



We're About People

San Diego Housing Commission (SDHC)
Fiscal Year (FY) 2027 Proposed Budget
(July 1, 2026 – June 30, 2027)

May 18, 2026

Budget in City Format



Mission Statement

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.

Fiscal Year 2027 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 \$694 million proposed Fiscal Year 2027 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 2,100 special purpose vouchers dedicated for vulnerable populations, including but not limited to veterans, families unifying with their children, and people with a disability.
- 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.



Mission Statement (Continued)

- Continue SDHC's strategic homelessness initiatives 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.
 - Specialized programs to assist transition-age youth, individuals experiencing homelessness or housing instability, and veterans experiencing chronic homelessness.
- 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 FY 2027 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 Housing Instability Prevention Program (HIPP), shelters, permanent supportive housing, rapid rehousing, and transitional housing programs, and supportive services, such as the Hub (formerly known as the City's Homelessness Response Center), which provides on-site assessment, triage and system navigation for housing interventions, links to community resources and referrals to shelter beds throughout the City's shelter system.



Mission Statement (Continued)

The proposed SDHC FY 2027 Budget was presented to the City Council Budget Review Committee on May 7, 2026, for its review and will be presented to the Housing Authority of the City of San Diego for consideration on June 9, 2026.

SDHC's FY 2027 Budget is composed of four divisions: Rental Assistance, Real Estate, Homeless Housing Innovations and Operations Support:

- Rental Assistance Division (RAD) funding is budgeted at \$359 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, a learning and resource center with programs that emphasize career planning, job skills, job placement and personal financial education—at no cost to HCV participants and public housing residents. 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 \$102 million. RED creates and preserves affordable housing as a developer, owner, lender, partner, Multifamily Housing Revenue Bond issuer, and administrator of the City of San Diego's affordable housing programs. RED also helps families that meet eligibility requirements to become first-time homebuyers.
- Homeless Housing Innovations Division (HHI) funding is budgeted at \$73 million. HHI administers City of San Diego and federal funds to address homelessness and the housing needs of San Diegans with extremely low incomes. This division administers programs for shelters, transitional housing, interim housing, rapid rehousing, and permanent supportive housing and services.
- Operations Support funding is budgeted at \$27 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; 4) Human Resources; 5) Financial Services; 6) Information Technology; 7) Procurement; 8) Compliance; 9) Agency Policy; and 10) Special Program Development.

Funds allocated for ending reserves are budgeted at \$133 million and are committed for the development and preservation of quality, affordable housing solutions for San Diegans. These funds contain three types of reserves and are restricted by use: 1) Program Restricted Reserves earmarked for housing programs; 2) Housing Assistance Payment Reserves earmarked for Rental Assistance Programs; 3) Property Reserves to address the ongoing capital improvement needs of SDHC affordable housing portfolio; and 4) Contingency/Operating Reserves, to ensure stability of ongoing operations .



A. Budget Summary

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Projected	FY 2027 Proposed	FY 2026-2027 Change
Positions (FTE)	402	373	402	402	361	(41)
Personnel Expense	\$ 58,590,000	\$ 57,735,000	\$ 60,175,000	\$ 60,175,000	\$ 52,556,000	\$ (7,619,000)
Non-Personnel Expense	660,325,000	673,595,000	655,944,000	655,944,000	641,400,000	\$ (14,544,000)
TOTAL	\$ 718,915,000	\$ 731,330,000	\$ 716,119,000	\$ 716,119,000	\$ 693,956,000	\$ (22,163,000)



