Corporation for Supportive Housing and its Subsidiaries

Consolidated Financial Statements (With Supplementary Information) and Independent Auditor's Report

December 31, 2024 and 2023

CohnReznick

Corporation for Supportive Housing and its Subsidiaries

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Independent Auditor's Report

To the Board of Directors
Corporation for Supportive Housing

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Corporation for Supportive Housing and its Subsidiaries, which comprise the consolidated statements of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Corporation for Supportive Housing and its Subsidiaries as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Corporation for Supportive Housing and its Subsidiaries and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion. The financial statements of the subsidiaries were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Corporation for Supportive Housing and its Subsidiaries' ability to continue as a going concern for one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Corporation for Supportive Housing and its Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Corporation for Supportive Housing and its Subsidiaries' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying consolidating statements of financial position and consolidating statements of activities, are presented for purposes of additional analysis rather than to present the consolidated financial position or changes in net assets of the individual organizations and is not a required part of the consolidated financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* ("CFR") Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 28, 2025 on our consideration of Corporation for Supportive Housing and its Subsidiaries' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Corporation for Supportive Housing and its Subsidiaries' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Corporation for Supportive Housing and its Subsidiaries' internal control over financial reporting and compliance.

CohnReznick LLP

Bethesda, Maryland
April 28, 2025

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Financial Position
December 31, 2024 and 2023

Assets

	2024	2023
Current assets		
Cash and cash equivalents	$ 41,238,684	$ 29,876,087
Cash restricted - administrative agent cash	13,428,155	16,187,267
Investments	48,389,928	15,232,941
Grants and contributions receivable, net	8,619,622	11,098,699
Contracts receivable, net	10,817,055	8,459,628
Loans receivable, net of allowance for credit losses of $900,615 and $470,800, respectively	101,529,970	60,368,626
Interest receivable, net of allowance for credit losses of $1,811 and $6,967, respectively	1,244,798	1,253,045
Other receivables	1,071,348	347,703
Prepaid expenses and other assets	4,998,641	2,050,933
Total current assets	231,338,201	144,874,929
Noncurrent assets		
Investments	8,660,637	9,380,777
Grants and contributions receivable, net	2,335,053	5,930,654
Loans receivable, net of allowance for credit losses of $1,201,250 and of $913,033, respectively	138,349,100	111,804,762
Interest receivable, net of allowance for credit losses of $2,685 and $13,661, respectively	1,629,560	693,777
Right-of-use asset operating leases	5,794,888	6,158,023
Real estate asset held for sale	1,498,333	1,752,581
Property and equipment, net	124,995	87,948
Investments in limited liability companies	35,288	33,470
Total noncurrent assets	158,427,854	135,841,992
Total assets	$ 389,766,055	$ 280,716,921

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Financial Position
December 31, 2024 and 2023

Liabilities and Net Assets

	2024	2023
Current liabilities		
Accounts payable and accrued expenses	$ 9,035,447	$ 3,295,468
Advances on contracts	2,757,917	2,451,276
Grants payable	10,634,194	8,821,801
Current portion of operating leases liabilities	711,045	841,053
Current portion of loans payable	2,234,613	6,205,441
Other liabilities	617,963	358,162
Administrative agent cash distributable	13,428,155	16,187,267
Total current liabilities	39,419,334	38,160,468
Noncurrent liabilities		
Grants payable	1,147,246	2,466,246
Loans payable, net of current maturities	211,857,154	147,225,957
Operating leases liabilities, net of current portion	5,122,525	5,414,429
Total noncurrent liabilities	218,126,925	155,106,632
Total liabilities	257,546,259	193,267,100
Commitments and contingencies (Note Q)		
Net assets		
Without donor restrictions		
Board-designated	58,625,000	18,625,000
Undesignated	14,098,028	12,230,635
With donor restrictions	59,496,768	56,594,186
Total net assets	132,219,796	87,449,821
Total liabilities and net assets	$ 389,766,055	$ 280,716,921

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Activities
Years Ended December 31, 2024 and 2023

	2024			2023		
	Without donor restrictions	With donor restrictions	Total	Without donor restrictions	With donor restrictions	Total
Public support and revenue:						
Grants and contributions	$ 40,272,465	$ 10,518,001	$ 50,790,466	$ 1,485,766	$ 30,277,912	$ 31,763,678
Total grants and contributions	40,272,465	10,518,001	50,790,466	1,485,766	30,277,912	31,763,678
Contract services	32,838,841	-	32,838,841	26,417,932	-	26,417,932
Interest and dividend income	1,246,826	-	1,246,826	265,896	-	265,896
Interest income - loans	13,513,288	-	13,513,288	8,820,820	-	8,820,820
Fee income - loans	3,492,993	-	3,492,993	3,399,175	-	3,399,175
New market tax credit program fees	3,941,545	-	3,941,545	3,647,789	-	3,647,789
Other income	592,277	-	592,277	1,114,420	-	1,114,420
	95,898,235	10,518,001	106,416,236	45,151,798	30,277,912	75,429,710
Net assets released from restrictions	7,615,419	(7,615,419)	-	9,603,318	(9,603,318)	-
Total public support and revenue	103,513,654	2,902,582	106,416,236	54,755,116	20,674,594	75,429,710
Expenses:						
Program services	50,754,656	-	50,754,656	43,833,206	-	43,833,206
Management and general	10,295,294	-	10,295,294	8,541,410	-	8,541,410
Fundraising	986,815	-	986,815	883,070	-	883,070
Total expenses	62,036,765	-	62,036,765	53,257,686	-	53,257,686
Changes in net assets before net realized and unrealized gains on investments	41,476,889	2,902,582	44,379,471	1,497,430	20,674,594	22,172,024
Net realized and unrealized gains on investments	390,504	-	390,504	603,268	-	603,268
Changes in net assets	41,867,393	2,902,582	44,769,975	2,100,698	20,674,594	22,775,292
Net assets - beginning of year	30,855,635	56,594,186	87,449,821	27,838,960	35,919,592	63,758,552
Cumulative effect of adoption of ASC 326	-	-	-	915,977	-	915,977
Net assets - end of year	$ 72,723,028	$ 59,496,768	$ 132,219,796	$ 30,855,635	$ 56,594,186	$ 87,449,821

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Functional Expenses
Years Ended December 31, 2024 and 2023

	Years Ended December 31,							
	2024				2023			
	Program services	Management and general	Fund-raising	Total	Program services	Management and general	Fund-raising	Total
Expenses								
Salaries and wages	$ 16,037,278	$ 6,039,983	$ 700,655	$ 22,777,916	$ 15,142,248	$ 5,412,096	$ 622,489	$ 21,176,833
Employee benefits and payroll taxes	4,038,361	1,495,885	175,703	5,709,949	3,867,388	1,255,801	160,072	5,283,261
Consultants	7,238,771	139,156	43,100	7,421,027	3,047,977	131,999	27,700	3,207,676
Professional fees	613,760	194,829	-	808,589	609,022	261,092	500	870,614
Rent, utilities and maintenance	590,800	378,226	49,073	1,018,099	615,021	447,046	56,815	1,118,882
Management information system	59,313	394,563	-	453,876	40,732	360,492	-	401,224
Telephone	123,186	47,463	5,475	176,124	77,261	23,830	3,287	104,378
Supplies	18,088	11,779	626	30,493	20,191	8,605	591	29,387
Equipment repairs and maintenance	111,108	106,007	-	217,115	69,437	76,211	-	145,648
Postage and messenger services	16,825	8,364	735	25,924	16,889	6,744	678	24,311
Duplication	18,936	10,754	1,139	30,829	32,165	8,969	1,925	43,059
Staff travel	832,461	174,809	242	1,007,512	698,427	75,130	504	774,061
Insurance	5,083	131,189	-	136,272	6,185	116,917	-	123,102
Other administrative expenses	215,004	690,528	10,067	915,599	157,191	225,400	8,444	391,035
Conferences, meetings and seminars	499,808	410,215	-	910,023	832,347	64,338	65	896,750
Grants and direct support	11,395,680	-	-	11,395,680	12,824,206	-	-	12,824,206
Depreciation and amortization	-	53,770	-	53,770	-	50,415	-	50,415
Interest	8,141,168	7,774	-	8,148,942	5,083,256	16,325	-	5,099,581
(Recovery of) Provision for bad debt expense	(162,676)	-	-	(162,676)	16,587	-	-	16,587
Provision for credit losses	961,702	-	-	961,702	676,676	-	-	676,676
	$ 50,754,656	$ 10,295,294	$ 986,815	$ 62,036,765	$ 43,833,206	$ 8,541,410	$ 883,070	$ 53,257,686

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Cash Flows
Years Ended December 31, 2024 and 2023

	Year Ended December 31, 2024	Year Ended December 31, 2023
Cash flows from operating activities:		
Change in net assets	$ 44,769,975	$ 22,775,292
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Impairment of real estate asset held for sale	254,248	-
Depreciation and amortization	53,770	50,415
Amortization of operating leases right-of-use assets	517,949	1,001,940
Provision for bad debt (recovery) expense	(162,676)	16,586
Provision for credit losses	961,702	676,677
Net realized and unrealized (gains) losses on investments	(390,504)	(603,268)
Grants receivable discount	(233,149)	438,970
Changes in:		
Grants and contributions receivable	6,307,827	(13,561,002)
Contracts receivable	(2,194,751)	(952,619)
Interest receivables	(914,447)	(643,888)
Other receivables	(723,645)	(88,766)
Prepaid expenses	(3,526,653)	(1,079,893)
Operating leases right-of-use assets	(154,814)	(5,329,802)
Accounts payable and accrued expenses	5,739,979	(352,536)
Advances on contracts	306,641	33,698
Grants payable	493,393	1,067,690
Administrative agent cash distributable	(2,759,112)	1,034,081
Operating leases liabilities	(421,912)	4,238,382
Net cash provided by operating activities	47,923,821	8,721,957
Cash flows from investing activities:		
Acquisition of real estate asset held for sale	-	(116,307)
Purchases of property and equipment	(45,801)	(77,676)
Purchases of investments	(40,529,399)	(6,144,754)
Proceeds from sales of investments	9,015,167	2,489,934
Cash payments under loan obligations	(157,183,835)	(94,725,462)
Cash collections under loan obligations	88,763,163	49,291,154
Net cash used in investing activities	(99,980,705)	(49,283,111)
Cash flows from financing activities:		
Proceeds from loans payable	66,734,929	101,013,557
Payments on loans payable	(6,074,560)	(50,298,524)
Net cash provided by financing activities	60,660,369	50,715,033
Net increase in cash and cash equivalents and restricted cash	8,603,485	10,153,879
Cash and cash equivalents and restricted cash - beginning of year	46,063,354	35,909,475
Cash and cash equivalents and restricted cash - end of year	$ 54,666,839	$ 46,063,354
Supplemental cash flow information:		
Cash paid for interest	$ 6,920,497	$ 5,578,684
Reconciliation of cash and cash equivalents and restricted cash		
Cash and cash equivalents	$ 41,238,684	$ 29,876,087
Cash restricted - administrative agent cash	13,428,155	16,187,267
Total cash and cash equivalents and restricted cash presented in the statement of cash flows	$ 54,666,839	$ 46,063,354
Significant noncash investing and financing activities		
Loans receivable converted to real estate asset held for sale	$ -	$ 1,636,274
Supplemental disclosure of cash flow information		
Right-of-use asset in exchange of operating lease liabilities	$ 154,814	$ 5,329,802
Cumulative effect of adoption of ASC 326	$ -	$ 915,977

See Notes to Consolidated Financial Statements.

