordinary Maintenance and Operations - Materials and Other										$0	$813,246		$813,246
94300 Ordinary Maintenance and Operations Contracts										$0	$12,002,358		$12,002,358
94500 Employee Benefit Contributions - Ordinary Maintenance	($38)									$0	$777,615		$777,615
94000 Total Maintenance	($38)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,285,494	$0	$16,285,494
95100 Protective Services - Labor										$0	$0		$0
95200 Protective Services - Other Contract Costs										$0	$3,599,803		$3,599,803
95300 Protective Services - Other										$0	$78,547		$78,547
95500 Employee Benefit Contributions - Protective Services										$0	$0		$0
95000 Total Protective Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,678,350	$0	$3,678,350
96110 Property Insurance										$0	$1,039,583		$1,039,583
96120 Liability Insurance	$185,756								$855	$0	$1,622,927		$1,622,927
96130 Workmen's Compensation	$287,712							$13,643	$2,407	$0	$864,750		$864,750
96140 All Other Insurance	$3,029								$29	$0	$559,135		$559,135
96100 Total insurance Premiums	$476,497	$0	$0	$0	$0	$0	$0	$13,643	$3,291	$0	$4,086,395	$0	$4,086,395
96200 Other General Expenses	$1,161,426		$761,908					$1,254,467	$26,385	$0	$49,611,779		$49,611,779
96210 Compensated Absences	$214,511							$6,276	$1,234	$0	$1,365,163		$1,365,163
96300 Payments in Lieu of Taxes										$0	$132,588		$132,588
96400 Bad debt - Tenant Rents										$0	$2,265,284		$2,265,284
96500 Bad debt - Mortgages	$2,259									$0	($697,488)		($697,488)
96600 Bad debt - Other	$242,795								($369)	$0	$336,839		$336,839
96800 Severance Expense										$0	$0		$0
96000 Total Other General Expenses	$1,620,991	$0	$761,908	$0	$0	$0	$0	$1,260,743	$27,250	$0	$53,014,165	$0	$53,014,165
96710 Interest of Mortgage (or Bonds) Payable									$5,246	$0	$13,303,448		$13,303,448
96720 Interest on Notes Payable (Short and Long Term)										$0	$0		$0
96730 Amortization of Bond Issue Costs										$0	$0		$0
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0	$0	$0	$0	$5,246	$0	$13,303,448	$0	$13,303,448
96900 Total Operating Expenses	$27,928,831	$0	$821,355	$0	$0	$0	$0	$2,428,779	$260,504	$0	$166,852,001	($1,095,733)	$165,756,268
97000 Excess of Operating Revenue over Operating Expenses	($12,946,493)	$0	$153,719	$0	$668,322	$332,518	$334,095,663	$7,306,632	$4,548,741	$0	$441,735,070	($681,816)	$441,053,254
97100 Extraordinary Maintenance										$0	$3,482,371		$3,482,371
97200 Casualty Losses - Non-capitalized										$0	$0		$0
97300 Housing Assistance Payments	$309,030,622		$153,719					$7,306,632	$4,376,532	$0	$340,392,899		$340,392,899
97350 HAP Portability-In	$13,842,936									$0	$14,745,289		$14,745,289
97400 Depreciation Expense	$350,012									$0	$20,681,130		$20,681,130
97500 Fraud Losses										$0	$0		$0
97600 Capital Outlays - Governmental Funds										$0	$0		$0
97700 Debt Principal Payment - Governmental Funds										$0	$0		$0
97800 Dwelling Units Rent Expense										$0	$0		$0
90000 Total Expenses	$351,152,401	$0	$975,074	$0	$0	$0	$0	$9,735,411	$4,637,036	$0	$546,153,690	($1,095,733)	$545,057,957

San Diego Housing Commission (CA0630)
San Diego, CA
Entity Wide Revenue and Expense Summary
Fiscal Year End: 06/30/2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	21.019 Coronavirus Relief Fund	1 Business Activities	2 State/Local	91 Other Federal Program 3
10010 Operating Transfer In										$51,790,001	$0	
10020 Operating transfer Out				($12,292,572)						-$28,312,276	($24,249,592)	
10030 Operating Transfers from/to Primary Government												
10040 Operating Transfers from/to Component Unit												
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gain/Loss												
10080 Special Items (Net Gain/Loss)						($7,164)	($1,050,487)					
10091 Inter Project Excess Cash Transfer In	$141,960											
10092 Inter Project Excess Cash Transfer Out	($141,960)											
10093 Transfers between Program and Project - In	$1,132,484											
10094 Transfers between Project and Program - Out										($131,644)		
10100 Total Other financing Sources (Uses)	$1,132,484	$0	$0	($12,292,572)	$0	($7,164)	($1,050,487)	$0	$0	$23,346,081	($24,249,592)	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	($772,022)	$0	($43,814)	$3,695,632	$0	($263,291)	$4,332,808	$0	$0	$24,600,909	$4,213,742	$0
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0	$1,424,077	$2,106,295	$0	$0	$980,364	$0	$0
11030 Beginning Equity	$18,076,177	$0	$323,012	$32,011,355	$0	($14,028,577)	($18,050,082)	$0	$0	$630,852,099	$27,702,432	$0
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors												
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term/Severance Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity												
11180 Housing Assistance Payments Equity												
11190 Unit Months Available	2244					12720	12768			16160		
11210 Number of Unit Months Leased	2160					12105	11985			15135		
11270 Excess Cash	$9,785,940											
11610 Land Purchases	$0											
11620 Building Purchases	$0											
11630 Furniture & Equipment - Dwelling Purchases	$0											
11640 Furniture & Equipment - Administrative Purchases	$0											
11650 Leasehold Improvements Purchases	$0											
11660 Infrastructure Purchases	$0											
13510 CFFP Debt Service Payments	$0											
13901 Replacement Housing Factor Funds	$0											

