



ANNUAL IMPACT REPORT 2024-25



BUILDING & SERVING SINCE 1970



What a privilege it has been for us as an organization to celebrate 55 years!

From our origins on the heels of the seminal Fair Housing Act of 1968 to today, we have been proud to participate in the numerous partnerships that have brought tens of thousands of units of affordable housing to the Central Coast.

Our founding group of visionary volunteers were joined shortly into their journey by Jeanette Duncan, the organization's first CEO who dedicated the next four decades of her career to serving individuals and families seeking the opportunity to live in decent and affordable housing. In the wake of Jeanette's recent passing, it is a time to reflect on her legislative impact and her indelible personal legacy that we will all work to continue to build upon.

This year we created, honed, and released our Strategic Plan for 2025-30. This five-year plan is the result of a thoughtful and collaborative process, shaped by the voices of our staff, board, community partners, and very importantly those we serve. More than a roadmap, this plan is our pledge: to stay focused, accountable, and connected in our pursuit of lasting impact.

In a time so littered with obstacles and uncertainties, an annual report allows us the chance to recognize that good things continue to happen. Made possible by good people with good intentions, the following pages include a multitude of mission driven moments which make every day here at People's Self-Help Housing both fulfilling and meaningful.

As we celebrate our work from this past year, we also look forward with confidence that a just and compassionate future is not only possible, but - given our heritage, mission, and capacity - it is all but certain.

Shelly Higginbotham
Board Chair

Ken Trigueiro
CEO & President



Our Mission

We build affordable homes with site-based services that offer opportunities to change lives and strengthen communities on the Central Coast of California.

Our Values

Integrity
Accountability
Service
Respect
Teamwork



Honoring the Land

As an organization that develops land and provides affordable housing, we use a land acknowledgment, developed in collaboration with local Chumash tribes, to remind ourselves and those we serve that we are guests of unceded territories.

"With sincere gratitude, we humbly acknowledge the Indigenous Peoples and unceded territories that our organization now occupies. We recognize the YTT Northern Chumash, Santa Ynez Band of Chumash, Barbeño / Ventureño Band of Mission Indians, Cruzeño Chumash, and Salinan elders, current and future generations as the protectors of these lands. We honor and respect the sacred connection between Indigenous Peoples and the land that they have stewarded for generations."



This year, PSHH staff, board, community partners, and those we serve came together to create our **2025-2030 Strategic Plan**. This roadmap reflects our shared commitment to expanding access to safe, stable housing and supportive services that empower individuals and families to thrive. Our strategic priorities consist of:

1. Develop Our People
2. Optimize Internal Operations
3. Nurture a Culture of Belonging
4. Be a Dynamic & Responsive Housing Provider
5. Prioritize Community-Centered Services

Read the full Strategic Plan at pshhc.org/strategicplan.



From studios and apartments to townhomes, we build affordable housing for families, seniors, veterans, those living with disabilities, and the formerly homeless.

Changing Lives through Homeownership

For over 55 years, People's Self-Help Housing has brought the stability and wealth-building opportunities of homeownership to the Central Coast. This unique program leverages time, effort, and sweat-equity into the investment of a lifetime.



After more than two years of construction and 40+ hours per week of hard work, ten homeowners proudly received the keys to their new houses. At Summer Holly Lane in Nipomo, the group worked under the supervision and instruction of PSHH to complete the majority of the construction themselves. This labor, used in lieu of a cash down payment, and with the help of an affordable mortgage, made their dreams of homeownership a reality.

Each three-bedroom home was built with sustainable features such as photovoltaic solar panels, energy efficient appliances and fixtures, and water efficient landscaping.



2,000+

hours of labor provided per household

185

homes in the development pipeline

60-80%

Area Median Income of owner-builder households

Breaking ground on a new homeownership neighborhood generally takes 3-4 years as we work with local jurisdictions, community stakeholders, federal programs, and state agencies. Take a look at our footprint and development pipeline:



This spring, 14 households will begin construction at Mission Gardens II, located in beautiful, rural Northern San Luis Obispo County. This phase marks the continuation of two previously developed subdivisions in San Miguel, expanding the vibrant and growing community.

Grading and sitework have already been completed at the scenic site and interest in the project has been overwhelming, with over 350 applications submitted.

Meeting the Need

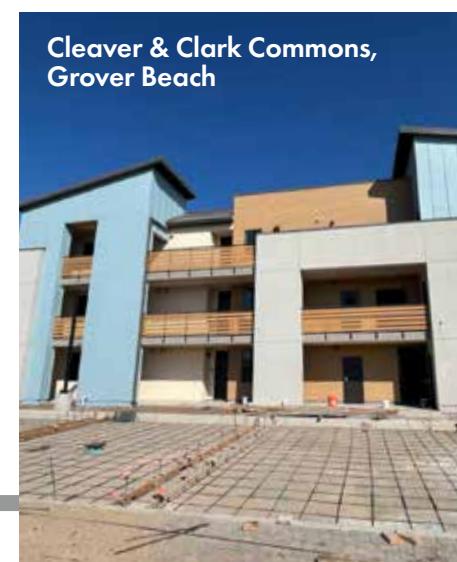
Acquiring and developing land is increasingly difficult, especially in one of the most expensive real estate markets in the country. However, careful planning and strategic partnerships are currently working to bring more housing to the Central Coast.



The groundbreaking for Beacon Studios in San Luis Obispo celebrated the concerted efforts of local jurisdictions in transforming an existing Motel 6 into studio and one-bedroom apartments for people coming out of homelessness. With significant funding from the City of San Luis Obispo, the County of San Luis Obispo, the Balay Ko Foundation, and the State of California's Project Homekey+ program, Beacon Studios will bring supportive services and 79 units of housing.



College Community Courts is the first project for People's Self-Help Housing developed through California's Senate Bill 4. In collaboration with the College Ministry Center at the United Methodist Church, this neighborhood will see 57 new units of housing for low-income families, farmworker households, domestic violence survivors and individuals transitioning out of homelessness in the City of Ventura.



Cleaver & Clark Commons,
Grover Beach

\$182M
in active construction contracts
to build new affordable housing

11,400+
applicants currently waiting
for an affordable unit

IN PRE-DEVELOPMENT

After initial exploration, sometimes known as 'kicking the dirt', the pre-development team assesses project viability through market analysis, regulatory review, and feasibility analysis. Entitlement follows, navigating zoning and local approvals, while experts (engineers, architects, and legal counsel) join PSHH to shape a feasible, compliant and fully funded project.



