

HASCO PROGRAM OVERVIEW

HASCO's mission is to provide housing opportunities that are as affordable as possible, that enhance the quality of life for individuals and families with limited financial resources, and that contribute to a safer and stronger community. HASCO offers various housing options for low-income households including options for families, single individuals, seniors, people with disabilities, veterans, and homeless households.

VOUCHER, RENTAL AND HOMEOWNERSHIP PROGRAMS

HASCO has voucher programs, subsidized housing units and rental units. HASCO has 3,663 Section 8 vouchers, and 2,172 rental units (including units with and without rental subsidy). Our voucher programs and units with rental subsidy have waiting lists and our units without rental subsidy have little to no wait. Other sections in this document provide more detailed information about wait times, instructions on how interested households can apply, the verification process for the programs, and current income limits. Abbreviations for programs are in parentheses.

1. **3,663 Section 8 Housing Choice Vouchers (S8).** The tenant uses a tenant-based voucher to live in a rental unit in the private market. The tenant-paid portion of rent is based on 30% of the household's adjusted income. There are several subcategories of these vouchers that are earmarked for special populations as outlined below:
 - **478 Project-Based Vouchers (PBV).** These vouchers serve families with children, seniors, and people with disabilities. The household has to live in a specific unit to receive the housing subsidy and some units require the family to receive supportive services from a service agency for a certain period of time. The tenant-paid portion of rent is based on 30% of the household's adjusted income. Some PBV's are at HASCO-owned properties and the rest are with nonprofit housing providers. Households can move with continued assistance on the Section 8 program after living in their unit for 12 months.
 - **305 Non-Elderly Disabled Vouchers (NED).** These are vouchers for non-elderly disabled households that are on our Section 8 waiting list. The head of the household or the spouse/partner of the head of the household must be considered disabled per HUD guidelines and under the age of 62. Individuals and families that meet the NED criteria can be served under this program to rent a unit in the private market. The tenant-paid portion of rent is based on 30% of the household's adjusted income.
 - **50 Non-Elderly Disabled Category 2 Vouchers (NED 2).** These are vouchers for non-elderly disabled households that are currently in a nursing home or facility that want to transition into a rental unit. The head of the household or the spouse/partner of the head of the household must be considered disabled per HUD guidelines and under the age of 62. The tenant uses their voucher to live in a rental unit in the private market. The tenant-paid portion of rent is based on 30% of the household's adjusted income.
 - **199 Veterans Affairs Supportive Housing Vouchers (VASH).** These vouchers are available to homeless veterans that are receiving services through the Veterans Administration (VA) **or** arrange to receive services through the VA. The tenant paid portion of rent is based on 30% of the household's adjusted income.

- **50 Family Unification Program Vouchers (FUP).** FUP vouchers are available to families for whom the lack of adequate housing is a primary factor in 1) the imminent placement of the family's child(ren) in out-of-home care or 2) the delay in the discharge of the child(ren) to the family from out-of-home care. Youths between the ages of 18 and 21 who left foster care at age 16 or older and who do not have adequate housing are also eligible to receive housing assistance under the FUP for up to 18 months. The tenant-paid portion of rent is based on 30% of the household's adjusted income.
2. **232 units of Rural Development Housing (RD).** These are rent-subsidized units that serve low-, very low- and extremely low-income seniors and people with disabilities. The tenant-paid portion of rent is based on 30% of the household's adjusted income.
 3. **263 units with Project-Based Section 8 (PB S8) or Project-Based Voucher (PBV) Contracts.** These are rent-subsidized units that serve very low- and extremely low-income families (1 property), and seniors and people with disabilities (10 properties). The tenant-paid portion of rent is based on 30% of the household's adjusted income.
 4. **1,570 apartment rental units.** These units are owned by HASCO and most are managed by property management companies. The units are generally affordable to low-income households. Clients will need to contact these complexes individually to determine if there are any vacancies. Information is on HASCO's website (www.hasco.org) and some properties are advertised at www.forrent.com or in the For Rent magazines. There is no rental subsidy associated with these units.
 5. **143 homeownership units.** Residents own their homes and HASCO owns the land the homes are located on. Residents pay rent to HASCO, which covers utilities (water, sewer, garbage) and maintenance of community landscaping and facilities. Affordable financing is available through BECU to purchase homes in HASCO's manufactured housing communities and purchase assistance loans are available through HomeSight for those who qualify. One manufactured housing community serves families of any age and two manufactured housing communities serve seniors at least 55 years of age.

RESIDENT RESOURCES PROGRAMS

HASCO has a Resident Resource Manager on staff who provides HASCO clients with referrals to community services such as food banks, job training programs, and senior service coordination and puts on a number of events each year at HASCO properties such as holiday parties and back-to-school events, as well as coordinating ongoing programs like Camp Fire at HASCO properties.

SPECIAL POPULATIONS SERVED:

All clients are encouraged to apply for all programs that they are interested in. Section 8 is available to all populations. The programs below are specifically targeted to certain populations.

