

Seattle
Housing
Authority

2023

ANNUAL REPORT



2023

A place to live, a place to grow



37,594 Individuals served

18,918 Households served

8,615 Tenant-based vouchers

3,524 Collaborative housing units

8,609 SHA owned/managed units

375 SHA locations

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: SHA resident children

From the Executive Director

Many exciting SHA projects, programs and partnerships came to fruition in 2023. In most cases, there were years of planning and work behind them.

Especially poignant was the opening of Salish Landing in West Seattle on the site of the former Lam Bow Apartments, which were destroyed by fire in 2016. Hearing stories from residents who had been relocated after the fire and were excited to be returning to live in the beautiful new building made me feel joy, and pride in the work we do. The name Salish Landing was chosen to honor the diversity of tribes and Indigenous people of the greater Puget Sound region and their connection to the sea, lakes and rivers that support life. The Indigenous speakers and performers who helped celebrate the new building triggered a profound connection to the history of the land and its people.

Another building that opened in 2023 brought to life a vision to partner on family housing at Yesler that dated back more than a decade to early planning for redevelopment. At the right time, SHA reached out to potential partners and was pleased to team up with the Seattle Chinatown International District Preservation and Development Authority and Community Roots Housing to build 156 apartments sized for families and a ground floor childcare center. SHA provided the land and seed money. The opening of the 13th & Fir development brought home how far we've come at Yesler and the power of a community to fulfill its dreams.

Another sign of significant progress was the big step forward we took in our Digital Equity Initiative. Several years ago, SHA identified the troubling issue of lower levels of access to the internet among our tenants than

the city as a whole and began efforts to address the problem. Thanks to extension of federal support through the Washington Department of Commerce and the ability to dedicate some of our own funding, our Digital Navigation team was able to serve 5,200 tenants and provide more than 1,700 free laptops and tablets in 2023. Multilingual digital skills classes taught residents how to access vital health, education, financial and other resources online, which residents described as life changing.

We were able to increase our allocation of Housing Choice Vouchers to provide housing for young people exiting the foster care system, a time when they are at high risk of debilitating homelessness. We were also fortunate to expand the number of vouchers we have to serve veterans.

This report highlights many more examples of ways that SHA is working to meet the growing need for housing and services for people in our community with low incomes, and I want to acknowledge and thank our outstanding staff and many partners.

As we celebrate 2023, we are also aware the need is still far from met. We continue to work diligently and creatively, in partnership with others, to do the planning and begin the work that's needed to make future projects, programs and progress possible.

We are deeply grateful for those who are on this journey with us.



Rod Brandon



Anti-racist vision statement

SHA centers its race and social justice commitment around anti-racism and advancing equity for all people who suffer injustice. Every person working at, served by, applying to or in partnership with SHA will experience a welcoming environment, respect for their humanity, and fair and equitable treatment in services and opportunity. SHA will advance policies and actions that promote equity by identifying and rectifying historic and systemic racism where it is within our power and speaking out against racism in any form.

Building and preserving housing

Salish Landing

Salish Landing opened in West Seattle on the former site of the Lam Bow Apartments, which were destroyed by fire in 2016. Former residents who were relocated elsewhere after the fire were invited to return to the new 82-unit five-story building which includes 31 more units of affordable housing than were previously on the site. The name honors the diversity of tribes and Indigenous people of the greater Puget Sound region and their connection to the sea, lakes and rivers that support life.

Renovation of SHA's largest high-rise

SHA completed the first phase of **Jefferson Terrace's** renovation, which included refurbishing 110 of 299 units, and began work on the second phase. Improvements are being made to the building's energy efficiency, security, laundry facilities, computer lab, community spaces, roof, envelope, electrical, plumbing and ventilation system. Four former offices will be converted into five new ADA accessible apartments, expanding affordable housing at this property overlooking downtown Seattle.

Redeveloping family housing

In preparation for redevelopment of **Jackson Park Village** in north Seattle, SHA worked with residents on relocation plans and launched a community arts program to help mark moments of transition while honoring the unique histories, cultures and experiences of residents. All households will be relocated to affordable housing that meet their needs, provided with relocation assistance and given prioritized right to return. Redevelopment will replace the 41 existing 3- and 4-bedroom apartments and add units.