B. Expenditures

Table B - San Diego Housing Commission - Expenditures						
	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Projected	FY 2027 Proposed	FY 2026-2027 Change
PERSONNEL						
Salaries & Wages	\$ 43,076,000	\$ 43,062,000	\$ 44,135,000	\$ 44,135,000	\$ 38,186,000	\$ (5,949,000)
Fringe Benefits (health)	6,299,000	6,014,000	6,731,000	6,731,000	6,224,000	(507,000)
Fringe Benefits (pension)	6,038,000	5,642,000	6,110,000	6,110,000	5,347,000	(763,000)
Fringe Benefits (other—Life, LTD, Medicare, Workers Comp, SUI and 457)	3,177,000	3,017,000	3,199,000	3,199,000	2,799,000	(400,000)
SUBTOTAL PERSONNEL	\$ 58,590,000	\$ 57,735,000	\$ 60,175,000	\$ 60,175,000	\$ 52,556,000	\$ (7,619,000)
NON-PERSONNEL						
Housing Program Expense	\$ 425,061,000	\$ 387,782,000	\$ 445,866,000	\$ 445,866,000	\$ 435,698,000	\$ (10,168,000)
Property Expense	18,516,000	21,611,000	20,866,000	20,866,000	22,223,000	1,357,000
Professional Services, Supplies & Other	20,015,000	19,610,000	20,801,000	20,801,000	20,715,000	(86,000)
Debt Payments	7,431,000	6,358,000	7,428,000	7,428,000	7,687,000	259,000
Capital Expenditures	101,909,000	90,828,000	67,788,000	67,788,000	21,744,000	(46,044,000)
Ending Fund Balance	87,393,000	147,406,000	93,195,000	93,195,000	133,333,000	40,138,000
SUBTOTAL NON-PERSONNEL	\$ 660,325,000	\$ 673,595,000	\$ 655,944,000	\$ 655,944,000	\$ 641,400,000	\$ (14,544,000)
TOTAL	\$ 718,915,000	\$ 731,330,000	\$ 716,119,000	\$ 716,119,000	\$ 693,956,000	\$ (22,163,000)



C. Significant Budget Adjustments

Table C - San Diego Housing Commission - Significant Budget Adjustments			
Significant Budget Adjustments	Position	Revenue	Expenses
Personnel Salaries and Benefits Adjustments			
Salaries & Wages	Primarily due to reduction in force during FY26, offset by costs of bringing property management in-house and operations of newly acquired property (as a cost containment effort).		\$ (5,949,000)
Fringe Benefits (health)	Primarily due to reduction in force during FY26, offset by costs of bringing property management in-house and operations of newly acquired property (as a cost containment effort).		(507,000)
Fringe Benefits (pension)	Primarily due to reduction in force during FY26, offset by costs of bringing property management in-house and operations of newly acquired property (as a cost containment effort).		(763,000)
Fringe Benefits (Life, LTD, Medicare, Workers Comp, SUI, and 457)	Primarily due to reduction in force during FY26, offset by costs of bringing property management in-house and operations of newly acquired property (as a cost containment effort).		(400,000)
Personnel Adjustments			\$ (7,619,000)
Non-Personnel Expenditure Adjustments			
Housing Program Expense	Decrease due to the anticipated impact of the changes to the family contribution amounts in our rental assistance and public housing programs as well as a reduction in expenditures related to the Emergency Housing Voucher (EHV) program as the program is expected to sunset during FY 2027 and the timing of loan payments on Multi-Family Loan commitments.		\$ (10,168,000)
Property Expense	Increase due to operating expenses on property acquired in FY 2026 as well as general increase in property operating expenditures		1,357,000
Professional Services, Supplies & Other	Decrease primarily due to outsourced property management costs offset by increase in Property Fees on recent acquisitions.		(86,000)
Debt Payments	Increase primarily due to a balloon payment on the Smart Corner property		259,000
Capital Expenditures	Decrease primarily due to HomeKey acquisitions completed in FY 2026, noting that FY 2027 includes an amount for rehabilitation of the HomeKey property previously budgeted in FY 2026		(46,044,000)
Ending Fund Balance	Increase in funds committed for the creation and preservation of affordable housing, including a Notice of Funding Availability (NOFA).		40,138,000
Non-Personnel Expenditure Adjustments			\$ (14,544,000)
TOTAL EXPENSE ADJUSTMENTS			* \$ (22,163,000)
Revenue Adjustments			
Section 8/MTW	Decrease primarily due to reduction in draw of HUD Held Reserves to cover operational shortfalls	\$ (1,500,000)	
HOME, CDBG & Other Federal	Decrease primarily due to Funds received relating to HomeKey acquisition in FY 2026	(13,005,000)	
Housing Innovation Funds	Increase due to award of Youth Homeless Demonstration Program funds for FY 2027	1,274,000	
SDHC Real Estate	Increase primarily due to an anticipated increase in rental income in FY 2027	5,573,000	
Affordable Housing Fund	Increase in anticipated Affordable Housing Fund collections to line up with actual collection trends.	311,000	
Other Local Funds	Increase primarily due to anticipated receipt of preservation funds and the award of local grants to support SDHC's homelessness diversion programs.	7,302,000	
STATE	Decrease primarily due to Funds received relating to HomeKey acquisition in FY 2026	(22,763,000)	
FUND BALANCE FROM PRIOR YEARS	Increase in funds committed for the creation of affordable housing, offset by an anticipated reduction in contingency reserve to address operating deficits in FY 2026.	645,000	
TOTAL REVENUE ADJUSTMENTS			\$ (22,163,000)