San Diego Housing Commission (CA0630)
San Diego, CA
Entity Wide Revenue and Expense Summary
Fiscal Year End: 06/30/2026

PRELIMINARY DRAFT - SUBJECT TO CHANGE

	8 Other Federal Program 1	9 Other Federal Program 2	21.027 Coronavirus State and Local Fiscal Recovery Funds	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	21.023 Emergency Rental Assistance Program	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.CMT CARES Act Funding Transferred to MTW	14.HCC HCV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MRC Moderate Rehabilitation CARES Act Funding
10010 Operating Transfer In			$13,902,285	$41,644	$0						$21,608	
10020 Operating transfer Out			$0		($891,334)						($21,608)	
10030 Operating Transfers from/to Primary Government												
10040 Operating Transfers from/to Component Unit												
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gain/Loss												
10080 Special Items (Net Gain/Loss)												
10091 Inter Project Excess Cash Transfer In												
10092 Inter Project Excess Cash Transfer Out												
10093 Transfers between Program and Project - In												
10094 Transfers between Project and Program - Out												
10100 Total Other financing Sources (Uses)	$0	$0	$13,902,285	$41,644	($891,334)	$0	$0	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$0	$0	$13,231,064	$18,482	$13,593,715	$0	$0	$0	$0	$0	$658,853	$0
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11030 Beginning Equity	$0	$0	($13,231,064)	$1,086,604	$256,029,261	$0	$0	$0	$0	$0	$749,963	$0
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors												
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term/Severance Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity												
11180 Housing Assistance Payments Equity												
11190 Unit Months Available				3096							5628	
11210 Number of Unit Months Leased				2713							4779	
11270 Excess Cash												
11610 Land Purchases												
11620 Building Purchases												
11630 Furniture & Equipment - Dwelling Purchases												
11640 Furniture & Equipment - Administrative Purchases												
11650 Leasehold Improvements Purchases												
11660 Infrastructure Purchases												
13510 CFFP Debt Service Payments												
13901 Replacement Housing Factor Funds												

San Diego Housing Commission (CA0630)
San Diego, CA
Entity Wide Revenue and Expense Summary
Fiscal Year End: 06/30/2026

	14.881 Moving to Work Demonstration Program	93.268 Immunization Grants	14.231 Emergency Shelter Grants Program	93.602 New Assets for Independence Demonstration Program	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program for Low Rent	14.HCV MTW Demonstration Program for HCV program	14.267 Continuum of Care Program	14.880 Family Unification Program (FUP)	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
10010 Operating Transfer In	$335,108,347								$0	$0	$400,863,885	($400,863,885)	$0
10020 Operating transfer Out					($668,322)	($332,518)	($334,095,663)			$0	($400,863,885)	$400,863,885	$0
10030 Operating Transfers from/to Primary Government										$0	$0		$0
10040 Operating Transfers from/to Component Unit										$0	$0		$0
10050 Proceeds from Notes, Loans and Bonds										$0	$0		$0
10060 Proceeds from Property Sales										$0	$0		$0
10070 Extraordinary Items, Net Gain/Loss										$0	$0		$0
10080 Special Items (Net Gain/Loss)										$0	($1,057,651)	$1,050,487	($7,164)
10091 Inter Project Excess Cash Transfer In										$0	$141,960	($141,960)	$0
10092 Inter Project Excess Cash Transfer Out										$0	($141,960)	$141,960	$0
10093 Transfers between Program and Project - In										$0	$1,132,484	($1,132,484)	$0
10094 Transfers between Project and Program - Out	($1,000,840)									$0	($1,132,484)	$1,132,484	$0
10100 Total Other financing Sources (Uses)	$334,107,507	$0	$0	$0	($668,322)	($332,518)	($334,095,663)	$0	$0	$0	($1,057,651)	$1,050,487	($7,164)
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	($2,062,556)	$0	$0	$0	$0	$0	$0	$0	$172,209	$0	$61,375,731	$368,671	$61,744,402
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,510,736	$0	$4,510,736
11030 Beginning Equity	$22,520,962	$0	$0	$0	$0	$0	$0	$0	$223,543	$0	$944,265,685	$10,072,915	$954,338,600
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors										$0			
11050 Changes in Compensated Absence Balance										$0			
11060 Changes in Contingent Liability Balance										$0			
11070 Changes in Unrecognized Pension Transition Liability										$0			
11080 Changes in Special Term/Severance Benefits Liability										$0			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents										$0			
11100 Changes in Allowance for Doubtful Accounts - Other										$0			
11170 Administrative Fee Equity										$0			
11180 Housing Assistance Payments Equity										$0			
11190 Unit Months Available	190200								3120	0	245936		245936
11210 Number of Unit Months Leased	179980								1981	0	230838		230838
11270 Excess Cash										$0	$9,785,940		$9,785,940
11610 Land Purchases										$0	$0		$0
11620 Building Purchases										$0	$0		$0
11630 Furniture & Equipment - Dwelling Purchases										$0	$0		$0
11640 Furniture & Equipment - Administrative Purchases										$0	$0		$0
11650 Leasehold Improvements Purchases										$0	$0		$0
11660 Infrastructure Purchases										$0	$0		$0
13510 CFFP Debt Service Payments										$0	$0		$0
13901 Replacement Housing Factor Funds										$0	$0		$0

PRELIMINARY DRAFT - SUBJECT TO CHANGE

SAN DIEGO HOUSING COMMISSION

Statistical Section (Unaudited)



We're About People

In collaboration with a variety of community partners, the SDHC Achievement Academy offers programs that emphasize career planning, job skills, job placement and personal financial education, such as budgeting and understanding credit. SDHC Achievement Academy programs are available at no cost to program participants.