Note A - Organization

Organization

The Corporation for Supportive Housing ("CSH") is a publicly supported not-for-profit organization, incorporated in the State of Delaware on January 25, 1991.

It is CSH's mission to advance housing solutions that deliver three powerful outcomes: (i) improve lives for the most vulnerable people; (ii) maximize public resources; and (iii) foster strong, healthy communities across the country. CSH is working to solve some of the most complex and costly social problems our country faces like those related to homelessness. It offers capital, expertise, information and innovation that allow partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends more than 30 years of experience and dedication with a practical and entrepreneurial spirit, making it the source for housing solutions. CSH is an industry leader with national and local influence. CSH is headquartered in New York City with staff stationed in more than 30 states and territories around the country. CSH's primary sources of financial support come from grants, contributions and contract service revenue as well as fees and interest income earned on originating and managing loans receivable.

In 2011, CSH became certified as a Community Development Entity ("CDE") under the New Markets Tax Credit ("NMTC") Program of the United States Department of Treasury and, as of December 31, 2024, has been awarded $485,000,000 in NMTC allocations to support the innovative financing of supportive housing projects throughout the United States. To assist in administering the NMTC Program, during 2011, CSH formed a wholly-owned Delaware Holding Company (the "HC"). In addition, CSH formed four Delaware limited liability companies (the "LLCs") in 2011, six LLCs in 2015, five LLCs in 2017, five LLCs in 2018, five LLCs in 2019, five LLCs in 2020, five LLCs in 2022 and five LLCs in 2023 to obtain designated equity investments from investors and to make qualified low-income community investments under the terms of the NMTC program. CSH is the managing member of each LLC. As of December 31, 2024, of the forty LLCs that have been formed, thirty-five have entered into NMTC based agreements. Of these thirty-five agreements, eleven reached the end of their seven-year compliance period and unwound the NMTC structure. Three of the LLCs relating to these unwound investments were dissolved in 2019, four of the LLCs that unwound in 2023 and were dissolved in 2024 and four unwound in 2024 and will be dissolved in 2025, leaving twenty-four active NMTC investments as of December 31, 2024. As the managing member, CSH will be entitled to 0.01% of any income earned by each LLC. In addition, as the managing member, CSH is also entitled to upfront suballocation fees and annual management fees related to any NMTC-qualified equity investment.

During 2013, CSH formed The Supportive Housing Solutions Fund (the "Solutions Fund"), a wholly-owned single member LLC, incorporated in the State of Delaware. The Solutions Fund was created in order to attract loan capital from investors that would enjoy a greater degree of flexibility in terms and conditions and the dollar amounts of secondary loans made by the Solutions Fund; the geographic location of the Solutions Fund's ultimate borrowers; and in the amount of the loan loss reserves required to be carried by the Solutions Fund.

During 2017, CSH formed JIR PFS, LLC, special-purpose vehicle ("JIR PFS SPV") in partnership with National Council on Crime and Delinquency and incorporated in the State of Delaware. CSH has a 50% ownership of the JIR PFS SPV and serves as the fiscal agent. The JIR PFS SPV was created for the purposes of entering into a Pay for Success Contract with the County of Los Angeles, in which if certain outcomes are achieved, JIR PFS SPV will receive success payments and funds will be distributed to lenders to repay loans made to JIR PFS SPV for the project. The project success period ended on June 30, 2022 and proceeds were distributed to lenders to repay their loans and provide success payments. The JIR PFS SPV was dissolved in 2024.

During 2022, CSH formed Denver SIPPRA, LLC, special-purpose vehicle ("SIPPRA SPV") incorporated in the State of Delaware. CSH has a 100% ownership of the SIPPRA SPV and serves as the fiscal agent. The SIPPRA SPV was created for the purposes of entering into a Social Impact Bond Contract with the City and County of Denver, in which if certain outcomes are achieved, SIPPRA SPV will receive success payments and funds will be distributed to lenders to repay loans made to SIPPRA SPV for the project.

Note B - Significant accounting policies

Basis of accounting

The accompanying consolidated financial statements of CSH and its Subsidiaries have been prepared using the accrual basis of accounting and conform to accounting principles generally accepted in the United States of America ("US GAAP"), as applicable to not-for-profit entities.

Recently adopted accounting standards

On January 1, 2023, CSH adopted ASU 2016-13 *Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* (ASC 326). This guidance establishes the current expected credit loss ("CECL") methodology where it requires an estimate of credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable forecasts. CECL generally applies to financial assets measured at amortized cost, and some off-balance sheet credit exposures such as unfunded commitments to extend credit. Financial assets measured at amortized cost will be presented at the net amount expected to be collected by using an allowance for credit losses. Refer to Note G for further information. Prior to the adoption of the CECL accounting guidance, CSH's allowance for loan losses represented management's estimate of probable credit losses inherent in CSH's loan portfolios.

CSH adopted ASC 326 using the modified retrospective approach for all financial assets measured at amortized cost and off-balance sheet credit exposures, which included loan receivables, interest receivables on loans, and unfunded commitments.

The transition adjustment of CECL decreased the allowance for credit losses of $1,166,551 and $19,536 on loans and interest receivables, respectively, and increased the allowance for credit losses on unfunded loan commitments of $270,110, which was recorded as other liabilities. Net increase to CSH's net assets resulting from the transition adjustments was $915,977 as of January 1, 2023.

The following table presents the impacts to the allowance for credit losses and net assets upon adoption of ASC 326 on January 1, 2023:

	December 31, 2022	CECL adoption impact	January 1, 2023
Allowances for credit losses			
Loans receivable			
Acquisition and development	$ 1,705,221	$ 1,013,327	$ 691,894
Predevelopment	209,148	169,027	40,121
Project initiation loans	18,000	(50,108)	68,108
Mini permanent	45,023	34,305	10,718
Construction bridge	-	-	-
Total - Loans receivable	1,977,392	1,166,551	810,841
Interest receivables	24,531	19,536	4,995
Other liabilities	-	(270,110)	270,110
Increase to net assets		$ 915,977	

Principles of consolidation
The accompanying consolidated financial statements of CSH include the accounts of CSH, the Solutions Fund, SIPPRA SPV and the HC (collectively, the "Organization"). CSH's investments in the LLCs are accounted for using the equity method. All significant intercompany balances and transactions are eliminated in consolidation.

Use of estimates
The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and revenue and expenses, as well as the disclosure of contingent estimates.

Cash equivalents
For financial reporting purposes, CSH considers all highly-liquid investments purchased with maturities of three months or less to be cash equivalents, with the exception of cash and short-term investments that are designated to be part of CSH's long-term investment portfolio.

Loans receivable
Loans receivable are carried at their unpaid principal balance, less an allowance for credit losses. Interest on loans is generally recognized over the term of the loan and is calculated using the simple-interest method on the principal amounts outstanding.

Additionally, CSH has entered into certain loan participation agreements with other organizations as the lead lender and generally accounts for these loan participations as sales by derecognizing the participation interest sold. No gain or loss on sale is incurred. CSH accounts for the transfer and servicing of financial assets based on the financial and servicing assets it controls and liabilities it has incurred. CSH retains the servicing rights on these participations. Since the benefits of servicing approximate the costs, no servicing asset or liability is recognized. As of December 31, 2024 and 2023, the balance of loan participations serviced was $35,187,628 and $25,276,428, respectively, and is included as an offset component of loans receivable, net in the accompanying consolidated statements of financial position.

Allowance for Credit Losses

CSH maintains an allowance for credit losses ("ACL") for loans, which is management's estimate of the expected credit losses in the loan portfolio and unfunded loan commitments. CSH applies a disciplined process and methodology to establish ACL each quarter. The process for establishing the ACL for loans takes into consideration many factors, including historical and forecasted loss trends, loan-level credit quality ratings and loan grade-specific characteristics. The process involves subjective and complex judgments by management. In addition, management reviews a variety of credit metrics and trends. These credit metrics and trends, however, do not solely determine the amount of allowance as we use several analytical tools. For further information on CSH's ACL, refer to Note G.

Investments

CSH's investments in fixed-income securities are reported at their quoted fair market values. Included in fixed-income securities are corporate, government and agency bonds, and bond mutual funds which are reported at their fair market values, as determined by the related investment managers. Money market funds held by investment advisors as a part of the portfolio are reported as investments in the accompanying consolidated statements of financial position. Net realized and unrealized gains and losses are reported in the accompanying consolidated statements of activities.

CSH's primary investment objective is to maximize total return with minimal risk. The stated goal is to preserve capital that is intended for CSH's charitable mission, while also generating cash flow to support its operations. CSH's various types of investment securities are subject to various risks, such as an interest rate, market and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of those securities could occur in the near term and that such changes could materially affect the amounts reported in the accompanying consolidated financial statements.

Real estate asset held for sale

In May 2023, CSH acquired a land property that was zoned for affordable housing development located in Los Angeles, California, by foreclosure due to a delinquent loan receivable. Management does not intend to hold and use the land property for operations or income generating activities. Accordingly, CSH recorded the acquisition of the property as a real estate asset held for sale at cost plus holding costs such as property taxes, and is not depreciated. As of December 31, 2023, real estate asset held for sale amounted to $1,752,581 and the cost consisted of the following:

Loan receivable	$ 1,439,300
Interest receivable	196,974
Legal (collections)	10,000
Total purchase price	1,646,274
Property taxes	106,307
Total real estate asset held as of December 31, 2023	1,752,581
2024 Impairment	(254,248)
Total real estate asset held as of December 31, 2024	$ 1,498,333

In 2024, CSH's real estate asset held for sale was measured for impairment where the carrying amount of the asset was compared to its fair value less costs to sell. As of December 31, 2024, the estimated fair value (net of selling of costs) of the real estate asset held for sale was $1,498,333, resulting in an impairment valuation adjustment of $254,248 which was reported as other administrative expenses in the accompanying consolidated statements of functional expenses.

