



Seattle Housing Authority

2022
annual
report



2022

37,995 Individuals served

17,999 Households served

8,339 Tenant-based vouchers

8,531 SHA owned/managed units

3,438 Collaborative housing units

375 SHA locations



A place to live, a place to grow

The **mission** of the Seattle Housing Authority is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes.

*On the cover: A resident attends the grand opening celebration of **Hinoki**, SHA's fifth new residential building at Yesler.*

FROM THE EXECUTIVE DIRECTOR

2022 was marked by challenges and opportunities for the Seattle Housing Authority that frequently overlapped. Many challenges we faced led to new innovations, partnerships and actions that provided opportunities for us to serve more people, enhance service to tenants and the community, deepen our commitments to social and environmental justice and make other lasting improvements. And some opportunities that arose challenged us to find the capacity and resources to best take advantage of them.

Emergency Housing Vouchers is an example of an opportunity and challenge rolled into one. Suddenly receiving 498 new vouchers to house people who were homeless or at risk of homelessness was an exciting opportunity. At the same time, hiring additional staff, forming required partnerships, developing new housing sources and placing often difficult to reach people within a short program timeframe presented huge challenges. I'm pleased to say that, working with our many partners, we were among a few housing authorities that led the nation in issuing all newly allocated Emergency Housing Vouchers, successfully getting hundreds of people into permanent homes.

The challenge of unwinding pandemic shutdowns and restrictions proved to be an opportunity to take what we had learned from adapting to the crisis and use that experience to streamline our operations in lasting ways, making services more convenient and accessible to our tenants. As part of that, we greatly increased our role in digital equity, helping thousands of tenants get the skills, devices and service they need to participate in the irreversible shift of educational, medical, employment and other types of essential engagement to exclusively online access.

We continued in 2022 to expand and preserve affordable housing. We opened Hinoki at Yesler with 136 new units, moved forward with new construction projects and began a major renovation of Jefferson Terrace, our largest high-rise with 299 apartments. In all of our projects we meet high building and operation standards to ensure construction and other progress at SHA does not come at the expense of environmental justice. In addition, SHA took the huge step in 2022 of being the first housing authority in the country to sign on to an ambitious national Climate Challenge, committing to reduce greenhouse gas emissions by 50 percent and energy consumption by 15 percent by 2032.

One of our greatest challenges is the ongoing effort to dismantle the racism that continues to plague and diminish our society. In 2022, we demonstrated our determination to strengthen our longstanding commitment to fight inequality by shifting from discreet focus areas and initiatives to more fully integrating **race and social justice** frameworks into everything we do. One way we implemented this approach was refining the process for developing a new five-year **Strategic Plan** to make race and social justice not just part of it but the basis for it.

I'm proud of SHA staff and Board Commissioners and the values they bring to our work, I appreciate our tenants and the enrichment they contribute to our communities and I'm deeply grateful to our many partners for making **our work** possible. I extend a heartfelt thank you to all of you.



Rodrick C. Brandon





PRESERVING AND EXPANDING AFFORDABLE HOUSING



Rebuilding after a fire

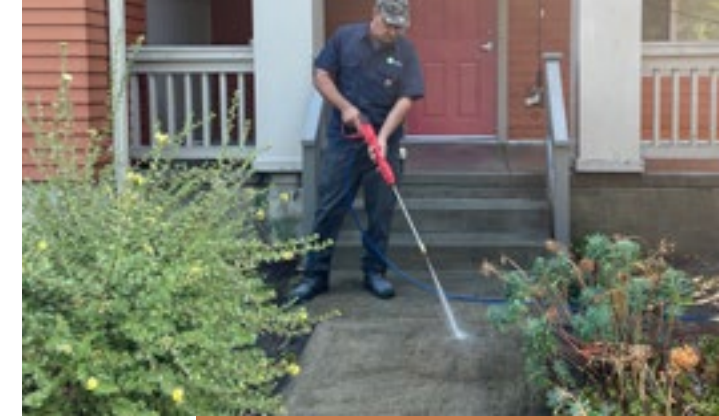
A new 82-unit affordable housing complex in West Seattle was under construction in 2022. In 2016, a fire destroyed one of two older buildings on the site of SHA's Lam Bow Apartments. The new development replaces both original buildings and adds 31 units, including more two- and three-bedroom apartments. All residents were provided with alternative housing after the fire and during construction, and original residents have a prioritized right to return.

Jackson Park Village redevelopment

The redevelopment of [Jackson Park Village](#) in north Seattle entered the design phase. SHA is working with residents on redevelopment planning and relocation, which will take place over two summers to accommodate school schedules. To help keep up the aging housing and grounds in the meantime, an SHA maintenance team held a Week of Service, inspecting all units and completing 200 work orders. Improvements were made to the community center, playground and basketball court, and new picnic tables were installed.