Meeting a massive maintenance demand

SHA's maintenance team completed more than 58,600 work orders and repaired and readied nearly 640 vacated units for new residents to inhabit. Innovative "Week of Service" maintenance events at several properties enabled staff to concentrate on one location and more



Salish Landing
William Wright Photography



Jefferson Terrace renovated courtyard



efficiently identify and address maintenance issues. SHA developed an interactive dashboard to catalogue needed repairs, evaluate and prioritize response needs and assign staff with specialized technical skills, doubling traditional maintenance efficiency and significantly reducing workorder backlogs. Also, the features of the online SHA Portal now include the ability for SHA residents to submit maintenance work orders for repairs needed in their units.

Addressing the scarcity of family housing

SHA is contributing \$1.05 million to the **Northgate Affordable Housing** development through its “Buy-Up” program, which enables nonprofit developers to build a greater percentage of units that meet the needs of larger families.

Modernizing essential elevators

To improve reliability and maintain accessibility, elevator modernization upgrades were completed at Alder Crest, Bayview Tower, Fort Lawton Place, Green Lake Plaza, Jackson Park House, Nelson Manor and Riviera West apartments and emergency elevator phones at all SHA properties were upgraded to a more reliable cellular system.

Preserving when possible

In addition to new construction, SHA rehabilitates its properties whenever it's a viable option to keep safe, high-quality affordable housing units in use at a lower cost than replacing buildings. In 2023, the exterior rehabilitation of Fort Lawton Place was completed; flooring was replaced at Fort Lawton Place, Gideon-Mathews Gardens, Harvard Court, Olmsted Manor, Rainier Vista and Pleasant Valley Plaza; roofs were replaced at Lictonwood, Martin Luther King Jr Way Townhomes and Rainier Avenue Apartments and new fire sprinkler systems were installed at Alder Crest, Bell Tower, Center Park, Ritz Apartments, Ross Manor and Westwood Heights.

Increasing energy efficiency

In new construction and through upgrades to existing buildings, SHA is working to meet its commitment to reduce carbon emissions by half, cut residents' utility costs and foster more sustainable communities. SHA installed more than 23 ductless heat pumps; replaced 45 boilers with high efficiency models; weatherized properties; installed energy efficient lighting; installed new HVAC systems; replaced appliances with energy efficient models and installed new windows at 13 properties.

Improving the admissions process

By analyzing and streamlining admissions processes, SHA was able to double the number of applications processed and approved, resulting in 200 additional low-income households being able to move into stable housing.



Creating greater housing opportunity for families with young children

The U.S. Department of Housing and Urban Development **awarded SHA more than \$1 million** to expand neighborhood choices for families with young children seeking to rent with vouchers. SHA designed a suite of services that increase the ability of these families to rent in neighborhoods that have proven positive impact on academic achievement, health, income and other life outcomes for the children in low-income families as they grow into adults.

Housing Choice Vouchers

Housing those most at risk of homelessness

HUD awarded SHA 71 additional **Foster Youth to Independence** vouchers to support young adults transitioning out of foster care and 100 **Veterans Affairs Supportive Housing** vouchers to provide affordable, permanent housing to homeless veterans. SHA has developed an integrated model to provide voucher holders with personalized supportive services in addition to housing, helping them gain stability and self-sufficiency.

Partnering to better serve veterans

As the result of advocacy by U.S. Senator Patty Murray and U.S. Secretary of Veterans Affairs Denis McDonough, SHA received permission to implement reforms allowing community service providers to refer veterans directly to SHA. By joining a **Collaborative Case Management Pilot** program, SHA was able to help more veterans obtain and maintain stable housing and services. At HUD and VA **Boot Camps**, staff shared processes SHA developed to more quickly transition veterans from homelessness

to permanent housing and wraparound supportive services.

