



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC) Fiscal Year (FY) 2026 Proposed Budget (July 1, 2025 – June 30, 2026)

April 21, 2025

**Budget in City Format**



# SDHC – FY 2026 Proposed Budget Mission Statement

## **Mission Statement**

The San Diego Housing Commission (SDHC) fosters social and economic stability for vulnerable populations in the City of San Diego through:

- Quality, affordable housing
- Opportunities for financial self-reliance
- Homelessness solutions

## **Fiscal Year 2026 Budget Summary**

The San Diego Housing Commission (SDHC) is an award-winning public housing agency that creates innovative programs to provide housing opportunities for individuals and families with low income or experiencing homelessness in the City of San Diego. SDHC helps pay rent for approximately 17,000 households with low income by providing federal Section 8 Housing Choice Voucher (HCV) rental assistance. HCV participants pay a predetermined portion of their income toward rent, with the remainder paid by federal funds that SDHC administers, up to the applicable payment standard. SDHC also leads collaborative efforts to address homelessness in the City of San Diego, administering City of San Diego and federal funds for shelters, transitional housing and permanent housing with supportive services to address homelessness among families, seniors, veterans and individuals. In addition, SDHC develops affordable multifamily rental housing and provides deferred-payment loans and Closing Cost Assistance Grants to help first-time homebuyers.

The \$716 million proposed Fiscal Year (FY) 2026 Budget would enable SDHC to:

- Assist approximately 17,000 households with low income by providing rental assistance through the federal Section 8 HCV program.
  - Administer more than 2,000 special purpose vouchers dedicated for vulnerable populations including but not limited to veterans, families unifying with their children, and people with a disability.
- Create affordable housing units.
- Assist households to become first-time homebuyers.
- Acquire and develop affordable housing units, including units for San Diegans experiencing homelessness



# SDHC – FY 2024 Proposed Budget

## Mission Statement (Continued)

- Renovate and rehabilitate SDHC-owned affordable rental housing units.
- Continue to own and/or manage 4,307 affordable housing units in the City of San Diego, including SDHC’s nonprofit affiliate, Housing Development Partners (HDP), and federal public housing units.
- Continue HOUSING FIRST – SAN DIEGO, SDHC’s homelessness action plan, by providing expanded and additional, multifaceted solutions to address homelessness in the City of San Diego, such as:
  - Homelessness prevention and diversion assistance that provides mediation or financial assistance to help families at risk of or currently experiencing homelessness;
  - Collaborations with landlords in the City of San Diego through the Landlord Engagement and Assistance Program (LEAP) to create housing opportunities for individuals and families experiencing homelessness;
  - The Moving Home Rapid Rehousing Program which assists individuals and families experiencing homelessness with assistance to move into housing quickly and receive supportive services to stabilize in housing;
  - New Permanent Supportive Housing for individuals experiencing homelessness. SDHC invests federal and local dollars into new construction development, acquisition, and rehabilitation of properties;
  - SDHC’s “Moving On” rental assistance program, through which federal rental housing vouchers are provided to individuals and families who previously experienced homelessness and are ready to move from permanent supportive housing into a more appropriate housing solution due to achieving housing stability; and
  - Specialized programs to assist transition-age youth, individuals experiencing homelessness or housing instability, and veterans experiencing chronic homelessness; and
- Directly operate programs through HOUSING FIRST – SAN DIEGO and administer and provide oversight for over 45 contracted programs that align with the Community Action Plan on Homelessness for the City of San Diego and the City of San Diego’s FY 2026 priorities regarding the provision of services to the persons experiencing homelessness in the City of San Diego. These include but are not limited to: the City’s three Bridge Shelters and several shelters for special populations, such as for persons with substance use disorder, women, transition-age youth, seniors, veterans, and families; the City’s two Storage Centers with up to 1,000 storage containers; a variety of rapid rehousing and permanent supportive housing programs funded through the U.S. Department of Housing and Urban Development’s (HUD) Continuum of Care grants; transitional housing programs; multidisciplinary street outreach; the Housing Instability Prevention Program (HIPP), which helps pay rent and other housing-related expenses for families in the City of San Diego with low income, experiencing a housing crisis and at risk of homelessness; the Program for Engaged Educational Resources (PEER), which provides training and education to persons interested in working within the homelessness services sector; the City’s Homelessness Response Center, which provides on-site assessment, triage and system navigation for housing interventions, links to community resources and access to shelter beds throughout the City’s shelter system; and coordination of the partnership collaboration and detailed reporting for the Community Action Plan on Homelessness for the City of San Diego.



