Corporation for Supportive Housing
REQUEST FOR PROPOSALS FOR AUDIT AND TAX SERVICES

I. INTRODUCTION

A. General Information

Corporation for Supportive Housing is accepting proposals from CPA firms to provide audit and tax services for the fiscal year ending December 31, 2024, with the option to renew for each of the four subsequent fiscal years. Corporation for Supportive Housing (CSH), a Delaware Nonprofit Corporation (501(c)(3)) requires the following audits:

1. Consolidated audit of CSH and its three subsidiaries
2. Stand alone audit of Denver SIPPRA subsidiary
3. Stand alone audits for CSH's twenty-seven unconsolidated for profit and nonprofit subsidiaries (Catalysts)*

* Bids may or may not include audits for CSH's Catalysts, at the bidder's election. The number of Catalysts may fluctuate year to year and not all Catalysts require annual audits. These entities have a low volume of quarterly transactions. Bids that do not include pricing for the audit of these entities, however, will still receive full consideration as they relate to the audit of CSH itself.

CSH's audits are to be performed in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants, and in accordance with Title 2, U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

The audits for CSH's twenty-seven active for profit and nonprofit subsidiaries are to be performed in accordance with generally accepted auditing standards set forth by the American Institute of Certified Public Accountants.

There is no expressed or implied obligation for CSH to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

A pre-proposal meeting for all the firms interested in submitting a proposal will be held the week of June 24, via a Teams meeting, to answer questions about the engagement. If you would like to take part in this pre-proposal conference, please email your request to rfp@csh.org and you will receive the meeting invitation. After this pre-proposal conference, any inquiries concerning the request for proposals should be addressed to Eileen Hawes, Chief Financial Officer (rfp@csh.org).

To be considered, a copy of a proposal must be received by Eileen Hawes, Chief Financial Officer at rfp@csh.org, by 5:00 P.M. EST on August 1, 2024. CSH reserves the right to reject any or all proposals submitted.

Proposals submitted will be evaluated by CSH's management and Board Audit Committee, which will recommend its selection to CSH's Board of Directors for its approval.

During the evaluation process, CSH reserves the right, where it may serve CSH's best interests, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of CSH, firm s submitting proposals may be requested to make oral presentations as part of the evaluation process.

CSH reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between CSH and the firm selected.

We anticipate the selection of a firm will be completed by September 27, 2024. Following the notification of the selected firm it is expected a contract will be executed between both parties by October 5, 2024.

B. Term of Engagement

A five-year contract is contemplated, subject to the subsequent annual review and recommendation of CSH's Board Audit Committee, the satisfactory negotiation of terms (including a price acceptable to both CSH and the selected firm) and the concurrence of CSH's Board of Directors.

II. NATURE OF SERVICES REQUIRED

A. General

CSH is soliciting the services of qualified firms of certified public accountants to audit the financial statements of Corporation for Supportive Housing and its three for profit unconsolidated affiliates, for the fiscal year ending December 31, 2024, and with the option of renewing for each of the four (4) subsequent fiscal years. These audits are to be performed in accordance with the provisions contained in this request for proposals. In addition, CSH will require the preparation of its annual 990 tax returns.

CSH is a nonprofit Delaware Corporation. It has been designated as a Community Development Financial Institution (CDFI) by the United States Department of the Treasury. CSH was originally incorporated in 1991. Its nonconsolidated subsidiaries were incorporated in the State of Delaware at various dates beginning in 2010. These unconsolidated subsidiaries were formed to act as intermediaries in placing loans using CSH's New Market Tax Credit (NMTC) allocations. CSH accepts contracts, grants, and investments from foundations, corporations, individuals and government agencies in furtherance of its mission to advance solutions that use housing as a platform for services to improve the lives of the most vulnerable people and to maximize public resources and build healthy communities.

B. Scope of Work to be performed

CSH desires the auditor to express an opinion on the fair presentation of CSH's and its unconsolidated subsidiaries basic financial statements in conformity with generally accepted accounting principles.

The auditor shall also be responsible for performing certain limited procedures involving required supplementary information required by the Governmental Accounting Standards Board as mandated by generally accepted auditing standards.

The auditor will prepare, for filing by CSH, the organization's annual federal 990, State of New York and State of California tax returns.

The auditor will prepare, for filing by CSH, its unconsolidated subsidiaries' 1065 partnership tax returns.

C. Auditing Standards to be followed

To meet the requirements of this request for proposals, CSH's audits shall be performed in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants and the provisions of Title 2, U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

The up to twenty-seven (this number may fluctuate) unconsolidated subsidiaries' audits shall be performed in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants.

D. Reports to be issued

Following the completion of audit of CSH's and its three unconsolidated for profit subsidiaries' fiscal year's financial statements, the auditor shall issue before April 30th of each year:

1. For CSH and its three unconsolidated for profit subsidiaries, an Independent Auditor's Report on the fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

2. For CSH, an Independent Auditor's 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.*

3. Report on compliance for each major federal program and on internal control over compliance required Title 2, U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Princ*iples, and Audit Requirements for Federal Awards*.

In the required reports on compliance and internal controls, the auditor shall communicate any reportable conditions found during the audit. A reportable condition shall be defined as a significant deficiency in the design or operation of th e internal control structure, which could adversely affect the organization's ability to record, process, summarize and report financial data consistent with the assertions of management in the financial statements.

Reportable conditions that are also material weaknesses shall be identified as such in the report. Nonreportable conditions discovered by the auditors shall be reported in a separate letter to management, which shall be referred to in the reports on compliance and internal controls.

The reports on CSH's compliance and internal controls shall include all instances of noncompliance. The reports on CSH's three unconsolidated subsidiaries' compliance and internal controls shall include all material instances of noncompliance as well. All nonmaterial instances of noncompliance shall be reported in a separate management letter, which shall be referred to in the reports on compliance and internal controls.

Irregularities and illegal acts: Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware to the following parties:

1. Corporation for Supportive Housing's President

2. The Chair of Corporation for Supportive Housing's Board of Directors' Audit Committee

Reporting to the Board of Directors: Auditors shall provide the required written communications to CSH's Board of Directors concerning:

1. The auditor's responsibility under generally accepted auditing standards
2. Significant accounting policies
3. Management judgments and accounting estimates
4. Significant audit adjustments
5. Other information in documents containing audited financial statements
6. Disagreements with management
7. Management consultation with other accountants
8. Major issues discussed with management prior to retention
9. Difficulties encountered in performing the audit

E. Special Considerations

There were no findings or other weaknesses reported in CSH's most recent financial statement audit or in audit of its unconsolidated subsidiaries for the fiscal year ended December 31, 2023. Therefore, there are no unresolved findings or other weaknesses.