Reaching out to young adults in need of housing

To increase awareness of its Foster Youth to Independence program and **Family Unification Program**, SHA partnered with the King County Housing Authority, Department of Children, Youth and Families and YMCA to better inform community organizations on how to connect young adults with SHA and housing voucher programs designed to support them.

Expanding housing opportunity for people with disabilities

SHA coordinated with The Arc of King County, Metropolitan Seattle Sickle Cell Task Force and the City of Seattle's Aging and Disability Services to increase referrals from these agencies, which meant more non-elderly adults with disabilities were given a voucher and the chance to live affordably and independently.



Housing Choice Voucher Resource Fair

Hundreds of voucher participants attended an **SHA Resource Fair** where they received access to free or low-cost health, technology, transportation and other resources.

Supporting voucher landlords

Landlords actively engaging with housing authorities to rent to voucher holders is key to the success of voucher holders seeking housing. More than 400 landlords attended a virtual Landlord Symposium, hosted by SHA in partnership with the King County, Pierce County and Tacoma Housing Authorities. The symposium was an opportunity for landlords to become more informed on programs, get updates and build stronger relationships with the housing authorities and each other.

“If I did not have this voucher, things would be pretty tough for me. I am legally blind and losing my eyesight progressively. My world is small and I live very frugally. Yet, life has never been better for me and much of the credit goes to SHA. The work that you do changes people's lives, no one more than me.”

– Housing Choice Voucher participant

Yesler

Fulfilling the vision for Yesler

It became evident in the early 2000s that the housing and infrastructure at Yesler Terrace, the 30-acre site near downtown Seattle developed by SHA in 1940 as the first public housing in the state, had deteriorated beyond repair. Considerable community participation led to a master plan for a new mixed-income Yesler community with many more units of affordable housing, neighborhood amenities and greater academic, economic, health and social opportunities for residents. The redevelopment broke ground in 2013. Ten years later, in 2023, the vision for a new Yesler community had become a reality. SHA neared completion of Sawara, SHA's sixth new residential building at Yesler with 114 units, and began construction on Juniper also with 114 units, which will complete SHA's commitment to replace all of the 561 units of original housing, and add nearly 1,200 more units of affordable housing and up to 2,000 units of market-rate housing.

Long-planned family housing realized

Included in the Yesler master plan was housing designed specifically for families developed by a nonprofit partner. SHA collaborated with the Seattle Chinatown International District Preservation and Development Authority and Community Roots and in June of 2023 a **grand opening** of **13th & Fir** was held. The building features 156 affordable family-size housing units and the Denise Louise Education Center. SHA provided the land, contributed \$11 million to construction and is funding 92 **project-based voucher** units.



13th & Fir grand opening

YES Farm
Black Farmers Collective

Private development progress

Land sales to private developers, who share the vision for Yesler and have committed to keeping more than a quarter of their apartments affordable, has largely funded SHA's construction of low-income housing at Yesler. In 2023 a land sale closed with **Prospera Hotels** for an eight-story hotel and construction continued on Northwest Kidney Center's new **dialysis center**, Vulcan Real Estate's **Cascara** and **Wayfarer**, Mack Real Estate Group's **apartment building** and the first phase of Su Development's **Yesler Towers**.

A park with a view

The **Block 5 Pocket Park** opened in the spring and features active play areas, open lawn space and impressive western views. It is part of the Green Street Loop, a connected network of walkways, parks and public open spaces that inspire social and physical interaction among residents and visitors.

Urban forestry

The Black Farmers Collective was awarded a \$69,000 **Community grant** from the King Conservation District to support the creation of a miniature urban forest at **YES Farm**.



SHA released a comprehensive **report** on the **impact of arts and culture** on the redevelopment of public housing.

Youth participating in a **neighborhood ambassador program** learned about public art, the Yesler redevelopment and its integrated **arts program**, and had the opportunity to tour the area.

Hundreds of Yesler residents were equipped with backpacks, school supplies and health resources at the **YES Fest Health and Back-to-School Fair**.

The first post-pandemic **Taste of Yesler** event attracted its largest attendance ever and offered an assortment of cultural food, beverages and music.