San Diego Housing Commission

Statistical Section (Unaudited)

PRELIMINARY DRAFT - SUBJECT TO CHANGE

This part of the Annual Comprehensive Financial Report represents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about SDHC's overall financial health. These schedules are for the Primary Government only and do not include activity of the discretely presented component units of HDP. The following are the categories of the schedules that are included in this Section:

Financial Trends

These schedules contain trend information to help the reader understand how SDHC's financial performance and well-being have changed over time. These schedules can be viewed on pages 130 to 132.

Revenue Capacity

This schedule contains information to help the reader assess SDHC's most significant revenue source. This schedule can be viewed on page 134.

Debt Capacity

This schedule presents information to help the reader assess the affordability of SDHC's current level of outstanding debt. This schedule can be viewed on page 136.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which SDHC's financial activities take place. These schedules can be viewed on pages 138 to 143.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in SDHC's financial report relates to the services SDHC provides and the activities it performs. These schedules can be viewed on pages 145 to 151.

PRELIMINARY DRAFT SUBJECT TO CHANGE

FINANCIAL TRENDS

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San Diego Housing Commission

Net Position by Component (Unaudited)

Ten Years Ending June 30, 2026

Fiscal Year	Net Investment in Capital Assets	Restricted	Unrestricted	Total Net Position
2017	95,953,834	182,546,323	288,586,654	567,086,811
2018	107,299,446	199,381,101	324,301,550	630,982,097
2019	114,531,527	200,545,488	336,400,398	651,477,413
2020	98,905,348	218,948,768	352,492,391	670,346,507
2021	167,437,312	224,767,810	411,604,481	803,809,603
2022	159,314,269	233,032,474	431,065,861	823,412,604
2023	180,418,826	235,277,397	451,563,953	867,260,176
2024	196,658,948	247,613,645	459,285,778	903,558,371
2025	259,055,266	248,261,984	461,046,431	968,363,681
2026	270,558,500	267,070,763	492,745,609	1,030,374,872

Source: Annual Financial Statements

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San Diego Housing Commission

Revenue, Expenses and Changes in Net Position (Unaudited)

Last Ten Years Ending June 30, 2026

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Operating revenues										
Operating grants (1)	$ 452,431,109	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dwelling rental income	53,513,836	43,151,446	40,515,852	38,942,457	36,641,008	32,471,638	30,693,343	31,520,369	31,061,313	30,079,966
Land lease and other rental income	4,594,687	4,336,413	4,325,169	4,025,445	4,552,985	3,884,295	3,350,791	2,969,373	2,601,204	2,492,779
Fee revenue	6,703,717	5,965,065	5,844,766	5,770,105	4,656,927	6,754,836	4,478,995	3,163,802	4,213,854	4,511,918
Interest income on notes receivable (2)	16,084,338	-	-	-	-	-	-	-	-	-
Other revenue	9,466,607	18,795,668	15,866,575	9,963,343	10,828,945	8,398,457	6,960,058	6,571,628	6,276,590	4,407,790
Total operating revenues	542,794,294	72,248,592	66,552,362	58,701,350	56,679,865	51,509,226	45,483,188	44,225,172	44,152,961	41,492,453
Operating expenses										
Administrative expenses	61,911,697	68,002,383	61,447,952	55,826,198	64,077,158	54,572,266	44,004,239	39,905,313	37,026,223	34,542,960
Tenant services	2,683,455	2,589,223	3,335,044	2,097,738	2,180,694	2,468,496	1,867,580	2,613,917	2,544,030	1,988,632
Asset management	25,481,777	22,206,056	18,223,848	21,199,719	27,247,261	18,550,007	15,466,148	16,929,473	20,288,174	14,170,505
General expenses	4,380,719	6,389,926	6,504,721	4,660,339	3,701,340	2,404,243	2,050,469	1,263,618	3,059,488	1,435,332
Grant expense	45,502,125	57,321,602	69,959,728	57,562,134	38,252,671	34,792,742	40,438,608	25,020,659	20,432,499	11,752,995
Housing assistance	355,138,189	321,306,287	291,272,057	260,309,681	401,968,068	237,809,503	175,968,790	155,150,246	149,691,267	144,557,990
Depreciation and amortization	17,782,108	14,764,042	11,946,666	11,179,998	10,683,516	9,470,169	8,131,859	8,118,368	7,214,950	5,764,403
Total operating expenses	512,880,070	492,579,519	462,690,016	412,835,807	548,110,708	360,067,425	287,927,693	249,001,594	240,256,631	214,212,817
Operating income (loss)	29,914,224	(420,330,927)	(396,137,654)	(354,134,457)	(491,430,843)	(308,558,199)	(242,444,505)	(204,776,422)	(196,103,670)	(172,720,364)
Nonoperating revenues (expenses):										
Capital grants and other grants (1)	34,341,263	467,062,197	415,510,835	387,287,755	507,052,316	401,428,897	250,210,888	214,794,552	240,541,580	217,487,187
Investment income (2)	3,074,339	22,902,833	23,428,829	17,523,586	11,093,711	14,270,429	16,129,043	15,683,989	10,968,696	9,099,264
Gain/loss on sale of capital assets	(54,812)	(4,804)	(3,056)	(45,229)	(27,582)	(11,094)	-	(21,936)	2,376	-
Interest expense	(5,267,321)	(4,822,589)	(6,500,759)	(6,784,085)	(7,084,600)	(6,830,909)	(5,026,332)	(5,184,867)	(5,195,160)	(5,344,008)
Net nonoperating revenues	32,093,469	485,137,637	432,435,849	397,982,027	511,033,845	408,857,324	261,313,599	225,271,738	246,317,492	221,242,443
Change in net position	62,007,693	64,806,710	36,298,195	43,847,570	19,603,002	100,299,125	18,869,094	20,495,316	50,213,822	48,522,079
Transfer of properties to component unit	-			-	-	33,163,970	-	-	13,681,464	-
Total revenues and expenses	62,007,693	64,806,710	36,298,195	43,847,570	19,603,002	133,463,094	18,869,094	20,495,316	63,895,286	48,522,079
Change in net position	$ 62,007,693	$ 64,806,710	$ 36,298,195	$ 43,847,570	$ 19,603,002	$ 133,463,094	$ 18,869,094	$ 20,495,316	$ 63,895,286	$ 48,522,079

