

KEEPING THE SAFETY NET IN PLACE

2008 Annual Report

\$170 million budget. 26,700 people lived in safe, decent, affordable housing thanks to Seattle Housing Authority's assistance. 1,698 households placed into affordable housing by Seattle Housing Authority. 2,661 average monthly waiting list check-ins using the "Save My Spot" system. 83 percent of households served had annual incomes below 30 percent of area median. \$10.5 million in HOPE VI grant funding awarded to Seattle Housing Authority for the development of housing in the Lake City neighborhood. \$13.82 average hourly wage for people placed in jobs through the Job Connection program. 1,868 units funded by Project-based Section 8 vouchers. 11,000 hours spent in Seattle Housing Authority buildings by contracted case managers from the City of Seattle's Aging & Disability Services program. 56 percent of households served in voucher funded units. 140 units of low-income and workforce housing completed at High Point. 99 percent of emergency work orders completed within 24 hours. 900 people served at five Seattle Housing Authority community computer labs. 24 participants on the Yesler Terrace Citizen Review Committee. 150 public housing units upgraded to meet federal accessibility standards. 8,500 compact fluorescent light bulbs distributed free of charge to Seattle Housing Authority residents. 8 households purchased homes with help from Seattle Housing Authority. 450 members at the new Rainier Vista Boys & Girls Club. 35 percent of households lived in public housing units. 52 new vouchers for homeless veterans provided by the HUD-VASH program. 301 Tenant Trust Account program participants. 100 percent of evictions referred to mental health crisis intervention and case management programs prevented. 614 employees. 44 units of low-income housing under redevelopment at the Douglas Apartments site. \$517,000 in grant funding received by Seattle Housing Authority and its service partners. 18 High Point replacement units made available at Kenyon House, which provides housing and supportive services for people with disabilities. 9 percent of households lived in non-federally funded units. 19 duly-elected resident councils operating in public housing communities. 123 for-sale homes completed at Rainier Vista. 40 Section 3-eligible people placed into jobs at the High Point redevelopment project or with Seattle Housing Authority. 99 percent of public housing rent and other charges due from tenants collected.



12 Habitat for Humanity units began construction at High Point. 2,500 square foot playground completed at NewHolly's Central Park. 160 units of market-rate senior housing completed at High Point. 4,200 comprehensive inspections of Seattle Housing Authority-owned and managed units completed. \$126,000 in resident participant funds made available to duly-elected resident councils in public housing buildings. 56 Section 3-eligible businesses added to the Small Works Roster. 7 public housing buildings renovated as part of the second phase of the homeWorks project. 4,000 households added to a new Housing Choice Voucher Program waiting list by lottery. 150 public housing units leased to non-profit service providers, primarily for use as transitional housing. \$59.2 million invested in infrastructure and design at the redeveloped High Point and Rainier Vista communities. 25 percent decrease in the public housing vacancy rate. 2,300 private landlords worked with Seattle Housing Authority through the Housing Choice Voucher Program (Section 8). \$20 million in financing closed by Seattle Housing Authority's community development entity to help finance the High Point Community Center, the YMCA Greenbridge Learning Center, and renovations to the downtown Seattle YMCA. 180 people placed in jobs through the Job Connection program.

Dear friends and neighbors:

This past year brought difficult challenges to low-income residents. As unemployment rose and the housing market declined, many formerly independent people sought help to meet their basic needs.

Throughout these difficult times, and into the future, Seattle Housing Authority is keeping an important safety net in place to address these needs. With the help of our programs and subsidies, nearly 27,000 people had a decent and affordable place to call home this past year.

Every day, our property managers help new families get settled into housing. Maintenance mechanics set out each morning to keep our 7,500-plus homes and apartments in good repair. Job counselors and case managers work with residents every day to help them increase their access to jobs and support services.

In spite of the economic downturn that has added millions of people to the ranks of the unemployed across the country, Seattle Housing Authority has continued to keep the doors open for thousands of Seattle residents who depend on us for safe and affordable housing.