Bellwether Housing to develop mixed-income property

SHA and the University of Washington selected [Bellwether Housing to develop](#) a mixed-income high-rise of about 240 units in the University District. Once completed, the 16-story building will provide a child care space and much-needed housing for UW faculty and staff, as well as others who will benefit from affordable housing near the UW campus and multiple transit options.



Renovation of Jefferson Terrace

SHA is renovating its **largest high-rise** apartment building near downtown Seattle. The work includes refurbishing 299 units, along with the building's roof, envelope, electrical, plumbing and ventilation systems. Improvements are being made to the building's energy efficiency, security, laundry facilities, computer lab and community spaces. Four former offices are being converted into five new ADA accessible apartments.

Housing for families

Cedar Crossing, a 254-unit affordable housing community in the Roosevelt district, opened in September. SHA helped Bellwether Housing and Mercy Housing Northwest add 16 additional three-bedroom units through its "**Buy-Up**" program, enabling nonprofit developers to help address the shortage of housing that meets the needs of larger families.

Preserving affordable housing

Preserving and upgrading its 375 locations is an essential part of SHA's work to provide safe, accessible, sustainable and attractive living environments. In 2022, exterior renovations were completed at Fort Lawton, Montridge Arms and Sunrise Manor and elevator modernization upgrades were completed at Bayview Tower,

Lake City Commons, Primeau Place, Pinehurst Court Apartments, Ravenna School Apartments, South Park Manor and Willis House. Upgrades were also completed at numerous **Scattered Sites** locations, which include smaller multi-family apartment buildings and single-family homes that accommodate larger families.

Maintenance

Keeping communities safe, secure, and in good shape is an essential part of preserving existing affordable housing. A few examples of the work of SHA's maintenance team include lighting upgrades at Bayview Tower, Denny Terrace, Gideon Mathews Gardens, Lake City Commons, Market Terrace, Olive Ridge, Ravenna School Apartments and Villa Park.

Additional improvements include new flooring at Blakeley Manor, High Point, NewHolly, Olmsted Manor, Pinehurst Court, Rainier Vista and Willis House; new hot water tanks at NewHolly and Rainier Vista; security enhancements at Bayview Tower; new smoke and carbon monoxide detectors and dryer vent cleaning at High Point, NewHolly and Rainier Vista and fire alarm panel replacement in 28 buildings.

PROGRAM HIGHLIGHTS

New online portal

SHA launched a convenient, secure way for tenants and voucher landlords to do business with SHA via the SHA website. The mobile-friendly **SHA Portal** can be accessed at any time on seattlehousing.org to update records, submit documents and more, increasing security and reducing trips to the post office or SHA offices. SHA residents and voucher participants were sent information over a series of months on how to register for the SHA Portal and **digital navigation services** were provided to those who needed technical support.

Pandemic-related rent relief

SHA worked with King County to secure federally provided rent relief on behalf of SHA tenants who were financially impacted by the COVID-19 pandemic, causing them to fall behind on rent. A rent relief payment tracker was developed that helped facilitate the approval process, payment agreements, account reconciliation and compliance monitoring and SHA communicated closely with tenants to help them navigate the process. Through the program, SHA secured more than \$10 million dollars of pandemic-related rent relief for more than 2,300 SHA households.

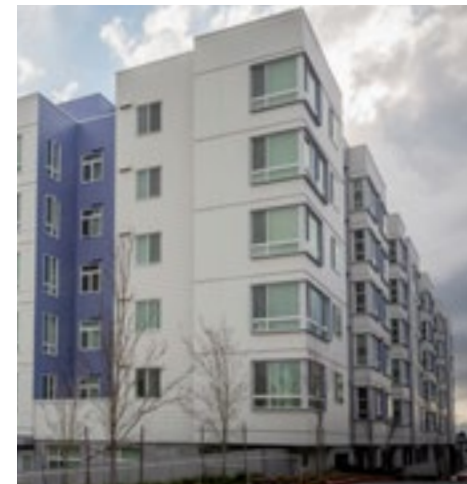
Housing subsidy graduates

Creating pathways to self-sufficiency for people with low incomes is critical to reducing generational poverty. SHA is committed to providing programs that offer employment, academic and life-skills support to people living in SHA-supported housing. One indicator of the importance of this program is the 41 households that graduated from needing an SHA housing subsidy in 2022, including 16 who achieved their goal of homeownership.



Streamlined resident services

SHA made process improvements such as streamlining income verification and self-certification for employment, child care and other tenant expenses, saving nearly 18,000 hours of staff time in 2022 and increasing SHA's capacity to serve more households.