The **Multimedia Resources and Training Institute** led the Yesler **Youth Media Program** where 38 youth spent six weeks creating seven documentaries which were presented during a community film festival.

The Bureau of Fearless Ideas led a **creative writing enrichment program** for youth, ages 5-13, as part of SHA's Expanded Learning initiative.

Exxel Pacific and MACK Real Estate hosted a Yesler **construction safety field trip** for Bailey Gatzert Elementary school students to learn to be safe walking near construction sites.

Free **outdoor summer movie nights** returned to **Yesler Terrace Park**, open for enjoyment by the Yesler community and all Seattleites.

A strong foundation for children and youth



Intercity Soccer League



Delridge Neighborhoods Development Association

Promoting academic and personal development

Of the nearly 38,000 people SHA serves each year, almost 11,000 are under the age of 18. To support these young people growing into successful adults, SHA's Education and Youth Development team provides mentorship and social and emotional support. Young residents are offered a wide range of programming to enhance academic achievement, prepare for college and career, foster creativity and boost self-esteem. In 2023, SHA hired additional Youth Engagement Coordinators and engaged with nearly 1,400 youth through schoolyear and summer activities.

It takes a village

Eleven percent of Seattle Public School students live in SHA-supported housing and SHA has a long-standing close collaboration with the school system to support their success. A new data platform introduced in 2023 provided deeper insight into students' needs and challenges enabling SHA and its partners to provide targeted one-on-one support and tutoring.

SHA on the Honor Roll

The Campaign for Grade-Level Reading cited SHA in its 2023 Public Housing Communities **Honor Roll** for demonstrating leadership and depth and breadth of contributions supporting children.

Book love

Yesler Read & Write paired teen mentors with elementary students, fostering academic and social emotional growth, while increasing comprehension and engagement with reading, writing, public speaking and other academic skills. More than 90 percent of the 2023 elementary students said that through the program they had developed a love of reading.

Growing scholarly confidence

Catholic Community Services' **Youth Tutoring Program** offered an individualized learning environment for more than 300 SHA youth, providing one-to-one tutoring support with math, reading and homework.

Developing financial skills

Ten SHA students attended weekly two-hour Financial Skills Academy classes where they developed financial and accounting skills and gained access to mentors, college credits and quarterly stipends. Upon completion of the year-long pilot, students were offered additional assistance in taking the Certified Public Accountant exam.



Thanks to the Delridge Neighborhoods Development Association children and youth in SHA's High Point, NewHolly and Rainier Vista communities were able to attend **summer camps** and year-round programming that included soccer, rock climbing, arts, music, swimming, cooking lessons and other activities.

More than 50 High Point male students collectively participated in Start Strong and Finish Strong academic groups which focused on service-learning, shifting narratives, setting academic and life goals, writing resumes, building interview skills for college, internships and job opportunities combined with physical activities such as flag football and boxing lessons.

Girls Who Brunch, Girls Guide to Self-Love, Girl Talk, Girls on the Run, Let Me Run, Leadership Lounge and the Mermaid Squad **girls' groups** emphasized personal development, academic achievement, critical thinking and physical wellness through book clubs, college tours, fitness, field trips, arts and other enrichment activities for girls at High Point, NewHolly, Rainier Vista and Yesler.

With partners the **SE Seattle P.E.A.C.E. Coalition** and Neighborhood House, SHA offered a **Hip-Hop 2 Prevent** seven-week workshop at NewHolly aimed at preventing substance use and promoting healthy living.

Healthy communities

Supporting independent living

As part of SHA's Aging in Place initiative, **Full Life Care** provided wellness programs for seniors and residents with disabilities. Fall prevention and balance, nutrition, chronic disease management and other care helped many residents continue to remain safely and comfortably in their homes and live healthy independent lives.

Behavioral health outreach

An innovative SHA collaboration with **Sound** that provides home visits and support to residents experiencing behavioral health, psychological or substance abuse issues that may be compromising their housing stability expanded in 2023 to include participants in SHA's Housing Choice Voucher program.