The economic downturn affects the Housing Authority in the same way it affects many other businesses. The slowdown in the housing market has meant that our efforts to sell building lots at High Point and Rainier Vista have been delayed, leaving us without the funding we had planned on to build more low-income housing. At the same time, the tightening of credit has made it more difficult to finance construction.

In spite of these challenges, in 2008 we were able to increase the number of people we serve to 26,700, an increase of nearly 300 people. We also added 140 new low-income rental units at our High Point community. A \$10.5 million HOPE VI grant awarded from the U.S. Department of Housing and Urban Development will allow us to build more than 50 new low-income rentals on a 1.9 acre site in Lake City.

You can depend on us to keep the safety net in place through these troubled times. And with your support, I know that we can continue to meet our mission of housing Seattle's low-income residents.



Tom Tierney
Executive Director



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PROPERTIES



Seattle Housing Authority owns or manages more than 7,500 units of housing throughout Seattle. In addition, vouchers administered by the agency are used for rental assistance in more than 8,400 privately-owned units.

HOUSING PEOPLE IN NEED

Good housing is important to everybody's well-being. Because Seattle Housing Authority exists to provide decent, safe, affordable housing to low-income people, an important part of what the agency does centers on helping eligible applicants become tenants as quickly as possible. The sooner people are housed, the sooner they can attain the stability they need to begin achieving self-sufficiency. In good economic times and bad, SHA remains committed to helping low-income people with the greatest financial need.

1,698

Households placed into affordable housing by Seattle Housing Authority

Nearly 1,700 households were approved for assistance and leased a unit in one of three categories: voucher-funded housing, public housing, or non-federally funded housing.

140

Units of low-income and workforce housing completed at High Point

An additional 116 units of rental housing were nearly complete at year's end; they became available to rent in early 2009. These 256 units provide high-quality housing for nearly 900 people.

2,661

Average monthly waiting list check-ins using the "Save My Spot" system

Applicants for Low Income Public Housing and the Seattle Senior Housing Program check in once each month, online or by phone, to maintain their waiting list position. Save My Spot helps keep lists fresh and helps move people into housing more quickly.

1,868

Units funded by Project-based Section 8 vouchers The majority of these units are managed by low-income housing nonprofits. The number of Project-based vouchers increased 11 percent in 2008.

52

New vouchers for homeless veterans provided by the HUD-VASH program

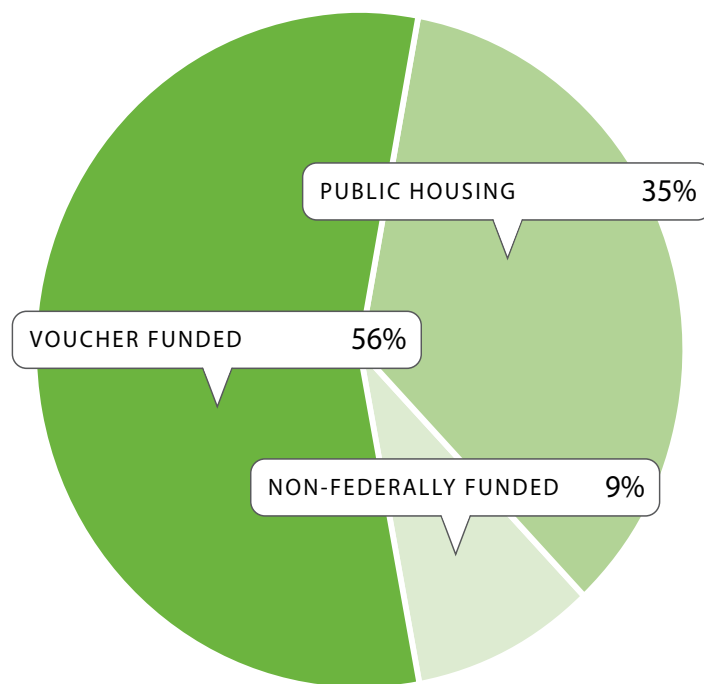
The program combines rental assistance with clinical services and case management at Veterans Affairs medical centers and in the community.