* Due to rounding total may not foot.



D. Reimbursements to Departments/Entities

Table D - San Diego Housing Commission - Reimbursements to Departments/Entities						
Departments/Entities	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Projected	FY 2027 Proposed	FY 2026-2027 Change
Homeless Housing Innovations - Interim Shelter for Homeless Adults	\$ 1,820,076	\$ 586,577	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Homelessness Response Center (GF)	\$ 1,659,258	\$ 1,748,400	\$ 1,267,167	\$ 1,267,167	\$ 1,365,370	\$ 98,203
Homeless Housing Innovations - Coordinated Street Outreach	\$ 350,000	\$ 1,106,301	\$ -	\$ -	\$ -	\$ -
Eviction Prevention Program	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -
Homeless Housing Innovations - Bishop Shelter	\$ 658,338	\$ -	\$ 644,022	\$ 644,022	\$ 621,929	\$ (22,093)
Homeless Housing Innovations - Harm Reduction Shelter	\$ 2,271,819	\$ 2,130,198	\$ 2,131,592	\$ 2,131,592	\$ 2,068,792	\$ (62,800)
Homeless Housing Innovations - Women Shelter	\$ 1,120,998	\$ 503,280	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Sprung Shelter (Rosecrans)	\$ 562,921	\$ 201,634	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Bridge Shelter	\$ 2,028,368	\$ -	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Family Shelter	\$ 682,102	\$ -	\$ 2,319,494	\$ 2,319,494	\$ 1,933,354	\$ (386,140)
Homeless Housing Innovations - Youth Shelter	\$ 696,624	\$ -	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Think Dignity	\$ -	\$ 243,252	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - SafeStay Wellness Center	\$ -	\$ 214,064	\$ -	\$ -	\$ 2,047,500	\$ 2,047,500
Homeless Housing Innovations - Day Center	\$ 920,550	\$ 920,548	\$ 948,324	\$ 948,324	\$ 919,427	\$ (28,897)
Homeless Housing Innovations - Housing Instability Prevention	\$ 3,000,000	\$ 2,082,701	\$ 5,800,000	\$ 5,800,000	\$ 5,800,000	\$ (0)
Homeless Housing Innovations - Storage Connect 1	\$ 1,241,100	\$ 1,111,493	\$ 1,183,350	\$ 1,183,350	\$ 960,750	\$ (222,600)
Homeless Housing Innovations - Storage Connect 2	\$ 315,000	\$ 21,967	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Transitional Storage Center	\$ 245,683	\$ -	\$ 243,252	\$ 243,252	\$ 236,667	\$ (6,585)
Homeless Housing Innovations - Connections Interim Housing	\$ 1,224,023	\$ -	\$ 1,992,566	\$ 1,992,566	\$ 1,322,893	\$ (669,673)
Homeless Housing Innovations - Serial Inebriate Program	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -
Homeless Housing Innovations - Single Adult Shelter SD Rescue Mission	\$ -	\$ 510,654	\$ 980,402	\$ 980,402	\$ 980,403	\$ 1
Homeless Housing Innovations - Single Adult & Seniors Interim Shelter	\$ -	\$ 2,429,078	\$ 3,792,255	\$ -	\$ -	\$ (3,792,255)
Homeless Housing Innovations - Veterans Interim Shelter	\$ -	\$ 260,808	\$ 1,083,962	\$ 1,083,962	\$ 1,083,962	\$ 0
Homeless Housing Innovations - Rachel's Promise Women Center for Women and Children	\$ -	\$ 1,026,897	\$ 5,611,268	\$ 5,611,268	\$ 5,611,267	\$ (1)
Homeless Housing Innovations - AUD Interim Shelter	\$ -	\$ 331,181	\$ 748,240	\$ 748,240	\$ 748,240	\$ -
Homeless Housing Innovations - Recovery Transitional Housing	\$ -	\$ -	\$ -	\$ -	\$ 2,392,377	\$ 2,392,377
Homeless Housing Innovations - Central Elementary Safe Parking	\$ -	\$ -	\$ -	\$ -	\$ 367,500	\$ 367,500
Homeless Housing Innovations - Haven Interim Shelter (Family Shelter Expansion)	\$ -	\$ 317,428	\$ 771,522	\$ 771,522	\$ 859,476	\$ 87,954
TOTAL	\$ 21,941,860	\$ 18,746,461	\$ 32,517,416	\$ 28,725,161	\$ 32,319,906	\$ (197,510)