Property and equipment

Property and equipment are stated at their original costs, less accumulated depreciation or amortization. Donated assets are recorded at their related fair market values on the dates of the gifts. CSH's policy is to capitalize all acquisitions in excess of $5,000 and with useful lives in excess of one year. Furniture and office equipment are depreciated using the straight-line method over their estimated useful lives or the respective lease terms, whichever is shorter. Leasehold improvements are amortized over their estimated useful lives or the respective lease terms, whichever is shorter.

Operating leases

CSH leases facilities and equipment under long-term operating leases which are non-cancelable and expire on various dates. At the lease commencement date, lease right-of-use (ROU) assets and lease liabilities are recognized based on the present value of the future minimum lease payments over the lease term, which includes all fixed obligations arising from the lease contract. If an interest rate is not implicit in a lease, CSH utilizes its average incremental borrowing rate for a period closely matching the lease term.

Accrued paid time off

CSH's employees are entitled to be paid for unused personal time off if they leave CSH's employ. Accordingly, at each fiscal year-end, CSH must recognize a liability for the amount that would be incurred if employees with such unused vacation were to leave their employ. At December 31, 2024 and 2023, this accrued vacation obligation was approximately $2,060,554 and $1,878,804, respectively, and is included as a component of accounts payable and accrued expenses in the accompanying consolidated statements of financial position.

Other liabilities

CSH records an allowance for credit losses on unfunded loan commitment, unless the commitments to extend credit are unconditionally cancellable, through a provision for credit losses in CSH's consolidated statements of activities. The allowance for non-cancellable unfunded loan commitments is included in the other liabilities in the accompanying consolidated statements of financial position. See Note G for additional information.

Net assets

Basis of presentation - The financial statements of CSH have been prepared in accordance with US GAAP, which require CSH to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of CSH's management and the board of directors.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of CSH or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the consolidated statements of activities.

Grants and contributions

Contributions to CSH are recognized as revenue in the accompanying consolidated statements of activities upon the receipt either of cash, other assets or of unconditional pledges. Grant revenue is recognized based on the terms of each individual grant. Conditional promises to give - that is, those with a measurable performance or other barrier and a right of return - are not recognized until the conditions on which they depend have been met. Grants and contributions are considered available for unrestricted use, unless specifically restricted by the donor. Grants and contributions to be received over periods longer than one year are discounted at an interest rate commensurate with the risk involved.

Contract services

Revenue from cost-reimbursement contracts is recognized when reimbursable expenses are incurred under the terms of the contracts. Contract proceeds received in advance are recorded as advances from federal, state, local, and private agencies and are presented in the accompanying consolidated statements of financial position as a component of advances on contracts.

Allocation of expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying consolidated statements of functional expenses. Accordingly, certain expenses have been allocated among the programs and supporting services based on reasonable allocations determined by management.

The expenses that are allocated and the method of allocation include the following:

Expense	Method of Allocation
Salaries and benefits	Time and effort
Rent, utilities, and maintenance	Full time equivalent
Telephone	Time and effort
Supplies	Time and effort
Insurance	Time and effort

Grants and direct support
Grants and direct support to others are recognized as expenses in the period the grants are approved. At December 31, 2024, the majority of outstanding grants payable are expected to be paid within one year.

Income taxes
CSH is exempt from income taxes under Section 501(c)(3) of the U.S. Internal Revenue Code (the "IRC") and from state and local taxes under comparable laws.

The HC uses the asset and liability method to account for deferred income taxes. Under this method, assets and liabilities are recognized for the future tax attributable to differences between the financial statement carrying amounts and the respective tax basis. Deferred tax assets and liabilities are measured using enacted tax rates expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in the tax rate is recognized in the period that includes the enactment date. Deferred tax assets are only recognized to the extent that it is more likely than not that they will be realized based on consideration of available evidence, including tax planning strategies and other factors.

As of December 31, 2024 and 2023, the HC did not engage in activity requiring the recognition of a deferred tax asset or liability or recording a current provision for income taxes.

CSH is the single member of the Solutions Fund. As such, the Solutions Fund is treated as a disregarded entity under the IRC and CSH reports the activities of the Solutions Fund and the existence of its controlling interest in the Solutions Fund on CSH's tax return.

CSH is the single member of the Denver SIPPRA, LLC. As such, the Denver SIPPRA, LLC is treated as a disregarded entity under the IRC and CSH reports the activities of the Denver SIPPRA, LLC and the existence of its controlling interest in the Denver SIPPRA, LLC on CSH's tax return.

CSH and the HC are required to file and do file tax returns with the Internal Revenue Service ("IRS") and other taxing authorities. Income tax returns filed by CSH and the HC are subject to examination by the IRS for a period of three years. While no income tax returns are currently being examined by the IRS, tax years since 2021 remain open.

Fair value measurement
CSH reports a fair value measurement for all applicable financial assets and liabilities including investments, grants and contributions receivable, loans receivable, short-term payables and loans payable. (For fair valuation of investments, see Note J.)

Administrative agent cash

During 2012, in connection with its working relationship with the Connecticut Housing Finance Authority (the "CHFA"), CSH was appointed as an agent for the administration of operating reserve accounts for several projects into which the CHFA and various limited-liability companies (the "Companies") had entered. As a result, CSH maintains control of the funds deposited by the CHFA to each of the Companies' operating reserve accounts to assist in the operation of these projects. Under the terms of its agreement with the CHFA, CSH will process the corresponding drawdown requests and payments.

The funds received for distribution from the CHFA are reported as a restricted cash asset and corresponding liability in the accompanying consolidated financial statements. CSH receives an annual fee from each of the Companies for the administration of these operating reserve accounts.

During 2020, in connection with its working relationship with the Connecticut Department of Housing (the "DOH"), CSH was appointed as an agent for the administration of operating reserve accounts for several projects into which the DOH and various limited-liability companies (the "Companies") had entered. As a result, CSH maintains control of the funds deposited by the DOH to each of the Companies' operating reserve accounts to assist in the operation of these projects. Under the terms of its agreement with the DOH, CSH will process the corresponding drawdown requests and payments.

The funds received for distribution from the DOH are reported as a restricted cash asset and corresponding liability in the accompanying consolidated financial statements. CSH receives compensation from DOH for the administration of these operating reserve accounts under a separate contract.

Reclassifications

Reclassifications have been reflected in the current year presentation for prior year balances. Such reclassifications are for comparative purposes only and do not restate the prior year consolidated financial statements.

Note C - Liquidity and availability

The table below represents financial assets available for general expenditures within one year at December 31, 2024 and 2023:

	2024	2023
Financial assets at year end:		
Cash and cash equivalents	$ 41,238,684	$ 29,876,087
Cash restricted - administrative agent cash	13,428,155	16,187,267
Investments	48,389,928	15,232,941
Grants and contributions receivable, net	8,619,622	11,098,699
Contracts receivable, net	10,817,055	8,459,628
Loans receivable, net	101,529,970	60,368,626
Interest receivables, net	1,244,798	1,253,045
Other receivables, net	1,071,348	347,703
Total financial assets	226,339,560	142,823,996
Less amounts not available to be used within one year:		
Cash restricted - administrative agent cash	(13,428,155)	(16,187,267)
Cash and cash equivalents	(17,349,478)	(8,254,845)
Net assets with donor restrictions net of current grants and contributions receivable	(50,877,146)	(45,495,487)
Loans receivable, net	(32,267,369)	(18,850,860)
Financial assets not available to be used within one year	(113,922,148)	(88,788,459)
Financial assets available to meet general expenditures within one year	$ 112,417,412	$ 54,035,537

As of December 31, 2024, CSH has a working capital of $169,964 and average days (based on normal expenditures) cash on hand of approximately 243 days. Additionally, CSH has an internal policy of maintaining six months of operating reserves.

As discussed in Note B, CSH was appointed as an agent for the administration of operating reserve accounts for several projects into the CHFA, DOH and various LLCs. As a result, CSH maintains control of the funds deposited by the CHFA and DOH to each of the company's operating reserve accounts to assist in the operations of these projects and therefore these amounts are not available for general expenditures.

Cash and cash equivalents not available for use consist of the amounts of cash and cash equivalents of Solutions Fund which are designated by policy to be utilized by the Solutions Fund in accordance with its mission. However, these amounts could be made available to CSH for general expenditures if necessary. Loans receivable not available for use consist of the amounts of loans receivable of the Solutions Fund that are funded by various loans payable of the Solutions Fund which are designated by those related loans payable agreements to be utilized by the Solutions Fund in accordance with its mission.

Note D - Grants and contributions receivable

At each year-end, grants and contributions receivable consisted of the following:

	2024	2023
Gross amounts due in:		
One year	$ 9,219,622	$ 11,098,699
One to five years	2,032,070	6,460,820
	11,251,692	17,559,519
Less reduction of grants and contributions due in excess of one year, at a discount rate of 4.25% and 4.2% for years ending 2024 and 2023, respectively	(297,017)	(530,166)
	$ 10,954,675	$ 17,029,353

Based on its communications with donors and a review of its donor base, management expects all the grants and contracts receivable to be fully collected.

Note E - Loans receivable

Loans receivable represent short-term and long-term loans made to developers of supportive housing. Loans support the borrowers' predevelopment, acquisition, construction bridge, and "mini-perm" cash flow requirements related to the establishment of permanent supportive housing for individuals and families with special needs. The loan portfolio contains loans with interest rates ranging from 0% to 7.5% and with repayment terms of up to eight years.

Loans receivable consist of the following four primary classes: Acquisition and predevelopment loans, Predevelopment loans, Project Initiation Loans ("PILS"), Construction Bridge Loans and Mini Permanent loans.

Acquisition and predevelopment loans are made available to provide financing for real estate acquisition in connection with the development of permanent supportive housing. Acquisition and predevelopment loans are offered alone as just an acquisition loan or in combination with both acquisition and predevelopment loans. Predevelopment loans are made available to fund predevelopment costs - such as architect, engineering and permit fees - incurred prior to the start of construction. PILS are early stage loans designed to encourage real estate developers to take on permanent supportive housing projects by financing the costs related to a project's feasibility stage. Construction loans are made available as working capital and/or as a bridge to permanent funding that comes in after construction is complete. Mini-Permanent loans are made available for projects that have completed construction.