550+

units in
pre-development

UNDER CONSTRUCTION

Once in the construction phase, the approved plans start taking shape. Site preparation leads to building, the installation of systems such as the utilities, air conditioning and heating and finally onto the finishing work. Multiple subcontractors work on a single jobsite, with PSHH as the general contractor leading the way. Regular inspections and safety code checks will culminate in a final walkthrough and then occupancy.



Cypress Place, Oxnard

360+

units currently
under construction

The number of people currently on our waitlist is staggering. This includes seniors, families with children, recent graduates, veterans, downtown workers, caretakers, farmworkers, and individuals from just about every walk of life. While seeing these numbers may seem discouraging, be assured we are working each day to find ways to meet the need. Here are some practical ways you can help bring more affordable housing to your community:



Talk to your family, friends, and neighbors to find the common ground on this topic.



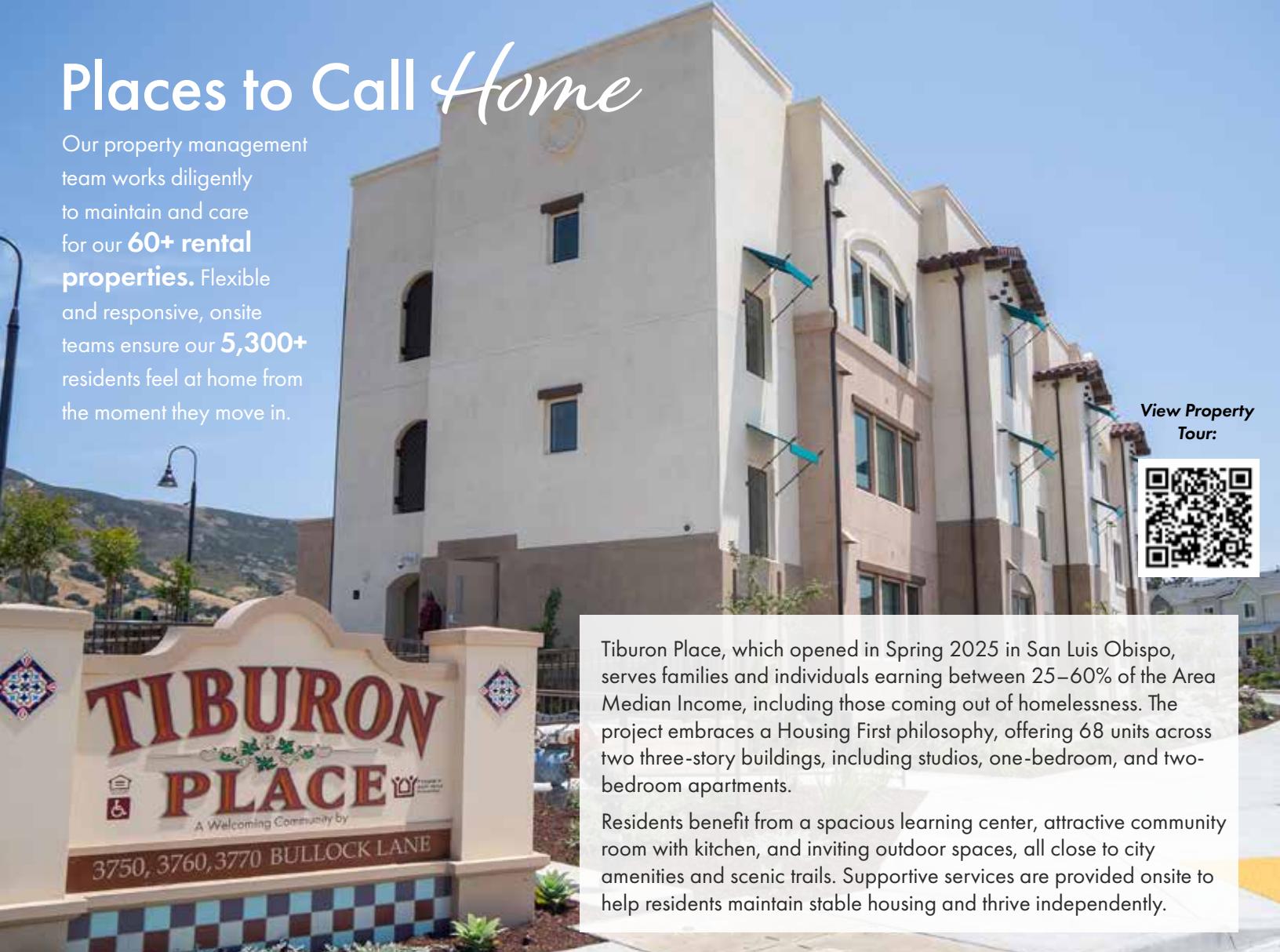
Contact your elected officials. Let them know you are in support of more housing.



Stay informed on the issues. Visit pshhc.org/advocacy to learn more!

Places to Call Home

Our property management team works diligently to maintain and care for our **60+ rental properties**. Flexible and responsive, onsite teams ensure our **5,300+** residents feel at home from the moment they move in.



[View Property Tour:](#)



Tiburon Place, which opened in Spring 2025 in San Luis Obispo, serves families and individuals earning between 25–60% of the Area Median Income, including those coming out of homelessness. The project embraces a Housing First philosophy, offering 68 units across two three-story buildings, including studios, one-bedroom, and two-bedroom apartments.

Residents benefit from a spacious learning center, attractive community room with kitchen, and inviting outdoor spaces, all close to city amenities and scenic trails. Supportive services are provided onsite to help residents maintain stable housing and thrive independently.



[View Property Tour:](#)



Since opening in October 2024, People's Place has become home to 68 low-income households and farmworker families, serving as a powerful showcase for how thoughtfully designed affordable housing respects the contributions of essential workers.

The development has been featured in multiple industry tours, underscoring the urgent need for safe, dignified living conditions that support the health and well-being of agricultural labor. Beyond its impact on individual lives, People's Place plays a vital role in sustaining the local and regional economy by ensuring that the backbone of the agricultural sector - its workforce - has a safe place to call home.



After nearly three decades on California's Central Coast - twenty of which were spent in congregate housing or on the streets - Jeremy now lives in the safety of his own studio. His difficult journey, marked by physical violence from others, substance abuse, and long stretches of self-doubt, made it hard for him to accept help.

It wasn't until a severe health crisis and outreach from his network of support that Jeremy began to believe that finding housing might be possible and Jeremy finally found a place to call home: Tiburon Place.

When asked what he loves most about having his own space, Jeremy smiled, "I'm just happy to have a key to my door and some safety, peace, and quiet."