A place for healing

Harborview Hospital's medical respite program **Edward Thomas House**, which provides recuperative care to people experiencing homelessness, moved back into a newly renovated space in SHA's Jefferson Terrace building.

A community of compassionate care

The **Seattle/King County Clinic** hosted its first full four-day event since the pandemic, providing free medical, dental and vision care for those in need. As a supporting partner, SHA helped to spread the word and allowed staff to volunteer for the Clinic on paid time.

Enhancing health

Health fairs and other community events helped hundreds of residents with medical insurance enrollment, overdose prevention and recovery training, cooking classes on preparing healthy food on a budget and free health services, screenings and vaccinations.



Seattle Parks and Recreation and Seattle Department of Neighborhoods

Approximately **400 SHA residents actively garden in P-Patch gardens**, growing fresh organic produce for their families while contributing to local food drives.

Internet for all

Commitment to digital equity

A federally funded grant, administered through the state gave SHA's Digital Equity Initiative a huge boost and SHA was able to create a Digital Navigation team dedicated to getting tenants the devices, service and skills they need to access and use the internet. When the grant expired in June of 2023, SHA used its flexible Opportunity Fund to ensure continuation of the team and services that open telehealth, online banking, remote learning, grocery ordering, benefits access and a world of information for thousands of SHA tenants who had been digitally left behind.

Accessible digital services

More than 5,200 tenants, including people with disabilities and more than 1,100 households with school-aged children, received free multilingual digital navigation services including Affordable Connectivity Program enrollment, SHA Portal registration, free ORCA transit card application, email account set up and other services. More than 1,700 free laptops and iPads were given to tenants along with device setup and technical support. New one-day, multi-week and **six-week multilingual digital skills classes** were tailored to meet the unique needs of SHA tenants including greater scheduling flexibility.

Making SHA services more convenient

As more tenants have the access and skills they need to use the internet, SHA has made more

support services and transactions available online, which increases security of information and offers the convenience of engaging with SHA anywhere at any time that works best for those SHA serves. Apartment building common areas and computer labs have all been equipped with free Wi-Fi.

Assistive technology for people with disabilities

The **STAR Center** computer lab reopened from its pandemic-era closure, newly equipped with upgraded accessibility equipment designed to serve tenants with disabilities.

Digital equity discussion

SHA hosted HUD Secretary Marcia Fudge, FCC Commissioner Geoffrey Starks, Mayor Bruce Harrell, SHA tenants and other national and regional leaders for a **digital equity roundtable**.

Diversity, equity and inclusion

People who are Black, Indigenous and People of Color (BIPOC) suffer the most from lack of internet access. Recognizing this, SHA has designed specific programs to help close the gap including free in-unit Wi-Fi in SHA buildings with high populations of BIPOC residents and an Information Technology internship program for BIPOC tenants with paid on-the-job training and mentorship in SHA's IT department.



iPad distribution event

“Being able to navigate technology will really make my life different. It's been a while since I worked and I think having a computer will make it easier to do stuff and change the quality of my life.”

— Victoria

Community

A sense of belonging

SHA **Community Builders** encourage residents to become involved in programs and decision-making processes that affect their communities. Fostering relationships and providing connections to health, education, employment and other supportive services help residents to improve their lives while community events and activities help promote social health and strong communities.

More spaces for free play

Families and community partners attended the **grand opening** celebration of **two new RAVE soccer fields** at NewHolly's central park. SHA provided the land and the RAVE Foundation, the FC Sounders' philanthropic arm, built the fields and seating areas and resurfaced an adjacent basketball court. There are no fees to use the fields and court and they cannot be reserved, keeping them available for open community use.

Bilingual books

The Somali Family Safety Task Force released **five new Somali and English children's books**. The Somali community collaborated with NewHolly and High Point residents, SHA, The Seattle Public Library and Seattle Public Schools on the writing, illustration and design of the Somali folktale themed book series.