(1) In FY 2026 per GASB 103 operating grants moved fron nonoperating to operating revenue
(2) In FY 2026 per GASB 103 interest income on notes receivable moved from nonoperating to operating revenue

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PRELIMINARY

San Diego Housing Commission

Capital Assets by Category (Unaudited)

Last Ten Years Ending June 30, 2026

CATEGORY	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Land	$ 132,496,573	$ 127,096,573	$ 113,526,573	$ 108,616,573	$ 108,616,573	$ 108,616,573	$ 76,877,260	$ 76,875,550	$ 70,080,168	$ 69,340,679
Construction in progress	3,026,820	16,635,137	5,682,862	1,505,459	550,253	757,855	3,093,157	532,390	879,290	2,772,651
Buildings	260,529,543	228,446,560	184,508,687	177,592,756	177,592,756	177,592,756	94,180,464	111,991,212	111,991,212	107,701,541
Building improvements	120,192,899	106,305,313	93,612,057	89,288,404	87,129,257	84,061,398	78,517,279	78,849,095	73,450,053	57,589,992
Furniture and equipment	16,998,984	13,387,487	7,795,997	6,943,999	6,683,942	5,814,806	4,501,221	4,242,430	4,749,007	4,821,310
Intangible - RTU - software agreements	9,300,149	7,671,019	6,446,369	5,225,357	-	-	-	-	-	-
Total capital assets	542,544,967	499,542,089	411,572,545	389,172,548	380,572,781	376,843,388	257,169,381	272,490,677	261,149,730	242,226,173
Less accumulated depreciation and amortization										
Buildings	57,984,704	51,042,085	44,693,670	40,215,802	35,757,173	31,275,563	27,496,880	28,970,736	26,128,333	23,542,214
Building improvements	62,362,980	55,598,913	50,067,762	44,906,441	39,668,518	34,024,286	28,919,104	24,313,071	19,304,745	15,194,653
Furniture and equipment	8,710,431	6,460,818	5,791,409	5,111,072	4,526,579	4,009,437	3,704,971	3,572,613	3,910,710	4,119,438
RTU - software agreements	5,529,205	4,144,804	2,447,427	828,690	-	-	-	-	-	-
Total accumulated depreciation & amortization	134,587,320	117,246,620	103,000,268	91,062,005	79,952,270	69,309,286	60,120,955	56,856,420	49,343,788	42,856,305
Net capital assets	407,957,647	382,295,469	308,572,277	298,110,543	300,620,511	307,534,102	197,048,426	215,634,257	211,805,942	199,369,868
Related debt	137,399,147	123,240,203	111,913,329	117,691,717	141,306,242	140,096,789	98,143,077	101,102,730	104,506,496	103,416,034
Net investment in capital assets	$ 270,558,500	$ 259,055,266	$ 196,658,948	$ 180,418,826	$ 159,314,269	$ 167,437,313	$ 98,905,349	$ 114,531,527	$ 107,299,446	$ 95,953,834

Source: Annual Financial Statements

SUBJECT TO CHANGE

PRELIMINARY DRAFT - SUBJECT TO CHANGE

REVENUE CAPACITY

PRELIMINARY

San Diego Housing Commission

Revenue on a Gross Basis (Unaudited)

Last Ten Years Ending June 30, 2026

DESCRIPTION	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Revenues (gross):										
Operating revenues (1, 2)	$542,794,294	$ 72,248,592	$ 66,552,362	$ 58,701,350	$ 56,679,865	$ 51,509,226	$ 45,483,188	$ 44,225,172	$ 44,152,961	$ 41,492,453
Subsidies and nonperating grants (1)	34,341,263	467,062,197	415,510,835	387,287,755	507,052,316	401,428,897	250,210,888	214,794,552	240,541,580	217,487,187
Investment income (2)	3,074,339	22,902,833	23,428,829	17,523,586	11,093,711	14,270,429	16,129,043	15,683,988	10,968,696	9,099,264
Gain/(loss) on sale of capital assets	(54,812)	(4,804)	(3,056)	(45,229)	(27,582)	(11,094)	-	(21,936)	2,376	-
Total revenues	$580,155,084	$562,208,818	$505,488,970	$463,467,462	$574,798,310	$467,197,458	$311,823,119	$274,681,776	$295,665,613	$268,078,904