Life at a People's Property



Maintenance technicians provide around the clock support to keep properties clean, beautiful, and places where residents are proud to call home.



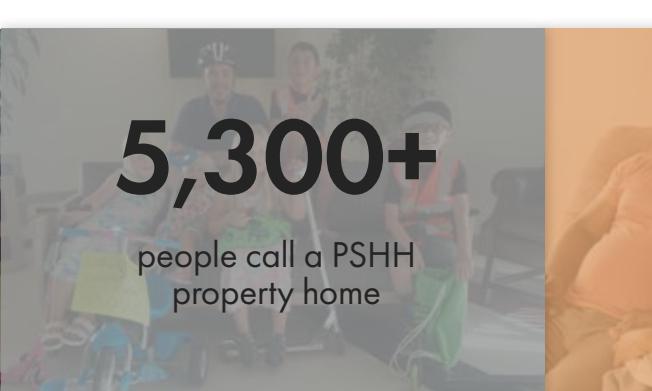
Sharing your home with a cherished pet can be greatly important for wellness and quality of life, which is why we allow service animals and offer some pet-friendly sites.



EV chargers at our sites help create cleaner, greener spaces.



Residents enjoy gathering to celebrate with their neighbors - birthdays, holidays, and so much more!



5,300+

people call a PSHH property home



21%

of residents are formerly homeless individuals



95%

of residents are low-income (0-80% of the Area Median Income)

Service-Enriched Supportive Housing



Counseling

Service Coordination

Case Management

Homelessness Prevention

Outreach

Supportive Housing provides...

Financial Assistance

Advocacy

Conflict Resolution

Healthcare

Community Referrals

Transportation



After a serious injury at work, a resident faced months of recovery and the subsequent loss of pay.

As the sole provider for his family, the physical and financial toll was overwhelming, but with the support of his social worker who connected him to vital community resources, this father was able to continue to care for his family and is now on the road to recovery.



To meet the needs of our residents, many of whom are transitioning from years of housing instability, we combine compassionate property management with service-enriched supportive housing. Residents have access to free, confidential, clinical case management from on-staff social workers.



3,500+

residents benefited from Supportive Housing Program services

\$416K

in direct financial assistance provided to residents



1,600+

resident referrals coordinated with outside agencies

It takes a network of resources and agencies to serve our neighbors. Each one amplifying the efforts of the others, through close collaboration, care and community can come together.

Some of our Supportive Housing Program partners this past year included:



- 5Cities Homeless Coalition
- America's Job Center
- Behavioral Wellness
- CalFresh
- CommUnify
- Family Services Agency
- Meals that Connect
- Ride On
- SLO Noor Foundation
- Transitions Mental Health Association
- Vets Helping Vets
- and many others!



A new resident arrived with her children and very few belongings. Thanks to swift action from their social worker, and outreach from community agencies, the family received food and household essentials.

The mother's joy was profound after additional support through the Resident Assistance Fund, provided brand-new beds, and her children slept comfortably for the first time in weeks.

Here for Generations: Building & Serving Since 1970

This year, we marked our 55th year of operation by commemorating the collective work of those whose past contributions placed us in the robust position we enjoy today, and by rededicating ourselves to the work ahead.

First CEO: Remembering Jeanette Duncan

For over 40 years, Jeanette Duncan steered and shaped our organization. With unwavering vision, and in a time of significant social upheaval, she confidently and adroitly addressed the issues of housing insecurity. Jeanette died mid-year, and her passing and singular service was affectionately noted by those who had the privilege to know her.



To learn more about Jeanette's legacy, visit pshhc.org/Jeanette or scan the QR code.

First Site Offering the Supportive Housing Program

For residents who need just a little more assistance beyond an affordable place to live, the 'supportive' element of our housing model provides just that. This was launched with the purchase of the Victoria Hotel in 2001, a former hotel turned single room occupancy in downtown Santa Barbara. Now PSHH social workers are found at all our properties, providing connections to internal and community resources and helping residents thrive.



First Rental Housing

As in our name, the first two decades saw us building through the 'self-help' model. When both the need for affordable housing and our expertise expanded, PSHH entered into the construction of developments for the rental market. Ocean View Manor in 1989 was our first property providing 40 cottage-style homes for seniors in Morro Bay.



First Homeownership Development

Just one year after putting shovels in the ground, our first group of owner-builders moved into their new homes. The development was named El Montecito, a nod to the closest of the Nine Sisters, a chain of volcanic peaks and hills running between San Luis Obispo and Morro Bay. Although the Kodachrome photos and records from this period do not reveal much detail about this particular group of owner-builders, it is believed that one family is still living in their home today, more than 50 years later!

First Learning Center Opens

A visionary grant from the McCune Foundation in 2002 paved the way for an entire generation to achieve astonishing academic success. With the establishment of the first learning center in Carpinteria, students in the Camino Scholars program have gone onto Ivy League schools and found careers with Fortune 500 companies.

For 55 years, we've built homes and created onsite programs that provide stability, dignity, and opportunity for thousands across the Central Coast.

Now, we're calling on you to help us continue our transformative services for the next 55 years.



Count on us to be 'Here for Generations', thanks to your generous gift at pshhc.org/donate.

Camino Scholars

Camino Scholars supports students with innovative math and literacy skill-building programs. Offered onsite at the properties where they live, students are never far from the support they need to build a strong academic foundation.

The College Club & CELEBRE programs prepare students bound for higher education through application assistance, financial aid navigation, career exploration, campus visits, and ongoing mentorship.