F. Working Paper Retention and Access to Working Papers

All working papers and reports must be retained, at the auditor's expense, for a minimum of seven years, unless the firm is notified in writing by CSH of the need to extend the retention period. The auditor will be required to make working papers available, upon request, to the U.S. General Accounting Office (GAO) and auditors of entities of which CSH is a subrecipient of grant funds.

In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

III. DESCRIPTION CORPORATION FOR SUPPORTIVE HOUSING

A. Contact Persons

The auditor's principal contact with CSH will be Eileen Hawes, Chief Financial Officer, or a designated representative, who will coordinate the assistance to be provided by CSH to the auditor. CSH's website is www.csh.org and Ms. Hawes' email address is rfp@csh.org.

B. Fund Structure

CSH maintains a number of unrestricted and temporarily restricted funds. The bulk of its assets are either restricted or designated for its programmatic work or its revolving loan fund, the vehicle it employs in making loans to affordable housing developers through out the United States.

CSH's loans are made to organizations that typically are unable to secure financing from commercial lending institutions. CSH is not a transactional lender, however; it only makes loans that, in its view, further its mission.

A copy of CSH's audit for the year ended December 31, 2023 is enclosed herewith for your reference.

IV. PROPOSAL REQUIREMENTS

In responding to this request, please provide the following information:

1. Detail your firm's experience in providing auditing and tax services to entities in the not-for-profit sector and CDFIs, as well as associations of a comparable size to CSH.
2. Provide information on whether you provide services to any related industry associations or groups.
3. Discuss the firm's independence with respect to CSH. Explain how you monitor and maintain your independence on an ongoing basis.
4. Discuss commitments you will make to staff continuity, including your staff turnover experience in the last three years.

5. Identify the partner, manager and in-charge accountant and the percentage of time each will dedicate to the audit who will be assigned to our job if you are successful in your bid and provide biographies for these individuals. Indicate any complaints that have been leveled against them by the state board of accountancy or other regulatory authority, if any. Indicate any corrective actions that have been taken by the firm with respect to these individuals.
6. Describe how your firm will approach the audit of the organization, including the use of any association or affiliate member firm personnel and the areas that will receive primary emphasis. The CPA firm shall not assign any interest in the contract and shall not transfer any interest in the same without prior written consent of CSH.
7. Discuss the firm's use of technology in the audit and whether part or all of the audit can be done remotely. The CPA firm can be located anywhere in the United States, and the services may be provided virtually. CSH subcontractors cannot have existing, pending, or expired debarments that preclude them from doing business with the United States government and cannot have convictions for, nor have any pending indictments for, fraud or a criminal offense in connection with a public contract or subcontract.
8. Discuss how your firm safeguards client data from potential cybersecurity incidents
9. Finally, discuss the communication process used by the firm to discuss issues with the management and audit committees of the board.
10. Furnish current standard billing rates for classes of professional personnel, including an expense policy describing how incidental costs (for example, travel and mileage) are billed.
11. Describe how you bill for questions on technical matters that may arise throughout the year.
12. Provide three names and contact information of other similarly sized not-for-profit clients of the partner and manager that will be assigned to our organization.
13. Describe the firm's diversity, equity, and inclusion efforts, including whether the firm is women or minority owned/controlled.
14. Describe what differentiates your firm from the other firms being considered, and why our selection of your firm as our independent auditors is the best decision we could make.
15. Describe how your firm will meet CSH's reporting deadlines.
16. Detail the nature of any current litigation and include a copy of your firm's most recent Peer Review report and the firm's letter of response, if applicable.
17. Describe the firm's approach to the resolution of technical disagreements among engagement personnel, and between the firm and the not-for-profit client.
18. Please be prepared to submit information on the firm's liability insurance coverage if you are selected. The selected CPA firm shall carry and keep in force throughout the periods in which the audit services are provided a comprehensive general liability, workers' compensation, employer's liability insurance, errors and omissions in the amounts and form as required to do business in the State of New York. The awarded CPA firm must furnish a Certificate of Insurance to CSH prior to commencement of services. The CPA firm shall also furnish a certification of said insurance to CSH certifying that CSH will be given thirty (30) days written notice of non-renewal, cancellation, or other material change.
19. Set forth your fee proposal and ensure that the fee is sufficient to cover the work that you expect to perform if you are awarded this engagement for the 2024 audit with whatever guarantees you offer regarding fee increases in future years, and federal and state tax preparation. Please detail the fees separately for the CSH consolidated audit, Denver SIPRRA audit, Catalyst audits and tax preparation.

V. PROPOSAL EVALUATION

The Audit Committee of the Board of Directors of CSH will evaluate proposals on a qualitative basis. This includes a review of the firm's peer review and related materials, interviews with senior engagement personnel to be assigned to our organization, results of discussions with other clients, and the firm's completeness and timeliness in its response to us.

RFP key dates are as follows:

Week of June 24, 2024	Pre-Proposal Teams meeting to answer questions
August 1, 2024	Proposals due to CSH
August 15 - 30, 2024	Meetings with prospective firms
September 27, 2024	Decision made by CSH board

Corporation for Supportive Housing and its Subsidiaries

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

December 31, 2023 and 2022

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ADVISORY • ASSURANCE • TAX

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, 2023 and 2022, 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, 2023 and 2022, 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 certain 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

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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 29, 2024 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 29, 2024

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Financial Position
December 31, 2023 and 2022

Assets

	2023	2022
Current assets		
Cash and cash equivalents	$ 29,876,087	$ 20,756,289
Cash restricted - administrative agent cash	16,187,267	15,153,186
Investments	15,232,941	11,224,529
Grants and contributions receivable, net	11,098,699	3,166,826
Contracts receivable, net	8,459,628	7,523,595
Loans receivable, net of allowance for credit losses of $470,800 and allowance for loan losses of $279,559, respectively	60,368,626	39,455,245
Interest receivable, net of allowance for credit losses of $6,967 and allowance for uncollectible interest receivable of $10,745, respectively	1,253,045	732,545
Other receivables	347,703	88,652
Prepaid expenses and other assets	2,050,933	1,018,362
Total current assets	144,874,929	99,119,229
Noncurrent assets		
Investments	9,380,777	9,132,731
Grants and contributions receivable, net	5,930,654	740,495
Loans receivable, net of allowance for credit losses of $913,033 and allowance for loan losses of $1,697,833	111,804,762	88,129,576
Interest receivable, net of allowance for credit losses of $13,661 and allowance for uncollectible interest receivable of $13,786, respectively	693,777	763,460
Other receivables	-	170,285
Right-of-use asset operating leases	6,158,023	1,830,161
Real estate asset held for sale	1,752,581	-
Property and equipment, net	87,948	13,365
Investments in limited liability companies	33,470	31,840
Total noncurrent assets	135,841,992	100,811,913
Total assets	$ 280,716,921	$ 199,931,142