150

Public housing units upgraded to meet federal accessibility standards

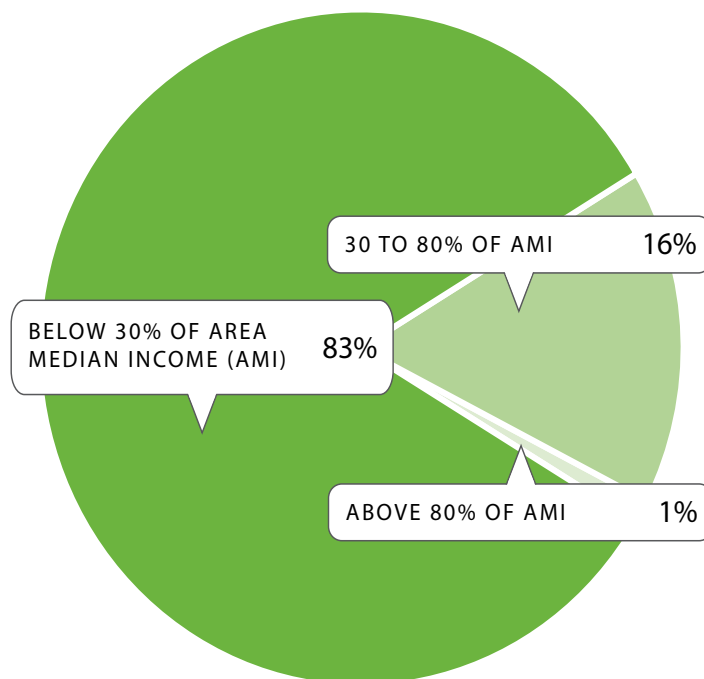
Upgrades to sinks and countertops, bathrooms, electrical outlets, heating controls, doorways, common areas and other features help meet changing housing needs.

PEOPLE HOUSED (BY TYPE OF HOUSING)



Nearly 27,000 people live in decent, safe, affordable housing thanks to Seattle Housing Authority's assistance. Fifty-six percent lived in voucher-funded housing (Tenant-based, Project-based, or Mod Rehab Section 8) in 2008. Thirty-five percent lived in public housing. Nine percent lived in non-federally-funded units owned or managed by the agency.

PEOPLE HOUSED (BY ANNUAL HOUSEHOLD INCOME)



Eighty-three percent of households served in Seattle had annual incomes below 30 percent of area median (roughly \$23,500 per year for a family of four). Sixteen percent had incomes between 30 and 80 percent of area median. The remaining one percent had incomes greater than 80 percent of area median.

FOSTERING SELF-SUFFICIENCY

Seattle Housing Authority is committed to promoting the financial stability and independence of the people it serves. Staff members work with low-income tenants to help them accomplish significant career and life goals while reducing their reliance on public assistance.

In the midst of an economic downturn, as unemployment rises and it becomes harder for people to find jobs, SHA's self-sufficiency programs take on added importance.

\$13.82

Average hourly wage for people placed in jobs through the Job Connection program The Job Connection helped find jobs for 185 participants in 2008. Three-quarters of the jobs were full-time and 84 percent offered benefits. The program's multicultural, multilingual staff members work one-on-one with public housing residents and voucher-assisted tenants, locating job openings, improving interview skills, and offering support to help participants reach career goals.

258

Family Self-Sufficiency program participants The FSS program helps people receiving housing assistance work toward major life goals—including education, job training, starting a business, or buying a home. When rent goes up as a result of increased income, the additional rent is put into an escrow account. Withdrawals are used by participants to cover expenses related to their goals. Twenty-five people graduated from the program in 2008.



"I would never have found and re-gained employment so quickly without the help of The Job Connection," explains Nathaniel Mayes, a Section 3-eligible worker. "When I had a question, they helped me find the answers. When my job search efforts needed direction, they showed me how to be successful."