POPULATION	DESIGNATION		PROGRAMS AVAILABLE
Seniors			All Rural Development Housing (RD), and some Project-Based Voucher Housing (PBV)
Disabled	Non-Elderly Disabled		Non-Elderly Disabled vouchers, all Rural Development Housing (RD), and some Project-Based Voucher Housing (PBV)
	Non-Elderly Disabled Transitioning out of Assisted Living		Non-Elderly Disabled Category 2 Vouchers (NED 2)
Homeless Households	Veterans		Veterans Affairs Supportive Housing (VASH)
	Families	Non-Disabled	Some Project-Based Voucher Housing (PBV) and Family Unification Program (FUP) if they have lost or are at risk of losing their children due to inadequate housing
Families	Lack of adequate housing to keep children in the home		Family Unification Program (FUP) vouchers are available for families as a primary factor in 1) the imminent placement of the family's child(ren) in out-of-home care or 2) the delay in the discharge of the child(ren) to the family from out-of-home care.
Youths	Youths ages 18-21 who aged out of foster care		Family Unification Program (FUP) vouchers are available for up to 18 months for youths who left foster care at age 16 or older

HOW TO APPLY

PROGRAM	WAIT TIME	HOW TO APPLY
Section 8	6-8+ years	Wait list is closed as of 12/13/13
Project-Based Vouchers (PBV) for homeless families	Call the agencies listed to the right for wait times.	Call the following agencies to get on the waiting list: <ul style="list-style-type: none"> • Catholic Community Services 425-257-2111 • Housing Hope 425-347-6556 • Volunteers of America 425-259-3191 • YWCA 425-774-9843
NED	6+ years	Wait list is closed as of 12/13/13
NED 2	Call DSHS	Call DSHS
Veterans Affairs Supportive Housing Vouchers (VASH)	Call the VA	Veterans willing to live in Snohomish County should contact: <ul style="list-style-type: none"> • Chris Horner at 425-293-0563, OR • Bruce Paquette at 425-293-0548 For veteran resources, please call 1-877-424-3838
Family Unification Program (FUP)	Call DSHS	Call your DSHS case worker
Rural Development (RD)	Wait is 1 to 4 years	Fill out a HASCO pre-application to get on the waiting list ¹
Project-Based Vouchers (PBV) for senior/disabled and Project-Based Section 8 (PB S8) for families	Wait is 1 to 4 years	Fill out a HASCO pre-application to get on the waiting list ² for Craigmont in Lake Stevens (seniors/disabled), Soap Suds in Snohomish (seniors), and Woodlake Manor III in Snohomish (seniors/disabled). For the following properties, please call: Olympic View and Sound View in Edmonds (seniors): 425-776-3738, Tall Firs in Mountlake Terrace (seniors): 425-290-5165, and Lincoln Hill Apartments in Stanwood (senior/disabled): 360-629-1002
Apartment Rental Units	Minimal to no wait	Please call: Autumn Chase: 425-485-5556, Bristol Square: 425-742-5865, Center House: 425-290-8499, Ebey Arms: 360-653-6937, Edmonds Highlands: 425-771-6910, Millwood Estates: 425-743-5050, Jackson House (seniors): 425-303-9400, Raintree Village: 425-743-3822, Valley Commons: 425-653-2366, Westwood Crossing: 360-653-6333, Whispering Pines: 425-778-3168
Homeownership Units	Minimal to no wait	Call 425-293-0574 to apply

¹ You can download HASCO's pre-application off of our website, www.hasco.org and send it in to our office: Housing Authority of Snohomish County, 12625 4th Ave W, #200, Everett, WA 98204 and by fax to 425-290-5618.

VERIFICATION PROCESS FOR S8, PH, RD AND PB S8

Handled when the applicant reaches the top of the list:

- Criminal Checks
- Rental History checks for applicants applying for LRPB and USDA - Multifamily
- Income limits
- Verification of citizenship or immigration status (If immigrants are not in US legally, subsidy may be pro-rated for the remaining household members who are citizens/legal immigrants)
- Verification of Social Security number
- Verification of disability
- Verification of live in aide
- Verification of household income, assets and deductions

VERIFICATION PROCESS FOR FUP, NED 2, AND VASH

Besides meeting the above criteria listed under the verification process for S8:

- FUP and NED 2 applicants must meet DSHS eligibility criteria for services
- VASH applicants must meet the Veteran's Affairs Homeless criteria and be a registered veteran with the VA

SERVICES

Services provided to HASCO clients include:

- Senior Services conducts a weekly check-in with residents at our RD and PBV properties who are in need of services
- We partner with DSHS, Compass Health, Catholic Community Services, Bridgeways and Senior Services of Snohomish County, and Volunteers of America to provide assistance as needed for various Section 8 programs
- We have a Resident Resource Manager who is liaison between the HA, the client and the agency who provides assistance. The Resident Resource Manager can also provide referrals to community services such as food banks, job training programs, etc.
- For Service-Enriched Project-Based Voucher units, we partner with: Housing Hope (425-347-6556) and YWCA of Seattle – King County – Snohomish County (425-774-9843)
- www.HousingSearchNW.Org – This free service is made available by socialserve.com to assist those seeking housing with locating units according to their needs. The toll free number is 1-877-428-8844 Monday thru Friday from 6 AM to 5 PM. Listings online are available 24/7

HASCO PROGRAMS - INCOME LIMITS EFFECTIVE March 6, 2015²:

FAMILY SIZE	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME
	30% AMI ³	50% AMI	80% AMI
		S8, PBV, NED, NED 2, VASH, FUP, PB S8	RD
1 PERSON	\$18,850	\$31,400	\$46,100
2 PERSON	\$21,550	\$35,850	\$52,650
3 PERSON	\$24,250	\$40,350	\$59,250
4 PERSON	\$26,900	\$44,800	\$65,800
5 PERSON	\$29,100	\$48,400	\$71,100
6 PERSON	\$32,570	\$52,000	\$76,350
7 PERSON	\$36,730	\$55,600	\$81,600
8+PERSON	\$40,890	\$59,150	\$86,900

HASCO CONTACT INFORMATION

Housing Authority of Snohomish County
12625 4th Ave W, Suite #200
Everett, WA 98204

Phone: 425-290-8499

Fax: 425-290-5618

Website: www.hasco.org

² These income limits are adjusted annually by HUD.

³ At least 75% of the households admitted to HASCO's Section 8 program during the fiscal year must be extremely low-income families.