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Financial Position
December 31, 2023 and 2022

Liabilities and Net Assets

	2023	2022
Current liabilities		
Accounts payable and accrued expenses	$ 3,295,468	$ 3,648,004
Advances on contracts	2,451,276	2,417,578
Grants payable	8,821,801	5,836,235
Current portion of operating leases liabilities	841,053	1,056,147
Current portion of loans payable	6,205,441	1,260,690
Other liabilities	358,162	-
Administrative agent cash distributable	16,187,267	15,153,186
Total current liabilities	38,160,468	29,371,840
Noncurrent liabilities		
Grants payable	2,466,246	4,384,122
Loans payable, net of current maturities	147,225,957	101,455,675
Operating leases liabilities, net of current portion	5,414,429	960,953
Total noncurrent liabilities	155,106,632	106,800,750
Total liabilities	193,267,100	136,172,590
Commitments and contingencies (Note Q)		
Net assets		
Without donor restrictions	30,855,635	27,838,960
With donor restrictions	56,594,186	35,919,592
Total net assets	87,449,821	63,758,552
Total liabilities and net assets	$ 280,716,921	$ 199,931,142

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Activities
Years Ended December 31, 2023 and 2022

	2023 Without donor restrictions	2023 With donor restrictions	2023 Total	2022 Without donor restrictions	2022 With donor restrictions	2022 Total
Public support and revenue:						
Grants and contributions	$ 1,485,766	$ 30,277,912	$ 31,763,678	$ 123,971	$ 13,858,397	$ 13,982,368
Total grants and contributions	1,485,766	30,277,912	31,763,678	123,971	13,858,397	13,982,368
Contract services	26,417,932	-	26,417,932	20,033,076	-	20,033,076
Interest and dividend income	265,896	-	265,896	300,682	-	300,682
Interest income - loans	8,820,820	-	8,820,820	6,240,126	-	6,240,126
Fee income - loans	3,399,175	-	3,399,175	2,253,665	-	2,253,665
New market tax credit program fees	3,647,789	-	3,647,789	2,924,329	-	2,924,329
Other income	1,114,420	-	1,114,420	874,019	-	874,019
	45,151,798	30,277,912	75,429,710	32,749,868	13,858,397	46,608,265
Net assets released from restrictions	9,603,318	(9,603,318)	-	8,637,999	(8,637,999)	-
Total public support and revenue	54,755,116	20,674,594	75,429,710	41,387,867	5,220,398	46,608,265
Expenses:						
Program services	43,833,206	-	43,833,206	32,683,238	-	32,683,238
Management and general	8,541,410	-	8,541,410	7,940,480	-	7,940,480
Fundraising	883,070	-	883,070	741,288	-	741,288
Total expenses	53,257,686	-	53,257,686	41,365,006	-	41,365,006
Changes in net assets before net realized and unrealized gains (losses) on investments	1,497,430	20,674,594	22,172,024	22,861	5,220,398	5,243,259
Net realized and unrealized gains (losses) on investments	603,268	-	603,268	(1,300,474)	-	(1,300,474)
Changes in net assets	2,100,698	20,674,594	22,775,292	(1,277,613)	5,220,398	3,942,785
Net assets - beginning of year	27,838,960	35,919,592	63,758,552	29,116,573	30,699,194	59,815,767
Cumulative effect of adoption of ASC 326	915,977	-	915,977	-	-	-
Net assets - end of year	$ 30,855,635	$ 56,594,186	$ 87,449,821	$ 27,838,960	$ 35,919,592	$ 63,758,552

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Functional Expenses
Years Ended December 31, 2023 and 2022

	2023				2022			
	Program services	Management and general	Fund-raising	Total	Program services	Management and general	Fund-raising	Total
Expenses								
Salaries and wages	$ 15,142,248	$ 5,412,096	$ 622,489	$ 21,176,833	$ 13,082,345	$ 4,689,079	$ 522,587	$ 18,294,011
Employee benefits and payroll taxes	3,867,388	1,255,801	160,072	5,283,261	3,297,809	1,076,813	133,088	4,507,710
Consultants	3,047,977	131,999	27,700	3,207,676	4,177,485	327,571	6,315	4,511,371
Professional fees	609,022	261,092	500	870,614	434,314	215,966	1,361	651,641
Rent, utilities and maintenance	615,021	447,046	56,815	1,118,882	589,072	387,146	64,259	1,040,477
Management information system	40,732	360,492	-	401,224	121,958	297,862	-	419,820
Telephone	77,261	23,830	3,287	104,378	118,625	36,492	4,832	159,949
Supplies	20,191	8,605	591	29,387	40,305	17,772	1,340	59,417
Equipment repairs and maintenance	69,437	76,211	-	145,648	75,044	146,490	-	221,534
Postage and messenger services	16,889	6,744	678	24,311	18,272	6,133	712	25,117
Duplication	32,165	8,969	1,925	43,059	38,206	10,628	1,442	50,276
Staff travel	698,427	75,130	504	774,061	427,963	107,029	690	535,682
Insurance	6,185	116,917	-	123,102	8,979	93,966	-	102,945
Other administrative expenses	157,191	225,400	8,444	391,035	179,572	237,738	4,647	421,957
Conferences, meetings and seminars	832,347	64,338	65	896,750	450,708	212,828	15	663,551
Grants and direct support	12,824,206	-	-	12,824,206	6,497,571	-	-	6,497,571
Depreciation and amortization	-	50,415	-	50,415	-	37,679	-	37,679
Interest	5,083,256	16,325	-	5,099,581	2,492,759	31,413	-	2,524,172
Provision for bad debt expense	16,587	-	-	16,587	632,251	7,875	-	640,126
Provision for credit losses	676,676	-	-	676,676	-	-	-	-
	$ 43,833,206	$ 8,541,410	$ 883,070	$ 53,257,686	$ 32,683,238	$ 7,940,480	$ 741,288	$ 41,365,006

See Notes to Consolidated Financial Statements.