Source: Annual Financial Statements

(1) In FY 2026 per GASB 103 operating grants moved from nonoperating to operating revenue
(2) In FY 2026 per GASB 103 interest income on notes receivable moved from nonoperating to operating revenue

SUBJECT TO CHANGE

PRELIMINARY DRAFT SUBJECT TO CHANGE

DEBT CAPACITY



San Diego Housing Commission

Ratios of Outstanding Debt (Unaudited)

Last Ten Years Ending June 30, 2026

Fiscal year	Outstanding Debt [1, 2]		Capital Assets Less Accumulated Depreciation [1]	Ratio of outstanding debt to capital assets	Ratio of outstanding debt to total personal income [3]
2017	$ 103,813,347	(1)	$ 199,369,868	52.07%	0.0006%
2018	103,369,851	(2)	211,805,942	48.80%	0.0006%
2019	100,054,425	(3)	215,634,258	46.40%	0.0005%
2020	96,949,826	(4)	197,048,425	49.20%	0.0005%
2021	143,591,386	(5)	307,534,101	46.69%	0.0007%
2022	139,390,632	(6)	300,620,511	46.37%	0.0007%
2023	112,277,744	(7)	298,110,542	37.66%	0.0005%
2024	109,456,069	(8)	308,572,277	35.47%	0.0005%
2025	122,045,887	(9)	382,295,471	31.92%	0.0005%
2026	130,822,289	(10)	407,957,649	32.07%	0.0005%

[1]Source: Annual Financial Statements

[2]For more information, refer to Notes Payable at Page 72 and Subscriptions Payable at Page 81 of the Financi

[3]Source: The Bureau of Economic Analysis - U.S. Department of Commerce

(1) The outstanding debt of $103 million includes $398,000 of unspent loan proceeds, and $1.6 million of unamortized debt issuance costs.

(2) The outstanding debt of $103 million includes $400,000 of unspent loan proceeds, and $1.6 million of unamortized debt issuance costs.

(3) The outstanding debt of $100 million includes $407,000 of unspent loan proceeds, and $1.5 million of unamortized debt issuance costs.

(4) The outstanding debt of $97 million includes $183,000 of unspent loan proceeds, and $1.4 million of unamortized debt issuance costs.

(5) The outstanding debt of $144 million includes $5 million of unspent loan proceeds, and $1.3 million of unamortized debt issuance costs.

(6) The outstanding debt of $139 million includes $1.2 million of unamortized debt issuance costs.

(7) The outstanding debt of $112 million includes $1 million of unamortized debt issuance costs.

(8) The outstanding debt of $109 million includes $949,000 of unamortized debt issuance costs.

(9) The outstanding debt of $122 million includes $880,000 of unamortized debt issuance costs.

(10) The outstanding debt of $131 million includes $812,000 of unamortized debt issuance costs.

PRELIMINARY DRAFT SUBJECT TO CHANGE

DEMOGRAPHIC AND ECONOMIC INFORMATION

San Diego Housing Commission
Demographic Statistics - Ten Year Trend

Population

Year	United States	Change from Prior Period	City of San Diego	Change from Prior Period
2016-17	325,337,675	0.45%	1,406,318	1.05%
2017-18	328,026,343	0.83%	1,419,845	0.96%
2018-19	329,152,485	0.34%	1,420,572	0.05%
2019-20	329,872,465	0.22%	1,430,489	0.70%
2020-21	332,472,594	0.79%	1,411,034	-1.36%
2021-22	332,834,417	0.11%	1,374,790	-2.57%
2022-23	334,989,125	0.65%	1,368,395	-0.47%
2023-24	336,668,224	0.50%	1,385,379	1.24%
2024-25	342,028,928	1.59%	1,408,937	1.70%
2025-26	342,617,520	0.17%	1,419,531	0.75%

Source: U.S. Department of Commerce, Bureau of Economic Analysis
MuniServices, LLC / Neumo

PREL
SUBJECT TO CHANGE

San Diego Housing Commission
Demographic and Economic Statistics for the City of San Diego
Ten Years Ended June 30, 2026

Population and Personal Income - City of San Diego

Year	Population[1]	Personal Income[2] (1,000s)	Per Capita Personal Income	Unemployment Rate[3](%)
2016-17	1,406,318	50,542,056	35,939	4.4
2017-18	1,419,845	54,274,285	38,226	3.1
2018-19	1,420,572	57,277,776	40,320	3.2
2019-20	1,430,489	59,988,300	41,936	14.7
2020-21	1,411,034	63,871,018	45,265	9
2021-22	1,374,790	71,479,195	51,993	2.6
2022-23	1,368,395	82,985,439	60,644	3.4
2023-24	1,385,379	93,993,393	67,847	3.6
2024-25	1,408,937	103,065,686	73,151	3.9
2025-26	1,419,531	107,507,712	75,735	4.3

Footnotes:
[1]Population projections are provided by the California Department of Financial Projections
[2]Income data is provided by the U.S. Census Bureau, American Community Survey
[3]Unemployment data is provided by the EDD's Bureau of Labor Statistics Department