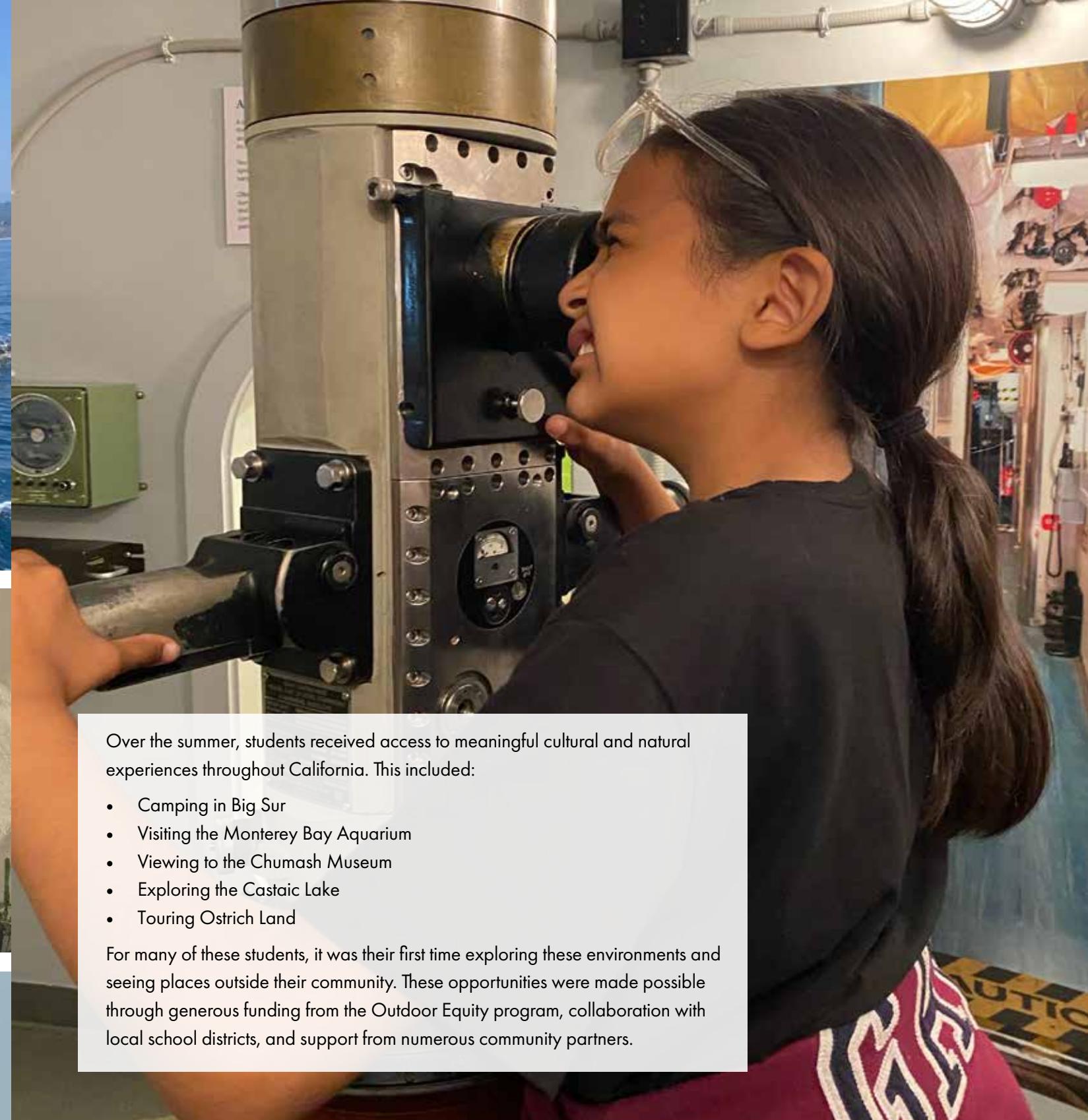
Lupita, a longtime student in the CELEBRE program, will begin her Doctorate in Occupational Therapy this fall! When reflecting on her time in the program, she shared, "School was always important to my parents but when I started participating in CELEBRE, it felt like this dream of higher education was possible. It made the struggle of navigating college less stressful. The educators became like mentors and if they didn't have an answer, they would connect me to someone who did and it made the struggle of navigating college less stressful."



This year, we introduced two new curriculum partnerships to empower students academically, emotionally, and financially.

In collaboration with United Way of Santa Barbara County, we piloted the United Way Money School and Today 4 Tomorrow Savings Challenge, teaching students the fundamentals of saving and financial responsibility through hands-on lessons and real savings accounts.

With support from the Goldie Hawn Foundation, students engaged with MindUP, a mindfulness-based social-emotional learning program that helps improve focus, self-awareness, and emotional regulation.



77%

of CELEBRE students plan to pursue a bachelor's, master's, or doctorate degree

21%

of K-8 students improved from being 2+ grade levels behind in reading comprehension

