



Annual Impact Report

Years of
Supportive Housing
& Education
Services

Supportive Housing & Education



A Letter from PSHH Leadership



Service is at the heart of our organization.

For our current 10,000 residents who call People's Self-Help Housing home, it comes in the form of attractive neighborhoods, affordable rents or mortgages, access to social workers and a vibrant education program. For the thousands on our interest lists, we are serving their need through a project pipeline which is delivering decent affordable housing to all those veterans, seniors, farmworkers, and families patiently waiting. In service to local government, which is tasked with the building, planning and zoning of our communities, we are bringing creative solutions. Revitalization of rundown neighborhoods brings more revenue for schools and hospitals, and through the provision of supportive services, we share their burden. Through our learning centers and the support of over 500 students a day, our service amplifies the daily efforts of school districts as we jointly educate and edify the next generation.

Our service comes in many forms. Perhaps unknowingly to you, your bookkeeper arrived to work refreshed from a good night's sleep because their PSHH home is quiet and safe. And maybe your dental appointment was on time because the journey to work for the front desk staff was short. Possibly your elderly friend received compassionate care from a nursing student who graduated top of their class because of support from our dedicated educators. Perhaps your home increased in value because you and your neighbors advocated for the building of a PSHH property in your neighborhood. We serve many constituents, the environment by reducing polluting commutes, the economy through the infusion of millions of permanent investment dollars, the employer because affordable housing attracts good local workers.

This year we are celebrating 20 years of our services to our residents, but for more than 50 years we've been in service to the whole community. Without your help, none of it would have been possible.

In your service,



Shelly

Shelly Higginbotham
Board Chair



Ken

Ken Trigueiro
CEO & President

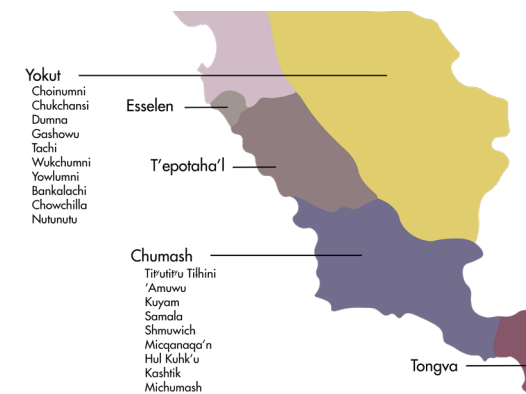
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Land Acknowledgement

We humbly acknowledge the indigenous people of the territories that our organization now occupies. Those indigenous groups include the Chumash, Salinan, Yokuts, Kitanemuk, and Tataviam people. We honor and respect the sacred connection between these people and the land that they have stewarded for generations. At the properties for which we are now the temporary stewards, we pledge to stand against the inequities and injustices that Indigenous people have or might face. Our work commits us to advocate for justice and equity on behalf of our residents, ensuring we do our best to safeguard against future injustices.

This acknowledgment is an important step in our learning from past histories and their present-day implications, and to ensure our properties will be just and equitable places to live. It is a demonstration of our respect to the past keepers of this land, the land itself, and our responsibilities and duties as its current keepers.



Equity Statement

PSHH has, in alignment with its mission, the responsibility to positively impact the lives of our staff and residents through advancing equity, diversity, and inclusion in our work, which currently include, but are not limited to:

- Building mindful communities that improve upon the issues of historic and systemic racism, income inequity, and discrimination
- Providing opportunities for learning and growth for our employees through inclusion at all levels of the organization
- Developing policies and procedures that guard our staff and residents against unequal treatment, whether the treatment is intentional or unintentional
- Learning from and growing with our staff and communities

2021-22 Leadership

Board of Directors

Chair Shelly Higginbotham	Jose Flores
Vice Chair Vito Gioiello	Paula Johnson
Yesenia Beas	Sonia Kroth
Kevin Clerici	Julissa Peña
Hazel Davalos	Karol Schulkin, MSW
Dieter Eckert, MD	Nick Tompkins

Executive Team

Chief Executive Officer & President Ken Trigueiro
Chief Financial Officer Griffin Moore
Chief Operating Officer Anna Miller
Chief Real Estate Development Officer Veronica Garcia

Department Leads

Accounting & Finance Christi Ware
Acquisitions & Forward Planning Katherine Aguilar
Asset Management John Wilhoit
Communications & Resource Dev. Gillian Cole-Andrews
Compliance Liz Smith
Construction Todd Broussard
Education Joanna Dominguez
Home Ownership Sheryl Flores
Human Resources Nicole Ramos
Multifamily Housing Development Sara Erickson
Property Management Jane Renahan
Resident Services & Neighborhood Dev. Rick Gulino, LCSW
Technology & Office Operations Davis Foley

We also thank the following people for their dedicated service during this reporting period:

Annette Schlosser | Director of Administration

Alejandra Mahoney | Director of Special Projects

Building Opportunity: Home Ownership

For over fifty years, we have brought the stability and wealth-building opportunities of home ownership to the Central Coast. Over 1,200 homes later, we are still celebrating families achieving the investment of a lifetime.

Coming Home to King City

Despite covid-19 related challenges preventing volunteers from joining them on the job site, seven families committed over 2,100 hours to building their own homes.

Mustang Court homes were the first all-electric PSHH homes built in many decades and also were designed with water efficient landscaping, and private backyards.

This King City neighborhood was completed in just over a year - in perfect time for families to be settled for the holidays. It was also the first home ownership project for PSHH in Monterey County - but not the last!