Loans receivable, by class, as of December 31, 2024 and 2023, were as follows:

	December 31, 2024	December 31, 2023
Acquisition and predevelopment	$ 217,858,223	$ 158,705,325
Predevelopment	17,348,389	10,689,655
Project initiation loans	1,795,500	1,453,800
Mini permanent	492,787	338,601
Construction bridge	4,486,036	2,369,840
Total loans receivable	241,980,935	173,557,221
Less:		
Allowance for credit losses	(2,101,865)	(1,383,833)
Loans receivable, net	$ 239,879,070	$ 172,173,388

An aging of loans receivable, by class, as of December 31, 2024 and 2023, is as follows:

December 31, 2024	Current	31-60 Days Past Due	61-90 Days Past Due	91-180 Days Past Due	181+ Days Past Due	Total
Acquisition and predevelopment	$ 217,858,223	$ -	$ -	$ -	$ -	$ 217,858,223
Predevelopment	17,348,389	-	-	-	-	17,348,389
Project initiation loans	1,720,500	-	-	75,000	-	1,795,500
Mini permanent	492,787	-	-	-	-	492,787
Construction Bridge	4,486,036	-	-	-	-	4,486,036
	$ 241,905,935	$ -	$ -	$ 75,000	$ -	$ 241,980,935

December 31, 2023	Current	31-60 Days Past Due	61-90 Days Past Due	91-180 Days Past Due	181+ Days Past Due	Total
Acquisition and predevelopment	$ 158,705,325	$ -	$ -	$ -	$ -	$ 158,705,325
Predevelopment	10,689,655	-	-	-	-	10,689,655
Project initiation loans	1,453,800	-	-	-	-	1,453,800
Mini permanent	338,601	-	-	-	-	338,601
Construction Bridge	2,369,840	-	-	-	-	2,369,840
	$ 173,557,221	$ -	$ -	$ -	$ -	$ 173,557,221

CSH has lending policies and procedures in place to underwrite and monitor loans for its portfolio. For each loan, CSH conducts a risk rating analysis based on the loan type (acquisition and predevelopment, predevelopment, project initiation loans, mini permanent, and construction bridge) by reviewing the following criteria: management rating, financial condition, real estate development capacity and experience, project viability, collateral, take-out financing status and the local real estate market. Each criterion is rated. The five rating categories are: strong, good, acceptable, weak and doubtful. When the risk rating on a loan has been listed as doubtful, it is considered to be a partially or fully uncollectable loan. The Organization conducts a comprehensive review of all outstanding loans at least annually.

CSH maintains a loan monitoring committee to review various economic conditions which may affect its loan program. The loan monitoring committee meets periodically throughout the year to review CSH's loan portfolio, its inherent risks, the risk rating of specific loans, the strategies intended to facilitate timely loan repayment, and assignments to staff members for follow-up and collection. Generally, the risk rating for loans provides for a measurement of the credit quality of the loan portfolio through the following five categories: strong, good, acceptable, weak and doubtful. Loans receivable are written off when the near-term prospects for collection appear remote and it is doubtful that a loan is considered partially or fully collectible.

Loans receivable, by class and credit quality category, as of December 31, 2024 and 2023, are as follows:

December 31, 2024	Strong	Good	Acceptable	Weak/Doubtful - Individually Assessed for Credit Losses	Total
Acquisition and predevelopment	$ 17,228,708	$ 161,003,211	$ 37,671,477	$ 1,954,827	$ 217,858,223
Predevelopment	-	11,668,380	5,680,009	-	17,348,389
Project initiation loans	-	-	1,620,500	175,000	1,795,500
Mini permanent	154,186	338,601	-	-	492,787
Construction Bridge		4,486,036	-	-	4,486,036
	$ 17,382,894	$ 177,496,228	$ 44,971,986	$ 2,129,827	$ 241,980,935

December 31, 2023	Strong	Good	Acceptable	Weak/Doubtful - Individually Assessed for Credit Losses	Total
Acquisition and predevelopment	$ 8,512,128	$ 119,573,413	$ 28,623,148	$ 1,996,636	$ 158,705,325
Predevelopment	-	6,656,420	4,033,235	-	10,689,655
Project initiation loans	-	-	1,453,800	-	1,453,800
Mini permanent	-	338,601	-	-	338,601
Construction Bridge	-	2,369,840	-	-	2,369,840
	$ 8,512,128	$ 128,938,274	$ 34,110,183	$ 1,996,636	$ 173,557,221

Additionally, to further mitigate its risk, CSH secured a $5,000,000 restricted grant from the City of Los Angeles to cover loan losses in its Los Angeles loan fund. It also secured a $435,000 loan from the State of Indiana Housing and Community Development Authority (as disclosed in Note L), a $171,300 loan from the Ohio Housing Finance Authority (as disclosed in Note L), and a $1,099,000 loan from the Illinois Housing Development Authority (as disclosed in Note L), each with provisions that CSH will not repay any actual losses resulting from providing project-initiation loans underwritten in any of those three states.

During the years ended December 31, 2024 and 2023, $27,698,023 and $28,330,109, respectively, of loans receivable were modified to include extensions of maturity dates, ranging from one to two years at similar terms for those organizations. As of December 31, 2024 and 2023, $21,892,995 and $21,367,655, respectively, of outstanding loans receivable have been restructured in this manner.

There was one loan ($1,439,300) that was foreclosed in 2023 and the receivable and other carrying costs were recognized as Real estate asset held for sale (see Note B). As of December 31, 2024 and 2023, three loans ($2,129,827) and one loan ($1,996,636), respectively, were considered impaired. These loans were individually assessed and the allowance for credit losses was reflected in our overall allowances for credit loss per Note G.

Note F - Interest receivable

Interest receivables consist of accrued interest relating to CSH's loan portfolio, net of interest receivables relating to loan participating agreements (see Note B). As of December 31, 2024 and 2023, CSH reported $2,874,358 and $1,946,822, respectively, net of allowance of allowance for credit loss of $4,496 and $20,628, respectively.

Note G - Allowance for credit losses

Loans receivable: The allowance for credit losses (ACL) is deducted from the loans' unpaid balance to present the net amount expected to be collected on the loans. Loans are charged off against the allowance when management believes the uncollectibility of a loan balance is confirmed. Expected recoveries do not exceed the aggregate of amounts previously charged-off and expected to be charged-off.

ACL represents management's estimate of lifetime credit losses inherent in loans as of the reporting period. The ACL is estimated by management using relevant available information, from both internal and external sources, relating to past events, current conditions, and reasonable and supportable forecasts.

CSH measures expected credit losses from loans on a pooled basis when similar risk characteristics exist. CSH has identified the following portfolio segments and calculates the ACL for each using the following methodology:

Project Initiation Loans (excluding PILS with third party loss guarantees)	Historic Loss % with adjustment to Weighted Average Remaining Maturity (WARM) due to recent supply chain and inflation causing construction gaps in financing. PILs have historically been a higher risk product with forgiveness provisions in the loan agreements. CSH has not written off a PIL in the last five years (look back period), but management feels that there is a higher risk on this product so an adjustment to ACL is warranted.
Unsecured Predevelopment Loans	5-year industry average for CDFIs our size published by the Opportunities Finance Network (OFN) with adjustments to WARM due to recent supply chain and inflation causing construction gaps in financing.
Secured Acquisition and Predevelopment Loans	5-year industry average for CDFIs our size published by the OFN with adjustment to WARM due to recent supply chain and inflation causing construction gaps in financing.
Loans Secured with third party top loss guarantees and forgivable notes payable	No ACL because of third party top loss guarantees and forgivable notes payable.

Acquisition Loans with exposure of greater than $1.5 million	Historic loss % with adjustments. CSH has large exposures in individual acquisition loans with high loan-to-value ratios. Management feels that to acknowledge the risk on these large loans that the provision for loss should be higher for any acquisition loan with exposure of greater than $1.5 million. Rate adjustment is to make the ALL three times the industry loss average.
Loans affected by local tax abatement expiration	Expiration of the abatement has caused an average 10% drop in appraisals on affordable housing projects increasing the risk of construction gaps that pose increased risk to the project identifying construction financing to completely take out CSH's loans. Adjustment to both the ACL and WARM to acknowledge the risk of repayment and the longer repayment timeline.
Loans affects by state and local budget cuts	Budget cuts at the state level in California has meant its taking longer for projects to assemble their construction and permanent financing that is a repayment source for our loans. Increased risk potential due to increased carrying costs on sites as they re apply for financing in subsequent application rounds. Adjustment to both the ACL and WARM to acknowledge the risk of repayment and the longer repayment timeline.

Loans that do not share risk characteristics are evaluated on an individual basis. When the borrower is experiencing financial difficulty and repayment is expected to be provided through operation or sale of the collateral, the expected credit losses are based on the fair value of the collateral at the reporting date, adjusted for selling costs as appropriate.

As of December 31, 2024 and 2023, the allowance for credit losses under the CECL, by class, is as follows:

December 31, 2024	Balance, December 31, 2023	Provision for credit losses	Write-off	Recoveries	Total
Acquisition and predevelopment	$ 1,184,015	$ 668,510	$ -	$ -	$ 1,852,525
Predevelopment	53,060	24,839	-	-	77,899
Project initiation loans	132,812	(16,591)	-	-	116,221
Mini permanent	2,808	1,032	-	-	3,840
Construction Bridge	11,138	40,242	-	-	51,380
	$ 1,383,833	$ 718,032	$ -	$ -	$ 2,101,865

December 31, 2023	Balance, December 31, 2022 (pre-CECL)	Adjustment to allowance for adoption of ASU 2016-13	Provision for credit losses	Write-off	Recoveries	Total
Acquisition and predevelopment	$ 1,705,221	$ (1,013,327)	$ 492,121	$ -	$ -	$ 1,184,015
Predevelopment	209,148	(169,027)	12,939	-	-	53,060
Project initiation loans	18,000	50,108	64,704	-	-	132,812
Mini permanent	45,023	(34,305)	(7,910)	-	-	2,808
Construction Bridge	-	-	11,138	-	-	11,138
	$ 1,977,392	$ (1,166,551)	$ 572,992	$ -	$ -	$ 1,383,833

Interest receivables: CSH maintains a separate allowance for credit losses for accrued interest on loans receivable. Management applied the same methodology used on loans receivable in determining the allowance for credit losses on interest receivable. As of December 31, 2024 and 2023, allowance for credit losses for accrued interest was $4,496 and $20,628 respectively.

Unfunded loan commitments: CSH maintains a separate reserve for credit losses of unfunded loan commitments, and it is reported in other liabilities in the accompanying consolidated statement of financial position. The reserve for credit losses on unfunded loan commitments is adjusted as a provision for credit losses in the accompanying consolidated statement of activities. The estimate includes consideration of the likelihood that funding will occur and an estimate of expected credit losses on commitments expected to be funded over its estimated life, utilizing the same models and approaches for CSH's loan portfolio described above, as these unfunded loan commitments share similar characteristics as its loan portfolio segment.

As of December 31, 2024 and 2023, CSH had $69,434,720 and $48,141,009, respectively, in unfunded commitments on executed loan agreements that will be disbursed as loans as borrowers meet milestones outlined in their respective loan agreements with CSH. CSH's liability for credit losses relating to these commitments was $617,963 and $358,162 as of December 31, 2024 and 2023, respectively, and was reported as other liabilities in the accompanying consolidated statement of financial position. For the year ended December 31, 2024 and 2023, the provision for credit losses for unfunded commitments was $259,801 and $88,052, respectively.