HOUSING CHOICE VOUCHERS



Reducing homelessness in our community

SHA was recognized by the U.S. Department of Housing and Urban Development for achieving **100 percent utilization** of specially issued federal **Emergency Housing Vouchers**. SHA partnered with the King County and Renton Housing Authorities and the King County Regional Homelessness Authority to create a “continuum of care” network and streamline processes to meet tight federal timelines. As a result, 498 households who were homeless, or at risk of homelessness, have safe stable housing through the SHA-administered emergency vouchers.

Enhanced customer service

SHA introduced an **“Appointment First”** model so tenants and applicants can easily schedule virtual or in-person appointments at times that are convenient for them, improving service and reducing wait times.

Greater opportunity for families with children

SHA’s **Creating Moves to Opportunity** program, a partnership with the King County Housing Authority, was recognized by the White House as a national model and “first in class” for its success in helping families with young children move to neighborhoods of opportunity that are proven to improve life outcomes for children.

Families, youth and others in need

SHA received nearly 180 new non-emergency **vouchers**, including 75 **Family Unification Program** vouchers to prevent family separation due to homelessness or to help youth who have no housing because they are aging out of the foster care system. Each voucher means a family or individual in a housing crisis now has a safe, stable home.

“I am disabled but hoping to return to work. But I have a roof over my head for the first time in my life (64 years old). My world is very small and I live frugally. Yet life has never been better for me. The work you do changes people’s lives, no one more than me.”

- Housing Choice Voucher participant

YESLER:

A DYNAMIC MIXED-INCOME COMMUNITY



Photo: Lara Swimmer Photography

The redevelopment of Yesler Terrace began in 2013 after SHA, with extensive community involvement, shaped a plan for replacing Yesler Terrace's aging housing and deteriorated infrastructure with a new community for Yesler residents and people across a spectrum of income

levels. When **redevelopment** is completed, the Yesler community will include replacement of 561 original units, nearly 1,200 additional units of affordable housing, up to 3,000 new market rate units and new parks and other neighborhood amenities.



Hinoki opens

In 2022, SHA opened **Hinoki**, its fifth new residential building at Yesler. Named for a species of cypress tree native to central Japan, **Hinoki** has a sustainable design including rain gardens around the perimeter of the 136-unit building, photovoltaic solar panels, energy saving appliances and ventilation systems. Residents have access to a large central courtyard and playground, gardening plots, underground parking and bike storage. Some of the apartments at Hinoki are specifically designed for residents with hearing or visual impairment and others are “**Breathe Easy**” units designed for people with asthma and other respiratory health concerns.

Accessible design

At Yesler, all new apartments developed by SHA are wheelchair accessible, including 87 fully accessible units. The community’s large **central park** with views of Mt. Rainier and Puget Sound and numerous pocket parks and **open spaces** include accessible ramps and entryways. A system of accessible pathways provides seamless connection through Yesler to surrounding neighborhoods.

Building family housing

SHA **provided land and \$11 million** to Seattle Chinatown International District Preservation and Development Authority and Community Roots Housing to seed the development of affordable family-size housing at Yesler. In 2022, construction began on a mixed-use development with 156 affordable housing units, including 25 three-bedroom and seven four-bedroom units.

Private development partners

SHA’s redevelopment of Yesler is funded in large part by sales of select parcels to **private developers** who commit to keeping at least a quarter of their apartments affordable. In 2022, Lowe completed the first of two apartment buildings and Su Development’s Yesler Towers was under construction. Mack Real Estate Group, Vulcan Real Estate the Northwest Kidney Center all broke ground on projects.

Rekindling community

As the pandemic health crisis declined, the Yesler community surged back to its normally robust level of community engagement. Yesler community rooms reopened and 500 in-person events, with more than 10,000 participants, provided residents with opportunities to get together and reconnect with neighbors. Hundreds of neighbors attended YES Fest, a series of four unique events celebrating a diversity of cultures with food, music and more.

Urban farming

SHA partnered with the Black Farmers Collective to create and manage **YES Farm**, an urban farm at Yesler. The BFC received a **\$100,000 grant** from the **City of Seattle Food Equity Fund** to support long-term sustainability and community programs at the organization’s farms. A rainwater catchment system was installed, programs were hosted for youth and teens, community gardening activities took place and bountiful produce was distributed to the local BIPOC (Black, Indigenous, and People of Color) community.

Building community through art

Thanks to a grant from the **Kresge Foundation**, SHA has been able to integrate art in many forms as part of the redevelopment of Yesler. A new **Art Guide** features 14 artists and more than 15 original works of art; a *Hello Yesler* community newspaper and activity guide highlighted residents’ stories, artwork and poetry; a popular sewing club expanded to multiple neighborhood locations; and a **Yesler Media Program** included both middle school and high school students for the first time, who collectively showcased their creative vision by producing **six short films**.