31%

of K-8 students improved from being 2+ grade levels behind in math

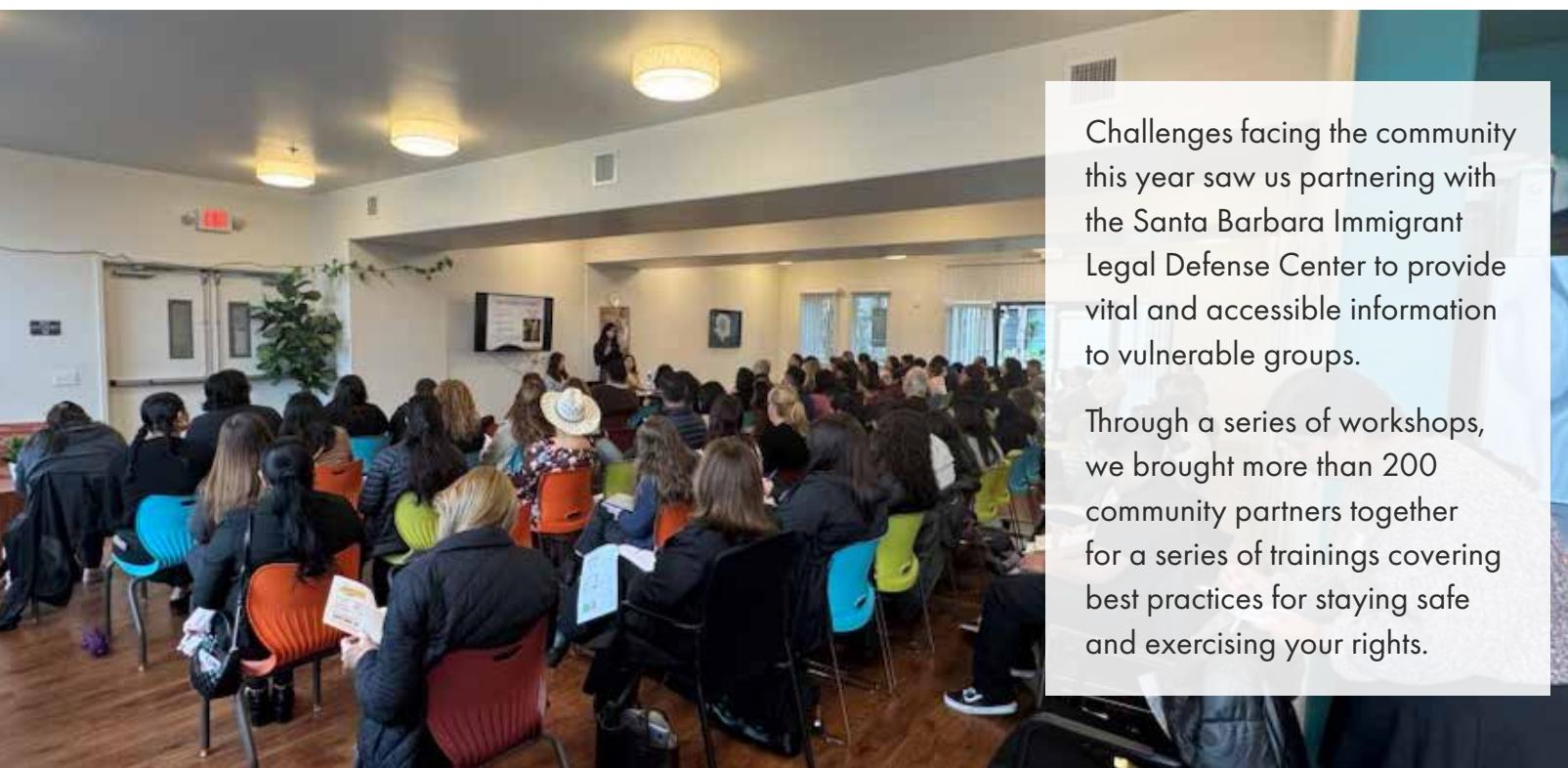
Building a Network

Throughout our four-county footprint, many opportunities emerged throughout this past year to either lead or support a variety of initiatives. Our Strategic Plan specifically guides us to build a strong coalition of community advocates through collaboration, sharing of expertise, and policy engagement.



Giving tours to elected officials fosters a shared understanding of the housing challenges facing their constituents. U.S. Congressman Salud Carbajal (CA-24) demonstrated his continued commitment to housing advocacy by touring Broad Street Place and speaking directly with two residents (not pictured) whose lives had been positively impacted by the development.

Firsthand accounts from residents with lived experience combined with data are critical tools for responsive decision-making and the effective allocation of scarce resources.



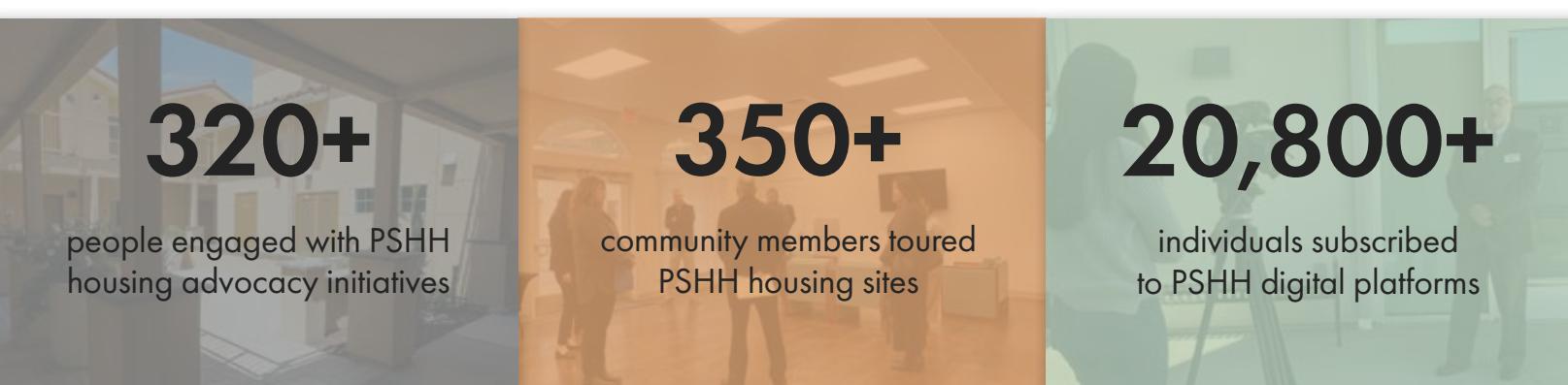
Challenges facing the community this year saw us partnering with the Santa Barbara Immigrant Legal Defense Center to provide vital and accessible information to vulnerable groups.

Through a series of workshops, we brought more than 200 community partners together for a series of trainings covering best practices for staying safe and exercising your rights.

The Resident Assistance Fund continues to be a vital resource for our residents, offering timely financial support for urgent and unforeseen needs. Significant contributors to this fund include the extraordinary generosity of South SLO County Womenade and Womenade San Luis Obispo, whose commitment ensures that no resident faces hardship alone.

These responsive and compassionate partnerships have helped bridge critical gaps this year - groceries for families in transition, clothing for new employment opportunities, and funding for essential medical treatments have empowered residents to navigate challenges with dignity.

Exemplifying the fund's profound impact:
A single parent of three - already stretched thin as the sole provider - was preparing to undergo treatment for lung cancer. With one young child to care for and another living with a serious mental illness, she faced not only emotional and physical strain but also mounting financial pressure. In this moment of overwhelming need, funds from a Womenade chapter came through, providing relief when it was needed most.



A stated value for our organization is 'Service'. Responding to the needs of our community extends to sharing our resources and expertise as a third-party service provider:

- Our highly responsive and skilled IT team shares their talents with numerous nonprofits. This year, joining the partnership was Lumina Alliance!
- Along with professionally managing our own 60+ neighborhoods, our Property Management department also extends its services to other housing providers, including St. Vincent's Gardens in Santa Barbara.
- Income certification plays a vital role in qualifying to buy a house. When local jurisdictions don't have a dedicated department to do this, they are able to use the expertise of our Homeownership team to perform this vital function for them.

The People of People's



Throughout the Central Coast are **250+ PSHH team members**, from diverse backgrounds, working to bring more supportive housing to your community.



7

team members recognized for 20+ years of service

Passing the Torch



After more than 28 years of service to affordable housing, Director of Homeownership, Sheryl Flores (pictured, left) retired. Lauding her invaluable influence, Ken Trigueiro, PSHH CEO & President said: "Sheryl has been a tremendous asset to the growth and success of our organization; it would be impossible to list all of her contributions, we simply would not be who we are today without her leadership, expertise, and passion for the work."

In June we welcomed Emily Baranek (pictured, right) as the new Director of Homeownership. With over two decades of experience in new home design, construction, and affordable real estate development, she brought a wealth of practical knowledge and strategic insight to the organization. A sixth-generation native of San Luis Obispo County, Emily needed no introduction to the neighborhood!