For the year ending December 31, 2024, CSH also had $30,140,550 of the unfunded portion of certain lines of credit as unconditionally cancellable credit exposures, meaning CSH can cancel the unfunded commitment at any time. No credit loss estimate is reported for unfunded loan commitments that are unconditionally cancellable by CSH or for undrawn amounts under such arrangements that may be withdrawn prior to the cancellation of the arrangement.

Note H - Contracts receivable

Contracts receivable consist of amounts due to CSH from federal, state, local and private agencies. All amounts are due within one year. Based on management's evaluation of the collectability of the receivables, as of December 31, 2024 and 2023, CSH recorded an allowance for uncollectible receivables of $60,063 and $223,925, respectively.

Contracts are recorded as revenue to the extent that expenses have been incurred for the purposes specified by the underlying contract agreements. For 2024 and 2023, advances on contracts received in excess of amounts spent were $2,757,917 and $2,451,276, respectively.

Note I - Other receivables

Other receivables consist primarily of fees relating to CSH's loan portfolio due from unrelated not-for-profit organizations, as disclosed in Note E. Based on management's evaluation of the collectability of the receivables, at December 31, 2024 and 2023, CSH did not record an allowance for uncollectible receivables.

Note J - Investments

At each year-end, investments were reported at their fair values and consisted of the following:

	2024		2023	
	Fair value	Cost	Fair value	Cost
Corporate and government fixed-income securities	$ 16,423,741	$ 16,448,545	$ 18,564,622	$ 18,938,528
Money market funds	40,626,824	40,626,824	6,049,096	6,049,096
	$ 57,050,565	$ 57,075,369	$ 24,613,718	$ 24,987,624

During each year, investment income (losses) consisted of the following:

	2024	2023
Interest and dividends	$ 1,246,826	$ 265,896
Net unrealized gains on investments	349,102	639,402
Net realized gains (losses) on sales of investments	41,402	(36,134)
	$ 1,637,330	$ 869,164

The Organization uses a framework for measuring fair value that includes a hierarchy that categorizes and prioritizes the sources used to measure and disclose fair value as follows:

Level 1: Valuations are based on observable inputs that reflect quoted market prices in active markets for the same or identical assets and liabilities at the reporting date.

Level 2: Valuations are based on: (i) quoted prices for similar assets or liabilities in active markets; or (ii) quoted prices for identical or similar assets or liabilities in markets that are not active; or (iii) pricing inputs other than quoted prices that are directly or indirectly observable at the reporting date. Level 2 assets include those securities that are redeemable at or near the balance sheet date and for which a model was derived for valuation.

Level 3: Fair value is determined based on pricing inputs that are unobservable and includes situations where: (i) there is little, if any, market activity for the asset or liability; or (ii) the underlying investments of which cannot be independently valued; or (iii) they cannot be immediately redeemed at or near the fiscal year-end.

The following tables summarize the fair values of investments at each year-end, in accordance with the valuation-hierarchy levels:

	December 31, 2024			
	Level 1	Level 2	Level 3	Total
Corporate and government fixed-income securities	$ -	$ 16,423,741	$ -	$ 16,423,741
Money market funds	40,626,824	-	-	40,626,824
	$ 40,626,824	$ 16,423,741	$ -	$ 57,050,565

	December 31, 2023			
	Level 1	Level 2	Level 3	Total
Corporate and government fixed-income securities	$ -	$ 18,564,622	$ -	$ 18,564,622
Money market funds	6,049,096	-	-	6,049,096
	$ 6,049,096	$ 18,564,622	$ -	$ 24,613,718

Note K - Property and equipment

At each year-end, property and equipment consisted of the following:

	2024	2023
Furniture and office equipment	$ 91,676	$ 522,145
Leasehold improvements	301,265	358,923
	392,941	881,068
Less accumulated depreciation and amortization	(267,946)	(793,121)
	$ 124,995	$ 87,947

Note L - Loans payable

At each year-end, loans payable was uncollateralized and consisted of the following:

	2024	2023
Corporation for Supportive Housing		
Indiana Housing and Community Development Authority note payable, 0% interest through maturity, September 30, 2025.	$ 398,107	$ 398,107
Conrad N. Hilton Foundation note payable, at 0% through maturity, March 31, 2025.	300,000	1,936,085
Conrad N. Hilton Foundation note payable, at 0% through maturity, December 15, 2034	2,000,000	-
CommonSpirit (Dignity Health) note payable, interest is payable quarterly at 2.5% through maturity, May 31, 2024.	-	3,000,000
CommonSpirit (Dignity Health) note payable, interest is payable quarterly at 2.5% through maturity, July 15, 2029	7,000,000	-
Capital One, NA note payable, interest due quarterly at 1% through maturity, April 1, 2025	1,000,000	1,000,000
HSBC CARES ACT PPP Funds Interest is payable at 1.0% through maturity, May 24, 2025.	365,209	1,236,601
US Bank line of credit, interest is payable quarterly at SOFR + 1.75% through maturity, July 18, 2025.	15,000,000	7,500,000
Ohio Housing Finance Agency note payable, 0% note payable principal due October 1, 2025.	171,300	171,300
van Ameringen Fdn NY note payable; at 0% through maturity, March 15, 2026.	1,000,000	1,000,000
Opportunity Finance Network notes payable, at 2% through maturity, July 14, 2026.	5,000,000	5,000,000
Webster Bank line of credit, interest is payable monthly at 3% through maturity, October 17, 2026	20,000,000	10,000,000
First Republic, NA note payable; interest due quarterly at 3.125% through maturity, November 12, 2026.	10,000,000	10,000,000
JPMorgan Chase line of credit, interest is payable quarterly based on SOFR + 1.65% through maturity, October 11, 2027	15,000,000	7,600,000
Mercy Investment Services, Inc. note payable, interest is payable quarterly at 2% through maturity, December 15, 2026.	1,500,000	1,500,000
California Community Foundation note payable, interest is payable quarterly at 2.0% through maturity, June 30, 2027.	6,000,000	6,000,000
California Community Foundation note payable, interest is payable quarterly at 2.0% through maturity, June 30, 2027.	5,000,000	5,000,000
Weingart Foundation note payable, interest is payable quarterly at 2.0% through maturity, June 30, 2027.	5,000,000	5,000,000
Federal Home Loan Bank of New York note payable, interest is payable monthly at 3.59% through maturity, October 12, 2028.	5,600,000	5,600,000
Wells Fargo Bank, N.A. note payable, interest is payable annually at 2% through maturity, April 26, 2031.	2,500,000	2,500,000
The California Endowment note payable, interest payable quarterly at 2% through maturity, March 31, 2032.	6,000,000	6,000,000
Illinois Housing Development Authority, 0% through maturity, August 10, 2032.	1,099,000	1,099,000
Arnold Ventures note payable, interest is payable quarterly at 1% through maturity, September 8, 2033	4,000,000	4,000,000
Total - Corporation for Supportive Housing	**$ 113,933,616**	**$ 85,541,093**

	2024	2023
Supportive Housing Solutions Fund, LLC		
HSBC line of credit, interest is payable quarterly based on SOFR + 1.25% through maturity, January 31, 2028.	$ 21,250,000	$ 14,215,000
Morgan Stanley line of credit, interest is payable quarterly based on SOFR + 1.8% through maturity, January 31, 2028.	$ 21,250,000	14,214,998
Deutsche Bank Trust Company America line of credit, interest is payable quarterly based on SOFR + 1.9% through maturity, January 31, 2028	13,749,500	9,200,000
Bank of America line of credit, interest is payable quarterly based on SOFR + 1.25% through maturity, January 31, 2028.	11,749,500	7,861,000
Amalgamated Bank line of credit, interest is payable quarterly based on SOFR + 1.25% (2.85% min) through maturity, January 31, 2028	7,000,000	4,718,000
Robert Wood Johnson Foundation line of credit, interest is payable quarterly at 0% for three years, 2.0% thereafter through maturity, July 31, 2030.	8,500,000	5,711,000
Robert Wood Johnson Foundation line of credit, interest is payable quarterly at 0% for three years, 2.0% thereafter through maturity, July 31, 2030.	6,500,000	4,348,000
Annie E. Casey Foundation line of credit, interest is payable quarterly at 2.0% through maturity, July 31, 2030.	5,000,000	3,422,000
Conrad Hilton Foundation line of credit, interest is payable quarterly at 2.0% through maturity, July 31, 2030.	2,000,000	2,000,000
Total Supportive Housing Solutions Fund, LLC	**$ 96,999,000**	**$ 65,689,998**
Denver SIPPRA, LLC		
Northern Trust note payable at 0%, and principal is paid through maturity, June 30, 2029	$ 2,157,469	$ 1,446,262
The Denver Foundation note payable at 0%, and principal is paid through maturity, June 30, 2029	462,313	364,957
Gary Philanthropy note payable at 0%, and principal is paid through maturity, June 30, 2029	308,210	206,609
Colorado Access Foundation note payable at 0%, and principal is paid through maturity, June 30, 2029	231,159	182,479
Total - Denver SIPPRA, LLC	**$ 3,159,151**	**$ 2,200,307**
Total - Consolidated	**$ 214,091,767**	**$ 153,431,398**

The required principal payments on the above obligations in each of the five years subsequent to 2024 are as follows:

Year Ending December 31,	Amount
2025	$ 2,234,613
2026	37,500,000
2027	46,000,000
2028	80,599,000
2029	10,159,151
Thereafter	37,599,003
	$ 214,091,767

Interest expense for 2024 and 2023 was $8,148,942 and $5,099,581, respectively.

In 2022, CSH entered into subordinated loan agreements with the California Community Foundation and the Weingart Foundation. These loan agreements are unsecured and subordinated to CSH's obligations to other creditors. Interest rates with these loans are 2% and maturing on June 30, 2027. As of December 31, 2024, the outstanding balance of these loans amounted to $16,000,000.

In 2021, CSH entered into subordinated loan agreements with the Annie E. Casey Foundation, Conrad Hilton Foundation and Robert Wood Johnson Foundation. These loan agreements are unsecured and subordinated to CSH's obligations to other creditors. Interest rates with these loans range from 0% - 2.5% and maturing on July 31, 2030. As of December 31, 2024, the outstanding balance of these loans amounted to $13,500,000.