YOUTH AND EDUCATION

Improving K-12 educational achievement

More than 10 percent of children attending Seattle Public Schools live in SHA-supported housing. To improve academic outcomes for these students and foster full-family engagement, a strong, ongoing **partnership** with the school district and other organizations helps students thrive. In 2022, students were connected to expanded educational programming, individualized tutoring; culturally relevant educational activities; mentorships and leadership opportunities. A “**walking school bus**” was formed to help get youngsters to school on time; school events were held in SHA communities; and attendance rallies and incentives were provided.

Keeping kids engaged

To meet the need for expanded learning opportunities during afternoons, evenings and school breaks, SHA hired two additional Youth Engagement Coordinators to work with children and teens. Spaces in SHA communities were dedicated to youth sports, readings, lectures and other activities. Hundreds of young residents participated in activity planning sessions at High Point, NewHolly, Rainier Vista and Yesler where they provided input on the types of summertime programs they wanted to see offered in their communities. Providing a safe, welcoming environment during critical out-of-school hours helps promote positive social, emotional, cognitive and academic development.

Page Ahead Children's Literacy Program hosted summer outdoor Story Times at High Point.

The power of partnerships

SHA partners with Bike Works, The Bureau of Fearless Ideas, City of Seattle, Delridge Neighborhoods Development Association, East African Community Services, Horn of Africa, HOSTED, Multimedia Resource and Training Institute, Neighborhood House, Seattle Parks and Recreation, The Seattle Public Library, Seattle University, Seattle Youth Employment Program, Team Read, Youth Tutoring Program and other organizations to inspire curiosity, expand learning and equip youth with the tools they need to succeed.



Photo: Page Ahead



Reaching higher

SHA's Youth Development and Education team gives individual attention and academic support to middle and high school students, building academic readiness and increasing college awareness. The team helps guide students through Running Start enrollment; SAT and ACT registration; financial aid, scholarship, and college applications; and more to help make higher education attainable and help young residents prepare for college.

Nurturing academic development

A **\$900,000 collaborative grant** was awarded by King County's **Best Starts for Kids** to fund expanded learning and programming at Yesler. Seattle University students mentored young SHA scholars, strengthening academic growth and healthy identity development.

Listening to young Black men

In an African American Male Feedback session, young Black residents at SHA identified potential internship activities and barriers to their participation. After their input was incorporated into the program, internship participation increased by nearly 200 percent.

Stable housing for homeless families

Thirteen homeless families with school-aged children attending Bailey Gatzert Elementary School received housing during the 2021-2022 school year through SHA's **Home from School pilot**. The program provides permanent housing close to the school so that students can have regular attendance, a home environment conducive to doing homework and accessing school activities outside of the classroom.

Out-of-school time

Nearly 300 youth participated in summer educational programs and employment.

With support from Sawhorse Revolution and the City of Seattle's P-Patch program, Olson Kundig architects helped NewHolly and Rainier Vista students **design a shade shelter** for NewHolly's Rockery Market Garden.

The High Point Youth Advisory Council gathered ideas for summer and fall programming from youth and families. Nearly 90 percent of suggested activities were implemented including basketball tournaments, block parties, neighborhood cleanups and paid internships.

Rainier Vista's youth programs included Bike Works, Girls on the Run, Global Reading Challenge, Reading Buddies, The Seattle Public Library's digital art program, Seattle Youth Employment Program and South Seattle Summer Internship.

HEALTH

Easy access to vaccines

In 2022 SHA hosted 63 free COVID-19 vaccine clinics, providing more than 1,900 vaccinations. The clinics were held at SHA properties throughout Seattle and open to all tenants and voucher participants. Partners who helped make these clinics possible include Aristo Healthcare Services, City of Seattle, Columbia Safety LLC, FEMA (Federal Emergency Management Agency), Full Life Care, Kelly-Ross Pharmacy Group, Medical Teams International, Public Health – Seattle & King County, Seattle Fire Department, Stepping Stones Pediatric and Washington State Department of Health.

Stability for seniors and people with disabilities

SHA supports programs and services that help seniors and adults with disabilities who face health issues and other life challenges. To provide on-site support and help residents access the health care and wellness services they need to maintain independent living, SHA contracts with the City of Seattle's Aging and Disability Services, CISC (Chinese Information Services Center), Full Life Care and Neighborhood House.

A catalyst for more equitable health care

To improve residents' health and well-being and reduce inequities, SHA and the King County Housing Authority are partnering with Virginia Mason Franciscan Health and Neighborhood House on [United Healthcare's Catalyst](#) project. The initiative uses data to provide insight into healthcare disparities and identify unique sustainable solutions to create change and improve health at a community level.