First in 30 Years

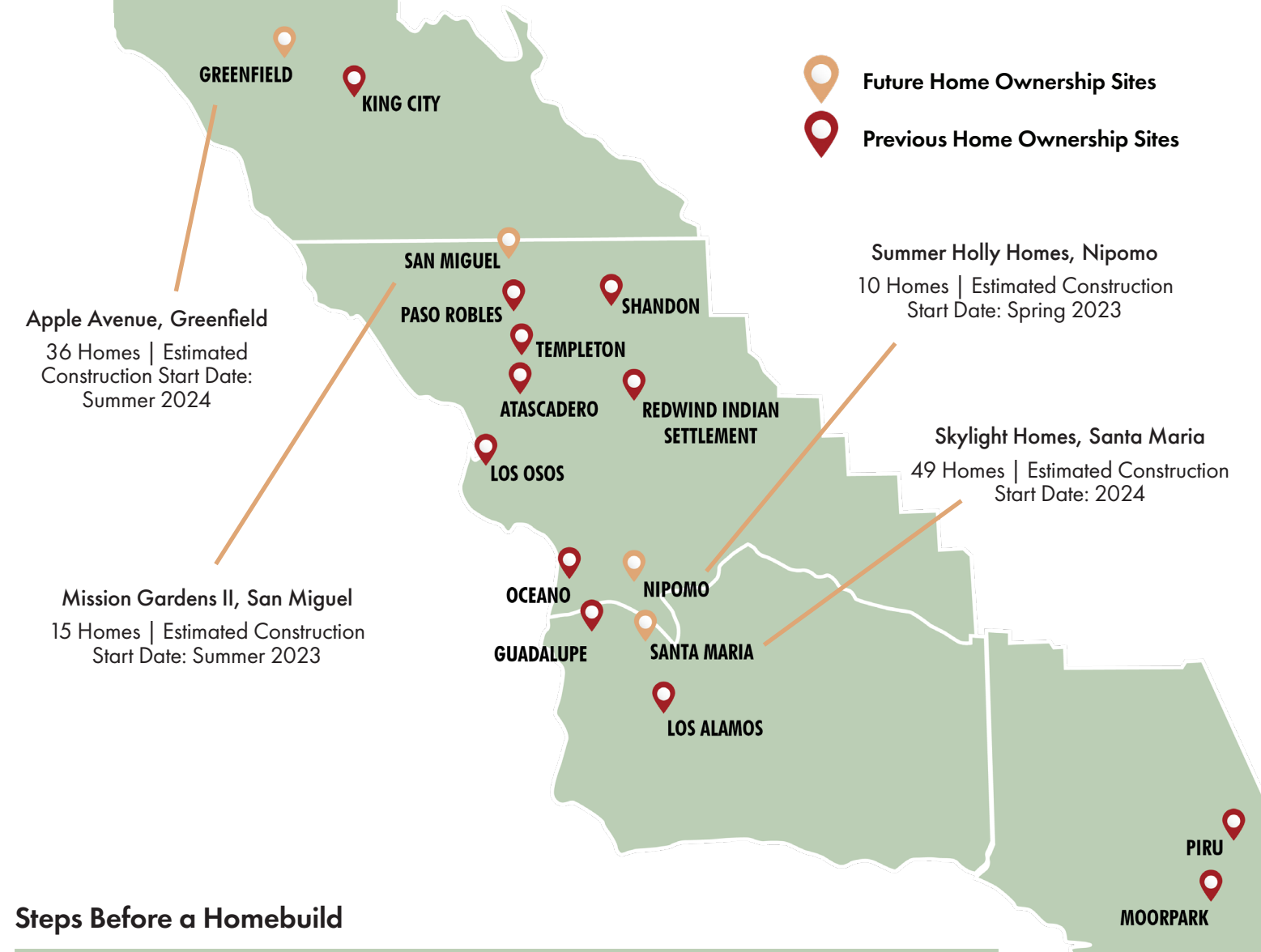
Letting go of something beloved can be an emotional wrench, but with an ever-dwindling box office, the owners of the Santa Maria Drive-In knew that the iconic landmark was due for a reincarnation. By selling to PSHH, this came in the form of the first self-help homeownership project in the Santa Maria Valley in over thirty years: Skylight Homes!

At the preliminary zoning hearings, many memories were shared by members of the public: first dates, first kisses, family traditions, and how many friends you could sneak in for free if you packed them all into the trunk!

PSHH construction on 49 affordable homes at this site is planned for 2024 and we look forward to hearing the many, new memories that will come from new owner-builders.

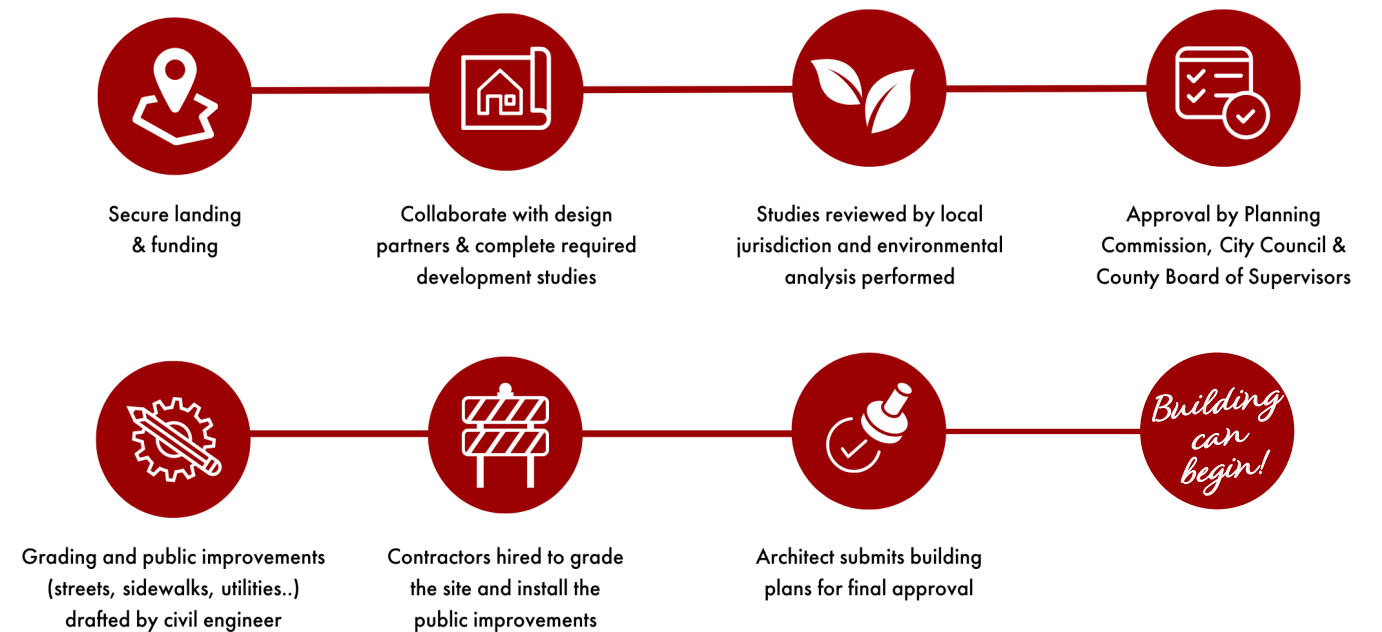
Wealth-Building Opportunities

Helping individuals move from long-term tenancy to home ownership is a primary goal for our organization. Along with its 50 year old flagship program of building through the 'sweat equity' model, PSHH also provides financial counseling for future home owners. Hopeful buyers receive mentorship about mortgage applications, financial literacy, credit repair, refinancing, and scam protection. With home ownership as the principal wealth building vehicle for most Americans, PSHH will continue to deeply invest in opportunities to make these dreams come true.