301

Tenant Trust Account program participants Enrollees have a portion of their rent deposited into a savings account monthly. Funds are used to help pay for major life goals, such as going to college or buying a home.

8

Households that purchased homes with help from SHA The Tenant Trust Account, Family Self-Sufficiency and Down Payment Assistance programs helped eight families move off of public assistance.



Seattle Housing Authority's six Community Builders partnered with neighborhood members and service providers to promote the engagement of people in their communities across economic, ethnic, and age groups. They worked in the large family communities—High Point, NewHolly, Rainier Vista, Yesler Terrace—and in the agency's other public and senior housing properties in 2008.

ACHIEVING SECTION 3 PROGRAM SUCCESS

Section 3 is part of the Housing and Urban Development Act of 1968. It requires that recipients of certain HUD financial assistance—such as Seattle Housing Authority—provide job training, employment, and contract opportunities for low-income residents in connection with projects and activities taking place in their neighborhoods.

Seattle Housing Authority employs a Section 3 coordinator to make connections between contractors and eligible people and businesses. The agency's work in this area had a number of positive outcomes in 2008.

Forty Section 3-eligible people were placed into jobs in 2008, either with construction contractors at the High Point redevelopment project or with Seattle Housing Authority. Of the 614 people employed by SHA at year's end, more than 40 percent were Section 3-eligible when hired.

In addition, 56 Section 3-eligible businesses were added to the agency's Small Works Roster, up from 44 in 2007.

SUPPORTING TENANTS

Seattle Housing Authority continued to focus on creating communities that are healthy, clean, safe places to live. The agency also worked to empower residents, providing tools and support to help them take on leadership responsibilities and shape the future of their communities.

11,000

Hours spent in SHA buildings by case managers from the City of Seattle's Aging & Disability Services program

Eviction prevention was a major focus, with contracted case managers connecting residents with services to help them stay housed. The program helped prevent 95 percent of evictions.

19

Duly-elected resident councils operating in public housing communities

Resident councils plan activities and events and look for ways to make public housing buildings friendlier and safer places to live. The councils are recognized by SHA and HUD as groups that represent resident interests.

WORKING WITH YOUTH PROGRAMMING PARTNERS

Seattle Housing Authority continued to work with partner agencies in support of traditional youth programs such as arts, sports, tutoring, and leadership in 2008. The agency also participated in a summer employment program where 25 young people living in SHA communities earned \$1,000 stipends and gained valuable experience working with local nonprofits and public agencies.

900

People served at five SHA community computer labs

The labs offer participants access to the Internet, along with structured technology education programs. Classes are available for people of all ages.

99

Percent of emergency work orders completed within 24 hours

Seattle Housing Authority's property services division helps ensure that residents live in decent, safe, well-maintained housing.



High Point residents celebrated the opening of The Commons, a three-acre park located at the center of the neighborhood, in July.

IMPROVING COMMUNITY SAFETY

Seattle Housing Authority once again partnered successfully with the Seattle Police Department on the Community Police Team program. The program assigns four officers to public housing buildings and Yesler Terrace.

The agency also worked with community organizations to coordinate crime prevention activities with neighbors and businesses at High Point, NewHolly, Rainier Vista, and Yesler Terrace. Increased patrols and the use of off-duty police officers and private security patrols have also helped make SHA communities safer places for people to live.



Seattle Housing Authority provided \$126,000 in resident participation funds to resident councils in 2008. The funding was used for computers, office supplies, interpretation and translation, and a wide range of training opportunities—including classes on social justice and equitable development, eviction procedures, disaster preparedness, and, above, fire extinguisher operation.

REDEVELOPING COMMUNITIES

As Seattle Housing Authority faced tighter credit and slumping land sales in 2008, the financing of development projects became a challenge. The agency continued to make progress nonetheless. Revitalization projects focused on sustaining the existing housing stock, providing better housing for those who rely on it, and improving the neighborhoods where this housing is located.