Source: MuniServices, LLC / Neumo Company

PRE
CT TO CHANGE

City of San Diego
Principal Employers for the City of San Diego (Unaudited)
Current Year and Nine Years Ago

	2026		2017	
Business Name	**Number of Employees**	**Percent of Total Employment (%)**	**Number of Employees**	**Percent of Total Employment (%)**
University of California, San Diego (2)	40,627	5.38%	30,130	4.27%
County of San Diego	20,453	2.71%	19,131	2.71%
Sharp Health Care (3)	20,177	2.67%	17,976	2.55%
Naval Base San Diego (4)	19,976	2.65%	34,185	4.85%
San Diego Unified School District	18,665	2.47%	13,815	1.96%
Scripps Health (5)	13,668	1.81%	11,807	1.67%
City of San Diego	13,156	1.74%	11,454	1.62%
Qualcomm Inc.	10,118	1.34%	11,830	1.68%
Kaiser Permanente	8,277	1.10%	9,066	1.29%
Rady Children's Hospital	5,995	0.79%		
San Diego Community College District			6,564	0.93%
Total Top Employers	171,112	22.67%	165,958	23.54%
Total City Employment (1)	754,900		705,000	

Source: MuniServices, LLC / Neumo Company
Source: FY2017 - City of San Diego ACFR Publication
(1) Total City Labor Force provided by EDD Labor Force Data.

Notes:
Results based on direct correspondence with city's local businesses.
(2) Includes full and part time, academic and support, and UCSD Medical Center, School of Medicine.
(3) Employee count is countywide.
(4) Active Duty Navy and Marine ship counts are excluded, as our point of contact was unable to provide this information.
(5) Scripps Health employees within city limits, not including Mercy Hospital in Chula Vista.

PRL
CT TO CHANGE

San Diego Housing Commission
Resident Household Information - Unaudited
Housing Choice Voucher Program

Resident Members Per Household			Number Bedrooms Per Household		
Categories	Households	Percent	Categories	Households	Percent
1 Member	9,602	54.7%	Studio	3,256	18.6%
2 Members	3,775	21.5%	1 Bedroom	5,360	30.5%
3 Members	1,723	9.8%	2 Bedrooms	5,190	29.6%
4 Members	1,180	6.7%	3 Bedrooms	2,758	15.7%
5 Members	615	3.5%	4 Bedrooms	818	4.6%
6 Members	315	1.8%	5 Bedrooms	142	0.8%
7 Members	152	0.9%	6 Bedrooms	14	0.1%
8 Members	84	0.5%	7 Bedrooms	2	0.1%
9 Members	45	0.3%	8 Bedrooms	0	0.0%
10 + Members	49	0.3%	9 Bedrooms	0	0.0%
Total	17,540	100.0%	Total	17,540	100.0%

PRE
SUBJECT TO CHANGE

PRE

San Diego Housing Commission
Resident Income Information - Unaudited
Housing Choice Voucher Program

Income Ranges (All Sources)

Annual Income Ranges	No. of Households	Percentage
$ 0-99	1,522	8.7%
$ 100-9,999	932	5.3%
$ 10,000-19,999	7,996	45.6%
$ 20,000-29,999	2,773	15.8%
$ 30,000-39,999	1,375	7.8%
$ 40,000-49,999	1,100	6.3%
$ 50,000 +	1,842	10.5%
Total	17,540	100.0%

Source: San Diego Housing Commission Statistics

SUBJECT TO CHANGE

San Diego Housing Commission
Years in Housing Choice Voucher Program
Length of Residency - Unaudited
Housing Choice Voucher Program

Years in Housing	Households	Percentage
<1	288	1.6%
1	1,140	6.5%
2	891	5.1%
3	909	5.2%
4	1,082	6.2%
5	868	5.0%
6	1023	5.8%
7	1270	7.2%
8	634	3.6%
9	684	3.9%
10	443	2.5%
11	716	4.1%
12	562	3.2%
13	129	0.7%
14	481	2.7%
15	431	2.5%
16	206	1.2%
17	295	1.7%
18	250	1.4%
19	1138	6.5%
20+	4,100	23.4%
Total	17,540	100.0%

Source: San Diego Housing Commission Statistics

PRE
CHANGE

PRELIMINARY DRAFT - SUBJECT TO CHANGE

OPERATING INFORMATION



San Diego Housing Commission
Operating Information
Property Characteristics and Dwelling Units

PREL

San Diego Housing Commission Owned

Address		No. Units	Year Built
4720 - 4722	34th Street	3	1982
4756 - 4758	35th Street	4	1982
3010 #A - B	39th Street	2	1975
3617 - 3619	42nd Street	4	1984
2716 - 2718	44th Street	4	1983
2734 - 2736	44th Street	4	1983
4078 #A - D	47th Street	4	1964
4286 - 4292	48th Street	4	1960
3280	A Street	2	1982
4207 - 4209	Altadena Avenue	2	1984
4123	Arey Drive	1	1970
4080	Arizona Street	4	1987
2766	Cardinal Road	2	1982
7410-7412	Cuvier Street - La Jolla Marine	8	1977
4314	Darwin way	1	1970
2326 - 2332	East Jewett Street	4	1944
4334	Ebersole Drive	1	1970
4181	Enero Street	1	1970
2477 - 2477 1/2 2479 - 2481	Fairmount Avenue	4	1967
3081 - 3083	Hawthorn Street	4	1983
1170	Ilexey Avenue	1	1970
1366	Ilexey Avenue	1	1970
4230	Kimsue Way	1	1970
1255	Kostner Drive	1	1970
4259	Layla Court	1	1970
4276	Layla Court	1	1970
4256	Layla Way	1	1970
4269	Layla Way	1	1970
4274	Layla Way	1	1970
4339	Marcia Court	1	1970
4074	Marcwade Drive	1	1970
4150	Marcwade Drive	1	1970
4186	Marcwade Drive	1	1970
4293	Marcwade Drive	1	1970
4239	Marge Way	1	1971
4331	Marge Way	1	1970
4334	Marge Way	1	1970
4890	Naples Street	4	1982
1152	Nevin Street	1	1970
8505	Noeline Avenue	1	1975
4050 - 4056	Oakcrest Drive	4	1960
5974	Old Memory Lane	1	1941
4034	Peterlynn Court	1	1970
1327	Peterlynn Drive	1	1970
1405	Peterlynn Drive	1	1970
1530	Peterlynn Drive	1	1970