Steps Before a Homebuild

There's a lot that needs to happen before we can break ground on a new home ownership project. The process generally takes 2 to 3 years as we work with a number of community stakeholders, local jurisdictions, and state agencies. Take a look at some of the crucial steps our team must complete before shovels can go in the ground:



Building Solutions

Real Estate Development

Before we can begin building new housing, our development team ensures site viability, secure funding, community buy-in, and that all the necessary partnerships are in place.

Inclusive Design, Equitable Partnership

Infused with the organization's commitment to inclusivity, the Multifamily Housing Development (MHD) team ensures there is an equitable early shaping of new affordable housing projects.

The building of strong communities comes through an holistic approach which incorporates strategic siting, community engagement, and service provision.

Executed by a deep bench of 13 credentialed professionals, MHD maintains strong working relationships with all our key stakeholders to ensure the mission of People's Self-Help Housing is fulfilled.



Renovations & New Homeowners

Despite the hardship that comes with packing up your belongings and leaving your home, some residents did just that during recent rehabilitations of PSHH properties in Santa Maria and Goleta.

When extensive renovations call for the move-out of a community, the upheaval is mitigated by our relocation specialists and by providing financial compensation. With these payments, residents can choose to live with friends or relatives, stay in a hotel, or take a short term lease on another rental. Some residents though take a further option - and become homeowners.

Payments to residents are based on a number of individual factors, and in some cases this compensation can be enough for the down payment. This is not only a positive step for the renter, but it also frees up a newly-renovated unit for someone on our waiting list. A housing win for everyone!



Photo Credit: @jo_and_bern

Future Leaders in Housing Development

This year, Project Manager II, Dalia Flores, was accepted into the prestigious Housing Development Training Institute (HDTI), a year-long program for intensive training and support in affordable housing development. The primary goals of HDTI is to improve the development capacity of nonprofit development organizations, like PSHH, and to increase the supply of affordable housing throughout the state. Dalia will graduate her 50-person cohort with a strong network of affordable housing professionals.



In the Pipeline

With 1,000+ new units of affordable housing in our pipeline, there are many innovative, beautiful neighborhoods coming to communities all throughout the Central Coast. Take a look at some of our projects in early development:



Buellton Garden Apartments

Santa Barbara County

Serving: Low-Income Individuals & Families

Units: 89

PSHH's first rental housing in the City of Buellton, this property will have both Community and Learning Centers, with free onsite supportive housing services. The site is centrally located, just walking distance from grocery stores, pharmacies, and local parks.

Del Rio Ridge

San Luis Obispo County

Serving: Veterans, Farmworkers, Low-Income Individuals & Families

Units: 42

In collaboration with the City of Atascadero, Del Rio Ridge will bring mixed-use development and multifamily housing. This innovative building design will achieve net-zero, 100% offset of resident power consumption through solar, and other energy-efficient infrastructure.

Cypress Place

Ventura County

Serving: Low-Income Families & Farmworkers

Units: 150

Cypress Place will be constructed in two phases, with phase one building 90 units and phase two completing the remaining 60 units. A stand-alone building will provide residents with a community center, laundry facilities, access to a beautiful outdoor recreational area, and two playgrounds.

Building Neighborhoods

General Contracting

In bringing the architect's designs to life, our Construction team collaborates with a talented group of subcontractors to ensure quality control, site safety, budget accuracy, and schedule efficiency for PSHH rental housing.

Would 'Bee' Residents

Seemingly the housing crisis is affecting more than we humans. Contractor boxes waiting for pick up presented themselves as an attractive option to a colony of bees looking for a new home.

Fully aware that bees play a vital role in our local ecology, unfortunately the opportunity to live at one of our most attractive properties, River View Townhomes, was short lived for our would-'bee' residents. With the expertise of veteran and Lompoc local, apiarist Archie Mitchell, the Queen and her loyal subjects were quickly and safely relocated to more palatial surroundings.

A story with a happ-bee ending!



People's Place

Ventura County

Serving: Farmworkers, Individuals & Families earning 30-60% of Area Median Income

Units: 68

Estimated Completion:
Winter 2023

The first new rental construction from PSHH in Ventura County, this Santa Paula project will have expansive outdoor space for residents to enjoy, which include a courtyard, shaded seating, picnic tables, barbeque areas, and two playgrounds.

Isla Vista Apartments

Santa Barbara County

Serving: Low-Income Families & Farmworkers

Units: 56

Estimated Completion:
Winter 2022

Ongoing renovation of this 50+ year-old Goleta property is providing residents with beautiful, new facilities. Site upgrades include energy efficiency, accessibility improvements, seismic retrofit and complete replacement of the plumbing, roofs, and interior finishes.

Tiburon Place

San Luis Obispo County

Serving: Individuals & Families earning 30-60% of Area Median Income & Populations with Special Needs

Units: 68

Estimated Completion:
Summer 2024

Made possible by a generous land donation from Ambient Communities and centrally-located to services, this property will bring much-needed affordable housing to the City of San Luis Obispo.

Moving Through the Pipeline Together

Being able to seamlessly collaborate on construction projects with many moving parts, changing timelines, and key stakeholders, is not just a desire but a necessity. But, with new tools like the Procore software, our construction team and its 75+ unique users do just that!