Corporation for Supportive Housing and its Subsidiaries

Consolidated Statements of Cash Flows
Years Ended December 31, 2023 and 2022

	2023	2022
Cash flows from operating activities:		
Change in net assets	$ 22,775,292	$ 3,942,785
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Depreciation and amortization	50,415	37,679
Provision for bad debt expense	16,586	573,089
Provision for credit losses	676,677	-
Net realized and unrealized (gains) losses on investments	(603,268)	1,300,474
Grants receivable discount	438,970	61,940
Changes in:		
Grants and contributions receivable	(13,561,002)	(675,612)
Contracts receivable	(952,619)	(845,818)
Interest receivables	(643,888)	395,095
Other receivables	(88,766)	(126,147)
Prepaid expenses	(1,079,893)	(448,928)
Operating leases right-of-use assets	(4,327,862)	(1,830,161)
Accounts payable and accrued expenses	(352,536)	(364,180)
Advances on contracts	33,698	1,640,447
Grants payable	1,067,690	(2,974,881)
Administrative agent cash distributable	1,034,081	(677,274)
Operating leases liabilities	4,238,382	2,017,100
Net cash provided by operating activities	8,721,957	2,025,608
Cash flows from investing activities:		
Acquisition of real estate asset held for sale	(116,307)	-
Purchases of property and equipment	(77,676)	(10,384)
Purchases of investments	(6,144,754)	(4,590)
Proceeds from sales of investments	2,489,934	15,593,423
Cash payments under loan obligations	(94,725,462)	(78,359,152)
Cash collections under loan obligations	49,291,154	46,845,744
Net cash used in investing activities	(49,283,111)	(15,934,959)
Cash flows from financing activities:		
Proceeds from loans payable	101,013,557	20,304,750
Payments on loans payable	(50,298,524)	(15,879,886)
Net cash provided by financing activities	50,715,033	4,424,864
Net increase (decrease) in cash and cash equivalents and restricted cash	10,153,879	(9,484,487)
Cash and cash equivalents and restricted cash - beginning of year	35,909,475	45,393,962
Cash and cash equivalents and restricted cash - end of year	$ 46,063,354	$ 35,909,475
Supplemental cash flow information:		
Cash paid for interest	$ 5,578,684	$ 2,256,351
Reconciliation of cash and cash equivalents and restricted cash		
Cash and cash equivalents	$ 29,876,087	$ 20,756,289
Cash restricted - administrative agent cash	16,187,267	15,153,186
Total cash and cash equivalents and restricted cash presented in the statement of cash flows	$ 46,063,354	$ 35,909,475
Significant noncash investing and financing activities		
Loans receivable written off against the allowance for loan loss	$ -	$ 65,710
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	$ 4,327,862	$ 1,830,161
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 28 states 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, 2023, has been awarded $435,000,000 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, 2023, of the forty LLCs that have been formed, thirty-one have entered into NMTC based agreements. Of these thirty-one agreements, seven 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 will be dissolved in 2024, leaving twenty-four active NMTC investments as of December 31, 2023. 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 2016, CSH formed The Denver PFS, LLC, special-purpose vehicle ("Denver PFS SPV") in partnership with Enterprise Community Partners, Inc. and incorporated in the State of Delaware. CSH has a 50% ownership of Denver PFS SPV and serves as project manager. Denver PFS 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, Denver PFS SPV will receive success payments and funds will be distributed to lenders to repay loans made to Denver PFS SPV for the project. The project completed its performance period in 2021 and was fully dissolved as of Feb 4, 2022.

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 will be 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 $19,535 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. Results of reporting periods beginning after January 1, 2023, are presented under CECL while prior period amounts are reported based on ASC 310.

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, 2023 and 2022, the balance of loan participations serviced was $25,276,428 and $25,998,391, 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 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 for sale	$ 1,752,581

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, 2023 and 2022, this accrued vacation obligation was approximately $1,878,804 and $1,681,896, 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, 2023, 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, 2023 and 2022, 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 2020 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.

Subsequent events

Material subsequent events have been considered for recognition and disclosure in these consolidated financial statements through April 29, 2024, the date the consolidated financial statements were available to be issued and the Organization has concluded that no subsequent events have occurred that would require recognition in the consolidated financial statements or disclosure in the notes to the consolidated financial statements.

Note C - Liquidity and availability

The table below represents financial assets available for general expenditures within one year at December 31, 2023 and 2022:

	2023	2022
Financial assets at year end:		
Cash and cash equivalents	$ 29,876,087	$ 20,756,289
Cash restricted - administrative agent cash	16,187,267	15,153,186
Investments	15,232,941	11,224,529
Grants and contributions receivable, net	11,098,699	3,166,826
Contracts receivable, net	8,459,628	7,523,595
Loans receivable, net	60,368,626	39,455,245
Interest receivables, net	1,253,045	732,545
Other receivables, net	347,703	88,652
Total financial assets	142,823,996	98,100,867
Less amounts not available to be used within one year:		
Cash restricted - administrative agent cash	(16,187,267)	(15,153,186)
Cash and cash equivalents	(8,254,845)	(9,285,912)
Net assets with donor restrictions net of current grants and contributions receivable	(45,495,487)	(32,752,766)
Loans receivable, net	(18,850,860)	(17,442,577)
Financial assets not available to be used within one year	(88,788,459)	(74,634,441)
Financial assets available to meet general expenditures within one year	$ 54,035,537	$ 23,466,426

As of December 31, 2023, CSH has a working capital of $145,911 and average days (based on normal expenditures) cash on hand of approximately 205 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:

	2023	2022
Gross amounts due in:		
One year	$ 11,098,699	$ 3,166,826
One to five years	6,460,820	831,691
	17,559,519	3,998,517
Less reduction of grants and contributions due in excess of one year, at a discount rate of 4.2% and 4.5% for years ending 2023 and 2022, respectively	(530,166)	(91,196)
	$ 17,029,353	$ 3,907,321

Based on its communications with donors and a review of its donor base, management expects all of 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, 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 7.0% 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 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, 2023 and 2022, were as follows:

	2023	2022
Acquisition and predevelopment	$ 158,705,324	$ 113,416,456
Predevelopment	10,689,655	13,067,218
Project initiation loans	1,453,800	800,000
Mini permanent	338,601	2,278,539
Construction bridge	2,369,840	-
Total loans receivable	173,557,220	129,562,213
Less:		
Allowance for credit losses	(1,383,833)	-
Allowance for loan losses	-	(1,977,392)
Loans receivable, net	$ 172,173,387	$ 127,584,821

An aging of loans receivable, by class, as of December 31, 2023 and 2022, is as follows:

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	$ 158,705,324	$ -	$ -	$ -	$ -	$ 158,705,324
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
	$ 173,557,220	$ -	$ -	$ -	$ -	$ 173,557,220