NewHolly Family
Fun Fest

Active seniors

To promote healthy aging, SHA encourages older adults to explore their interests and connect with the greater community. NewHolly elders shared **program ideas for ages 50+** with The Seattle Public Library staff. The AARP Foundation's **Connect2Affect** workshop helped seniors build social connections and reduce isolation. To improve fire safety and prevention, the Seattle Fire Department offered safety classes to seniors on what to do and what not to do in different real-life fire scenarios. Seattle Senior Housing Program residents participated in art workshops, cooking classes and holiday celebrations.

English enrichment

An innovative English Speakers of Other Languages class brought Seattle University volunteers together with Yesler residents who wanted to improve their English language skills by combining structured learning, informal conversations and Zumba fitness sessions.



High Point park big band performance



Somali Family Safety Task Force

Holly Court residents participated in **sewing workshops** with a trained instructor.

Joint **summer barbecues** for residents at Cedarvale House/Cedarvale Court and Jackson Park Court/Jackson Park Village brought neighboring communities together.

NewHolly's **Free Community Baby Shower** for pregnant women and those with newborns offered social connection as well as childcare, healthcare, medical and education resources.

Cedarvale Village, Jackson Park Village and Lake City Court residents took a field trip to the **Museum of Pop Culture**; Lake City Court families visited the **Museum of Flight**.

Residents throughout SHA communities shared in **multicultural holiday celebrations and workshops, game nights, music performances, art and dance classes, bingo, karate, archery, skateboarding, tree planting and other activities** organized by SHA staff and partners.

In partnership with Seattle Parks and Recreation and The Seattle Public Library, a five-week **Wildlife Wednesdays** program at **Camp Long** connected intergenerational High Point and Yesler residents with nature and each other while honoring the original caretakers of the land through Indigenous storytelling.

Hundreds of residents and other community members attended **NewHolly's 23rd Annual Family Fun Fest & Health Fair** which offered a free BIPOC homeownership workshop, health resources, COVID-19 booster shots, back-to-school supplies, BBQ lunch, entertainment and more.

Back-to-School bashes at Rainier Vista and Martin Luther King Jr. Apartments provided free backpacks, school supplies and other resources to help students get off to a good start.

Environmental stewardship



Fruit tree orchard planting at High Point
City Fruit

Fulfilling a commitment

SHA was one of the country's first housing authorities to sign on to the U.S. Department of Energy Better Climate Challenge, committing to reduce greenhouse gas emissions by 50 percent and energy consumption by 15 percent by 2032. As part of that commitment and a strong belief that we all must take immediate action on climate change and environmental sustainability SHA is working to achieve inventive approaches to complex sustainability challenges.

SHA Transit Passes

Through a partnership with the City of Seattle, SHA is helping to reduce carbon emissions by making **free unlimited-use ORCA cards** available to more than 10,000 residents living in SHA-housing. In 2023, 6,176 residents enrolled in the program.

Sustainable buildings

Two new SHA apartment buildings under construction at Yesler were being equipped

with energy efficient photovoltaic roof panels, ultra-efficient CO2 hot water heat pump systems, individual energy recovery ventilation systems in each unit, LED lights and energy-saving appliances.

Going solar

SHA began adding solar to its buildings many years ago. In 2023 an \$84,805 **Solar plus Storage for Resilient Communities** grant was awarded to SHA by the Washington State Department of Commerce to plan and install more solar and battery back-ups.

Tree canopies

A U.S. Department of Agriculture grant to the City of Seattle allocated **\$12,000,000 to SHA-owned land** to plant and maintain trees to combat extreme heat and climate change, improve access to nature and support green careers for young people.

Joblink



JobLink staff attend a community event

Individualized job and educational support

SHA's **JobLink** program helps tenants build financial wellness and set and achieve goals through career coaching, enrollment in education and employment training, securing jobs and starting small businesses. In 2023, nearly 650 tenants were active in JobLink with 182 enrollments in college or vocational training and 118 new or better job placements. 120 JobLink participants participated in a special SHA program where they accrued savings credits toward a \$5,000 goal and eight households attained their goal of transitioning from SHA subsidy to independent homeownership.