With the ability to manage projects from acquisition through the warranty, this valuable tool facilitates information sharing from accountants to architects, designers to bidders. Provided as part of a nonprofit charitable donation program, this is yet another way PSHH is swiftly moving our 1,000+ units of new rental housing through the pipeline.

Paying Less, Saving More!

Aimed at cutting residential energy expenses, the Low-Income Weatherization Program has been a boon to our families living in the Santa Maria Valley. Solar power has offset power bills and new water heaters have yielded savings on utility bills. Through the program, homes at our River View and Los Adobes properties have become warmer – or, more importantly, cooler depending on the season – and other upgrades such as energy-efficient lights, faucets, showerheads and weatherstripping have all put dollars back into the pocketbooks of our residents.



Building Community

Property Management

Flexible and responsive, our onsite management teams help residents feel at home from the first day they move in and ensure all properties remain clean, beautiful, and places where residents are proud to call home.

Maintaining Our Assets

Safety and quality of life for our residents are key drivers in how maintenance resources are assigned, as is the minimal downtime of a vital physical asset.

Such was the case in scheduling the replacement of an external stairwell at one of our Santa Barbara properties, Ladera Street Apartments. Finely tuned coordination among multiple parties and great contractor relationships saw this project completed in record time with minimal impact on the 51 households who call this 23-year-old property home.



We're Listening!

Resident satisfaction is a priority at PSHH, so being able to participate in a NeighborWorks cohort which designed and implemented a survey at nine sites provided valuable data to inform and guide our budgeting and preventative maintenance plans.

These insights led to:

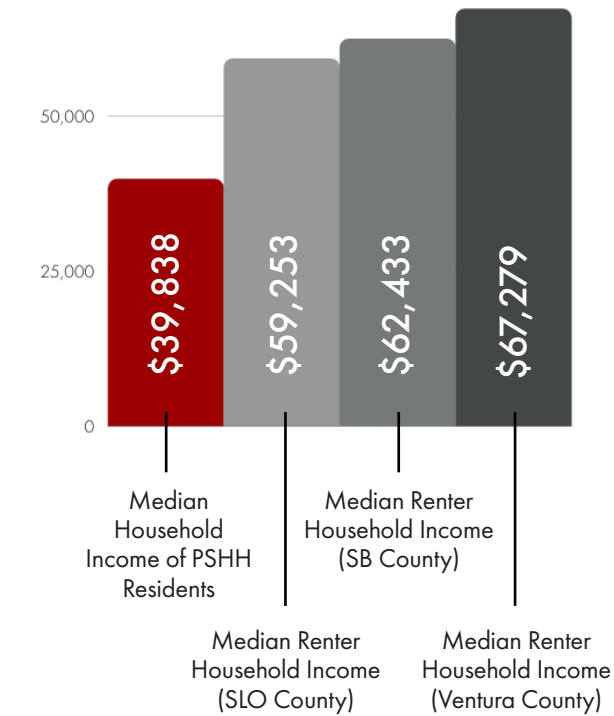
- Installation of 160 new oven ranges
- Replacement of 128 refrigerators
- New flooring for 84 units
- Investment of \$445,000+ in property improvements

Spreading the Word

Reaching the largest possible audience when new properties and individual units become available for rent is a collaborative goal. Going far beyond the minimums required by regulatory agencies, the PSHH Compliance and Communications teams now routinely partner in producing high quality printed materials, engaging videos, attention grabbing PSAs, and even live broadcasts to let the public know about vacancies. Amplified through local radio and TV, and with the power of social media, these teams aim to reach anyone in need of affordable housing, so that everyone has the opportunity to apply.



Who are PSHH Residents?



53%
of PSHH residents qualify as Extremely Low-Income (earning 0-30% of the Area Median Income)

1,000+
local businesses have employees living at PSHH properties

9%
of all PSHH heads of household are living with a disability

55%
of PSHH residents are female

35%
of PSHH residents are under 18 years old

13% of PSHH residents are formerly homeless individuals

Building Resilience

Supportive Housing Program

From the day a resident moves into a PSHH neighborhood, or if a life event prompts it, we are ready to provide support. The supportive housing program plays a key role in the return to stability and security.

Together We Can

Kindness and a helping hand moved the dream of becoming a US citizen one step closer for a cherished resident and mother of three.

The completion of the N-400 was all that was standing in the way, but once her committed PSHH Social Worker assisted in getting that submitted, Karina secured a test date with UCIS and passed the exam with flying colors! Now, as a naturalized citizen, she is excited to continue charting a course for success and bringing new opportunities to her family through this life-changing process.



Achieving a Dream

When a PSHH resident was struggling every month financially, the realization of a long-held dream led to a long-term solution.

A late rent payment triggered a referral to a SHP Social Worker, which revealed that the resident had a goal of owning her own business. Unfortunately, as the sole breadwinner for her family, she found herself without the time or finances to build the business infrastructure and receive the proper licenses. Working together with her Social Worker, a goal-setting plan was developed and the path to success came into focus!

Now fully-licensed, this resident has proudly started her own cleaning business. With the increase in income, and a budget under firm control, there's more than enough for just the basics, and stress has been replaced with success!



Helping Hands

After an elderly resident totaled their car, their onsite Social Worker jumped into action. Learning that the senior lived alone, and due to hand injuries, could not open vital medication, an Adult Protective Services report was filed. From this quick response, at-home help was found to assist with personal care, food preparation, and recovery. Additional resources were also found through Wilshire's Good Neighbor Program for housekeeping and Access Transportation provided transportation help with errands and groceries. Following a successful hand surgery, the emergency response transitioned into ongoing in-home support and a happy ending to what could have become a tragic loss of health and independence.



Community Collaborations

To meet specific needs and to coordinate support that is client-centered, our supportive housing team teams up with many local partners to provide supplemental services, including health screenings, counseling, food distribution, rental assistance, wellness seminars, and more!