December 31, 2022	Current	31-60 Days Past Due	61-90 Days Past Due	91-180 Days Past Due	181+ Days Past Due	Total
Acquisition and predevelopment	$ 111,977,156	$ -	$ -	$ 1,439,300	$ -	$ 113,416,456
Predevelopment	13,067,218	-	-	-	-	13,067,218
Project initiation loans	800,000	-	-	-	-	800,000
Mini permanent	2,278,539	-	-	-	-	2,278,539
Construction Bridge	-	-	-	-	-	-
	$ 128,122,913	$ -	$ -	$ 1,439,300	$ -	$ 129,562,213

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, 2023 and 2022, are as follows:

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

December 31, 2022	Strong	Good	Acceptable	Weak	Total
Acquisition and predevelopment	$ 10,194,238	$ 81,412,883	$ 20,370,035	$ 1,439,300	$ 113,416,456
Predevelopment	3,000	11,214,218	1,850,000	-	13,067,218
Project initiation loans	-	-	800,000	-	800,000
Mini permanent	420,661	1,857,878	-	-	2,278,539
Construction Bridge	-	-	-	-	-
	$ 10,617,899	$ 94,484,979	$ 23,020,035	$ 1,439,300	$ 129,562,213

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, 2023 and 2022, $28,330,109 and $11,171,424, 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, 2023 and 2022, $21,367,655 and $23,116,608, respectively, of outstanding loans receivable have been restructured in this manner.

As of December 31, 2022, there was one loan ($1,439,300) considered impaired and on non-accrual. This loan was subsequently foreclosed in 2023 and the receivable and other carrying costs are now recognized as Real estate asset held for sale (see Note B). As of December 31, 2023, there is one loan ($1,996,636) that is considered impaired. This loan was individually assessed based on CSH exposure for allowance for loss per ASC 326 and the allowance is reflected in our overall allowances 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, 2023 and 2022, CSH recorded $1,967,451 and $1,520,536 of interest receivables, 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.
Unsecured Predevelopment Loans	5-year industry average for CDFIs our size published by Opportunity Finance Network (OFN) with adjustment 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 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 that do not share risk characteristic 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 collateral at the reporting date, adjusted for selling costs as appropriate.

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

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

Prior to the adoption of ASC 326 on January 1, 2023, CSH's allowance for loan losses represented management's estimate of probable credit losses inherent in CSH's loan portfolio. As of December 31, 2022, the allowance for loan loss, by class, is as follows:

December 31, 2022	Beginning Balance	(Recovery of) Provision for loan loss	Write-off	Recoveries	Total
Acquisition and predevelopment	$ 1,151,578	$ 619,353	$ (65,710)	$ -	$ 1,705,221
Predevelopment	382,245	(473,097)	-	300,000	209,148
Project initiation loans	28,000	(10,000)	-	-	18,000
Mini permanent	45,590	(567)	-	-	45,023
Construction Bridge	-	-	-	-	-
	$ 1,607,413	$ 135,689	$ (65,710)	$ 300,000	$ 1,977,392

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, 2023, allowance for credit losses for accrued interest was $20,628. Prior to the adoption of CECL, CSH recorded an allowance for uncollectible interest receivables of $24,531.

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, 2023, CSH had $48,141,009 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 $358,162 as of December 31, 2023, and was reported as other liabilities in the accompanying consolidated statement of financial position. For the year ended December 31, 2023, the provision for credit losses for unfunded commitments was $88,052.

CSH also had $56,657,500 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, 2023 and 2022, CSH recorded an allowance for uncollectible receivables of $223,925 and $207,339, respectively.

Contracts are recorded as revenue to the extent that expenses have been incurred for the purposes specified by the underlying contract agreements. For 2023 and 2022, advances on contracts received in excess of amounts spent were $2,451,276 and $2,417,578, 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, 2023 and 2022, 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:

	2023		2022	
	Fair value	Cost	Fair value	Cost
Corporate and government fixed-income securities	$ 18,564,622	$ 18,938,528	$ 18,987,430	$ 20,000,738
Money market funds	6,049,096	6,049,096	1,369,830	1,369,830
	$ 24,613,718	$ 24,987,624	$ 20,357,260	$ 21,370,568

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

	2023	2022
Interest and dividends	$ 265,896	$ 300,682
Net unrealized gains (losses) on investments	639,402	(1,300,533)
Net realized (losses) gains on sales of investments	(36,134)	59
	$ 869,164	$ (999,792)

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, 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

	December 31, 2022			
	Level 1	Level 2	Level 3	Total
Corporate and government fixed-income securities	$ -	$ 18,987,430	$ -	$ 18,987,430
Money market funds	1,369,830	-	-	1,369,830
	$ 1,369,830	$ 18,987,430	$ -	$ 20,357,260

Note K - Property and equipment

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

	2023	2022
Furniture and office equipment	$ 522,145	$ 557,144
Leasehold improvements	358,923	281,848
	881,068	838,992
Less accumulated depreciation and amortization	(793,121)	(825,027)
	$ 87,947	$ 13,965

Note L - Loans payable

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

	2023	2022
Corporation for Supportive Housing		
Indiana Housing and Community Development Authority note payable, 0% interest through maturity, September 30, 2024.	$ 398,107	$ 398,107
Conrad N. Hilton Foundation note payable, at 0% through maturity, March 31, 2024.	1,936,085	1,936,085
CommonSpirit (Dignity Health) note payable, interest is payable quarterly at 2.5% through maturity, May 31, 2024.	3,000,000	3,000,000
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.	1,236,601	2,099,125
US Bank line of credit, interest is payable quarterly at SOFR + 1.75% through maturity, July 18, 2025.	7,500,000	5,000,000
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	10,000,000	-
First Republic, NA note payable; interest due quarterly at 3.125% through maturity, November 12, 2026.	10,000,000	4,100,000
JPMorgan Chase line of credit, interest is payable quarterly based on SOFR + 2.25% through maturity, December 10, 2026.	7,600,000	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	-
Total - Corporation for Supportive Housing	**$ 85,541,093**	**$ 64,003,617**