E. Revenues

Table E San Diego Housing Commission - Revenues							
Revenue Source	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Projected	FY 2027 Proposed	FY 2026-2027 Change	
FEDERAL							
Section 8/MTW	\$ 347,203,000	\$ 343,437,000	\$371,557,000	\$371,557,000	\$370,057,000	(\$1,500,000)	
HOME, CDBG & Other Federal	85,720,000	83,144,000	47,964,000	47,964,000	34,959,000	(13,005,000)	
Housing Innovation Funds	10,340,000	9,371,000	12,082,000	12,082,000	13,356,000	1,274,000	
FEDERAL TOTAL	\$ 443,263,000	\$ 435,952,000	\$ 431,603,000	\$ 431,603,000	\$ 418,372,000	\$ (13,231,000)	
LOCAL							
SDHC Real Estate	\$ 49,814,000	\$ 49,183,000	\$ 56,022,000	\$ 56,022,000	\$ 61,595,000	\$ 5,573,000	
Affordable Housing Fund	6,282,000	19,722,000	5,152,000	5,152,000	5,463,000	311,000	
Other Local Funds	64,779,000	40,249,000	47,443,000	47,443,000	54,745,000	7,302,000	
LOCAL TOTAL	\$ 120,875,000	\$ 109,154,000	\$ 108,617,000	\$ 108,617,000	\$ 121,803,000	\$ 13,186,000	
STATE	\$ 41,020,000	\$ 24,085,000	\$ 63,879,000	\$ 63,879,000	\$ 41,116,000	\$ (22,763,000)	
FUND BALANCE FROM PRIOR YEARS	\$ 113,757,000	\$ 162,139,000	\$ 112,020,000	\$ 112,020,000	\$ 112,665,000	\$ 645,000	
TOTAL	\$ 718,915,000	\$ 731,330,000	\$ 716,119,000	\$ 716,119,000	\$ 693,956,000	\$ (22,163,000)	