Take a look at some of our incredible partners from this past year:



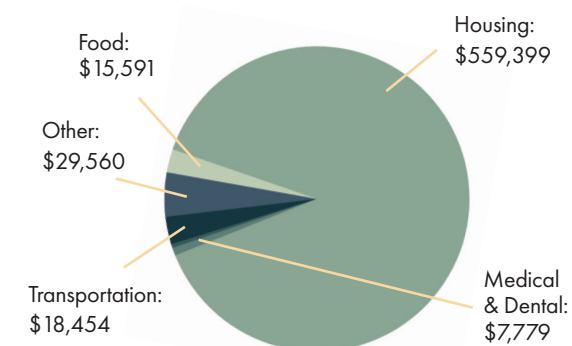
In coordination with local Rite Aid pharmacies, the Supportive Housing team hosted 10 vaccine clinics at properties for seniors. Over 70 covid booster shots and flu vaccines were provided to support our most medically vulnerable residents.

In partnership with Santa Barbara Public Library, the 'Library On The Go' van made stops at Dahlia Court in Carpinteria. On their doorsteps, residents were able to register for a library card, check-out books, receive catalog support, and much more!

The Bloom Again Foundation, which provides rapid-response assistance for economically vulnerable women, renewed their support for PSHH through donations of living essentials and direct financial help to residents identifying as female.

The Impact of Supportive Housing

The past year, residents received \$666,085 in financial assistance:



62%
of PSHH residents used Supportive Housing Program services.

This is a **10%** increase compared to pre-pandemic service usage.

11,000+ community resource referrals given

8,800+ hours of case management provided

"I am writing to express my gratitude for the amazing staff at the PSHH property where I've lived for the past 9 years. Also, I want to specifically say how much I appreciate the patience and understanding of my social worker who has gone above and beyond to help me get everything processed so I can move into a ground-floor unit at my new home. I've been homebound for several years and am so grateful for her assistance."

- PSHH Resident in Morro Bay



More Than Just a Place to Call Home

The purchase of Victoria Hotel, a vintage single-room occupancy site, was the impetus for the creation of our Supportive Housing Program (SHP). Recognizing that for those suffering from poverty, ill health, or social injustice, even beyond the stability that comes with permanent housing, more care was needed.

From that original purpose, our Social Workers can now be found throughout the Central Coast working with any resident who finds themselves in need of their expert assistance. For twenty years, the SHP team have been advocating for and encouraging the resilience of individuals and families, and through their efforts, have strengthened entire communities.

Celebrating...

20 Years of Supportive Housing & Education Services



From Picnic Tables to Model Program

Twenty years ago, a determined group pleaded with People's Self-Help Housing. How could they, as parents, keep their children away from gangs, drugs, and navigate an unintelligible school system?

From that impassioned mandate, our education program, Camino Scholars, emerged. First, as a few dedicated volunteers gathered around a picnic table, helping kids with homework, and later expanding into a temporary trailer for summer programming, this program is now a nationally-acclaimed leader in after-school education as it serves over 500 students per day, year-round.



Give to Supportive Housing



Each year, the Resident Assistance Fund supports scores of residents facing critical financial need.



671 previously homeless households call People's Self-Help Housing home.



The SHP program expanded to all PSHH properties in 2010.

Serving those who served our country, a partnership with the Veterans Administration helps us support veteran housing.



Honored by 'Housing as a Platform for Education', Camino Scholars is recognized nationally as a model program.

iReady software tracks math and literacy skills through individual learning plans.



For five years CELEBRE has supported Latinas as they overcome barriers to education.



College Club prepares students bound for higher education, through graduation!

Support Education:



Building Futures

Camino Scholars

Camino Scholars serves over 500 students per year by providing innovative K-8 math and literacy skill-building programs and supporting those college-bound in their pursuit of higher education.

Beating National Averages

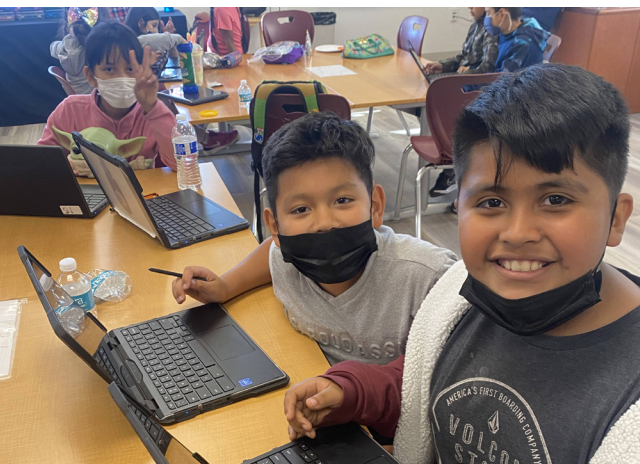
Continuing to benefit from small learning cohorts and personalized in-person instruction, students attending our Learning Centers sustained gains in math and literacy.

End of year benchmark reports showed that of the students who started three or more grade levels behind, 73% improved their placement. For the students beginning with a two grade-level deficit, this increased to 78%. Given the significant, continuing post-pandemic academic slide nationally, these results are encouraging!



Learning Beyond the Classroom

Throughout the school year, Camino Scholars provides students with a dynamic, engaging selection of after-school enrichment opportunities. Take a look at some of our recent partnerships!



Strong Partnerships, Supported Students

More support for more students is now possible thanks to AB 130 along with an ever-strengthening relationship with the Santa Maria Bonita School District. The Learning Center at Los Adobes de Maria II now offers full day programming for all the breaks when school is out of session "Being there for our students throughout the year provides not just academic, but the all important emotional support which so many of our young learners need", said PSHH Director of Education Joanna Dominguez.

AB 130 made \$28,198 available to support this expanded programming.

National nonprofit, First Tee, provided free golf lessons to PSHH students in Guadalupe. This nine week long program culminated with a field trip to a local golf course so students could play a full 18-holes.

Made possible by a generous \$9,000 donation from the must! Charities Youth Board, Camino Scholars had a fun-filled summer with field trips to the Atascadero Zoo, the Ravine Waterpark, and local cinemas.

In partnership with Channelkeepers of Santa Barbara, students embarked on a nautical adventure. Enthralled by the marine wildlife and kelp forests, for many students, this was their first time out on the ocean!

Campus Tours Broaden Horizons

Breaking gender stereotypes for Latinas in academia is a primary goal of the CELEBRE program. Capping a year-long process of introducing and explaining the benefits of higher education, the students in this innovative program embarked on a whirlwind 800-mile road trip to visit eight college campuses throughout California.