	2023	2022
Supportive Housing Solutions Fund, LLC		
HSBC line of credit, interest is payable quarterly based on SOFR + 1.25% through maturity, January 31, 2028.	$ 14,215,000	$ 8,036,000
Morgan Stanley line of credit, interest is payable quarterly based on SOFR + 1.8% through maturity, January 31, 2028.	14,214,998	8,035,998
Deutsche Bank Trust Company America line of credit, interest is payable quarterly based on SOFR + 1.9% through maturity, January 31, 2028	9,200,000	5,199,500
Bank of America line of credit, interest is payable quarterly based on SOFR + 1.25% through maturity, January 31, 2028.	7,861,000	4,443,500
Amalgamated Bank line of credit, interest is payable quarterly based on SOFR + 1.25% (2.85% min) through maturity, January 31, 2028	4,718,000	2,647,000
Robert Wood Johnson Foundation line of credit, interest is payable quarterly at 0% for three years, 2.5% thereafter through maturity, July 31, 2030.	5,711,000	3,214,500
Robert Wood Johnson Foundation line of credit, interest is payable quarterly at 0% for three years, 2.0% thereafter through maturity, July 31, 2030.	4,348,000	2,457,500
Annie E. Casey Foundation line of credit, interest is payable quarterly at 2.0% through maturity, July 31, 2030.	3,422,000	1,890,000
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	**$ 65,689,998**	**$ 37,923,998**
Denver SIPPRA, LLC		
Northern Trust note payable at 0%, and principal is paid through maturity, June 30, 2029	$ 1,446,262	$ 485,604
The Denver Foundation note payable at 0%, and principal is paid through maturity, June 30, 2029	364,957	139,913
Gary Philanthropy note payable at 0%, and principal is paid through maturity, June 30, 2029	206,609	93,276
Colorado Access Foundation note payable at 0%, and principal is paid through maturity, June 30, 2029	182,479	69,957
Total - Denver SIPPRA, LLC	**$ 2,200,307**	**$ 788,750**
Total - Consolidated	**$ 153,431,398**	**$ 102,716,365**

The required principal payments on the above obligations in each of the five years subsequent to 2023 are as follows:

Year Ending December 31,	Amount
2024	$ 6,205,441
2025	9,036,652
2026	35,100,000
2027	16,000,000
2028	55,808,998
Thereafter	31,280,307

Interest expense for 2023 and 2022 was $5,099,581 and $2,524,172, 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, 2023, 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, 2023, outstanding balance of these loans amounted to $9,105,000.

As of December 31, 2023 and 2022, the Solutions Fund had $97,000,000 in open lines of credit available to it, of which approximately $65,690,000 and $37,924,000, 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 $7,471,000 as of December 31, 2023 and 2022, 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, 2023, 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, 2023, 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. The 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 as of December 31, 2023. As of December 31, 2022, PPP loan balances of $862,583 and $1,236,540 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 with donor restrictions

In 2023, CSH launched its new strategic plan and it has three main programs:

Focus on Equity - CSH continually strives to live up to our communities to being an anti-racist organization that promotes housing justice with a focus on those who face systemic barriers due to poverty, race, gender, LGBTQ+ identity, and disability.

Center People and Communities - We incorporate people with lived experience throughout our work and implement an approach to community engagement that centers the expertise of people and communities.

Promote Quality - CSH supports communities and organizations in strengthening supportive housing to deliver and sustain positive impacts for people.

Grants with donor restrictions that were awarded in 2023 and their releases were reported according to the above programs. Releases of 2022 net assets with donor restrictions that related to programs that have ended prior to the implementation of the new strategic plan were reported following the previous program classifications. The remaining balances and releases from 2022 net assets with donor restrictions were repurposed and reported following the new program classifications.

The following table illustrates changes in net assets with restrictions from December 31, 2022 to December 31, 2023:

	2022	Revenues with restrictions	Released	Repurposed	2023
Specific programs:					
Focus on equity	$ -	$ 16,056,687	$ 2,032,235	$ 2,062,152	$ 16,086,604
Center people and communities	-	4,620,347	1,551,126	977,502	4,046,723
Promote quality	-	9,594,433	3,339,763	30,193,468	36,448,138
Other	-	6,445	2	6,278	12,721
Lead supportive housing industry	1,933,077	-	342,970	(1,590,107)	-
Expand access to supportive housing	5,887,864	-	573,972	(5,313,892)	-
Deploy and leverage capital	22,772,785	-	268,444	(22,504,341)	-
Improve and sustain quality	5,325,866	-	1,494,806	(3,831,060)	-
Total	$ 35,919,592	$ 30,277,912	$ 9,603,318	$ -	$ 56,594,186

For the years ending December 31, 2023 and 2022, net assets released from restrictions were as follows:

	2023	2022
Specific programs:		
Focus on equity	$ 2,032,235	$ -
Center people and communities	1,551,126	-
Promote quality	3,339,763	-
Other	2	-
Lead supportive housing industry	342,970	914,727
Expand access to supportive housing	573,972	1,855,289
Deploy and leverage capital	268,444	2,024,601
Improve and sustain quality	1,494,806	3,843,382
	$ 9,603,318	$ 8,637,999

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 2023 and 2022 were $754,616 and $609,368, 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, 2023 and 2022, CSH earned fees totaling $1,687,789 and $1,559,329 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, 2023 and 2022, CSH also closed on new Qualified Low-Income Community Investment ("QLICI") loans to four projects which earned $1,960,000 and three projects, which earned

$1,365,000, 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, 2023, CSH was obligated under various non-cancelable operating real estate leases expiring through 2035.

CSH adopted Topic 842 on January 1, 2022. Pursuant to the adoption of Topic 842, CSH recognized a lease liability, which was measured at the present value of future minimum lease payments and a corresponding right-of-use asset. CSH determined 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 year ended December 31, 2023, CSH entered into various lease arrangements resulting in a recognition of a right-of-use assets in exchange for operating lease liabilities of $4,372,862.

As of December 31, 2023 and 2022 the unamortized right-of-use asset was $6,158,023 and $1,830,161, respectively, and the unamortized operating lease liability was $6,255,482 and $2,017,100, respectively.

For years subsequent to 2023, annual maturities of lease liabilities under the lease agreements are as follows:

Year Ending December 31,	Amount
2024	$ 882,584
2025	830,342
2026	714,641
2027	675,814
2028	546,815
Thereafter	3,547,528
	7,197,724
Less: incremental borrowing rate 2% to 3.08%	(942,242)
Operating leases liabilities	6,255,482
Less: Current portion of operating leases liabilities	841,053
Operating leases liabilities, net of current portion	$ 5,414,429

Total rent expense for 2023 and 2022 was $1,116,886 and $1,038,900, 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 $33,911 and $30,525 for the years ending December 31, 2023 and 2022, 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
2024	$ 34,577
2025	35,243
2026	35,909
2027	24,365
Total	$ 130,094

Loan commitments

As of December 31, 2023, CSH's Board of Directors had approved loan commitments totaling $55,657,500. These amounts are expected to be disbursed as loans in 2024. CSH also has $48,141,009 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.