ANGE

San Diego Housing Commission Owned - Continued

Address		No. Units	Year Built
4024	Peterlynn Way	1	1970
2325	Rachel Avenue	3	1982
1128	Ransom Street	1	1970
1145	Ransom Street	1	1970
1169	Ransom Street	1	1970
5955 #1 - 4	Streamview Drive	4	1963
3755 - 3757	Swift Avenue	4	1997
6511 - 6517	Tait Street	4	1952
1041	Twining Avenue	1	1970
1317	Twining Avenue	1	1970
3630 - 3632	Van Dyke Avenue	4	1982
10101 - 10191	Maya Linda Road - Maya Linda	132	1978
2052 - 2098	Via Las Cumbres - University Canyon	84	1984
4262-4268	44th Street - Courtyard	4	2009
4395	El Cajon Boulevard - Courtyard	33	2009
1301	Fifth Avenue - Hotel Sandford	130	1914
5330	Orange Avenue - Park Crest	71	1985
3754	Fifth Avenue - Hillcrest Inn	46	1988
1865	Hotel Circle South - Valley Vista	192	1990
2087	Hotel Circle South - Presidio Palms	163	1999
5400	Kearny Mesa Rd - Kearny Vista	144	1990
3737	Midway Drive - Pacific Village	63	1959
7798	Starling Drive - Starling Place	82	2022
2932	30th street	5	1986
3012	30th street	5	1986
3030	30th street	5	1988
3217	30th street	5	1986
4729	32nd street	5	1985
4541 #1 - 8	33rd street	8	1965
4632	33rd street	5	1986
4751	33rd street	8	1968
4254	36th street	5	1988
4164 #1 - 8	37th street	8	1962
4343	38th street	5	1989
4575 - 4579	38th street	8	1985
3755 - 3761	Alabama Street	8	1985
3974 - 3984	Bancroft Street	14	1988
3850	Cherokee Avenue	5	1986
4054 - 4060 1/2	Cherokee Avenue	8	1961
4360	Cherokee Avenue	5	1986
4081 - 4087 1/2	Florida Street	8	1960
4637 - 4643 1/2	Hamilton Street	8	1956
3125	Ivy Street	5	1988
4381 - 4387	Louisiana Street	8	1968
2727 - 2729 2739 - 2745	Meade Avenue	6	1964
4352 #1 - 8	Oregon Street	8	1960
4043	Wilson Avenue	5	1986
	Total SDHC Owned	**1,449**	

Belden SDHC FNMA, LLC

Address		No. Units	Year Built
7705 - 7795	Belden Street	243	1983
	Total Belden SDHC FNMA, LLC	**243**	

Northern SDHC FNMA, LLC

Address		No. Units	Year Built
3501	1st Avenue	22	1976
7105 - 7120	Eastman Street	36	1989
7085 - 7095	Levant Street	14	1989
7526 - 7580	Fulton Street	31	1996
2615 - 2665	Genesee Avenue	11	1983
4131	Maryland Street	24	1982
	Total Northern SDHC FNMA, LLC	**138**	

Northern SDHC FHA, LLC

Address		No. Units	Year Built
12643 - 12687	El Camino Real	45	1995
2701 - 2711	Figueroa Boulevard	6	1966
8637 - 8643	Glenhaven Street	4	1971
8649 - 8655	Glenhaven Street	4	1962
8661 - 8667	Glenhaven Street	4	1962
8701 - 8707	Glenhaven Street	4	1962
2045 - 2049	Grand Avenue	6	1990
2644	Hornblend Street	5	1989
8714 - 8720	Hurlbut Street	4	1962
8726 - 8732	Hurlbut Street	4	1971
8792	Mira Mesa Boulevard	5	1978
8816	Mira Mesa Boulevard	5	1978
5071 - 5077 1/2	Muir Avenue	8	1960
4055 - 4083	Pulitzer Place	50	1985
	Total Northern SDHC FHA, LLC	**154**	

Southern SDHC FHA, LLC

Address		No. Units	Year Built
2005 - 2065	Alaquinas Drive	66	1983
121-125	Averil Road	14	1993
178 - 190	Calle Primera	71	1984
2381 - 2389	Grove Avenue	41	1985
1351 - 1359	Hollister Street	20	1983
402 - 412	Sycamore Road (East)	24	1985
281 - 289	Sycamore Road (North)	24	1985
391 - 417	Sycamore Road (West)	41	1985
	Total Southern SDHC FHA, LLC	**301**	