# SDHC – FY 2026 Proposed Budget

## Mission Statement (Continued)

The proposed SDHC FY 2026 Budget will be presented to the SDHC Board of Commissioners (Board) in April 2025, the City Council Budget Review Committee in May 2025, and the Housing Authority of the City of San Diego in June 2025.

SDHC's FY 2026 Budget is composed of four divisions: Rental Assistance, Real Estate, Homelessness Housing Innovations and Operations Support:

- Rental Assistance Division (RAD) funding is budgeted at \$366 million. RAD provides federal rental assistance for households with low income in the City of San Diego. RAD program activities provide eligible families with monthly federal rental assistance and opportunities for them to become more financially self-reliant through the SDHC Achievement Academy, which provides programs that emphasize career planning, job skills, job placement and personal financial education—at no cost to participants. In addition, RAD monitors affordable housing developments and homeowners for compliance with federal, state and local occupancy and affordability restrictions.
- Real Estate Division (RED) funding is budgeted at \$155 million. RED creates and preserves affordable housing as a developer, owner, lender, partner, Multifamily Housing Revenue Bond issuer, and administrator of City of San Diego land use programs, such as inclusionary housing. RED also helps families that meet eligibility requirements to become first-time homebuyers.
- Homelessness Housing Innovations Division (HHI) funding is budgeted at \$68 million. HHI administers City of San Diego and federal funds to address homelessness and the housing needs of San Diegans with extremely low incomes experiencing homelessness or at risk of homelessness. This division administers programs for storage of personal belongings, shelters, transitional housing, interim housing, rapid rehousing, and permanent supportive housing and services.
- Operations Support funding is budgeted at \$32 million. Operations Support provides support services to carry out SDHC's mission. These include: 1) Board & Executive Functions, which provides strategic planning, leadership and management to implement housing programs; 2) Communications & Government Relations, which fosters transparency through government relations activities, responds to public records requests, and ensures consistency and accuracy in SDHC communications; 3) Community & Strategic Initiatives, which ensures compliance with all applicable federal, state and local laws and protections to the extent that they relate to nondiscrimination; 4) Human Resources; 5) Financial Services; 6) Information Technology; 7) Procurement; 8) Special Program Development (OH); 9) Compliance; 10) Agency Policy; and 11) Special Program Development (Non-OH).

Funds allocated for ending fund balance are budgeted at \$95 million and are committed for use to create and preserve affordable housing. These funds contain three types of fund balance and are restricted by use: 1) Program Restricted to provide for housing programs; 2) Property Reserves to provide for replacement requirements; and 3) Contingency Reserves.



# SDHC – FY 2026 Proposed Budget

## A. Budget Summary

Table A - San Diego Housing Commission - Budget Summary						
	FY 2024 Budget	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY26 Proposed	FY 2025-2026 Change
Positions (FTE)	395	358	402	402	402	0
Personnel Expense	\$ 53,696,000	\$ 52,994,000	\$ 58,590,000	\$ 58,590,000	\$ 60,348,000	\$ 1,758,000
Non-Personnel Expense	541,190,000	609,366,000	660,325,000	660,325,000	655,272,000	\$ (5,053,000)
<b>TOTAL</b>	<b>\$ 594,886,000</b>	<b>\$ 662,360,000</b>	<b>\$ 718,915,000</b>	<b>\$ 718,915,000</b>	<b>\$ 715,620,000</b>	<b>\$ (3,295,000)</b>