Supplementary Information

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 $470,800	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)	38,160,467
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)	193,267,100
Commitments and contingencies (Note Q)						
Net assets						
Without donor restrictions	19,576,779	11,278,855	20	30,855,655	(20)	30,855,635
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

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2022

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current assets						
Cash and cash equivalents	$ 10,918,271	$ 9,285,912	$ 552,106	$ 20,756,289	$ -	$ 20,756,289
Cash restricted - administrative agent cash	15,153,186	-	-	15,153,186	-	15,153,186
Investments	11,224,529	-	-	11,224,529	-	11,224,529
Grants and contributions receivable, net	3,166,826	-	500,000	3,666,826	(500,000)	3,166,826
Contracts receivable, net	7,523,595	-	-	7,523,595	-	7,523,595
Loans receivable, net of allowance for loan losses of $279,559	22,012,668	17,442,577	-	39,455,245	-	39,455,245
Interest receivable, net of allowance uncollectible interest receivable of $10,745	359,562	372,983	-	732,545	-	732,545
Other receivables	2,076,571	19,454	-	2,096,025	(2,007,373)	88,652
Prepaid expenses and other assets	1,018,362	-	-	1,018,362	-	1,018,362
Total current assets	73,453,570	27,120,926	1,052,106	101,626,602	(2,507,373)	99,119,229
Noncurrent assets						
Investments	9,132,751	-	-	9,132,751	(20)	9,132,731
Grants and contributions receivable, net	740,495	-	-	740,495	-	740,495
Loans receivable, net of allowance for loan losses of $1,697,833	63,480,727	26,059,849	-	89,540,576	(1,411,000)	88,129,576
Interest receivable, net of allowance for uncollectible interest receivable of $13,786	614,212	149,248	-	763,460	-	763,460
Other receivables	70,722	99,563	-	170,285	-	170,285
Right-of-use asset operating leases	1,830,161	-	-	1,830,161	-	1,830,161
Property and equipment, net	13,365	-	-	13,365	-	13,365
Investments in limited liability companies	31,840	-	-	31,840	-	31,840
Total noncurrent assets	75,914,273	26,308,660	-	102,222,933	(1,411,020)	100,811,913
Total assets	$ 149,367,843	$ 53,429,586	$ 1,052,106	$ 203,849,535	$ (3,918,393)	$ 199,931,142

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Financial Position
December 31, 2022

Liabilities and Net Assets

	CSH	Solutions Fund	Denver SIPPRA LLC	Total	Eliminations	Consolidated
Current liabilities						
Accounts payable and accrued expenses	$ 4,982,440	$ 2,409,601	$ 263,336	$ 7,655,377	$ (4,007,373)	$ 3,648,004
Advances on contracts	2,417,578	-	-	2,417,578	-	2,417,578
Grants payable	5,836,235	-	-	5,836,235	-	5,836,235
Current portion of operating leases liabilities	1,056,147	-	-	1,056,147	-	1,056,147
Current portion of loans payable	1,260,690	1,411,000	-	2,671,690	(1,411,000)	1,260,690
Other liabilities	-	-	-	-	-	-
Administrative agent cash distributable	15,153,186	-	-	15,153,186	-	15,153,186
Total current liabilities	30,706,276	3,820,601	263,336	34,790,213	(5,418,373)	29,371,840
Noncurrent liabilities						
Grants payable	4,384,122	-	-	4,384,122	-	4,384,122
Loans payable, net of current maturities	62,742,927	37,923,998	788,750	101,455,675	-	101,455,675
Operating leases liabilities, net of current portion	960,953	-	-	960,953	-	960,953
Total noncurrent liabilities	68,088,002	37,923,998	788,750	106,800,750	-	106,800,750
Total liabilities	98,794,278	41,744,599	1,052,086	141,590,963	(5,418,373)	136,172,590
Commitments and contingencies (Note Q)						
Net assets						
Without donor restrictions	16,153,973	11,684,987	20	27,838,980	(20)	27,838,960
With donor restrictions	34,419,592	-	-	34,419,592	1,500,000	35,919,592
Total net assets	50,573,565	11,684,987	20	62,258,572	1,499,980	63,758,552
Total liabilities and net assets	$ 149,367,843	$ 53,429,586	$ 1,052,106	$ 203,849,535	$ (3,918,393)	$ 199,931,142

See Independent Auditor's Report.

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 (losses) 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 (losses) 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

Corporation for Supportive Housing and its Subsidiaries

Consolidating Statements of Activities
Year Ended December 31, 2022

	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	$ 123,971	$ -	$ -	$ 123,971	$ -	$ 123,971	$ 13,858,397	$ -	$ -	$ 13,858,397	$ -	$ 13,858,397	$ 13,982,368
In-kind contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Total public support and revenue	123,971	-	-	123,971	-	123,971	13,858,397	-	-	13,858,397	-	13,858,397	13,982,368
Contract services	20,033,076	-	-	20,033,076	-	20,033,076	-	-	-	-	-	-	20,033,076
Interest and dividend income	300,682	-	-	300,682	-	300,682	-	-	-	-	-	-	300,682
Interest income - loans	3,527,274	2,712,852	-	6,240,126	-	6,240,126	-	-	-	-	-	-	6,240,126
Fee income - loans	1,680,207	573,458	-	2,253,665	-	2,253,665	-	-	-	-	-	-	2,253,665
New market tax credit program fees	2,924,329	-	-	2,924,329	-	2,924,329	-	-	-	-	-	-	2,924,329
Other income	1,908,306	-	-	1,908,306	(1,034,287)	874,019	-	-	-	-	-	-	874,019
	30,497,845	3,286,310	-	33,784,155	(1,034,287)	32,749,868	13,858,397	-	-	13,858,397	-	13,858,397	46,608,265
Net assets released from restrictions	8,637,999	-	-	8,637,999	-	8,637,999	(8,637,999)	-	-	(8,637,999)		(8,637,999)	-
Total public support and revenue	39,135,844	3,286,310	-	42,422,154	(1,034,287)	41,387,867	5,220,398	-	-	5,220,398	-	5,220,398	46,608,265
Expenses:													
Program activities													
Program services	31,322,683	2,394,842	-	33,717,525	(1,034,287)	32,683,238	-	-	-	-	-	-	32,683,238
Management and general	7,940,480	-	-	7,940,480	-	7,940,480	-	-	-	-	-	-	7,940,480
Fundraising	741,288	-	-	741,288	-	741,288	-	-	-	-	-	-	741,288
Total expenses	40,004,451	2,394,842	-	42,399,293	(1,034,287)	41,365,006	-	-	-	-	-	-	41,365,006
Changes in net assets before net realized and unrealized (losses) gains on investments	(868,607)	891,468	-	22,861	-	22,861	5,220,398	-	-	5,220,398	-	5,220,398	5,243,259
Net realized and unrealized losses on investments	(1,300,474)	-	-	(1,300,474)	-	(1,300,474)	-	-	-	-	-	-	(1,300,474)
Changes in net assets	(2,169,081)	891,468	-	(1,277,613)	-	(1,277,613)	5,220,398	-	-	5,220,398	-	5,220,398	3,942,785
Equity increase in subsidiaries and other changes in net assets	-	-	20	20	(20)	-	(1,500,000)	-	-	(1,500,000)	1,500,000	-	-
Net assets - beginning of year	18,323,054	10,793,519	-	29,116,573	-	29,116,573	30,699,194	-	-	30,699,194	-	30,699,194	59,815,767
Net assets - end 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

