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San Diego Housing Commission (SDHC)  
2026-2027 Procurement of Property Insurance  
Presentation to the SDHC Board of Commissioners  
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## Overview

- Public Risk Innovation, Solutions, and Management (PRISM) is a member-directed, risk-sharing pool of counties and public entities.
  - 51 of the 58 counties in California
  - Over 300 other public entities
- PRISM's Property Program is one of the largest public entity property placements worldwide, covering over \$122 billion Total Insured Values (TIV).
- SDHC covers over \$570 million in all risk TIV.
- PRISM has provided SDHC with a preliminary premium estimate of \$1,322,000 for the 2026-2027 policy year.



## SDHC Premium

- The \$205,000 (18 percent) estimated premium increase is a result of:
  - Increased Total Insured Value of \$13 million for All Risk due to increased values of SDHC-owned properties.
  - Estimated \$88,000 in premium for coverage associated with the potential acquisition of Starling Place within the policy period.
  - In PRISM Property Program, indicators in January 2026 projected premiums between 5% decrease to 10% increase for most members in good standing.
  - SDHC's current plus five-year loss ratio of 144 percent of premiums is very high risk, resulting in a higher increase.



## Staff Recommendation

That the SDHC Board of Commissioners authorize the procurement and binding of property insurance coverage for SDHC from Public Risk Innovation, Solutions, and Management (PRISM) in an amount not to exceed \$1,322,000 plus 5 percent as a contingency reserve, with effective dates of March 31, 2026, to March 31, 2027.



# Questions & Comments

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