# SDHC – FY 2026 Proposed Budget

## B. Expenditures

**Table B - San Diego Housing Commission - Expenditures**

	FY 2024 Budget	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Proposed	FY 2025-2026 Change
<b>PERSONNEL</b>						
Salaries & Wages	\$ 39,695,000	\$ 39,454,000	\$ 43,076,000	\$ 43,076,000	\$ 44,264,000	\$ 1,188,000
Fringe Benefits (health)	6,195,000	5,718,000	6,299,000	6,299,000	6,747,000	448,000
Fringe Benefits (pension)	5,089,000	5,003,000	6,038,000	6,038,000	6,128,000	90,000
Fringe Benefits (other--Life, LTD, Medicare, Workers Comp, SUI and 457)	2,717,000	2,819,000	3,177,000	3,177,000	3,209,000	32,000
<b>SUBTOTAL PERSONNEL</b>	<b>\$ 53,696,000</b>	<b>\$ 52,994,000</b>	<b>\$ 58,590,000</b>	<b>\$ 58,590,000</b>	<b>\$ 60,348,000</b>	<b>\$ 1,758,000</b>
<b>NON-PERSONNEL</b>						
Housing Program Expense	\$ 353,023,000	\$ 382,797,000	\$ 425,061,000	\$ 425,061,000	\$ 443,325,000	\$ 18,264,000
Property Expense	15,806,000	18,688,000	18,516,000	18,516,000	20,866,000	2,350,000
Professional Services, Supplies & Other	17,609,000	16,957,000	20,015,000	20,015,000	20,621,000	606,000
Debt Payments	9,348,000	7,587,000	7,431,000	7,431,000	7,428,000	(3,000)
Capital Expenditures	21,291,000	21,187,000	101,909,000	101,909,000	67,646,000	(34,263,000)
Ending Fund Balance	124,113,000	162,150,000	87,393,000	87,393,000	95,386,000	7,993,000
<b>SUBTOTAL NON-PERSONNEL</b>	<b>\$ 541,190,000</b>	<b>\$ 609,366,000</b>	<b>\$ 660,325,000</b>	<b>\$ 660,325,000</b>	<b>\$ 655,272,000</b>	<b>\$ (5,053,000)</b>
<b>TOTAL</b>	<b>\$ 594,886,000</b>	<b>\$ 662,360,000</b>	<b>\$ 718,915,000</b>	<b>\$ 718,915,000</b>	<b>\$ 715,620,000</b>	<b>\$ (3,295,000)</b>



# SDHC – FY 2026 Proposed Budget

## C. Significant Budget Adjustments

Table C - San Diego Housing Commission - Significant Budget Adjustments			
Significant Budget Adjustments	Position	Revenue	Expenses
<b>Personnel Salaries and Benefits Adjustments</b>			
Salaries & Wages	Primarily due to Cost Of Living Adjustment (COLA) of 4%		\$ 1,188,000
Fringe Benefits (health)	Primarily due to a Memorandum of Understanding (MOU) increase of 3%		448,000
Fringe Benefits (pension)	Primarily due to Cost Of Living Adjustment (COLA) of 4%		90,000
Fringe Benefits (Life, LTD, Medicare, Workers Comp, SUI, and 457)	Primarily due to Cost Of Living Adjustment (COLA) of 4%		32,000
<b>Personnel Adjustments</b>			<b>\$ 1,758,000</b>
<b>Non-Personnel Expenditure Adjustments</b>			
Housing Program Expense	Increase in HAP due to increase in average cost per voucher, an increase in VASH vouchers, offset by lower Emergency Temporary Housing expenditure following the programs completion in FY25.		\$ 18,264,000
Property Expense	Higher due to increase in maintenance on property portfolio as well as inclusion of properties acquired in FY25.		2,350,000
Professional Services, Supplies & Other	Increase primarily due to higher IT costs and insurance premiums.		606,000
Debt Payments	In line with prior year		(3,000)
Capital Expenditures	Decreased primarily due to lower Homekey acquisition funds anticipated in FY26.		(34,263,000)
Ending Fund Balance	Increase is primarily due to additional CDBG funds made available for FY26 Notice of Funding Availability.		7,993,000
<b>Non-Personnel Expenditure Adjustments</b>			<b>\$ (5,053,000)</b>
<b>TOTAL EXPENSE ADJUSTMENTS</b>			<b>* \$ (3,295,000)</b>
<b>Revenue Adjustments</b>			
Section 8/MTW	Increase primarily due to increased funding for vouchers	\$ 23,486,000	
HOME, CDBG & Other Federal	Decrease primarily due to receipt of revenue to complete Homekey acquisitions in FY25.	(55,457,000)	
Housing Innovation Funds	Decrease primarily due to a reduction in ESG funds	(350,000)	
SDHC Real Estate	Increase primarily due to an anticipated increase in rental income in FY26 as well as the inclusion of rental income from properties acquired in FY25	6,208,000	
Affordable Housing Fund	Decrease due to anticipated decrease in collections	(1,130,000)	
Other Local Funds	Increase primarily due to greater City General Fund needs for Homeless Programs, offset by a reduction in City and County funds for the Emergency Temporary Lodging program that were fully utilized in FY25 as well as lower acquisition funds anticipated in FY26.	2,886,000	
STATE	Increase primarily due to an increase in funds for property acquisitions as well as an increase in City managed HHAP funds for homeless programs.	22,858,000	
FUND BALANCE FROM PRIOR YEARS	Decrease primarily due to spending of the Affordable Housing Fund (AHF) and HOME funds on planned activities, offset by an increase in CDBG funds made available for the FY26 Notice of Funding Availability	(1,796,000)	
<b>TOTAL REVENUE ADJUSTMENTS</b>		<b>\$ (3,295,000)</b>	