This year, five team members received awards, voted on by their peers, for outstanding work in exemplifying the PSHH values:



Integrity: Catherine Manning, Clinical Supervisor & Social Worker



Accountability: Omead Poure, Senior Portfolio Manager

Thank you to our Board of Directors:

Shelly Higginbotham, Chair | Former Mayor of Pismo Beach

Vito Gioiello, Vice Chair | JP Morgan Wealth Management

Kevin Clerici | Downtown Ventura Partners

Hazel Davalos | Central Coast Alliance United for a Sustainable Economy

Dieter Eckert, M.D. | Former Radiologist

Jose Flores | General Contractor

Paula Johnson | Former Bookkeeper

Sonia Kroth | County of Ventura Human Services Agency

Julissa Peña | Santa Barbara County Immigrant Legal Defense Center

Karol Schulkin | Former Human Services Professional

Nick Tompkins | NKT Commercial

Yolanda Vasquez | Catholic Charities of Santa Barbara

With the celebration for the grand opening of Pismo Terrace, we were also proud to dedicate the Shelly Higginbotham Community Room in honor of our Board Chair.

A former three-term Mayor of the City of Pismo Beach, Shelly has served on the PSHH Board of Directors since 2015. We were deeply appreciative of being able to recognize her years of dedication to the organization and to the Pismo Beach community.

SHELLY HIGGINBOTHAM



COMMUNITY CENTER



Service: Olivia Bernal, Marketing & Occupancy Manager



Respect: Itzelt Santos, Senior Education Manager



Teamwork: Diana Feldtkeller, Project Manager

Thank You!

Our deepest gratitude goes to everyone who made our mission possible this past year. Your generosity has empowered us to create safe homes, provide supportive services, and strengthen communities throughout the Central Coast.

Lisa Adams
Lee & Tony Adinolfi
Richard & Patricia Angel
Anonymous Donors
Stuart Atkins
Loreta Auerbach
Cindie Band
Emily Baranek
Marya Barr
Laurie Bennett
Todd Broussard
Carolyn Chaffee
Christina Chamberlain
Larry Cohn & Peg Hennessy
Gillian Cole-Andrews
Maria Cuevas Rojas
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Gabrielle Timlin
Michelle Toroian
John Tricamo
Ken Trigueiro
Dan & Michelle Troy
Isabel Trujillo
Sharon Turner
Michelle Urbina
Ashley Valenzuela
Leticia Venegas
Luz Ver lengua
Christi Ware
Victoria Weiss
Mike Zepeda

This list, presented alphabetically, acknowledges donations of \$100 or more received from July 1, 2024 through August 31, 2025. We aim to ensure accuracy, but if we have misspelled or omitted your name, please contact us at giving@pshhc.org so we can update our records.

Sponsors and Grantors

American Endowment Foundation
Arris Studio Architects
Arthur J. Gallagher & Company
Astound Business Solutions
Avila Beach Community Foundation
Balay Ko Foundation
Banc of California
Bank of America
Bank of the Sierra
Barbara N. Rubin Foundation
Bennett
Bergantz Construction
BMA Mechanical +
Boone Graphics
Borlodan Painting Company
Brokaw Ranch Company
California Housing Partnership Corporation
Cambria Rotary Foundation Inc.
Cen-Cal Business Financial Group
CenCal Health
Central Coast Community Energy
Central Coast Movers
CIO Solutions
City of Arroyo Grande
City of Goleta
City of Pismo Beach
City of San Luis Obispo
CoastHills Community Foundation
Comcast
Community Bank of Santa Maria
Community Economics, Inc.
Community Foundation San Luis Obispo County
Community West Bank
County of San Luis Obispo
County of San Luis Obispo, Board of Supervisors
Dunn-Edwards Corporation
Edwin & Jeanne Woods Family Foundation
Empire Electrical Solutions
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Grant Construction, Inc.
Guadalupe Union School District
Harvestly
Hildegard H. Balin Charitable Trust
House of Bread
Immaculate Heart Community
KeyBank
KSBY
Mechanics Bank
Merritt Community Capital Corporation
Mid Coast Fire Protection
Mission Bank
Montecito Bank & Trust
Morris & Garritano
Morro Bay Cabinets
New Times Media Group
NKT Commercial
Pacific Premier Bank
Pea King Produce, Inc
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Plumtree & Brunner LLP
Poor Richards Press
Robert & Adele Stern Foundation
RRM Design Group
San Luis Obispo County Office of Education
Santa Maria Bonita School District
Santa Maria Valley YMCA
Shoreline Awnings
South SLO County Womenade
T&S Structural
Tacos y Birria Sinaloa
Thoma Electric, Inc.
Toyota Santa Maria
Tricamo Construction Inc.
Trump Electric
US Bank Corp
Village Geeks 805
Wells Fargo Bank
Womenade SLO Inc
Zepeda 805 Impalas

The generosity of these community partners brings significant impact to the people we serve.



In-Kind Gifts

Non-cash contributions bring extra impact to our programs! They fill in the gaps and help keep our financial resources focused where they're needed most. Thank you to our in-kind donors!

Albertsons Foundation
Alejandra Garcia
Ancient Peaks Winery
Andy's Awesome Arcade
Angelica Ramirez Raygoza
Baileyana, Tangent & True Myth
Ballet Theatre SLO
BARK.co
Battle Axe
Blacklake Golf Resort
Boomers Santa Maria
Brick Barn Wine Estate
Cal Poly Arts
California Fresh Market
Casa del Herrero
Children's Museum of Paso Robles
Civic Ballet of San Luis Obispo
Cliffs Hotel & Spa
Coastal Provisions
Costco Santa Maria
Dolphin Bay Resort & Spa
Donna Rosales
Essence Beauty
Farm Supply
Gina's Piece of Cake
Granada Theatre
House of Bread

Idler's Home
In-n-Out Burger Foundation
Island Packers
Jamba Juice
J. Lohr Vineyards & Wines
Jess Esthetics
JUSTIN Community Grants
Karla Razo
Kimpton Canary Hotel
Legacy Training Center
Lightning Joe's Guitar Heaven
Lure Restaurant
Madonna Inn
Mandi Mettler
Maria Ramirez
Maryam Davodi-Far
Marysia Borucinska-Begg
McDonald's Corporation
Miguel Lagunas
Miner's Ace Hardware
Monarch Club, Sandalwood Spa
Monica Shugart
Morrison & Garritano
Mr. Putters Putt-Putt
New Times Media Group
Nexus SLO Ballroom D.C.
Olio Cucina

Paso Robles Children's Museum
Paso Robles Wine Country Alliance
PCPA
Playa Viva
Poor Richards Press
Pure Body Skincare
Rancho Sisquoc Winery
Ravine Waterpark
Red Robin
Rosie Morales-Perez
San Luis Obispo Children's Museum
San Luis Obispo Repertory Theatre
San Luis Obispo Symphony
Santa Barbara Zoo
Santos Family
Sebastian & Kahala Rizzi
Sensorio
Shoreline Awning & Patio
SLO Food Co-Op
Target San Luis Obispo
The Pad Climbing, SLO
Tolosa Winery
Toney Breault
Toyota Santa Maria
Trader Joe's
Trattoria Oliveto
Vanessa Perez
Veronica Teran
Vespera Resort on Pismo Beach,
Autograph Collection
Woodstock Pizza
World 1-1 Games
Ysabel Murguia

Monthly Giving

Our monthly donors ensure steady, reliable support for PSHH programs and services. Thank you to all who make this sustaining commitment!