Beginning at Cal Poly SLO with alumna and PSHH Board Member Yesenia Beas, the former Camino Scholar shared both her positive experiences and difficult challenges as a first generation student. Driving south and taking in UCs Santa Barbara and Irvine, and CSUs Channel Islands, Long Beach and Fullerton, the group also visited the beautiful private colleges of Occidental and Scripps. Equipped with new information about the power of a higher education, this trip brought tangible excitement about what their next steps may bring!



Camino Scholars By The Numbers

42%

of Camino Scholars students are non-residents of PSHH properties

11%

of Camino Scholars students have a learning disability



Fall 2021 set a new College Club record for first-time college enrollment with a cohort of 21 fully-matriculated students!

John Fowler Scholarship Winners

In recognition of past President & CEO, this scholarship is presented each year to the PSHH students with the highest GPA. This year's award winners are:



Angel Botelo, to attend UC San Diego

Saman Mustafa (not pictured), to attend Santa Barbara City College

Building Connection

Around the Community

With sophisticated technology, streamlined communications, and engaging events, we are able to maintain strong connections with our residents, team members, and community partners!

In Service to Our Partners

Thanks to the IT Team, thousands of residents, students, and professionals throughout the Central Coast enjoy reliable technology and trouble-free, 24-hr connectivity. Beyond supporting their 200+ colleagues, the team has deepened their community ties by serving as the IT provider for numerous nonprofit partners. This year, the San Luis Obispo County Housing Trust Fund joined their portfolio of happy customers receiving their expert assistance.

With security and productivity more important than ever, this year they rolled out endpoint detection, single sign on, and remote access capabilities for all users. Coupled with, now universally used, software such as MS Teams, Intune, Autopilot, Zoom and DocuSign, the IT team have been instrumental in keeping the local nonprofit sector nimble and passionately serving the Central Coast.



Green & Clean

Post-pandemic, work patterns changed and in support of new needs, so did the San Luis Obispo office. Energy efficiency, health and wellbeing were prioritized along with the offering up to the community of shared spaces and facilities. Electric vehicle charging stations were installed, along with parent rooms, and access to an onsite gym. Sanitized air flow from building-wide HEPA filters, sensors on LED lighting, and touchless faucets all work towards promoting a healthy work space. Community partners also benefitted from our smart-tech conference rooms, outdoor patios, and commercial kitchen.

Let the Games Begin!

To the rocking beat of local band Carbon City Lights, crowds cheered and jeered on community teams as they built custom playhouses at the inaugural Builder Games. Under the auctioneer hammer of KSBY Anchor Richard Gearhart, in support of PSHH resident services, the miniature houses were creatively themed from shabby chic to schoolhouse, from an astronaut's abode to a farmer's market stand. Taking the trophies for People's Choice and Judge's Choice, was the SLO Food Bank, but going home with the first ever Builder Games Champion title was must! Charities. Raising \$1,500, this gorgeous entry went to first-time homeowner 3-year-old Canyon Venia!



From the Archives

Do you follow PSHH on our YouTube channel? This is a great place to dive deep into information about our programs, services, and the latest news! Scan the QR codes below to look at some of the highlights from this past year:



People's Place: Breaking Ground!



The Build Her Fund



What is Camino Scholars?

Celebrating Clark

It's not often you get to celebrate a birthday with a centenarian, but when you do, you know its going to be special! For Valentine Court resident Clark, 102 years young and not looking a day over 70, although it was his third party of the week, he was only just getting started on celebrating his amazing milestone.

A World War II veteran of the Pacific, Clark is originally from Iowa and moved to California in the 1940s after spending some time in the trades as a floorer and carpenter. Joined at the party by his step daughter and fellow parishioners from Pacific Christian Church, Clark enjoyed in the robust rendition of 'Happy Birthday' from everyone gathered.

We look forward to celebrating with Clark for many years to come!



Keeping Communities Connected

83%	10	\$13,500+
of properties provide free internet to residents	more neighborhoods preparing to be brought online.	invested annually in free internet for residents



Building Professionals

The People of People's

Spread throughout the Central Coast are 200+ passionate team members, from diverse backgrounds, working hard to bring more supportive, affordable housing to your community.

Investments in Inclusion

Now in our third year of diversity, equity, and inclusion training (DEI), there have been marked changes to both the structure and culture of PSHH. Opportunities to engage in this work are regularly offered, including anonymous surveys, which aim to amplify voices and make decision making more equitable. Team members also host monthly discussions on DEI topics, to provide a platform to explore sensitive and difficult topics safely. With feedback loops demonstrating a workforce who are increasingly aware of the challenges facing our communities, PSHH is committed to continuing the investment in this important work.



Auf Wiedersehen, Adios, Goodbye!

With combined service of nearly 80 years, bidding a fond farewell to our organization last year were four esteemed members of staff. PSHH was a different organization back when Phil McClintock, Home Ownership Construction Site Superintendent, and Annette Schlosser, Director of Administration, joined the team. 25+ years ago, building plans were hand drafted, and interdepartmental memos were hand routed. Also joining in a different era, Alejandra Mahoney, Director of Education. She saw the introduction of online and remote learning and a Chromebook in the hand of every student. Always a smile on his face, Bill Loar, Senior Construction Manager, welcomed new employees with a handshake and one of his trademark jokes. Although their talents have been greatly missed, their professionalism has smoothly put the organization into the hands of the next generation.



Community Leadership

Principally responsible for \$185M of investments, the PSHH Board of Directors additionally guarantee that sufficient resources are provided to continue to move the organization's mission forward.

Along with appropriate financial oversight, organizational planning and attention to its legal obligations, the 12-member Board also evaluates our CEO. The production of this Impact Report is just one of the many ways our board ensures transparency and accountability, aiming to improve our public standing and increase support.