\* Due to rounding total may not foot.



# SDHC – FY 2026 Proposed Budget

## D. Reimbursements to Departments/Entities

Table D - San Diego Housing Commission - Reimbursements to Departments/Entities						
Departments/Entities	FY 2024 Budget	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Proposed	FY 2025-2026 Change
Homeless Housing Innovations - Interim Shelter for Homeless Adults	\$ 2,238,253	\$ 3,283,741	\$ 1,820,076	\$ 1,820,076		\$ (1,820,076)
Homeless Housing Innovations - Homelessness Response Center (GF)	\$ 1,409,258	\$ 1,409,258	\$ 1,659,258	\$ 1,659,258	\$ 1,267,167	\$ (392,091)
Homeless Housing Innovations - Homelessness Response Center (LMIFH)	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Coordinated Street Outreach	\$ 1,100,000	\$ 862,132	\$ 350,000	\$ 350,000	\$ -	\$ (350,000)
Eviction Prevention Program	\$ -		\$ 3,000,000	\$ 3,000,000	\$ -	\$ (3,000,000)
Homeless Housing Innovations - Bishop Shelter	\$ 622,900	\$ 599,447	\$ 658,338	\$ 658,338	\$ 644,022	\$ (14,316)
Homeless Housing Innovations - Harm Reduction Shelter	\$ 2,149,237	\$ 2,000,029	\$ 2,271,819	\$ 2,271,819	\$ 2,131,592	\$ (140,227)
Homeless Housing Innovations - Women Shelter	\$ 1,067,617	\$ 1,067,617	\$ 1,120,998	\$ 1,120,998		\$ (1,120,998)
Homeless Housing Innovations - Sprung Shelter (Rosecrans)	\$ -	\$ -	\$ 562,921	\$ 562,921	\$ -	\$ (562,921)
Homeless Housing Innovations - Bridge Shelter	\$ -	\$ -	\$ 2,028,368	\$ 2,028,368	\$ 1,825,500	\$ (202,868)
Homeless Housing Innovations - Family Shelter	\$ -	\$ -	\$ 682,102	\$ 682,102	\$ 2,319,494	\$ 1,637,392
Homeless Housing Innovations - Youth Shelter	\$ 524,989	\$ 519,066	\$ 696,624	\$ 696,624	\$ -	\$ (696,624)
Homeless Housing Innovations - LGBT Youth Services & Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Think Dignity	\$ -	\$ -	\$ -	\$ -	\$ 243,252	\$ 243,252
Homeless Housing Innovations - PEER Program	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Day Center	\$ 400,000	\$ 400,000	\$ 920,550	\$ 920,550	\$ 948,324	\$ 27,774
Homeless Housing Innovations - Housing Instability Prevention	\$ 2,250,000	\$ 3,780,221	\$ 3,000,000	\$ 3,000,000	\$ 5,800,000	\$ 2,800,000
Homeless Housing Innovations - Storage Connect 1	\$ 1,396,389	\$ 1,396,389	\$ 1,241,100	\$ 1,241,100	\$ 1,183,350	\$ (57,750)
Homeless Housing Innovations - Storage Connect 2	\$ 531,436	\$ 531,436	\$ 315,000	\$ 315,000	\$ -	\$ (315,000)
Homeless Housing Innovations - Transitional Storage Center	\$ 243,252	\$ 227,202	\$ 245,683	\$ 245,683	\$ -	\$ (245,683)
Homeless Housing Innovations - Connections Interim Housing	\$ 550,403	\$ 794,922	\$ 1,224,023	\$ 1,224,023	\$ 1,992,566	\$ 768,543
Homeless Housing Innovations - Serial Inebriate Program	\$ 290,000	\$ 290,000	\$ 145,000	\$ 145,000	\$ -	\$ (145,000)
Homeless Housing Innovations - Single Adult Shelter	\$ -	\$ -	\$ -	\$ -	\$ 980,402	\$ 980,402
Homeless Housing Innovations - Single Adult & Seniors Interim Shelter	\$ -	\$ -	\$ -	\$ 1,979,377	\$ 3,792,255	\$ 3,792,255
Homeless Housing Innovations - Veterans Interim Shelter	\$ -	\$ -	\$ -	\$ -	\$ 1,083,962	\$ 1,083,962
Homeless Housing Innovations - Rachel's Promise Women Center for Women and Children	\$ -	\$ -	\$ -	\$ 1,616,717	\$ 5,611,268	\$ 5,611,268
Homeless Housing Innovations - AOD Interim Shelter	\$ -	\$ -	\$ -	\$ -	\$ 748,240	\$ 748,240
Homeless Housing Innovations - Family Shelter Expansion	\$ -	\$ -	\$ -	\$ -	\$ 771,522	\$ 771,522