As of December 31, 2024 and 2023, the Solutions Fund had $97,000,000 in open lines of credit available to it, of which approximately $96,999,000 and $65,690,000, respectively, was drawn and is included as a component of loans payable in the accompanying consolidated statements of financial position. Except for its loan payable with the Federal Home Loan Bank of New York which is collateralized with investments in government fixed-income securities valued at approximately $7,348,000 and $7,471,000 as of December 31, 2024 and 2023, respectively, CSH's loans payable are unsecured. Certain of the loans payable contain covenants that require CSH and the Solutions Fund to provide reporting on a periodic basis and to meet and maintain specific financial ratios. As of December 31, 2024, CSH and the Solutions Fund were in compliance with all covenants. Additionally, certain loans payable held by the Solutions Fund are guaranteed by CSH. However, as of December 31, 2024, no events have occurred with the loans payable of the Solutions Fund that would require CSH to perform under its guarantee obligations.

On May 1, 2020, CSH obtained a promissory note totaling $3,123,939 under the Small Business Administration ("SBA")'s Paycheck Protection Program ("PPP") that is part of The Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") stimulus relief. The note bears interest at 1% and requires monthly payments of principal and interest on the outstanding principal balance, unless otherwise forgiven in whole or part by the SBA under the CARES Act. CSH has up to 10 months after the end of the covered period, which is currently 24 weeks, to apply for full forgiveness. Forgiveness requests after that period would forfeit any principal and interest payments already paid. If the note is not forgiven, payments will begin the later of 10 months after the date the covered period ends or the date the SBA remits the forgiveness amount. The terms of the promissory note are subject to change depending on final regulation or legislation enacted. CSH did not apply for forgiveness of the loan and began making principal and interest payments in October 2021. As of December 31, 2024, the PPP loan balance of $365,309 was included in the current loan payables in the accompanying consolidated statements of financial position. As of December 31, 2023, PPP loan balances of $871,249 and $365,352 were included in current loan payables and noncurrent loan payables, respectively, in the accompanying consolidated statements of financial position.

Note M - Concentration of credit risk

CSH places its temporary cash investments with high-credit-quality financial institutions. At times, such investments may exceed federally insured limits. Management does not believe that CSH has a significant risk of loss related to the failure of these financial institutions.

CSH makes loans to not-for-profit organizations that are primarily engaged in residential real-estate development funded by state agencies. The ability of these organizations to honor their contracts may be impaired by a downturn in the economy or by a reduction in the availability of government funding and support for projects. Management continually evaluates the collectability of the loan portfolio and believes the allowance for credit losses is adequate to absorb potential losses.

Note N - Net assets

Net assets without donor restrictions: At December 31, 2024 and 2023, net assets without donor restrictions are designated as follows:

	2024	2023
Board-designated:		
Loan Capital Pool	$ 18,625,000	$ 18,625,000
Yield-Giving	40,000,000	-
Total board-designated	$ 58,625,000	$ 18,625,000
Undesignated	$ 14,098,028	$ 12,230,635

CSH has a Loan Capital Pool that has been designated by CSH's board of directors ("the Board") for use as financing capital. The Loan Capital Pool is not tied to specific grants and can be redesignated or undesignated by the Board. Withdrawal from the Loan Capital Pool also requires approval from the Board.

CSH received a one-time unrestricted contribution of $40 million from the MacKenzie Scott's Yield Giving Foundation in 2024. The Board has designated the unrestricted contribution ("Yield Giving") to be set aside for the purpose of securing future income for CSH's operations. The board designation provides strength to CSH's consolidated statements of financial position and is used for long-term programmatic and operational investments across CSH. Transfers to and from the Yield Giving are to be approved by the Board. CSH's 2025 Operating Budget included the utilization of approximately $3 million of Yield Giving, which was approved by the Board, to expand the Organization's impact and support the strategic plan goals.

Net assets with donor restrictions: CSH launched a five-year strategic plan in 2023, and it laid out the organization's approach to addressing the challenges the supportive housing field is facing. The strategic plan has three focus areas:

Housing: Increases the supply of and access to affordable housing aligned with supportive services, especially for those with no income, fixed income, or low wage employment.

Services: Increases the availability of and access to services that support people in thriving and stable housing.

Economic Security: Advances economic security and mobility for people living in supportive housing and the supportive housing workforce.

A summary of net assets with donor restrictions by focus areas at December 31, is as follows:

	2024	2023
Focus Areas:		
Housing	$ 54,867,782	$ 51,757,317
Services	4,355,736	4,484,382
Economic Security	273,250	352,487
Total	$ 59,496,768	$ 56,594,186

For the years ending December 31, 2024 and 2023, net assets released from restrictions were as follows:

	2024	2023
Focus Areas:		
Housing	$ 5,829,673	$ 7,892,963
Services	1,353,837	969,069
Economic Security	431,909	741,286
Total	$ 7,615,419	$ 9,603,318

Note O - Retirement plan

CSH maintains a Section 403(b) tax-deferred retirement savings plan for the benefit of its employees. Contributions by CSH are discretionary and can be made only with the approval of the Board of Directors. Contributions by CSH during 2024 and 2023 were $889,754 and $754,616, respectively, and are included as a component of employee benefits and payroll taxes in the accompanying consolidated statements of functional expenses.

Note P - New markets tax credit program

As disclosed in Note A, in conjunction with its role as the managing member of the LLCs, CSH earns a fee based on 0.01% of any income earned by each LLC. CSH is also entitled to administrative fees and annual management fees related to any NMTC qualified investment. During the years ended December 31, 2024 and 2023, CSH earned fees totaling $1,863,420 and $1,687,789 relating to such qualified equity investments, respectively, and are included as a component of new market tax credit program fees in the accompanying consolidated statements of activities. During the years ended December 31, 2024 and 2023, CSH also closed on new Qualified Low-Income Community Investment ("QLICI") loans to four projects which earned $2,078,125 and four projects, which earned $1,960,000, respectively, in sub allocation fees, which are also included as a component of new market tax credit program fees in the accompanying consolidated statements of activities.

Note Q - Commitments and contingencies

Litigation

In the ordinary course of business, CSH can be party to certain legal proceedings. In the opinion of management and legal counsel, the resolution of such matters will not have a material impact on CSH's operations or financial condition.

Lease commitments

At December 31, 2024, CSH was obligated under various non-cancelable operating real estate leases expiring through 2035.

CSH recognizes lease liabilities, which are measured at the present value of future minimum lease payments and a corresponding right-of-use asset. CSH determines an appropriate discount rate to apply when it determined the present value of the remaining lease payments for purposes of measuring its lease liabilities. During the years ended December 31, 2024 and 2023, CSH entered into various lease arrangements resulting in a recognition of a right-of-use assets in exchange for operating lease liabilities of $154,814 and $5,329,802, respectively.

As of December 31, 2024 and 2023 the unamortized right-of-use asset was $5,794,888 and $6,158,023, respectively, and the unamortized operating lease liability was $5,833,570 and $6,255,482, respectively.

For years subsequent to 2024, annual maturities of lease liabilities under the lease agreements are as follows:

Year Ending December 31,	Amount
2025	$ 870,082
2026	754,381
2027	715,554
2028	568,390
2029	541,990
Thereafter	3,277,949
	6,728,346
Less: incremental borrowing rate 2% to 3.7%	(894,776)
Operating leases liabilities	5,833,570
Less: Current portion of operating leases liabilities	711,045
Operating leases liabilities, net of current portion	$ 5,122,525

Other lease information:

	2024	2023
Cash paid for amounts included in the measurement of lease obligations	$ 597,853	$ 1,001,940
Weighted-average annual discount rate operating leases	2% to 3.7%	2% to 3.08%
Weighted-average remaining lease term (years)	9.21	9.71

Total rent expense for 2024 and 2023 was $1,018,099 and $1,118,882, respectively, and is included as a component of rent, utilities, and maintenance in the accompanying consolidated statements of functional expenses.

CSH is the lessor of a noncancelable operating lease beginning in February 2022. Rental income was $34,577 and $33,911 for the years ending December 31, 2024 and 2023, respectively, and is included as a reduction to the rent expense above.

Future annual aggregate minimum rent receipts under the noncancelable lease are as follows:

Year Ending December 31,	Amount
2025	$ 35,243
2026	35,909
2027	24,365
Total	$ 95,517

Loan commitments
As of December 31, 2024, CSH's Board of Directors had approved loan commitments totaling $30,140,550. These amounts are expected to be disbursed as loans in 2025. CSH also has $69,434,720 in unfunded commitments on executed loan agreements that will be disbursed as loans as borrowers meet milestones outlined in their respective loan agreements with CSH.

Federal grants
CSH's participation in federal awards programs is subject to financial and/or compliance audits by the respective awarding federal agencies or their representatives. Any adjustments to costs allowed under the federal award programs as a result of a financial and/or compliance audit will be reflected in the period which they are determined. Management does not anticipate any significant adjustments as a result of any such audits.

Note R - Subsequent events

Material subsequent events have been considered for recognition and disclosure in these consolidated financial statements through April 28, 2025, the date the consolidated financial statements were available to be issued.

Starting in January 2025, the White House issued several Executive Orders "EO" that impacted the funding of various government programs. CSH as a provider of technical assistance for the U.S. Department of Housing and Urban Development (“HUD”) with multi-year cost reimbursable contracts, was impacted by the EO's.

In February 2025, CSH received notice of termination of certain of its HUD contracts. As of the date of the termination notices in February 2025, the remaining contract value was approximately $27 million for awards with periods of performance through the year ended December 31, 2030. In April 2025, CSH filed an appeal with HUD and received notice of intent to reinstate on April 11, 2025. CSH intends to file an acceptance of terms of reinstatement on contracts totaling $21 million of the terminated awards. Revenues earned from all work completed by CSH up to the termination date have been collected. Management is evaluating the impact of the remaining terminations on its future operations, but the contract terminations did not have an impact on CSH’s 2024 consolidated financial statements.