Intersection of health and housing

SHA, King County Housing Authority and Public Health – Seattle & King County collaborated on a U.S. Department of Housing and Urban Development [study](#) to better understand the economic, health and housing impact of positive and negative exits from federal housing assistance. Cross-sector data integration linked tenant physical health, mental health, homelessness and



Photo: City of Seattle

economic status. The study will help inform efforts to increase positive exits due to the achievement of greater self-sufficiency.

A network of care

SHA used a platform called Unite Us to facilitate and track referrals to social service and healthcare partners, deliver holistic care and ensure tenants get connected to the resources they need.

[Solid Ground's cooking and nutrition classes](#) helped High Point and NewHolly residents learn how to prepare healthy flavorful meals on a budget.

Through a partnership with Harborview Medical Center, more than 410 homeless individuals received recuperative care in the Jefferson Terrace [Medical Respite](#) program.

A NewHolly Health Fair offered free COVID-19 vaccinations, food, school supplies and more, reducing the financial burden for those with low-incomes.

DIGITAL EQUITY



Connecting tenants to technology

In 2022, SHA received two grants from the Washington State Department of Commerce totaling \$5.4 million to expand its [Digital Navigator program](#). SHA distributed nearly 2,000 new laptops to tenants and Digital Navigators taught tenants how to set up devices, sign up for the federal [Affordable Connectivity Program](#), navigate the internet, set up email accounts, register for the SHA Portal, apply for an ORCA transit card, use contemporary meeting apps and Microsoft Office and more. SHA's multilingual Digital Skills Instructors provided intensive training including a six-week class developed by SHA and The Seattle Public Library.

Upgraded computer labs

For tenants without access to computers or printers in the home, or for those with special needs, access to a computer lab is essential. Seven computer labs, including one specially designed to serve people with disabilities, were upgraded with new, reliable and

fast equipment. In addition, a new mobile lab program was developed allowing staff to bring equipment and services to a variety of locations.

Keeping tenants informed when it matters most

When a rare ice storm created hazardous travel conditions and power outages, and SHA offices were forced to close, SHA's new [CodeRED](#) Tenant Alert system was used to rapidly notify tenants. SHA residents were informed that property management staff would not be on site as usual and would respond only to emergencies. Tenants were provided with an SHA phone number to call if they needed assistance and advised to remain inside for their safety.

In-unit internet connectivity project

Using public Wi-Fi and shared computers present security risks and privacy concerns, limiting the ability to securely conduct banking, bill-paying, telehealth and other online activities. To address these issues, SHA is conducting a pilot in eight buildings, 495 residential units, with high populations of Black, Indigenous and People of Color residents (who statistics show have fewer opportunities to access the internet, equipment and digital skills training) to determine if free, in-unit connectivity paired with devices and digital navigation services results in a significantly greater number of residents gaining internet access and use.

“Words can't express how thankful I am. I'm a grandmother who is raising my two young grandkids. With inflation, I couldn't afford to buy a laptop, but with this laptop, my grandchildren will be able to be familiar with the Internet and gain the skills that they'll need as they go through school and life.”

- Madilyn



An engaged and supportive community

SHA [Community Builders](#) are dedicated to connecting residents of all ages, abilities and backgrounds to each other and to resources and activities that help them improve their lives and become more engaged in their communities. A few examples are on-site vaccination clinics; distribution of free food, diapers, household items, school supplies, hot spots and other resources; social and mental health programs including art classes, Black Healing Wellness Circles, culture and language-specific support groups, safety task forces,

senior walking groups, dancing classes, Thai Chi exercises and other programming.

Welcome back

Community rooms that had been closed during the pandemic were reopened and “Welcome Back” sessions were held giving residents an opportunity to get reacquainted with their neighbors. Using translated materials, a high turnout of residents voted on the types of activities they wanted offered in their buildings such as art classes, exercise programs, bingo and community dinners.

Groundbreaking celebration at NewHolly soccer fields

The [Seattle Sounders FC](#) and the [RAVE Foundation](#), the Sounders’ philanthropic arm, hosted a [groundbreaking celebration](#) for two RAVE community soccer fields at SHA’s NewHolly community. SHA committed land in NewHolly’s Central Park for the facility and RAVE, with help from generous donors, began building two fields with seating areas and other amenities and resurfacing an adjacent basketball court.

Creating safer streets

The Seattle Department of Transportation partnered with [HOSTED](#) (Healthy Othello Safer Through Environmental Design) on a [Home Zone project](#), awarding \$200,000 to address traffic and create calmer, safer and more walkable streets in the NewHolly neighborhood.

Salmon street mural

An artist collaborated with community members of all ages on colorful salmon designs that were painted on streets in the High Point neighborhood, creating the [largest street mural](#) in Seattle. The project is part of SDOT’s [Healthy Streets](#) program to support people walking, rolling, biking and playing on streets closed to pass-through traffic.