Carolyn Chaffee
Michael Damer
Max Friedlaender
Evan Gross

DeAnna Johnson
Ken & Nancy Knight
Mara McDonough

Karla Razo
Liz Smith
Leticia Venegas



Tribute Gifts

These gifts celebrate friendships, mark milestones, and honor loved ones. We are deeply grateful to all who have chosen this meaningful way to support our mission.

In Memory of Viola Coleman & Olabell Himmel Samuel: Tracey Himmel

In Honor of Bob Crichlow & Sheree Swanson: Elizabeth Brosnan

In Honor of Geri deRupertis: Donald Lumsden

In Honor of Joanna Dominguez: Alicia Gonzalez

In Memory of Jeanette Duncan: Alison Stewart, Katherine McNamee, Lin Huven, Peter Carey, Tim Murphy

In Honor of Shelly Higginbotham: Janna Nichols, Paula & Charlie Johnson

In Honor of Jane & Mike Renahan-Pearlman: Mark Renahan

In Memory of Adele Rosen: Candace White

In Memory of Rosetta Todd: Tracy Ruiz

In Honor of Andrew Vardas: Tracey Latipow

In Memory of Roger T. Vignocchi: Carmela Vignocchi

Legacy Circle

Our Legacy Circle members have made the profound decision to support us through a gift in their will or living trust.

Their commitment ensures that our work will continue to provide homes and opportunities for future generations on the Central Coast.

Stuart Atkins
Jeanette Duncan
Kim Gravell
Gene Herberger
Dene Hurlbert

Jennifer & Michael Payne
Adele Rosen
Annette & Peter Schlosser
Sharon Turner

This year, we were saddened to learn of the passing of longtime Legacy Circle members Jeanette Duncan (pictured left), First Executive Director of PSHH, and Adele Rosen (pictured right), Interior Designer, past Board Member and longtime supporter of PSHH.



Statement of Financial Position & Activities

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.



Cash & Cash Equivalents	\$32,235,623
Accounts, Grants & Contracts Receivable	\$12,474,194
Notes Receivable	\$31,289,729
Endowment Fund	\$205,282
Affordable Housing Project Interests	\$7,648,982
Prepaid Expenses	\$925,571
Development Projects in Progress	\$112,384,510
Property & Equipment, Net of Depreciation	\$99,650,998
Total Assets:	\$296,814,889

Accounts Payable & Accrued Liabilities	\$12,783,215
Security Deposits	\$732,576
Deferred Revenues	\$1,722,211
Notes Payable	\$187,388,319
Other Liabilities	\$6,959,509
Total Liabilities:	\$209,585,830

Net Assets without Donor Restrictions	\$86,615,652
Net Assets with Donor Restrictions	\$613,407
Total Net Assets:	\$87,229,059

Total Liabilities & Net Assets: \$296,814,889

Net Assets June 30, 2024: \$86,266,569

Net Assets June 30, 2025: \$87,229,059

Program Expenses | 87%

Housing Development, Net of Capitalized Costs	\$9,609,054
Rental Operations & Property Management Costs	\$14,521,154
Social Services & Educational Programs	\$2,992,367
Depreciation Expense	\$4,230,032

Support Services Expenses

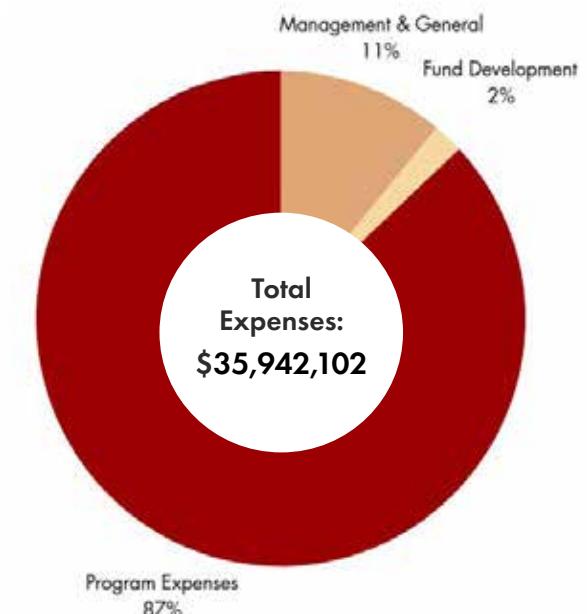
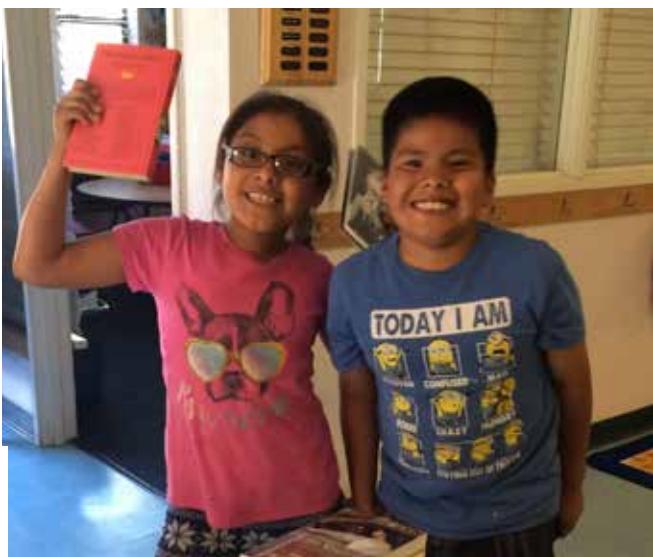
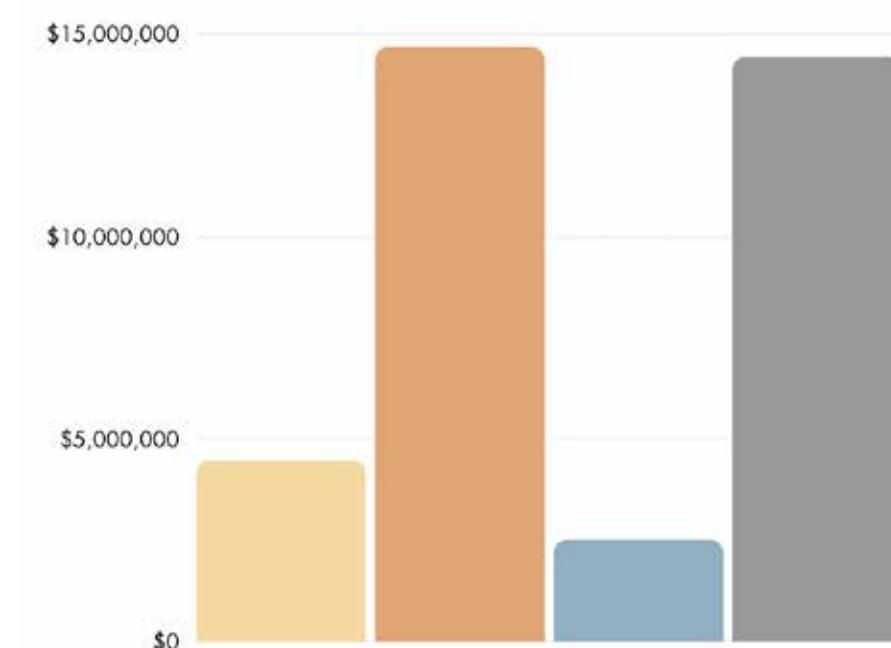
Management & General 11%	\$4,000,284
Fund Development 2%	\$589,211