# SDHC – FY 2026 Proposed Budget

## E. Revenues

Table E San Diego Housing Commission - Revenues							
Revenue Source	FY 2024 Budget	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Proposed	FY 2025-2026 Change	
<b>FEDERAL</b>							
Section 8/MTW	\$ 315,722,000	\$ 331,567,000	\$347,203,000	\$347,203,000	\$370,689,000	\$23,486,000	
HOME, CDBG & Other Federal	27,483,000	34,345,000	85,720,000	85,720,000	30,263,000	(55,457,000)	
Housing Innovation Funds	8,731,000	8,434,000	10,340,000	10,340,000	9,990,000	(350,000)	
<b>FEDERAL TOTAL</b>	<b>\$ 351,936,000</b>	<b>\$ 374,346,000</b>	<b>\$ 443,263,000</b>	<b>\$ 443,263,000</b>	<b>\$ 410,942,000</b>	<b>\$ (32,321,000)</b>	
<b>LOCAL</b>							
SDHC Real Estate	\$ 45,050,000	\$ 45,924,000	\$ 49,814,000	\$ 49,814,000	\$ 56,022,000	\$ 6,208,000	
Affordable Housing Fund	5,816,000	7,026,000	6,282,000	6,282,000	5,152,000	(1,130,000)	
Other Local Funds	23,547,000	32,937,000	64,779,000	64,779,000	67,665,000	2,886,000	
<b>LOCAL TOTAL</b>	<b>\$ 74,413,000</b>	<b>\$ 85,887,000</b>	<b>\$ 120,875,000</b>	<b>\$ 120,875,000</b>	<b>\$ 128,839,000</b>	<b>\$ 7,964,000</b>	
<b>STATE</b>	<b>\$ 29,500,000</b>	<b>\$ 30,187,000</b>	<b>\$ 41,020,000</b>	<b>\$ 41,020,000</b>	<b>\$ 63,878,000</b>	<b>\$ 22,858,000</b>	
<b>FUND BALANCE FROM PRIOR YEARS</b>	<b>\$ 139,037,000</b>	<b>\$ 171,940,000</b>	<b>\$ 113,757,000</b>	<b>\$ 113,757,000</b>	<b>\$ 111,961,000</b>	<b>\$ (1,796,000)</b>	
<b>TOTAL</b>	<b>\$ 594,886,000</b>	<b>\$ 662,360,000</b>	<b>\$ 718,915,000</b>	<b>\$ 718,915,000</b>	<b>\$ 715,620,000</b>	<b>\$ (3,295,000)</b>	