Employee of the Year



Juan Galván, IT Technician

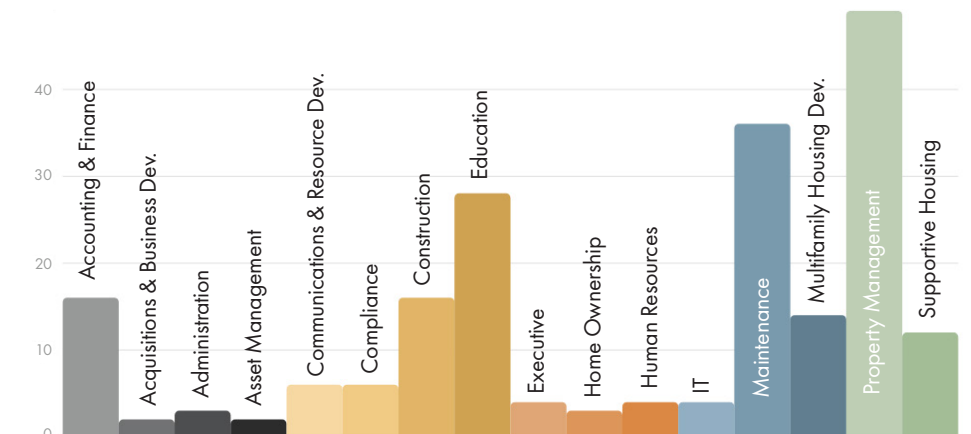
President's Award Winner



Sophie Marsh, Communications Manager

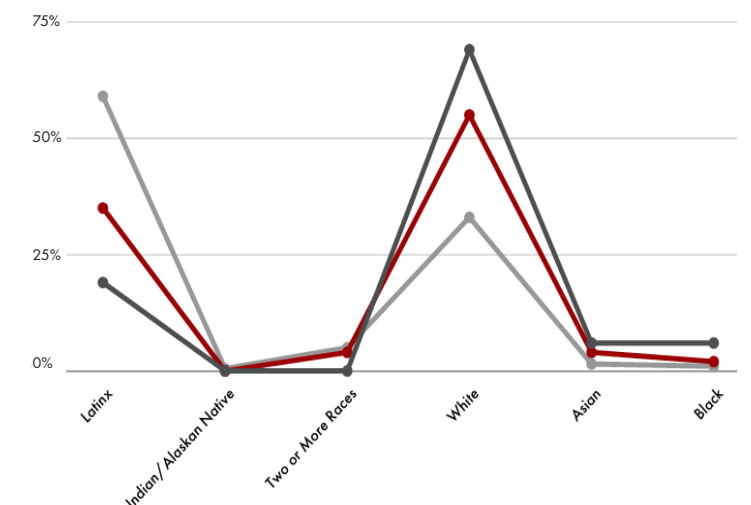
The People Behind People's Self-Help Housing...

Number of Team Members by Department



Racial Representation by Role

■ All Team Members
■ Supervisors
■ Senior Leadership



Year over year retention of...

Black staff increased by: **50%**
 Latinx staff increased by: **17%**

64%

of all PSHH promotions in 2021-22 were female

In 2022, size of the IDEA (Inclusion, Diversity, Equity, Action) Commission more than doubled:

8

21

Building Capacity

Financial Partnerships

The careful and responsible management of our financial resources is of the utmost importance to our organization. Assets are well-protected and expertly-used in the fulfillment of our mission.

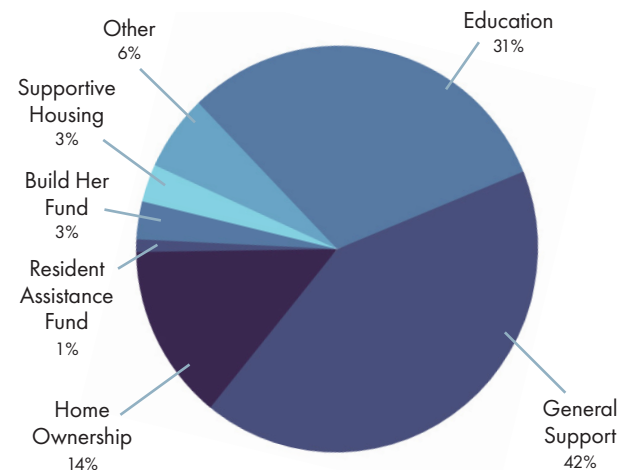
Your Donations in Action

As a National Summer Learning Award finalist, Angel, representing the Camino Scholars program, was invited to our nation’s capital to share his story with legislators and policy makers. Now, that would be a pretty big deal for anyone...but for an 11-year old!

Under those awards, the first ever Youth Leadership Institute was convened. Learning of the perfect opportunity to connect students with their respective senators and members of Congress, US Secretary of Education, Miguel Cardona invited honorees to the Capitol.

Angel received training and mentorship before the unprecedented meetings, during which he represented the Camino Scholars program, PSHH, his community, and most importantly his family, to great credit.

Your generous donations make life-changing events like this happen!



Your Support Matters

This year, generous donors at every level and with every type of gift, continued to invest in our mission and residents. Each gift you make is directed to a specific fund, ensuring the timely, impactful use of your support. Your donations keep our learning centers filled with eager students and residents receiving the assistance they need.

Every day, thanks to your vision and kindness, over 10,000 residents flourish in welcoming, service-enriched communities throughout the Central Coast of California.

Did you know...

...that support of our colleagues throughout our four county footprint comes in a number of forms? From our Communications team running behind-the-scenes conferencing for Ventura County Housing Trust Fund, to our fundraising staff presenting professional development classes for Spokes, the nonprofit support center. The IT and Property Management departments are also in-demand as third-party service providers, along with the technical skill of the Construction team, who support the efforts of the El Camino Homeless Organization and the 5Cities Homeless Coalition. All are happy to assist these diverse constituencies through the use of our buildings, equipment and in-house talent.