Revenues, Gains & Other Support

Government, Grants & Contributions	\$4,477,579
Construction Management & Fees	\$14,687,870
Interest, Dividends & Sale of Land	\$2,517,708
Affordable Housing Rental Income & Rent Subsidies	\$14,450,931

- Government, Grants & Contributions
- Construction Management & Fees
- Interest, Dividends & Sale of Land
- Affordable Housing Rental Income & Rent Subsidies

Total Revenues:
\$36,134,088





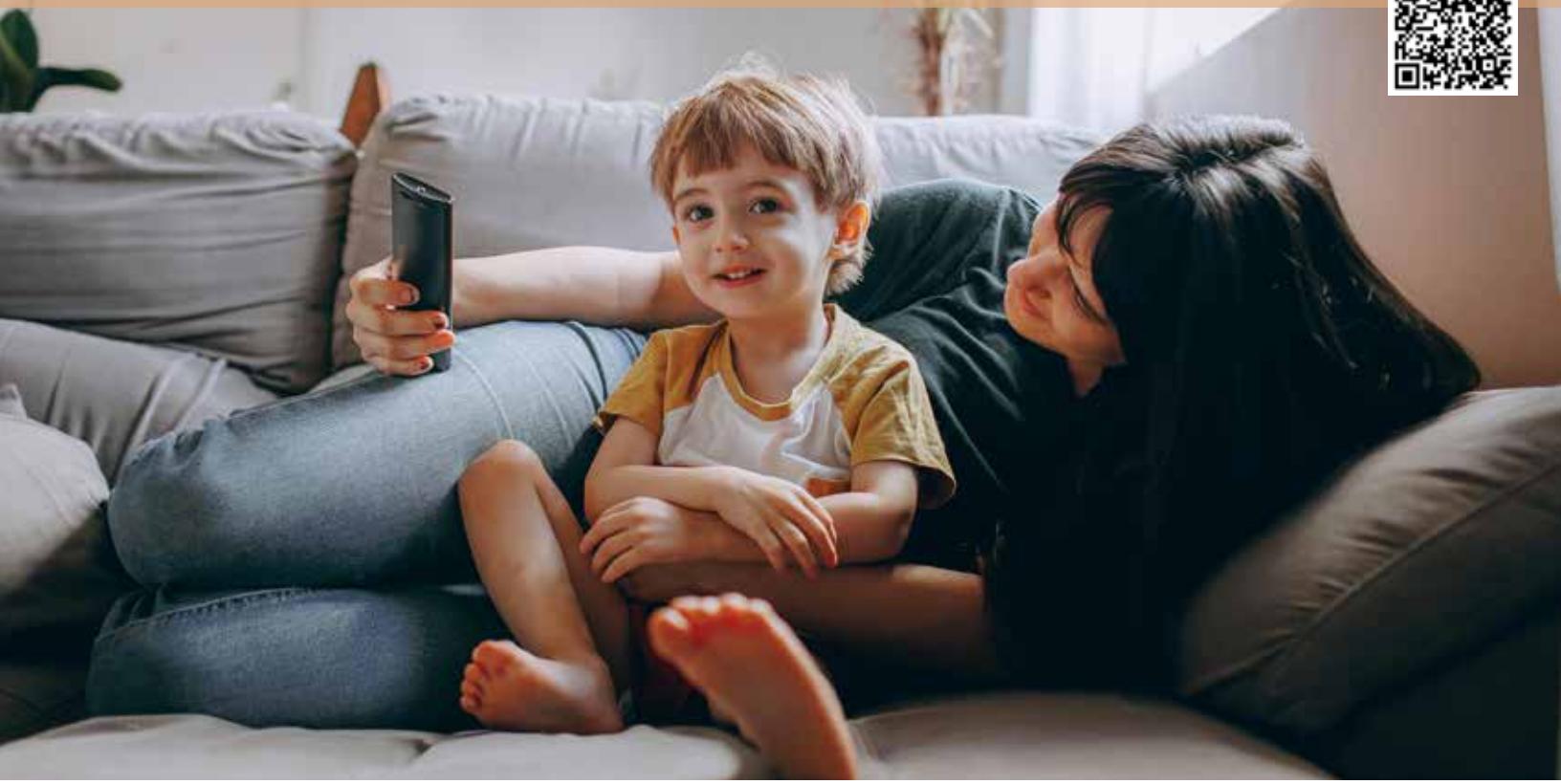
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Learn more about our cover story and our history as an organization in the centerfold!

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We build affordable homes with site-based services that offer opportunities to change lives and strengthen communities on the Central Coast of California. Learn more at pshhc.org!