Central SDHC FHA, LLC

Address		No. Units	Year Built
2628 - 2630	44th street	8	1983
4225	44th street	6	1990
4261	45th street	6	1989
4566	51st street	5	1988
3051	54th street	7	1989
4164	Altadena Avenue	6	1961
4479 - 4481	Altadena Avenue	8	1989
4560	Altadena Avenue	8	1960
2883	Boston Avenue	5	1993
2955	Boston Avenue	5	1993
4147 - 4157	Chamoune Avenue	6	1983
4416 #1 - 8	Highland Avenue	8	1980
4205 - 4215	Juniper Street	20	1983
4273 - 4283	Juniper Street	24	1982
4390	Maple Street	6	1983
4451 - 4459	Market Street	20	1989
5316	Meade Avenue	30	1981
4180 - 4182	Poplar Street	9	1985
5326 - 5328	Rex Avenue	4	1984
5330 - 5332 1/2	Rex Avenue	4	1967
5359 - 5389	Santa Margarita	32	1983
7281 - 7289	Saranac Street	7	1996
	Total Central SDHC FHA, LLC	**234**	

Public Housing Units

Address		No. Units	Year Built
2420 #A - H	44th Street	8	1982
3222 - 24	Camulos Street	12	1982
3919 #1 - 8	Mason Street	8	1982
5385 - 5389	Trojan Avenue	3	1982
4095 #A - D	Valeta Street	4	1982
605 - 695	Picador Boulevard	78	1984
325-415	South 33rd Street	40	1999
2055 - 2095	Via Las Cumbres	36	1984
	Total Public Housing	**189**	

Housing Development Partners (HDP)

Address		No. Units	Year Built
5207	52nd Place* - Casa Colina	75	1978
1345	5th Ave - Mason	17	1913
4754	Logan Avenue - Knox Glen	54	1996
2170-2172	Front Street* - Parker Kier	34	1913
827	C Street* - Hotel Churchill	73	1910
1055	9th Ave* - San Diego Square	156	1980
4066	Messina Drive - Town & Country	145	1981/85
1814	5th Avenue - New Palace	80	1912
7720-7780	Belden Street* - Village North Senior	120	1986
1830	Fourth Avenue* - West Park	92	1990
1840	Fourth Avenue* - Quality Inn	47	1989
6847	Potomac Street* - Mariners Village	172	1989
1232	Peterlynn Drive - SFH	1	1970
1506	Peterlynn Drive - SFH	1	1970
4233	Stu Court - SFH	1	1970
1144	Twining Avenue - SFH	1	1970
1250	Twining Avenue - SFH	1	1970
1234	Peterlynn Drive - ADU	1	2021
4095	Marzo St - ADU	1	2021
1070	Kostner Dr - ADU	1	2021
4127	Kimsue Way - ADU	1	2021
4124	Enero St - ADU	1	2021
	Total Housing Development Partners	**1,075**	

Total SDHC, LLC, Public Housing Units and HDP **3,783**

Other Program Housing Units - Partnerships

Address		No. Units	Development/Partner
1475	Imperial Ave	275	Studio 15/HDP/Affirmed
4321	52nd Street	88	Dawson/HDP/Chelsea
4914-98	Logan Avenue*	112	Arbor Village/LINC Housing
1194	Hollister St *	50	Riverwalk Apts/Affirmed Housing Group
5391 & 5411-25	Santa Margarita St*	49	Vista Grande/Wakeland
1985	National Ave*	92	Estrella del Mercado/Chelsea
1815-1874	Hancock Street *	85	Mission Apts/AMCAL Multi Housing Inc.
13481-13483	Silver Ivy Lane*	21	Park Terramar/Chelsea
	Total Partnership Units	**772**	

Combined Total Units **4,555**

* *SDHC retains ownership in the land*

San Diego Housing Commission
Employee Demographics - Unaudited
As of June 30, 2026

Seniority of Employees

Categories	Number	Percent
Less than 3 years	101	29.81%
3 to 5 years	61	17.99%
6 to 9 years	67	19.76%
10 to 19 years	75	22.12%
20 to 29 years	22	6.49%
30 years and over	13	3.83%
Grand Total	339	

Racial Composition

Categories	Number	Percent
American Indian or Alaska Native, White	3	0.88%
Asian	17	5.01%
Black or African American	30	8.85%
Hispanic or Latino	159	46.92%
Native Hawaiian or Other Pacific Islander	14	4.13%
Two or More Races	12	3.54%
White	95	28.02%
Other	9	2.65%
Grand Total	339	

Source: Information provided by San Diego Housing Commission HR Department

PRELIM

San Diego Housing Commission
Number of Employees by Department

Department:	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Board & Executive Functions	9	10	9	8	4	6	6	9	8	9
Business Services	30	43	45	46	47	46	39	38	37	40
Community Relations & Communications	6	8	8	0	6	6	7	7	7	7
Financial Services	28	31	29	27	24	28	25	25	26	26
Housing Finance	10	15	16	16	16	15	15	16	16	16
Housing Innovations	44	48	44	30	35	33	31	32	25	20
Housing Development Partners	4	6	7	6	9	9	8	8	5	5
Policy & Public Affairs	5	8	8	5	4	4	5	0	0	0
Real Estate Development	77	77	70	69	71	72	67	74	77	77
Rental Assistance Program	126	127	122	113	115	100	112	114	114	106
	339	373	358	320	331	319	315	323	315	306

Source: Information provided by San Diego Housing Commission Payroll Department

SUBJECT TO CHANGE