Statement of Financial Position & Financial Activities

Cash and Cash Equivalents	\$22,239,118
Accounts, Grants & Contracts Receivable	\$5,600,707
Notes Receivable	\$29,709,672
Endowment Fund	\$190,206
Affordable Housing Project Interests	\$6,858,127
Prepaid Expenses	\$653,972
Development Projects in Progress	\$39,074,121
Property and Equipment, Net of Depreciation	\$81,320,816
Total Assets:	\$185,706,740

Accounts Payable & Accrued Liabilities	\$3,642,737
Security Deposits	\$715,923
Deferred Revenues	\$1,406,147
Notes Payable	\$94,056,331
Other Liabilities	\$3,637,676
Total Liabilities:	\$103,458,816

Net Assets without Donor Restrictions	\$81,802,150
Net Assets with Donor Restrictions	\$445,775
Total Net Assets	\$82,247,925

Total Liabilities and Net Assets: \$185,706,740

Net Assets 6/30/21: \$81,619,298

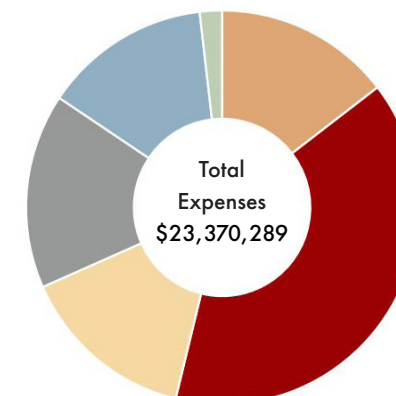
Net Assets 6/30/22: \$82,250,054

Program Expenses 84%

Housing Development & Net of Capitalized Costs	\$3,513,792
Rental Operations & Property Management Costs	\$10,191,013
Social Services & Educational Programs	\$2,200,797
Depreciation Expense	\$3,816,421

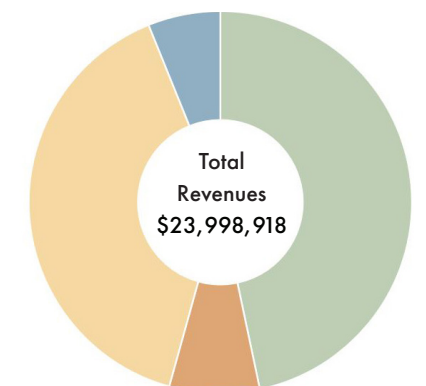
Support Services Expenses

Management & General 14%	\$3,219,697
Fund Development 2%	\$428,570



Revenues, Gains & Other Support

Affordable Housing Rental Income	\$11,153,468
Government, Grants & Contributions	\$1,827,234
Development, Construction, Asset Management & Other Service Fees	\$7951,501
Interest, Dividends & Sale of Land	\$3,006,714



Data reflects July 1, 2021 - June 30, 2022

Financial audit approved 9/27/22

Building Together

Your Impact

To the supporters listed on the following pages who have made the achievements of this past year possible: our gratitude and deep appreciation.

Each gift has played a significant and important role in moving our mission forward. They have been listed in the order received, and reflect donations of \$100 or more, given from July 1, 2021 through September 8, 2022.



Thomas & Pat Martin • Michael & Jennifer Payne • Paula & Charlie Johnson • Sharon Turner
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 Mike Zepeda • Gonzalez Family • Fima & Jere Lifshitz



Thank You!

We are so grateful for the generous support of all our partners!
 If we inaccurately recognized or omitted your name, please email giving@pshhc.org.

Tribute Gifts

These gifts recognize friends, mark life's milestones, or memorialize a loved one. Thank you to those who have chosen to support us in such a meaningful way.

In Honor of John Fowler

Anonymous

In Honor of Jane Renahan & Mike Pearlman

Deborah Parks

Mark Renahan

Joseph Renahan

Kathryn Renahan & Jack O'Brien

In Memory of Gordon & Virginia Stater

Susan & Kelly Stater

In Honor of Annette Schlosser

Adele Rosen

In Memory of Stacey Ann Walker

Christina Webb

In Honor of Alejandra Mahoney

Ruben & Freida Salvador

Legacy Circle

The Legacy Circle recognizes Planned Gifts, which have a profound, lasting impact on the lives of generations of PSHH residents.

Jeanette Duncan

Anonymous

Annette Schlosser

Anonymous

Adele Rosen

Gene Hershberger

Sharon Turner

Dene & Emily Hurlbert

In-Kind Gifts

Support of our programs come in many forms. Thank you to all the following who have generously donated in-kind gifts or services.

McPhee's Grill

Skydive Santa Barbara

Joy From the Inside Coaching

Firestone Walker Brewing Company

Wildflower Women Boutique

Street Side Ale House & Eatery

Vintage Cowboy Winery

Avem Bath, LLC

Madonna Inn

Jana Leigh Photography

Rancho Los Santos

Blacklake Golf Resort

Santa Barbara Museum of Natural History

Ancient Peaks Winery

Essence Beauty

Ragtag Wine Co

Novo Restaurant

Cambria Beach Lodge

Battle Axe

RagTag Wine Co

Ancient Peaks Winery

Buffalo Wild Wings

Madeline's Restaurant

Avenales Ranch

A French Touch Salon

Comstock Wines

Quilting Angels

Covell Ranch

Avila Lighthouse Suites

SLO Symphony

Neighbors Circle

The Neighbors Circle recognizes those making recurring or monthly gifts. This sustained commitment ensures much-needed support for our programs.

Thomas & Pat Martin

Anonymous

Evan Gross

Paula & Charlie Johnson

Carolyn Chaffee

Michael & Jennifer Payne

Anonymous

Sharon Turner

Robert & Olga Harway

Jim & Lynda Snodgrass

Harold Cota

Lee & Tony Adinolfi

Kevin & Shari McCarthy

Deborah Parks

Lawrence & Susan Del Mese

Chris Provinsen

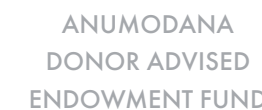
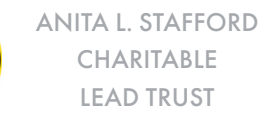
Liz Johnson

And the many PSHH Team

Members who give generously

through Staff Giving

Community Partners





1060 Kendall Road
San Luis Obispo, CA 93401

RETURN SERVICE REQUESTED

Cover to Cover

On the 20th Anniversary of our Supportive Housing and Education programs, this year's Impact Report celebrates the thousands of residents we have been proud to serve.



2021-22
Annual Impact Report



With a mission to build affordable homes with site-based services that offer opportunities to change lives and strengthen communities, People's Self-Help Housing has served along California's Central Coast for over 50 years.

We support families, farmworkers, seniors, and veterans and provide welcoming environments for the formerly homeless and for those living with disabilities. Along with building and managing beautiful and accessible neighborhoods, we offer a wide range of services to promote health, well-being, and career success.

Together we can build so much more than housing.
Please make your generous gift today!

Online pshhc.org/give

Mail 1060 Kendall Road
San Luis Obispo, CA 93401


Phone (805) 548-2357

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