See Independent Auditor's Report.

Corporation for Supportive Housing and its Subsidiaries

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2023

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		$ 208,918	$ -
C-19-TA-NY-0019	14.259		27,912	-
C-21-TA-NY-0019	14.259		292,427	-
D-22-TA-NY-0019	14.259		5,539	-
E-20-TA-NY-0019	14.259		695,560	14,604
H-17-TA-NY-0019	14.259		129,183	-
H-20-TA-NY-0019	14.259		157,479	-
H-21-TA-NY-0019	14.259		1,752	-
M-16-TA-NY-0019	14.259		6,312	-
M-17-TA-NY-0019	14.259		170,409	-
M-18-TA-NY-0019	14.259		446,333	-
M-19-TA-NY-0019	14.259		26,965	-
N-16-TA-NY-0019	14.259		16,393	-
Y-19-TA-NY-0019	14.259		64,243	-
Y-20-TA-NY-0019	14.259		477,474	36,220
Y-21-TA-NY-0019	14.259		323,969	-
Z-21-TA-NY-0019	14.259		128,842	-
Total Community Compass Technical Assistance and Capacity Building	14.259		3,179,710	50,824
Neighborhood Stabilization Program				
T-12-NN-36-0017	14.264		2	-
Total Neighborhood Stabilization Program	14.264		2	-
Total U.S. Department of Housing and Urban Development			3,179,712	50,824
United States Department of Justice:				
Second Chance Act Reentry Initiative				
Pass-through from:				
Ohio Department of Mental Health and Addiction Services Subaward	16.812	15PBJA-21-GG-04014-PFSH	403,864	376,879
Total Second Chance Act Reentry Initiative	16.812		403,864	376,879
Total United States Department of Justice			403,864	376,879
U.S. Department of Treasury:				
Capital Magnet Fund				
201CM055140	21.011		654,000	-
211CM058905	21.011		392,000	-
231CM062383	21.011		1,165,000	-
Total Capital Magnet Fund	21.011		2,211,000	-
Community Development Financial Institutions Program				
201FA054497	21.020		126,250	-
221FA059943	21.020		1,240,000	-
Total Community Development Financial Institutions Program	21.020		1,366,250	-
Covid-19: Coronavirus State and Local Fiscal Recovery Funds				
Pass-through from:				
Virginia Dept of Behavioral Health and Disability Service Subaward	21.027	CSLFSR	1,515,420	1,280,000
Total Coronavirus State and Local Fiscal Recovery Funds	21.027		1,515,420	1,280,000
Total U.S. Department of Treasury			5,092,670	1,280,000

Corporation for Supportive Housing and its Subsidiaries

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2023

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:				
National Organizations of State and Local Official				
Pass-through from:				
The National Academy for State Health Policy Subaward	93.011	U2M39467	30,513	-
Total National Organizations of State and Local Officials	93.011		30,513	-
Technical and Non-Financial Assistance to Health Centers				
U30CS26935-09-00	93.129		428,812	54,090
U30CS26935-10-00	93.129		209,546	663
U3FCS41791-01-00	93.129		4,018	-
Total Technical and Non-Financial Assistance to Health Centers	93.129		642,376	54,753
Activities to Support State, Tribal, Local and Territorial (STLT) Health Department Response to Public Health or Healthcare Crises				
Pass-through from:				
Indiana Department of Health Subaward	93.391	NH750T000073	72,064	-
Total Activities to Support State, Tribal, Local and Territorial (STLT) Health Department Response to Public Health or Healthcare Crises	93.391		72,064	-
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	57,983	-
Total Community Health Workers for Public Health Response and Resilient	93.495		57,983	-
Developmental Disabilities Basic Support and Advocacy Grants				
Pass-through from:				
Illinois Council on Developmental Disabilities Subaward	93.630	2301ILSCDD	28,577	-
Total Developmental Disabilities Basic Support and Advocacy Grants:	93.630		28,577	-
Special Projects of National Significance				
U90HA45842-01-00	93.928		696,630	242,178
U90HA45842-02-00	93.928		1,159,148	760,918
Total Special Projects of National Significance	93.928		1,855,778	1,003,096
Block Grants for Community Mental Health Services				
Pass-through from:				
Ohio Department of Mental Health and Addiction Services Subaward	93.958	B09SM086030	44,663	-
Ohio Department of Mental Health and Addiction Services Subaward	93.958	B09SM087381	30,384	-
Total Block Grants for Community Mental Health Services	93.958		75,047	-
Block Grants for Prevention and Treatment of Substance Abuse				
Pass-through from:				
Indiana Family & Social Services Administration Subaward	93.959	B08TI083532	78,612	-
Washington State Health Care Authority	93.959	B08TI084681	66,717	-
Total Block Grants for Prevention and Treatment of Substance Abuse	93.959		145,329	-
Total U.S. Department of Health and Human Services			2,907,667	1,057,849
Total Expenditures of Federal Awards			$ 11,583,913	$ 2,765,552

See Notes to Schedule of Expenditures of Federal Awards.

Notes to Schedule of Expenditures of Federal Awards
December 31, 2023

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, 2023. 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, 2023, 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 29, 2024. The financial statements of certain 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.

CohnReznick

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 29, 2024

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, 2023. 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, 2023.

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 29, 2024

Corporation for Supportive Housing and its Subsidiaries

Schedule of Findings and Questioned Costs
December 31, 2023

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
21.020	Community Development Financial Institutions 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

Schedule of Findings and Questioned Costs
December 31, 2023

Section II - Financial Statement Findings

No matters were reported.

Section III - Major Federal Award Findings and Questioned Costs

No matters were reported.

CohnReznick

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