Supplementary Information

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2024

Assets

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current assets						
Cash and cash equivalents	$ 23,263,925	$ 17,349,478	$ 625,281	$ 41,238,684	$ -	$ 41,238,684
Cash restricted - administrative agent cash	13,428,155	-	-	13,428,155	-	13,428,155
Investments	48,389,928	-	-	48,389,928	-	48,389,928
Grants and contributions receivable, net	8,619,622	-	-	8,619,622	-	8,619,622
Contracts receivable, net	10,817,055	-	-	10,817,055	-	10,817,055
Loans receivable, net of allowance for credit losses of $900,615	69,262,601	32,267,369	-	101,529,970	-	101,529,970
Interest receivable, net of allowance for credit losses of $1,811	445,844	798,954	-	1,244,798	-	1,244,798
Other receivables	1,075,448	2,648,815	1,033	3,725,296	(2,653,948)	1,071,348
Prepaid expenses and other assets	965,784	-	2,532,857	3,498,641	1,500,000	4,998,641
Total current assets	176,268,362	53,064,616	3,159,171	232,492,149	(1,153,948)	231,338,201
Noncurrent assets						
Investments	8,660,657	-	-	8,660,657	(20)	8,660,637
Grants and contributions receivable, net	2,335,053	-	-	2,335,053	-	2,335,053
Loans receivable, net of allowance for credit losses of $1,201,250	81,902,918	59,446,182	-	141,349,100	(3,000,000)	138,349,100
Interest receivable, net of allowance for credit losses of $2,685	1,317,424	312,136	-	1,629,560	-	1,629,560
Right-of-use asset operating leases	5,794,888	-	-	5,794,888	-	5,794,888
Real estate asset held for sale	1,498,333	-	-	1,498,333	-	1,498,333
Property and equipment, net	124,995	-	-	124,995	-	124,995
Investments in limited liability companies	35,288	-	-	35,288	-	35,288
Total noncurrent assets	101,669,556	59,758,318	-	161,427,874	(3,000,020)	158,427,854
Total assets	$ 277,937,918	$ 112,822,934	$ 3,159,171	$ 393,920,023	$ (4,153,968)	$ 389,766,055

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2024

Liabilities and Net Assets

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current liabilities						
Accounts payable and accrued expenses	$ 10,494,714	1,194,681	$ -	$ 11,689,395	(2,653,948)	$ 9,035,447
Advances on contracts	2,757,917	-	-	2,757,917	-	2,757,917
Grants payable	10,634,194	-	-	10,634,194	-	10,634,194
Current portion of operating leases liabilities	711,045	-	-	711,045	-	711,045
Current portion of loans payable	2,234,613	3,000,000	-	5,234,613	(3,000,000)	2,234,613
Other liabilities	417,315	200,648	-	617,963	-	617,963
Administrative agent cash distributable	13,428,155	-	-	13,428,155	-	13,428,155
Total current liabilities	40,677,953	4,395,329	-	45,073,282	(5,653,948)	39,419,334
Noncurrent liabilities						
Grants payable	1,147,246	-	-	1,147,246	-	1,147,246
Loans payable, net of current maturities	111,699,003	96,999,000	3,159,151	211,857,154	-	211,857,154
Operating leases liabilities, net of current portion	5,122,525	-	-	5,122,525	-	5,122,525
Total noncurrent liabilities	117,968,774	96,999,000	3,159,151	218,126,925	-	218,126,925
Total liabilities	158,646,727	101,394,329	3,159,151	263,200,207	(5,653,948)	257,546,259
Commitments and contingencies (Note Q)						
Net assets						
Without donor restrictions						
Board-designated	47,196,395	11,428,605	-	58,625,000	-	58,625,000
Undesignated	14,098,028	-	20	14,098,048	(20)	14,098,028
With donor restrictions	57,996,768	-	-	57,996,768	1,500,000	59,496,768
Total net assets	119,291,191	11,428,605	20	130,719,816	1,499,980	132,219,796
Total liabilities and net assets	$ 277,937,918	$ 112,822,934	$ 3,159,171	$ 393,920,023	$ (4,153,968)	$ 389,766,055

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2023

Assets

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current assets						
Cash and cash equivalents	$ 21,149,107	$ 8,254,845	$ 472,135	$ 29,876,087	$ -	$ 29,876,087
Cash restricted - administrative agent cash	16,187,267	-	-	16,187,267	-	16,187,267
Investments	15,232,941	-	-	15,232,941	-	15,232,941
Grants and contributions receivable, net	11,098,699	-	500,000	11,598,699	(500,000)	11,098,699
Contracts receivable, net	8,459,628	-	-	8,459,628	-	8,459,628
Loans receivable, net of allowance for credit losses of	41,517,766	18,850,860	-	60,368,626	-	60,368,626
Interest receivable, net of allowance for credit losses of $6,967	880,095	372,950	-	1,253,045	-	1,253,045
Other receivables	2,093,866	374,228	757	2,468,851	(2,121,148)	347,703
Prepaid expenses and other assets	823,498	-	1,227,435	2,050,933	-	2,050,933
Total current assets	117,442,867	27,852,883	2,200,327	147,496,077	(2,621,148)	144,874,929
Noncurrent assets						
Investments	9,380,797	-	-	9,380,797	(20)	9,380,777
Grants and contributions receivable, net	5,930,654	-	-	5,930,654	-	5,930,654
Loans receivable, net of allowance for credit losses of $913,033	61,117,600	52,272,162	-	113,389,762	(1,585,000)	111,804,762
Interest receivable, net of allowance for credit losses of $13,661	254,732	439,045	-	693,777	-	693,777
Other receivables	-	-	-	-	-	-
Right-of-use asset operating leases	6,158,023	-	-	6,158,023	-	6,158,023
Real estate asset held for sale	1,752,581	-	-	1,752,581	-	1,752,581
Property and equipment, net	87,948	-	-	87,948	-	87,948
Investments in limited liability companies	33,470	-	-	33,470	-	33,470
Total noncurrent assets	84,715,805	52,711,207	-	137,427,012	(1,585,020)	135,841,992
Total assets	$ 202,158,672	$ 80,564,090	$ 2,200,327	$ 284,923,089	$ (4,206,168)	$ 280,716,921

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2023

Liabilities and Net Assets

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current liabilities						
Accounts payable and accrued expenses	$ 5,550,680	$ 1,865,936	$ -	$ 7,416,616	$ (4,121,148)	$ 3,295,468
Advances on contracts	2,451,276	-	-	2,451,276	-	2,451,276
Grants payable	8,821,801	-	-	8,821,801	-	8,821,801
Current portion of operating leases liabilities	841,053	-	-	841,053	-	841,053
Current portion of loans payable	6,205,441	1,585,000	-	7,790,441	(1,585,000)	6,205,441
Other liabilities	213,861	144,301	-	358,162	-	358,162
Administrative agent cash distributable	16,187,267	-	-	16,187,267	-	16,187,267
Total current liabilities	40,271,379	3,595,237	-	43,866,616	(5,706,148)	38,160,468
Noncurrent liabilities						
Grants payable	2,466,246	-	-	2,466,246	-	2,466,246
Loans payable, net of current maturities	79,335,652	65,689,998	2,200,307	147,225,957	-	147,225,957
Operating leases liabilities, net of current portion	5,414,429	-	-	5,414,429	-	5,414,429
Total noncurrent liabilities	87,216,327	65,689,998	2,200,307	155,106,632	-	155,106,632
Total liabilities	127,487,706	69,285,235	2,200,307	198,973,248	(5,706,148)	193,267,101
Commitments and contingencies (Note Q)						
Net assets						
Without donor restrictions						
Board-designated	7,346,145	11,278,855	-	18,625,000		18,625,000
Undesignated	12,230,634	-	20	12,230,655	(20)	12,230,635
With donor restrictions	55,094,186	-	-	55,094,186	1,500,000	56,594,186
Total net assets	74,670,965	11,278,855	20	85,949,841	1,499,980	87,449,821
Total liabilities and net assets	$ 202,158,672	$ 80,564,090	$ 2,200,327	$ 284,923,089	$ (4,206,168)	$ 280,716,921

See Independent Auditor's Report.

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Activities
Year Ended December 31, 2024

	Without Donor Restrictions						With Donor Restrictions						
	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated	Consolidated Total
Public support and revenue:													
Grants and contributions	$ 40,272,465	$ -	$ -	$ 40,272,465	$ -	$ 40,272,465	$ 10,518,001	$ -	$ -	$ 10,518,001	$ -	$ 10,518,001	$ 50,790,466
Total grants and contributions	40,272,465	-	-	40,272,465	-	40,272,465	10,518,001	-	-	10,518,001	-	10,518,001	50,790,466
Contract services	32,838,841	-	-	32,838,841	-	32,838,841	-	-	-	-	-	-	32,838,841
Interest and dividend income	1,246,826	-	-	1,246,826	-	1,246,826	-	-	-	-	-	-	1,246,826
Interest income - loans	7,512,894	6,000,394	-	13,513,288	-	13,513,288	-	-	-	-	-	-	13,513,288
Fee income - loans	2,664,533	828,460	-	3,492,993	-	3,492,993	-	-	-	-	-	-	3,492,993
New market tax credit program fees	3,941,545	-	-	3,941,545	-	3,941,545	-	-	-	-	-	-	3,941,545
Other income	1,405,624	-	-	1,405,624	(813,347)	592,277	-	-	-	-	-	-	592,277
	89,882,728	6,828,854	-	96,711,582	(813,347)	95,898,235	10,518,001	-	-	10,518,001	-	10,518,001	106,416,236
Net assets released from restrictions	7,615,419	-	-	7,615,419	-	7,615,419	(7,615,419)	-	-	(7,615,419)		(7,615,419)	-
Total public support and revenue	97,498,147	6,828,854	-	104,327,001	(813,347)	103,513,654	2,902,582	-	-	2,902,582	-	2,902,582	106,416,236
Expenses:													
Program activities													
Program services	44,888,898	6,679,105	-	51,568,003	(813,347)	50,754,656	-	-	-	-	-	-	50,754,656
Management and general	10,295,294	-	-	10,295,294	-	10,295,294	-	-	-	-	-	-	10,295,294
Fundraising	986,815	-	-	986,815	-	986,815	-	-	-	-	-	-	986,815
Total expenses	56,171,007	6,679,105	-	62,850,112	(813,347)	62,036,765	-	-	-	-	-	-	62,036,765
Changes in net assets before net realized and unrealized gains on investments	41,327,140	149,749	-	41,476,889	-	41,476,889	2,902,582	-	-	2,902,582	-	2,902,582	44,379,471
Net realized and unrealized gains on investments	390,504	-	-	390,504	-	390,504	-	-	-	-	-	-	390,504
Changes in net assets	41,717,644	149,749	-	41,867,393	-	41,867,393	2,902,582	-	-	2,902,582	-	2,902,582	44,769,975
Net assets - beginning of year	19,576,779	11,278,856	20	30,855,655	(20)	30,855,635	55,094,186	-	-	55,094,186	1,500,000	56,594,186	87,449,821
Net assets - end of year	$ 61,294,423	$ 11,428,605	$ 20	$ 72,723,049	$ (20)	$ 72,723,028	$ 57,996,768	$ -	$ -	$ 57,996,768	$ 1,500,000	$ 59,496,768	$ 132,219,796

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Activities
Year Ended December 31, 2023