2023 Board of Commissioners

From the Board Chair

The Board of Commissioners is proud of what SHA accomplishes every day and is most appreciative of our remarkable staff and the partners who collaborate with us. The pages of this report feature just some of the highlights of what is being done to ensure our tenants are safely housed and can move forward to improve their lives.

One accomplishment that rarely gets attention is the strong financial management of the agency. Maintaining and growing our housing and services is not possible without it.

In 2023, SHA continued to have a Standard & Poor's AA credit rating, the highest rating among housing authorities. This rating provides the security lenders need to finance our projects and makes a significant difference in the cost of money for bonds on our projects or other borrowings. The difference of .5 percent compared to .75 percent in interest cost for example may not seem like a lot, but small differences have meant millions of dollars in savings on our developments.

SHA also received a Certificate of Achievement for Excellence in Financial Reporting in 2023 by the Government Finance Officers Association of the United States and Canada, an award it has won for many years running.

SHA is increasingly being seen as a national example of a highly impactful, innovative agency that is pioneering new approaches to the challenges of serving nearly 38,000 people each year. That would not be the case without strong financial management and oversight.

Our effectiveness and financial management go hand in hand to enable us to receive funding from the U.S. Department of Housing and Urban Development, State of Washington, City of Seattle, private financial institutions and other funding sources. Their confidence in us allows SHA to launch innovative programs, preserve and expand our housing, increase services that ensure healthy communities and fund other areas of our work. We value our financial partners and the investments they make in SHA.

The Board of Commissioners, Executive Director, Chief Financial Officer and Finance and Administration department have oversight but no one person or department alone is responsible for our strong financial standing. On behalf of the Board, I want to commend the entire staff of SHA for recognizing the importance of upholding principles of excellence in financial management.

Our financial health is essential to the lives of those we serve and will serve in the future.



Paul Purcell



Paul Purcell,
Chair



Gerald Smiley,
Vice Chair



Sally J. Clark



Robert Crutchfield



Paula L. Houston,
Ed.D.



Rita Howard



Twyla Minor

2023 Executive Leadership

Rod Brandon, Executive Director

Anne Fiske Zuniga, Deputy Executive Director

Bobby Coleman, Director of Asset Management

Evelyn Correa, Director of Human Resources

Kerry Coughlin, Director of Communications

Jared Cummer, Chief Financial Officer

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

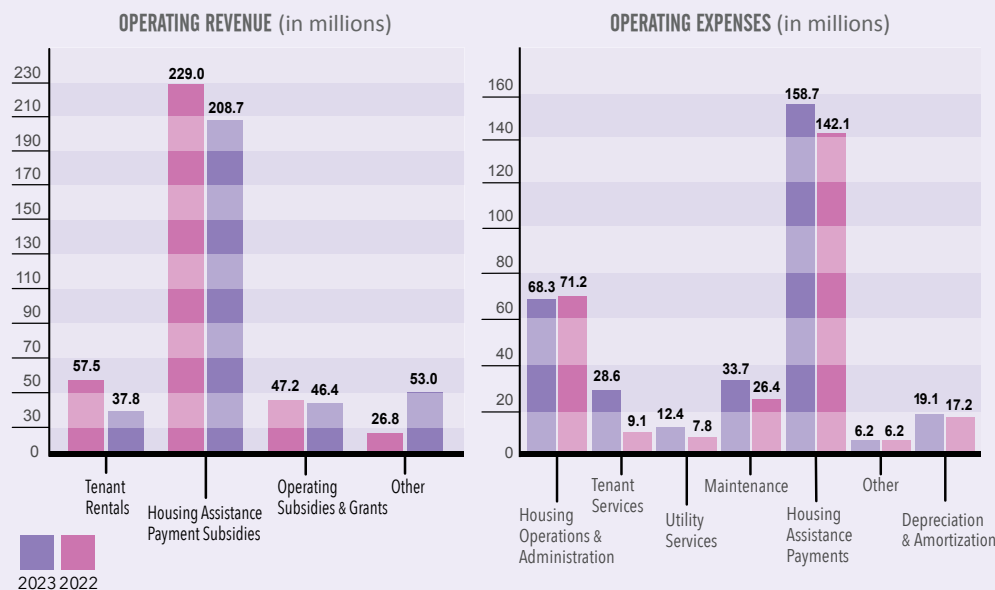
Lisa Wolters, Director of Intergovernmental Relations



In memoriam



SHA's Deputy Executive Director Anne Fiske Zuniga retired in 2023 due to a serious health condition and passed away a few months later. She was a remarkable person, leader, colleague and friend and has left a tremendous legacy.