The return of in-person events

Residents were excited to gather in person and reconnect with community members after pandemic restrictions were lifted. High Point's Earth Day celebration attracted more than 200 participants, including Seattle Mayor Bruce Harrell, and more than 300 people attended High Point's annual **Bee Festival**. Spring celebrations at Rainier Vista and Yesler each attracted more than 400 attendees.

Community activities

Lunar New Year, Eid al-Fitr, Egg Hunt, Juneteenth, **Chamber Music in the Park**, Autumn Lantern and Halloween celebrations brought neighbors together at Rainier Vista.

Hundreds of High Point residents took part in **BikeMobile**'s free bike repair services, **Fresh Bucks** program enrollment, Seattle Parks and Recreation scholarship registration, Healthy Family Fair and Back-to-School Bash, Juneteenth, Pumpkin Hunt, Winterfest, Vietnamese Teatime and Walking Group and other activities.

High Point seniors enjoyed field trips to the **YES Farm** urban farming project at Yesler and scenic Franklin Falls on Snoqualmie Pass, Senior Art Class and Civic Coffee Hours with The Seattle Public Library and City of Seattle.

At NewHolly, hundreds of community members attended the 22nd annual Family Fun Fest and Health Fair, nearly 100 Vietnamese elders gathered on a weekly basis to socialize and members of the Homeowners Association led community cleanups and taught youth baking and cooking skills.

Yesler residents joined together for Tigrinya - Amharic Coffee Hours, Vietnamese Teatimes and a Thanksgiving celebration.

At Golden Sunset Apartments, the property management team partnered with a nonprofit organization to give all residents new winter coats.

Free backpacks and school supplies were distributed to families at a Back-to-School event at the Martin Luther King Jr. Apartments.

Fifty elementary-aged girls, active in the Rainier Vista **Girls on the Run** group, completed a 5K race.

To gain a connection with nature, families from NewHolly, High Point and Yesler visited **Camp Long** in West Seattle for five Wildlife Wednesdays and an overnight Camp Out event.

To support their neighbors who suffered losses, including a death in the family, the Rainier Vista Mutual Aid Network provided more than \$5,000 of financial and in-kind support, including equipment for a home day care program, an air conditioner for a resident with disabilities, baby products, food and other essential items.

The **RAVE Foundation** hosted a **FIFA World Cup Match Watch Party** at Yesler where youth joined Sounder FC players.

JOB LINK

Empowering tenants through education and employment

SHA's **JobLink** helps tenants gain access to higher education, vocational training and employment opportunities. Career Coaches connect tenants to career opportunities in many fields with many employers, including SHA. In 2022, more than 620 tenants were active in JobLink, receiving assistance with finding or getting a better job, enrolling in training and education, or starting a small business.

Helping young adults overcome past trauma

SHA's Career Coaches, who are trained in **trauma-informed care**, provided specialized support to 70 percent of young adults who transitioned to SHA-supported housing in 2022 after exiting foster care. Coaches helped them identify their educational and employment goals and get the resources they need to achieve financial independence and live fulfilling lives.

Hiring SHA tenants

JobLink is helping tenants explore what it's like to work at SHA through a paid **Section 3 Trainee Program**. In 2022, there were six permanent hires through the program. New in 2022 was the development of an SHA Information Technology Internship program for tenants to provide Black, Indigenous and People of Color with paid on-the-job training and career advancement opportunities in a high-demand industry where they are currently underrepresented.

Building financial skills and assets

JobLink helps tenants with financial skills building, including managing credit and debt, creating a budget and saving to build assets. In 2022, 110 JobLink participants accrued savings credits through a special SHA program.

“Help came at a critical time for me as I was truly down and out and contemplated dropping out of school. Please know that you were sure there for me, thank you!”

– Renae

THE ENVIRONMENT

National climate challenge

In keeping with its long-standing commitment to **environmental stewardship** and sustainability, SHA signed on to a new U.S. Department of Energy **Better Climate Challenge**, committing to reduce greenhouse gas emissions by 50 percent and energy consumption by 15 percent across all portfolios by 2032.



Lowering energy costs

A new residential building under construction at Yesler is part of an **Exemplary Buildings Program**, funded by Seattle City Light. The program models energy-efficient, healthy and durable housing. The all-electric **Sawara** features an ultra-efficient CO2 heat pump system, which reduces the energy needed for domestic hot water.

Reducing utility expenses

SHA's water resource and electricity conservation measures saved nearly \$2 million in utility costs in 2022, compared to a 2002 baseline.