	Without Donor Restrictions						With Donor Restrictions						
	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated	Consolidated Total
Public support and revenue:													
Grants and contributions	$ 1,485,766	$ -	$ -	$ 1,485,766	$ -	$ 1,485,766	$ 30,277,912	$ -	$ -	$ 30,277,912	$ -	$ 30,277,912	$ 31,763,678
Total grants and contributions	1,485,766	-	-	1,485,766	-	1,485,766	30,277,912	-	-	30,277,912	-	30,277,912	31,763,678
Contract services	26,417,932	-	-	26,417,932	-	26,417,932	-	-	-	-	-	-	26,417,932
Interest and dividend income	265,896	-	-	265,896	-	265,896	-	-	-	-	-	-	265,896
Interest income - loans	5,457,394	3,363,426	-	8,820,820	-	8,820,820	-	-	-	-	-	-	8,820,820
Fee income - loans	2,474,879	924,296	-	3,399,175	-	3,399,175	-	-	-	-	-	-	3,399,175
New market tax credit program fees	3,647,789	-	-	3,647,789	-	3,647,789	-	-	-	-	-	-	3,647,789
Other income	3,762,484	-	-	3,762,484	(2,648,064)	1,114,420	-	-	-	-	-	-	1,114,420
	43,512,140	4,287,722	-	47,799,862	(2,648,064)	45,151,798	30,277,912	-	-	30,277,912	-	30,277,912	75,429,710
Net assets released from restrictions	9,603,318	-	-	9,603,318	-	9,603,318	(9,603,318)	-	-	(9,603,318)		(9,603,318)	-
Total public support and revenue	53,115,458	4,287,722	-	57,403,180	(2,648,064)	54,755,116	20,674,594	-	-	20,674,594	-	20,674,594	75,429,710
Expenses:													
Program activities													
Program services	41,434,832	5,046,438	-	46,481,270	(2,648,064)	43,833,206	-	-	-	-	-	-	43,833,206
Management and general	8,541,410	-	-	8,541,410	-	8,541,410	-	-	-	-	-	-	8,541,410
Fundraising	883,070	-	-	883,070	-	883,070	-	-	-	-	-	-	883,070
Total expenses	50,859,312	5,046,438	-	55,905,750	(2,648,064)	53,257,686	-	-	-	-	-	-	53,257,686
Changes in net assets before net realized and unrealized gains on investments	2,256,146	(758,716)	-	1,497,430	-	1,497,430	20,674,594	-	-	20,674,594	-	20,674,594	22,172,024
Net realized and unrealized gains on investments	603,268	-	-	603,268	-	603,268	-	-	-	-	-	-	603,268
Changes in net assets	2,859,414	(758,716)	-	2,100,698	-	2,100,698	20,674,594	-	-	20,674,594	-	20,674,594	22,775,292
Net assets - beginning of year	16,153,973	11,684,987	20	27,838,980	(20)	27,838,960	34,419,592	-	-	34,419,592	1,500,000	35,919,592	63,758,552
Cumulative effect of adoption of ASC 326	563,392	352,585	-	915,977	-	915,977	-	-	-	-	-	-	915,977
Net assets - end of year	$ 19,576,779	$ 11,278,856	$ 20	$ 30,855,655	$ (20)	$ 30,855,635	$ 55,094,186	$ -	$ -	$ 55,094,186	$ 1,500,000	$ 56,594,186	$ 87,449,821

See Independent Auditor's Report.

Corporation for Supportive Housing and its Subsidiaries

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2024

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal Assistance Listing Number	Pass-through Entity Identifying Number	Total Federal Expenditures	Provided to Subrecipients
U.S. Department of Housing and Urban Development:				
Community Compass Technical Assistance and Capacity Building				
A-TA-21-NY-0019	14.259		170,282	-
C-19-TA-NY-0019	14.259		23,943	-
C-21-TA-NY-0019	14.259		59,162	-
D-22-TA-NY-0019	14.259		51,518	-
E-20-TA-NY-0019	14.259		555,436	-
H-17-TA-NY-0019	14.259		62,104	-
H-20-TA-NY-0019	14.259		97,438	-
H-21-TA-NY-0019	14.259		92,287	-
H-22-TA-NY-0019	14.259		39,605	-
M-17-TA-NY-0019	14.259		146,197	-
M-18-TA-NY-0019	14.259		787,873	-
M-19-TA-NY-0019	14.259		443,582	-
M-20-TA-NY-0019	14.259		30,615	-
Y-18-TA-NY-0019	14.259		244	-
Y-19-TA-NY-0019	14.259		7,059	-
Y-20-TA-NY-0019	14.259		504,120	-
Y-21-TA-NY-0019	14.259		343,959	-
Y-22-TA-NY-0019	14.259		23,853	-
Z-21-TA-NY-0019	14.259		51,032	-
Total Community Compass Technical Assistance and Capacity Building			3,490,309	-
Neighborhood Stabilization Program				
T-12-NN-36-0017	14.264		3	-
Total U.S. Department of Housing and Urban Development			3,490,312	-
United States Department of Justice:				
Second Chance Act Reentry Initiative				
Pass-through from:				
The Council of State Governments Subaward	16.812	15PBJA-23-GK-05504-MUMU	9,269	-
Ohio Department of Department of Rehabilitation and Correction Subaward	16.812	15PBJA-21-GG-04014-PFSH	55,219	-
Total Second Chance Act Reentry Initiative			64,488	-
Total United States Department of Justice			64,488	-
U.S. Department of Treasury:				
Capital Magnet Fund				
211CM058905	21.011		4,108,000	-
231CM062383	21.011		1,340,000	-
Total Capital Magnet Fund			5,448,000	-
Covid-19: Coronavirus State and Local Fiscal Recovery Funds				
Pass-through from:				
Michigan State Housing Development Authority Subaward	21.027	SLFRP0127	137,009	-
Virginia Dept of Behavioral Health and Disability Service Subaward	21.027	SLFRP1026	1,005,069	897,033
Total Coronavirus State and Local Fiscal Recovery Funds			1,142,078	897,033
Community Development Financial Institutions Equitable Recovery Program				
22ERP060881	21.033		165,552	-
Total Community Development Financial Institutions Equitable Recovery Program			165,552	-
Total U.S. Department of Treasury			6,755,630	897,033

Corporation for Supportive Housing and its Subsidiaries

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2024

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal Assistance Listing Number	Pass-through Entity Identifying Number	Total Federal Expenditures	Provided to Subrecipients
U.S. Department of Health and Human Services:				
Technical and Non-Financial Assistance to Health Centers				
U30CS26935-10-00	93.129		402,365	39,326
U30CS26935-11-00	93.129		255,558	-
Total Technical and Non-Financial Assistance to Health Centers			657,923	39,326
Community Health Workers for Public Health Response and Resilient				
Pass-through from:				
Georgia Department of Public Health for Goods and Services Subaward	93.495	NU58DP006989	131,614	-
Total Community Health Workers for Public Health Response and Resilient			131,614	-
Developmental Disabilities Basic Support and Advocacy Grants				
Pass-through from:				
Illinois Council on Developmental Disabilities Subaward	93.630	2301ILSCDD	25,766	-
Total Developmental Disabilities Basic Support and Advocacy Grants			25,766	-
Special Projects of National Significance				
U90HA45842-02-00	93.928		2,887,541	2,417,625
U90HA45842-03-00	93.928		1,913,962	1,523,097
Total Special Projects of National Significance			4,801,503	3,940,722
Block Grants for Community Mental Health Services				
Pass-through from:				
Ohio Department of Mental Health and Addiction Services Subaward	93.958	B09SM087381	34,859	-
Ohio Department of Mental Health and Addiction Services Subaward	93.958	B09SM087381	44,738	-
Sierra Health Foundation Subaward	93.958	B09SM085337	148,718	105,303
Washington State Health Care Authority Subaward	93.958	B09SM085384	14,638	-
Total Block Grants for Community Mental Health Services	93.958		242,953	105,303
Block Grants for Prevention and Treatment of Substance Abuse				
Pass-through from:				
Indiana Family & Social Services Administration Subaward	93.959	B08TI083532	11,602	-
Sierra Health Foundation Subaward	93.959	B08TI083929	140,942	105,303
Washington State Health Care Authority Subaward	93.959	B08TI083977	63,656	-
Total Block Grants for Prevention and Treatment of Substance Abuse			216,200	105,303
Total U.S. Department of Health and Human Services			6,075,959	4,190,654
Total Expenditures of Federal Awards			$ 16,386,389	$ 5,087,687

See Notes to Schedule of Expenditures of Federal Awards.

Notes to Schedule of Expenditures of Federal Awards
December 31, 2024

Note A - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Corporation for Supportive Housing and its Subsidiaries under programs of the federal government for the year ended December 31, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of Corporation for Supportive Housing and its Subsidiaries, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Corporation for Supportive Housing and its Subsidiaries.

Note B - Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note C - Indirect Cost Rate

Corporation for Supportive Housing and its Subsidiaries has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
Corporation for Supportive Housing

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Corporation for Supportive Housing and its Subsidiaries, which comprise the Corporation for Supportive Housing and its Subsidiaries' consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 28, 2025. The financial statements of the subsidiaries were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with these subsidiaries.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered the Corporation for Supportive Housing and its Subsidiaries' internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation for Supportive Housing and its Subsidiaries' internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation for Supportive Housing and its Subsidiaries' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation for Supportive Housing and its Subsidiaries' consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Bethesda, Maryland
April 28, 2025

Report on Compliance for Each Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
Corporation for Supportive Housing

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Corporation for Supportive Housing and its Subsidiaries' compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Corporation for Supportive Housing and its Subsidiaries' major federal programs for the year ended December 31, 2024. Corporation for Supportive Housing and its Subsidiaries' major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Corporation for Supportive Housing and its Subsidiaries complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Corporation for Supportive Housing and its Subsidiaries and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Corporation for Supportive Housing and its Subsidiaries' compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to Corporation for Supportive Housing and its Subsidiaries' federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Corporation for Supportive Housing and its Subsidiaries' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Corporation for Supportive Housing and its Subsidiaries' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Corporation for Supportive Housing and its Subsidiaries' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Corporation for Supportive Housing and its Subsidiaries' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Corporation for Supportive Housing and its Subsidiaries' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Bethesda, Maryland
April 28, 2025

Corporation for Supportive Housing and its Subsidiaries

Schedule of Findings and Questioned Costs
December 31, 2024

Section I - Summary of Auditor's Results

Financial Statements

1. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP	Unmodified
2. Internal control over financial reporting:	
a. Material weakness(es) identified?	No
b. Significant deficiency(ies) identified?	None reported
3. Noncompliance material to the financial statements noted?	No

Federal Awards

1. Internal control over major federal programs:	
a. Material weakness(es) identified?	No
b. Significant deficiency(ies) identified?	None reported
2. Type of auditor's report issued on compliance for major federal programs	Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
4. Identification of major federal programs	

Assistance Listing Number(s)	Name of Federal Program
21.027	Covid-19: Coronavirus State and Local Fiscal Recovery Funds
93.928	Special Projects of National Significance

5. Dollar threshold used to distinguish between Type A and Type B programs	$750,000
6. Auditee qualified as low-risk auditee?	Yes

Section II - Financial Statement Findings

No matters were reported.

Section III - Major Federal Award Findings and Questioned Costs

No matters were reported.

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