450

Members of the new Rainier Vista Boys & Girls Club The \$17 million, 40,000-square-foot facility opened its doors in November. It features two gyms, recreation areas, classrooms, a technology lab, and studios for art and digital recording.

44

Units of low-income housing under redevelopment at the Douglas Apartments site Several largely uninhabitable buildings were razed in 2008 to make way for new housing that will be available to low-income people for decades.



Construction began on the High Point Neighborhood Center in 2008. Built by Neighborhood House in partnership with Seattle Housing Authority, the LEED Gold-certified building will be home to youth programs, family and teen centers, Head Start programs, on-site job training and more. It will be completed in 2009. (Image: Studio 216)

561

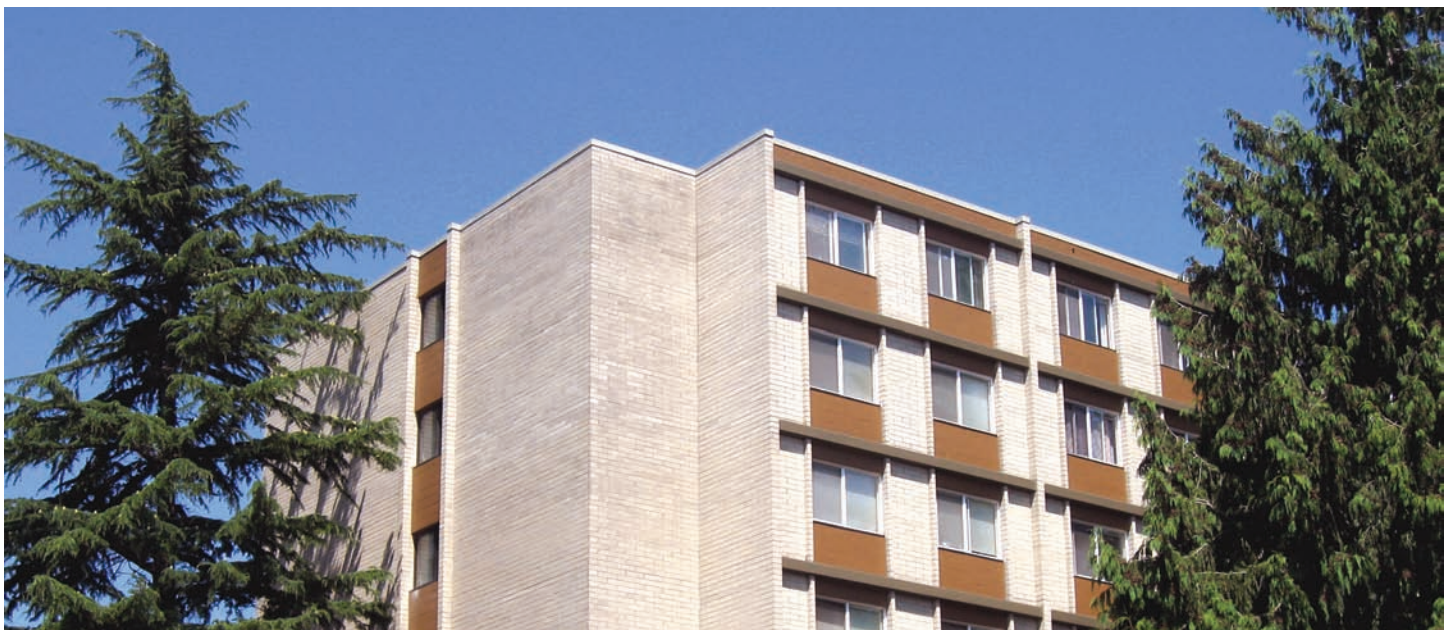
Units of extremely low income housing currently at Yesler Terrace

In 2008, a Citizen Review Committee of community representatives and stakeholders from throughout the city continued to plan for the transformation of Yesler Terrace. As part of redeveloping the neighborhood into a vibrant, mixed-income community over the next 15 years, all 561 existing low-income units will be replaced in the neighborhood. Seattle Housing Authority is also looking at adding 1,200 rental housing units for people with incomes below 80 percent of area median and for-sale housing for private buyers.