Expanding free transportation

Through a partnership with the City of Seattle, an additional 1,950 SHA residents received a free **ORCA transit pass** in 2022. These residents took 360,234 rides, cutting carbon emissions and saving more than \$902,651 in out-of-pocket expenses.

Improving energy efficiency

Forty-eight hydronic boilers were replaced with integrated hot water and heating boilers, improving the consistency of heat and hot water at High Point; ductless heat pumps were installed in 16 SHA buildings; LED lighting was installed in the common areas of multiple high-rise buildings and new Water Leak Detection and resident water conservation programs were launched.

BOARD OF COMMISSIONERS

From the Board Chair

The Board of Commissioners is proud and grateful for the outstanding work and achievements of our very hard-working staff and leadership team in 2022, a rewarding while difficult year. Continuing to address the consequences of COVID, staffing challenges and the increasing need for services for our tenants, SHA has made great strides in serving more households and better serving all of our residents and voucher participants.

This has been made possible by our increasing integration into the critical community networks that exist here in Seattle. Rarely does the Board read a report, hear a presentation, or vote on an initiative that doesn't involve at least one partnership with another organization, and often many. We have hundreds of community partners that help make our work possible and are key to our ability to house people with low incomes and help them improve their lives.

Our partnerships include working with the Veterans Affairs to house our veterans as well as coordinating with Aging and Disability Services to help seniors age in place. We partner with Seattle Public Schools to improve school attendance and academic achievement of the children of our residents. We partner with multiple nonprofit organizations to help house and care for the homeless in our city. The list goes on and on.

We are part of a care system that is making a tremendous difference for people who need not only rental assistance but help navigating myriad other aspects of life. Through our partnerships SHA is able to fulfill our goal of creating healthy, vibrant communities that are communities of opportunity.

The relationships we have are too numerous to list and are growing, but I want to collectively acknowledge and thank our partners and emphasize that we know how fortunate we are to be able to draw on a wide array of resources, expertise and support.

On behalf of the Board and staff of SHA, thank you to each and every one of our partners. You are a valuable and valued part of our work. We look forward to our continued work together to improve the quality of life for low-income residents in our communities.

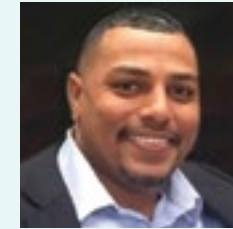


Paul Purcell

2022 Board of Commissioners



Paul Purcell,
Chair



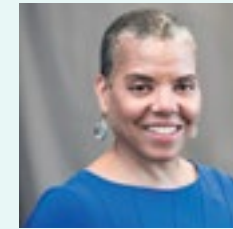
Gerald Smiley,
Vice Chair



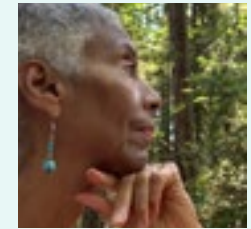
Sally J. Clark



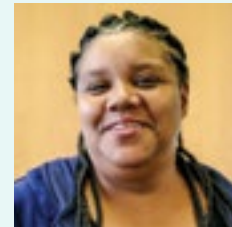
Robert Crutchfield



Paula L.
Houston, Ed.D.



Rita Howard



Twyla Minor

Sally Clark appointed to SHA Board

SHA's seven-member Board of Commissioners includes five at-large positions and two SHA resident positions, both of which are four-year terms. In 2022, **Sally Clark was appointed** as an at-large member.

2022

EXECUTIVE STAFF



Rod Brandon, Executive Director

Anne Fiske Zuniga, Deputy Executive Director

Evelyn Correa, Director of Human Resources

Kerry Coughlin, Director of Communications

Jared Cummer, Director of Housing Finance and Asset Management

Terry Galiney, Director of Development

Alice Kimbowa, Director of Rental Assistance Programs

Andria Lazaga, Director of Policy and Strategic Initiatives

Charles Lind, General Counsel

Steve McDowell, Chief Information Officer

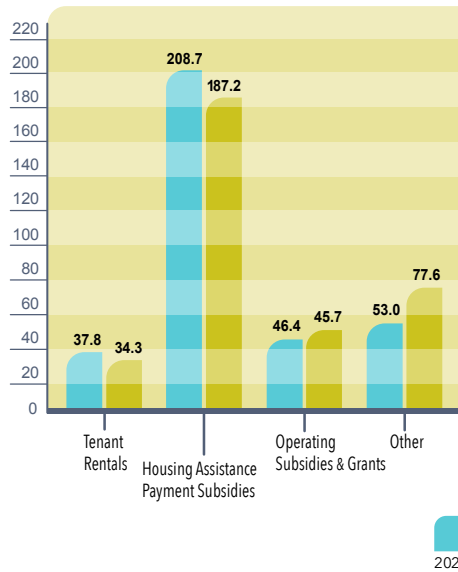
Dave Wellings, Director of Housing Operations