REVENUES, CONTRIBUTIONS, EXPENSES and CHANGE IN NET POSITION

for the year ended December 31, 2023

	SHA Totals	Tax Credit Partnership Totals
REVENUES and CONTRIBUTIONS		
Tenant rentals and sales	57,435,622	21,759,113
Housing assistance payment subsidies	229,024,279	—
Operating subsidies and grants	47,185,238	—
Interest income	19,673,721	282,326
Capital contributions	18,959,339	41,302,110
Other revenue	27,576,424	1,702,934
Total revenue and contributions	399,854,623	65,046,483

EXPENSES

Housing operations and administration	68,294,421	5,774,833
Tenant services	28,544,894	435,038
Utility services	12,377,307	3,463,197
Maintenance	33,727,170	4,469,163
Housing assistance payments	158,709,262	—
Interest expense	5,501,807	7,552,844
Change in fair value of investments	(301,872)	—
Disposition of assets	454,815	—
Depreciation and amortization	19,137,674	14,719,765
Other expense	6,222,781	1,958,779
Total expenses	\$ 332,668,259	\$ 38,373,619
Change in net position	67,186,364	26,672,864
Total net position at beginning of year, as restated	\$ 925,940,351	\$ 79,301,925
Total net position at end of year	\$ 993,126,715	\$ 105,974,789

Financial highlights

In 2023, total net position increased by \$67.2 million or approximately 5 percent. Operating revenues increased by \$19.6 million and operating expenses increased \$47 million. Nonoperating activities provided a net increase in revenues of \$14.8 million. Total assets were \$1.3 billion an increase of 3 percent or \$37.28 million. Total liabilities were \$265 million, representing a decrease of 9.6 percent or \$27.9 million.

STATEMENT of NET POSITION

December 31, 2023

	SHA Totals	Tax Credit Partnership Totals
ASSETS and DEFERRED OUTFLOWS		
Cash equivalents and investments	\$ 292,323,719	\$ 36,854,031
Accounts receivable	15,591,559	1,562,260
Inventory and prepaid items	872,731	415,384
Restricted investments	131,908,158	83,247,635
Assets held for sale	760,234	—
Other	34,723,999	8,568,707
Capital assets, net of depreciation	613,353,782	502,186,828
Notes receivable	250,061,016	—
Total assets	\$ 1,339,595,198	\$ 632,834,845
Deferred outflows	13,322,750	—
Total assets and deferred outflows of resources	\$ 1,352,917,948	\$ 632,834,845

LIABILITIES

Accounts payable	\$ 21,012,822	\$ 50,223,165
Accrued liabilities	10,069,567	2,227,625
Short-term borrowings	—	—
Security deposits	2,515,911	780,647
Unearned revenue	11,430,955	93,405
Long-term debt	207,433,716	473,287,985
Accrued compensated absences	4,465,485	247,229
Net OPEB and pension liabilities	8,016,843	—
Total liabilities	\$ 264,945,299	\$ 526,860,056
Deferred inflows of resources	94,845,934	—
Total liabilities and deferred inflows of resources	\$ 359,791,233	\$ 526,860,056
Net assets		
Investment in capital assets, net of related debt	409,869,370	115,719,129
Restricted for debt service and other purposes	185,270,580	17,044,531
Unrestricted	397,986,765	(26,788,871)
Total net position	\$ 993,126,715	\$ 105,974,789
Total liabilities, deferred inflows of resources and net position	\$ 1,352,917,948	\$ 632,834,845



Seattle Housing Authority

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seattlehousing.org