\$10,486,839

HOPE VI grant amount awarded to Seattle Housing Authority for the development of housing in the Lake City neighborhood

The draft plan calls for 51 units of very low-income rental housing and 35 units of low-income, affordable rental housing. An additional 12 market-rate, for-sale homes are also planned for the 1.9-acre site, which is adjacent to an existing public housing apartment building.



homeWorks is a four-year, \$50 million program to renovate 22 public housing buildings. It protects low-income housing by extending the service life of buildings and improves living environments for more than 2,000 residents. The second of the project's three phases included seven buildings and was completed in 2008. Copper pipes, windows, insulation, exterior paint, ventilation systems, and common areas were upgraded.

MANAGING WITH CARE

With a 2008 budget of \$170 million, Seattle Housing's 600-plus employees managed and maintained more than 7,500 housing units and administered more than 8,000 Housing Choice (Section 8) Vouchers. View the 2008 Comprehensive Annual Financial Report on seattlehousing.org.

REVENUES, CONTRIBUTIONS, EXPENSES AND CHANGE IN NET ASSETS

	Seattle Housing Authority	Tax credit partnerships
Revenues & contributions		
Tenant rentals and sales	\$ 18,548,105	\$ 22,244,773
Housing assistance payment subsidies	84,099,962	—
Intergovernmental subsidy	17,523,075	—
Interest income	6,547,470	1,021,838
Capital/partners' contributions	19,849,951	13,873,326
Other revenues	22,594,560	549,642
Total revenues and contributions	\$ 169,163,123	\$ 37,689,579
Expenses		
Administration	\$ 41,515,711	\$ 7,055,275
Tenant services	1,307,592	—
Utility services	4,092,002	2,622,456
Maintenance	17,053,995	6,245,239
Housing assistance payments	64,270,568	—
Interest expense	8,532,367	5,943,114
Change in fair value of investments	332,725	3,371,707
Disposition of assets	1,735,402	—
Depreciation and amortization	10,299,572	9,178,111
Other	4,273,663	3,573,700
Total expenses	\$ 153,413,597	37,989,602
Change in net assets	\$ 15,749,526	\$ (300,023)

ASSETS

	Seattle Housing Authority	Tax credit partnerships
Cash equivalents and investments	\$ 44,960,359	\$ 12,568,753
Accounts receivable	29,724,726	3,060,112
Inventory and prepaid items	921,701	395,024
Restricted investments	23,883,087	16,123,231
Deferred charges	1,839,376	3,820,841
Other	1,362,757	297,238
Capital assets, net of depreciation	337,110,417	331,220,243
Notes receivable	187,485,474	—
Total assets	\$ 627,287,897	\$ 367,485,442

LIABILITIES AND NET ASSETS

	Seattle Housing Authority	Tax credit partnerships
Liabilities		
Accounts payable	\$ 19,737,879	\$ 31,984,392
Accrued liabilities	4,223,509	6,670,848
Short-term borrowings	48,603,302	1,173,899
Security deposits	1,250,973	781,645
Deferred revenue	24,398,168	28,078
Long-term debt	155,944,593	274,642,920
Accrued compensated absences	3,126,855	—
Total liabilities	\$ 257,285,279	\$ 315,281,782
Net assets		
Investment in capital assets net of related debt	\$ 222,001,336	\$ 74,740,212
Restricted for debt service and other purposes	5,326,536	19,143,353
Unrestricted	142,674,746	(41,679,905)
Total net assets	\$ 370,002,618	\$ 52,203,660
Total liabilities and net assets	\$ 627,287,897	\$ 367,485,442



Though a tighter real estate market made the sale of lots to private builders more challenging, **the mixed-income community of High Point continued to take shape in 2008.** By the time High Point has been completed, more than \$550 million of public and private dollars will have been invested in the neighborhood's redevelopment, and nearly 1,700 families will call High Point home.

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

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CREDITS

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PRINTING Girlie Press