Lisa Wolters, Director of Intergovernmental Relations

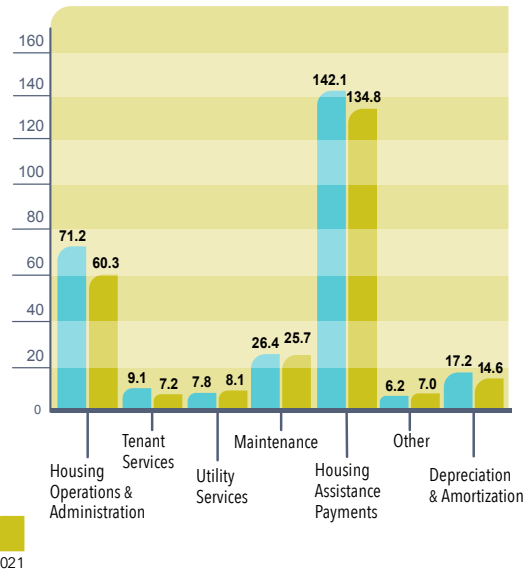
Shelly Yapp, Chief Financial Officer

FINANCIAL HIGHLIGHTS

OPERATING REVENUE (in millions)



OPERATING EXPENSES (in millions)



During 2022, Seattle Housing Authority increased total net position by \$87.8 million or approximately 11 percent which was mainly a result of favorable operating results and capital contributions of \$14 million. Total assets increased by \$97.3 million as a result of increases in cash and investments and notes receivable. The adoption of GASB 87 led to a decrease in liabilities and a corresponding increase in deferred inflows of resources.

REVENUES, CONTRIBUTIONS, EXPENSES and CHANGE IN NET POSITION

for the year ended December 31, 2022

	SHA Totals	Tax Credit Partnership Totals
REVENUES and CONTRIBUTIONS		
Tenant rentals and sales	\$ 37,826,561	\$ 40,951,279
Housing assistance payment subsidies	208,667,831	—
Operating subsidies and grants	46,384,782	—
Interest income	9,200,605	78,540
Capital contributions	14,011,535	292,150
Other	57,357,665	1,437,652
Total revenue and contributions	\$ 373,448,979	\$ 42,759,621
EXPENSES		
Housing operations and administration	\$ 71,201,636	\$ 11,142,823
Tenant services	9,136,277	—
Utility services	7,821,078	6,564,993
Maintenance	26,362,785	10,229,068
Housing assistance payments	142,100,508	—
Interest expense	5,215,161	9,485,826
Change in fair value of investments	491,028	(970,920)
Depreciation and amortization	17,203,529	15,615,654
Other	6,167,087	3,922,956
Total expenses	285,699,089	55,990,400
Change in net position	87,749,890	(13,230,779)
Total net position at beginning of year, as restated	818,973,246	92,493,418
Total net position at end of year	\$ 906,723,136	\$ 79,262,639

STATEMENT of NET POSITION

December 31, 2022

	SHA Totals	Tax Credit Partnership Totals
ASSETS and DEFERRED OUTFLOWS		
Cash equivalents and investments	\$ 203,441,379	\$ 135,405,422
Accounts receivable	54,080,991	1,920,437
Inventory and prepaid items	4,008,645	614,141
Restricted investments	187,189,865	268,405
Assets held for sale	760,234	—
Other	27,356,522	8,764,428
Capital assets, net of depreciation	507,515,294	564,662,029
Notes receivable	316,315,087	—
Total assets	1,300,668,017	711,634,862
Deferred outflows	14,931,454	—
Total assets and deferred outflows of resources	\$ 1,315,599,471	\$ 711,634,862
LIABILITIES		
Accounts payable	\$ 15,736,788	\$ 78,172,297
Accrued liabilities	13,843,262	3,247,418
Short-term borrowings	—	103,600
Security deposits	1,735,620	1,483,380
Unearned revenue	6,880,233	209,682
Long-term debt	228,805,674	548,747,905
Accrued compensated absences	4,484,664	407,941
Net OPEB and pension liabilities	9,413,354	—
Total liabilities	280,899,595	632,372,223
Deferred inflows of resources	127,976,740	—
Total liabilities and deferred inflows of resources	408,876,335	632,372,223
Net assets		
Investment in capital assets, net of related debt	289,599,212	105,990,920
Restricted for debt service and other purposes	200,221,934	36,379,861
Unrestricted	416,901,990	(63,108,142)
Total net position, as restated	906,723,136	79,262,639
Total liabilities, deferred inflows of resources and net position	\$ 1,315,599,471	\$ 711,634,862



Seattle Housing Authority
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seattlehousing.org

